



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

Wednesday, April 8, 2009 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 6:01 p.m.

2. **ROLL CALL**

Present

Vice-Chairman Trapp-Jackson
Commissioner Perry
Commissioner Fehlan
Commissioner Sossaman

Absent

Chairman Ingram
Commissioner Moore
Commissioner Atkinson

Staff

Present

Community Development Director Tom Condit
Planning Manager Wayne Balmer
Principal Planner Fred Brittingham
Planner Dave Williams
Community Development Assistant Laura Moats

3. **Discussion on RZ08-138/SP08-139/CU09-008, "Queen Creek RV Storage"**, A request by Keith Rayburn for rezoning from R1-43 to I-1, Site Plan, Landscape Plan, Building Elevation Plan and Conditional Use approval for an RV storage facility. The proposal consists of a 178-stall RV storage facility and leasing office on a site with existing R1-43 zoning. The project is located on the south side of Germann Road, approximately 1,600 feet east of Sossaman Road.

Planner Dave Williams provided a brief overview of the application, noting the requested I-1 zoning is consistent with the General Plan. In response to a question raised by Commissioner Sossaman, Mr. Williams stated this project will be completed in one phase.

Commissioner Perry referred to the previously requested rezoning on this parcel, in which I-1 zoning was requested by a different applicant and denied by Town Council. Mr. Williams stated the business being proposed by the previous applicant, "Marvel Masonry & Building Supply", would have involved a much more intensive use. At that time, the adjacent property owner, (Mr. & Mrs. Thomas Jambor) had registered their opposition to the proposed use. The Jambors attended the current applicant's neighborhood meeting at which time they stated their support for this proposal.

Commissioner Sossaman questioned if the covered parking could be done in I-1 zoning, which includes height restrictions. Mr. Williams responded the height is restricted to 40' in I-1 zoning districts. Most likely, the covered parking will not exceed 20 feet in height.

There were no further questions from the Commission.

4. **Discussion on GPA09-015, “Minor General Plan Amendment”** to Circulation/Transportation Element of the General Plan concerning the Signal Butte and Meridian roads corridor. **Continued from March 11, 2009 meeting.**

Director of Community Development Tom Condit provided a full presentation on this Town-initiated request, noting the Commission continued action to this month in order to give staff additional time to develop several maps showing various concepts and configurations of the proposed realignment to illustrate the conceptual nature of this General Plan Amendment, and to provide additional language on the proposed Council Resolution to include the Commission's recommendation that the Town work closely with property owners during the entitlement process to provide true partnership opportunities in order to lessen the impact of the additional costs for the proposed regional roadway.

Mr. Condit read the proposed language to be added to the Council resolution, as follows:

“Whereas, the Town recognizes the regional benefits, benefits to the Town, and benefits to the private property owners in this area and to the maximum extent possible will work with them to find mutually beneficial partnership opportunities for funding of these transportation improvements. Such partnerships may include, but shall not be limited to, development agreements, improvement districts, community facilities districts, intergovernmental agreements and partnerships, and other creative financing tools.”

The presentation conducted by Mr. Condit included the following:

- Current Planned Transportation Network
- 802 Freeway Proposed Alignment
- Signal Butte Road Corridor Study
- Mesa-Gateway Strategic Plan
- DMB Concept Plan
- Levine Concept Plan
- Map of Signal Butte Road and Rittenhouse
- Meridian and Germann Challenges
- Original Concept (presented March, 2009)
- Proposed Realignments connecting Signal Butte and Meridian roads (Three Alternatives)
 - Alternative #1 – Proposal includes options for different roadway configurations and arterial connector points in an area located between Queen Creek and Ocotillo

roads and Meridian and Signal Butte roads;

Alternative #2 – Proposal includes a diagonal connection in a large shaded area between Signal Butte and Meridian roads, with arterials located at the far north and south ends of the proposed area;

Alternative #3 – Proposal includes conceptual connection between Signal Butte and Meridian roads in a large shaded area that runs from Germann Road to Ocotillo Road and Signal Butte Road to Meridian Road. The additional square mile between Signal Butte and Meridian roads and Germann and Queen Creek roads is located on property owned by the Barney family. The Barney family has voiced interest in creating a partnership to facilitate improved transportation in this corridor. The addition of this parcel to the transportation/circulation element of the General Plan will necessitate a Major General Plan Amendment, which would be acted upon by Town Council in December, 2009.

Mr. Condit noted he had made this presentation to the Transportation Advisory Committee (TAC) on April 2, 2009, at which time the TAC voiced their support for the resolution and Alternative #3, as it is the most general proposal and provides the most options for the Town.

Mr. Condit drew Commission's attention to a letter from Seth Keeler/W Holdings, wherein he states their opposition to the amendment that would realign Signal Butte Road with Meridian Road on their property. Mr. Keeler/W Holdings would support the amendment if the realignment was done on the Barney property.

Commissioner Fehlan stated Alternative #3 leaves the issue of realignment location open for discussion. Mr. Condit responded if Alternative #3 is chosen, the Town will notify MCDOT that it intends to bring the road through from a point at Germann and Signal Butte roads to connect at Ocotillo and Meridian. The specifics would not yet be known.

Commissioner Sossaman stated he likes all three alternatives, but is most in favor of Alternative #3 since it provides more options for the Town.

ADMINISTRATIVE ITEMS

5. Review of next month's agenda items.

Planning Manager Balmer presented the following:

- Barney 20 will be presented in June;
- Zoning Ordinance - due to Council's direction to review the Sign Ordinance regarding temporary signs, the Zoning Ordinance will be put on the Commission agenda in June, after the proposed revisions to the sign ordinance have been presented to Council in May.

There may not be a Planning & Zoning Commission Meeting in May. Town Staff will confirm this later in the month.

6. **Report** on Town Council Action

The minutes of the March 4, 2009 Town Council meeting were provided in the Commission's agenda packets.

7. **Communication** from members of the Commission and Staff

Commissioner Perry stated if there is a Planning & Zoning Commission meeting in May, he will not be in attendance.

Planning Manager Balmer requested Commissioner Fehlan give an update regarding the real estate market. Discussion followed on the issue of Queen Creek addresses being listed for unincorporated areas of Pinal and Maricopa County. Commissioner Fehlan stated she would break out incorporated Queen Creek addresses from Pinal County addresses within her MLS listings.

8. **Adjournment**

Motion: Commissioner Perry

To adjourn.

2nd: Commissioner Sossaman

The Work Study Session adjourned at 6:28 p.m.

PLANNING AND ZONING COMMISSION

Kathy Trapp-Jackson, Vice-Chairman

Laura Moats, Community Development 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 April 8, 2009 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 9th day of April, 2009

Passed and Approved this 10th day of June, 2009.