



**Minutes**  
**Regular Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
February 3, 2010  
7:00 p.m.

**1. Call to Order**

The meeting was called to order at 7:10pm.

**2. Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Barnes (telephone); Benning; Brown; Wootten; Vice Mayor Mortensen and Mayor Sanders. Council Member Hildebrandt was absent.

**3. Pledge of Allegiance:** Zebben Fultz – Boy Scout Troop #500

**4. Invocation:** Pastor Larry Kassebaum, Victory Lutheran Church

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

A. Recognition of the Queen Creek Crime Prevention Posse: Public Safety Division Manager Joe LaFortune acknowledged the volunteer work provided by the Queen Creek Crime Prevention Posse in assisting MCSO Deputies, Crime Prevention programs, transporting of prisoners and 250 hours for the mall watch program during the holidays. Mr. LaFortune said a total of 5,000 hours were provided to the Town and MCSO by the Posse.

Certificates for providing 100 hours or more were presented to:

Mike Bryant; Walter Burks; Lu Byrd; Kevin Costello; James Deddo; John Dussault; Steve Fogel; Julie Gibson; Jeff Gibson; Chris Hossele; Ron Koldon; John Ludwig; Tim Morgan; Jim Smedley; Phil Solis; Christ Temple; Peter Van Tiem; George Vasquez; Pete Zehring; Roy Stanifer and Dave Williams.

Certificates for working Mall Patrol:

Ron Koldon; John Dussault; Peter Van Tiem; Phil Solis; Jim Deddo; Julie Gibson; Jeff Gibson; John Ludwig; George Vasquez; James Smedley; Rob Dodridge; Roy Stanifer; Chris Hossele; Tim Morgan; Devin Chapman;; Dave Williams; Walter Burks and Roger Hyles.

**6. Committee Reports**

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; CAAG. 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.

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Vice Mayor Mortensen reported on his attendance at CAAG and East Valley Partnership meetings. Mayor Sanders reported on the Phoenix-Mesa Gateway Airport Board meeting.

B. Town Center Committee – January 26, 2010: Vice Mayor Mortensen gave a report on the January 26<sup>th</sup> Committee meeting discussion on the Redevelopment Program/Plan; and the timeline for completing recommendations on the Town Center and Redevelopment Plans. The next meeting is scheduled for February 23, 2010.

C. Economic Development Commission – January 27, 2010: Rustyn Sherer reported that the Commission members discussed the FY09-10 Work Program; overview of the SWOT for the Town’s main employment area and update on the Home Rule election. The next meeting is scheduled for February 24, 2010.

D. Electronic Media Advisory Committee – February 1, 2010: Council Member Benning reported the Committee reviewed the Town’s use of social media including Facebook, Twitter and Flickr. The Committee recommended an expanded search function on the Town’s website. The next meeting is scheduled in May 2010.

**7. Public Comment:** Members of the public may address the Town Council on items not on the printed agenda and during Public Hearings. Please complete a “Request to Speak Card”, located on the table at the rear of the Council Chambers and turn it in to the Town Clerk prior to the beginning of the meeting. There is a time limit of three minutes for comments.

Julia Wheatley, Queen Creek, asked if agenda items could be moved up if a lot of residents want to speak.

**8. Consent Calendar:** Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (\*). Prior to consideration of the Consent Agenda, the Mayor will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Council and or staff may remove any item for separate consideration.

A. Consideration and possible approval of expenditures over \$25,000.

B. Consideration and possible approval of the reappointment of Vance Gray, Town resident as a citizen member of the Queen Creek Local Public Safety Retirement Board, for a four-year term.

C. Consideration and possible approval of the renewal of a Job Order Contract (2006-70) for traffic signal construction with AJP Electric, Inc., for an additional 12-month period.

D. Consideration and possible approval of modifying the Town process for approving additional floor plans and elevations in single family residential subdivisions.

**\*E.** Public Hearing and possible approval of “**Cunningham’s Indoor Shooting Range**” CU09-102/SP09-103, a request by Chris Cunningham for site plan and conditional use permit approval for an indoor shooting range located at 18395 S. 186<sup>th</sup> Way, south of the intersection of Rittenhouse Road and 186<sup>th</sup> Street in the Power Marketplace Business Park.

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**\*F.** Public Hearing and possible approval of “**A Country Place Event Center**” **GP09-088 (Resolution 825-10) and RZ 09-086 (Ordinance 473-10)** a request by Michelle Dahlke of Arizona Planning Solutions on behalf of Mike Nasser, for a Minor General Plan Amendment from Medium Density Residential (2-3 DU/acre) to Commercial Services (CS) and rezoning from R1-43 to C-1 Light Commercial, site plan and conditional use permit for an outdoor event center and restaurant. The site is .9 acres +/- and located at 20401 S. Sossaman Road, at the southeast corner of Queen Creek and Sossaman Roads.

**\*G.** Public Hearing and possible approval of “**Decorative Trim Expansion Phase II**” **RZ09-093/SP08-174 (Ordinance 474-10)** a request by Gabriel F. Guzman of Orbe’s Architects for Planned Area Development (PAD), site plan, landscape plan and building elevations. The proposed expansion consists of adding a 10,000 sq. ft. steel building to an existing 6,250 sq.ft. steel building on a 2.8 acres site with existing I-1 zoning. The project is located at 19339 E. Germann Road.

**\*H.** Public Hearing and possible continuance to February 17, 2010 of **TA09-075/Ordinance 475-10** a Text Amendment to the Zoning Ordinance, Article 6.16 Sign Regulations.

Items D, E & H were pulled for discussion.

**Motion to approve the remainder of the Consent Calendar as presented** (Brown/Wootten)  
Unanimous

**Item D:** Council continued the discussion from Work Study on comparable/compatible homes with current/existing homes.

**Motion to approve Option 1 (current process) with additional options 1) applicant notification to adjacent property owners and property owners within subdivision and hold neighborhood meeting; 2) mailing to all residents and property owners within 1,200 ft; double advertising for Planning and Zoning Commission and Town Council meetings; and new option 4) if request is approved by staff and Planning and Zoning Commission, the request can be placed on the Consent Calendar of the Town Council agenda** (Brown/Wootten)

Council asked whether there should be any more staff authority. Town Manager Kross replied that it was not suggested at this time, but in the future the Council may desire to review and update the Residential Design Guidelines.

**Vote:** Unanimous

**Item E:** Council commented on the public support of the shooting range.

**Motion to approve Item E as presented on the Consent Calendar**  
(Wootten/Brown/Unanimous)

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**Item H:** Council asked for the status of the sign regulation text amendments. Community Development Director Tom Condit responded that staff wanted to have a thorough legal review prior to bringing to Council.

**Motion to approve the continuance of Item H as presented on the Consent Calendar**  
(Wootten/Mortensen/Unanimous)

**PUBLIC HEARINGS:** If you wish to speak to the Council on an item listed as a Public Hearing, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

*None.*

**FINAL ACTION:** If you wish to speak to the Council on an item listed under Final Action, please complete a Request to Speak Card and turn it in to the Town Clerk. Speakers will be called upon in the order in which their cards are received. Speakers are limited to three (3) minutes each.

**9. Discussion and possible action** on a request from the City of Mesa for comments on **City of Mesa Case Z10-02** requesting modifications to the landscaping requirements for CMC Steel located at 11464 E. Germann Road, Mesa, AZ.

Planning Manager Wayne Balmer provided a review of the CMC Steel location and the landscape areas that CMC Steel is asking to be modified. Mr. Balmer presented staff's concerns and proposed comments to be sent to the City of Mesa. Those comments include a request to uphold the landscaping requirements on the north side of Germann Road. Staff had no comments on the deferral of landscaping of Meridian and Pecos Roads. Council asked if there was any time frame proposed for the landscaping. Mr. Balmer responded that City of Mesa supports the deferrals without any time frame. Council suggested that the CMC Steel consider comments they made regarding the Barney Farms general plan amendment.

**Motion to support staff's comments and send a letter to the City of Mesa regarding Case Z10-02** (Mortensen/Brown/Unanimous)

**10. Discussion and possible action** on a request from Pinal County for comments on **Pinal County Case PZ-PD-010-09** Planned Area Development (PAD) Amendment for a subdivision located in the vicinity of the southeast corner of Gantzel and Combs Road (Trilogy Encanterra).

Planner Michael McCauley provided an overview of the masterplanned community and the applicants request to build single family detached patio homes instead of the approved two-story duplexes. He said the overall unit and density will not change. Council discussed the design standards of Pinal County. Mr. McCauley said staff supported the request.

**Motion to support staff's comments and send a letter to Pinal County regarding Case PZ-PD-010-09** (Brown/Mortensen/Unanimous)

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**11. Discussion and possible action** on approving a concept for the Town of Queen Creek branding initiative.

Marketing Division Manager Marnie Schubert presented the three branding concepts submitted for community comment and discussed the resources used to collect input. Ms. Schubert provided the following results: 116 responses; 62% -Concept 1; 10% - Concept 2 and 25% - Concept 3. Ms. Schubert also clarified that the sample ads were concepts only and that the tagline & headline are interchangeable.

Ms. Schubert presented concepts submitted by Larry Motter, Queen Creek resident.

Ms. Schubert reviewed recommendations to incorporate Queen Creek photos; enlarge taglines (bottom message) and presented additional options to gather additional input such as target areas/audiences and continuing to revise concepts. She added that if a concept is approved, Phase 2 includes the marketing strategy and funding request.

Council commented that the majority of comments favored Concept 1 and suggested that the logo and "Town of Queen Creek" font be revised to stand out more. There was also discussion on the placement of ads. Ms. Schubert responded that will be included in the marketing strategy.

**Motion to approve Concept 1 (Convenience of the City Comfort of the Country) and continue on the next steps** (Mortensen/Benning/Unanimous)

**ITEMS FOR DISCUSSION:** These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

*None.*

**12. Adjournment**

The meeting was adjourned at 8:16pm.

TOWN OF QUEEN CREEK

\_\_\_\_\_  
Arthur M. Sanders, Mayor

Attest:

\_\_\_\_\_  
Jennifer F. Robinson, MMC

I, Jennifer F. Robinson, 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 February 3, 2010 Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

\_\_\_\_\_  
Jennifer F. Robinson, MMC

Passed and approved on March 3, 2010