



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

Wednesday, July 9, 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: p.m.

2. **ROLL CALL**

Present

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

Absent

Commissioner Sossaman

Staff

Present

Community Development Director Condit
Planning Manager Wayne Balmer
Principal Planner Brittingham
Principal Planner McCauley
Planner Williams
Planning Assistant Moats

Absent

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

This item will be continued to the August 13 Meeting. Planner Williams informed the Commission this item was being continued due to the neighborhood meeting deadline not being met by the applicant.

4. **Discussion on Zoning Ordinance Modification Regarding Pawn Shops and Payday Loan**

Businesses A request by Staff for a Text Amendment to the Zoning Ordinance to Establish Requirements for Pawn Shops and Payday Loan Businesses. The Commission questioned how the 1,200 foot required distance separation between like businesses was arrived at. Planner Williams responded this is a typical distance requirement. Planning Manager Balmer added that this number varies among communities, and provided some examples of surrounding municipalities.

Vice-Chairman Trapp-Jackson asked if staff found that any pawn shops were located near schools. Mr. Williams responded, "no". Vice-Chairman Trapp-Jackson stated her concerns with an increase in criminal activity with these businesses being located in Neighborhood Commercial centers. She asked that staff seek additional data, possibly from the Maricopa County Sheriff's Office (MCSO) or other law enforcement agencies in surrounding areas. Mr. Balmer responded staff will add a stipulation per the Vice-Chairman's request.

5. Discussion on Pegasus Airpark PDS Modification of Stipulations/CU08-020

A request by The Pegasus Airpark Flight Association to amend Stipulation #12 and remove Stipulation #14 of Conditional Use Permit 01-97 to allow the operation of helicopters and very light jets (under 12,500 pounds); and a request for an additional fuel tank to be used for Jet-A aircraft fuel. The property is located approximately ¼ mile east of Ellsworth Road, north of Empire Road.

Planning Manager Balmer requested the Commission hear agenda item numbers 6 and 7 before this item is discussed. The Commission concurred.

6. Discussion on Major General Plan Amendment Applications and Initiation of 60-day Review Period A request by Staff for direction to begin the Statutory 60-day Public Agency Comment Period for the Major General Plan Amendment Applications. No consideration of the proposed amendments will take place at this time.

Principal Planner Brittingham informed the Commission that staff had received three applications for major General Plan amendments. He provided brief background on the applicants' requests, and stated that according to Statutory requirements, staff is seeking a recommendation from the Commission to begin the 60-day Public Agency Review/Comment Period. This item will be on the Council's July 16 agenda.

7. Review of the Zoning Ordinance Update Phase One Report

Mr. Brittingham provided a status update on the Phase One Report for the Zoning Ordinance Update. He explained that the Town utilized the services of an architectural/planning consultant for this report. The consultant has interviewed several area architects who have contributed information for the Phase One Report. Mr. Brittingham explained this Phase One report serves as a basic guideline to use during the update of the Zoning Ordinance. He noted one of the changes that will be made is that "Articles" will be changed to "Chapters". Mr. Brittingham also provided the timeline for this project.

5. Discussion on Pegasus Airpark PDS Modification of Stipulations/CU08-020

Planner Williams presented the staff report, providing background information on the public comment he has received to date. Commissioner Moore asked about who is permitted to own at Pegasus. Mr. Williams responded it is not necessary to own a lot in order to buy or lease a hangar. Brief discussion took place on the allowable noise levels and the comparison of noise levels between the older piston aircrafts and the proposed very light jets and helicopters. Planning Manager Balmer stated the noise level of the proposed aircraft will be well below

the 65DNL if the proposal is approved. Commissioner Moore clarified this does not necessarily mean the noise levels will reach the maximum allowable DNL. Mr. Williams provided additional noise level data obtained from Robinson Aircraft. Mr. Balmer added that generally the newer the aircraft, the quieter.

Vice-Chairman Trapp-Jackson questioned the weight limit for helicopters. Mr. Williams responded there has been no weight class imposed yet. Mr. Williams added that his formal presentation (to be given during Regular Session) addresses weight and noise levels.

Mr. Balmer stated that staff has spoken with the applicant regarding design standards set by the FAA for building a runway that will handle 12,500 pound aircraft. The Council did not arbitrarily choose this number. Mr. Balmer added that staff has requested the applicant provide any additional information required to address issues raised by the Planning & Zoning Commission and Town Council.

Commissioner Moore asked if the noise levels take measurements over the entire area as the aircraft is hovering and the sound radiates and is projected. Mr. Williams stated the applicant will address this issue during Regular Session.

Commissioner Perry requested further clarification on the Stage 3 Noise Compliant stipulation. Mr. Williams explained this is an FAA certification that prohibits older aircraft that goes over the established noise level.

Commissioner Perry asked if the stipulations prohibit flight training. Mr. Williams responded all commercial activity is prohibited, including private lessons, which would be enforced by both the HOA and the Town, since this will be in ordinance form. Town monitoring and enforcement will be complain-driven.

Discussion took place on the type of fuel being requested by the applicant, which is Jet-A fuel. Mr. Williams also provided history on the fuel tank, since its original approval in 1994. After Town Council approved the fuel tank in 1994, Planning staff subsequently approved the design of the enclosure for the fuel tank, which includes a six-foot grouted wall and bollards with a card-lock system.

In response to a question by the Commission, Mr. Williams stated the number of aircraft allowed at Pegasus is capped at 225. The request before the Commission tonight does not propose any additional aircraft, just the type of aircraft.

ADMINISTRATIVE ITEMS

All *Administrative* items were deferred to Regular Session.

8. **REVIEW** of next month's agenda items.
9. **REPORT** on Town Council Action

10. **COMMUNICATION** from members of the Commission and Staff.

11. **ADJOURNMENT**

Motion: **Vice-Chairman Trapp-Jackson**

To adjourn

2nd: **Commissioner Atkinson**

The Work Study Session adjourned at 6:39 p.m.

PLANNING AND ZONING COMMISSION

Steve Ingram, Chairman

ATTEST:

Laura Moats, Planning Assistant

I, Laura Moats, 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 July 9, 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 10th day of July, 2008

Passed and Approved this 13th day of August, 2008 .