



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

**Wednesday, March 10, 2010 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 6:04 p.m.

2. **ROLL CALL**

**Present**

Vice-Chairman Moore  
Commissioner Ingram  
Commissioner Perry  
Commissioner Reyes

**Absent**

Chairman Trapp-Jackson  
Commissioner Sossaman  
Commissioner Atkinson

**Staff Present**

Community Development Director Condit  
Economic Development Director Cott  
Planning Manager Balmer  
Community Development Assistant Moats

**Others Present**

3. **Discussion on Ellsworth road (Cloud to Empire) Project for the Town's Scalloped Street Assessment Program**

Director Condit distributed maps illustrating which streets will be affected by Project SS-01. He explained this program has been in the planning stages for about a year. The Town has an Intergovernmental Government Agreement with the County for this project. Mr. Condit stated one of the goals of this agreement is to develop a Scalloped Streets Program. State Statutes allow the Town to place an assessment on land for up to 10 years after the improvement is completed. In the past, the Town has not had a method for recovering money spent on doing road improvements. This will be a benefit to landowners adjacent to this roadway. Mr. Condit reported that on January 20, 2010 Town Council adopted the new ordinance allowing the Town to proceed with these types of projects. At that time, Council requested staff take each individual project through the Planning & Zoning Commission for review and recommendation. Town Council has directed this project be bid in mid-March.

Vice-Chairman Moore asked how the determination was made for locations of these improvements. Mr. Condit referred to the map, showing County and Town areas where Site Plans have recently been approved. He noted one of the areas is owned by Saving Grace Lutheran Church, which requires half-street improvements as a stipulation of their Site Plan approval. The church is responsible for these half-street improvements. The map also highlights two parcels located south of Riggs Road, in Section 2 of the map, which is owned by the School District. Mr. Condit stated, based on legal review and recommendation, the Town will not be assessing the school for the improvement of the street fronting these two parcels.

The Commission reviewed the areas on the map showing where there will and will not be assessments. Mr. Condit informed the Commission if the Council approves the assessments, they are good for a period of 10 years. If new development in the area of a specific project does not occur within 10 years, the project assessment expires.

Vice-Chairman Moore questioned where the up front funding comes from. Mr. Condit responded the money will come from a loan. At this point, there is an urgent need to make the improvements on Ellsworth Road between Cloud and Empire roads.

4. **Discussion on Town Center Plan Update by Economic Development Director**  
This item was deferred until later in the agenda.

#### **ADMINISTRATIVE ITEMS**

5. **Review** of next month's agenda items.  
Planning Manager Balmer reviewed the projects currently scheduled for the April 14 Planning & Zoning Commission Meeting:
- Barney Farms, GP09-058/RZ09-060, Mr. Balmer stated the revised submittal for this project has been presented to various Town Committees, including Economic Development and the Parks & Recreation Advisory Committee. PRAC did not make a recommendation for or against the new submittal, based on too many unknown issues related to transportation and the potential relocation of the park site.
  - Circle G at The Church Farms, RZ06-002/SD06-003, This is a revised submittal, which proposes higher density than the proposal submitted five years ago.. The original application was filed approximately five years ago. The new submittal proposes higher density.
  - Olive Garden, SP10-010. This is a formal site plan application for a full service dining restaurant, to be located on the pad adjacent to Chase Bank, on the west side of Ellsworth Loop Road, in the Queen Creek Marketplace.
6. **Report** on Town Council Action  
The Council minutes from January and February were included in the agenda packets. There was no discussion on this item.

7. **Summary of Current Events** from members of the Commission.  
The Commission discussed residential development issues, partially-developed subdivisions, and available lot inventory.

4. **Discussion on Town Center Plan Update, by Economic Development Director**  
Economic Development Director Cott presented a brief summary of the Town Center Plan Update, including recommendations made by the Town Center Committee on:

- Sidewalks, landscape palette, site furnishings
- Decorative traffic signals and street lights
- Town Center Boundary
- Land Use

Ms. Cott asked for questions from the Commission that may have arisen since the update presentation at the Commission's February meeting. Vice-Chairman Moore raised concern over the newly proposed Mixed Use on the Victoria parcel, stating he feels this area needs more commercial on the corner, and feels any additional residential will put more strain on the Town's parks. Ms. Cott responded commercial is very important for Economic Development. The Committee's discussions included possible extension of the Town Center boundary to fully take in this piece, which has a single owner and is now divided by the Town Center boundary, making it partially within and partially outside of the Town Center.

7. **Adjournment**

**Motion:** Commissioner Perry  
**To adjourn.**  
**Second:** Commissioner Ingram  
**The Work Study Session adjourned at 6:46 p.m.**

**PLANNING AND ZONING COMMISSION**

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Kathy Trapp-Jackson, Chairman

ATTEST:

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Laura Moats, Community Development Assistant

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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 March 10, 2010 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 11th day of March , 2010

Passed and Approved this day of , 2010.

DRAFT