



Minutes
Regular Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
April 18, 2007
7:00 p.m.

1. Call to Order

The meeting was called to order at 7:03pm.

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Wootten (telephonically); Vice Mayor Valenzuela and Mayor Sanders.

Council Members Hildebrandt and Mortensen were out of town.

3. Pledge of Allegiance

Led by Mayor Sanders.

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

A. 5-year & 10-year Service Awards – Mayor Sanders with the assistance of Dean Wise, Assistant Community Development Director, presented Kim Sundvold, Permit Technician with her 5-year service award. Mayor Sanders with the assistance of DeeAnne Thomas, Communications & Marketing Director, presented Sandra McGeorge, Management Assistant with her 10-year service award.

B. Volunteer of the Year Awards – the following volunteers was nominated for Volunteer of the Year:

Adult category: Helen Weeks, Brian Reynolds, Margie Payton, Pastor & Mrs. Jeff Myal, Molly Jacobs, Rich Hogan, Curtis Forston, Leslie Bonnette, Craig Barnes and Larry Ayala. Mr. Ayala was selected as Volunteer of the Year for the adult Category.

Youth category: Paul Johnson – selected as Volunteer of the Year for the category.

Organization category: Queen Creek Senior Program participants – selected as Volunteer of the Year for the category.

All nominees and winners were presented with certificates and lapel pins.

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5. Committee Reports

A. Transportation Advisory Committee – April 12, 2007 – Jeff Brown, Chair of the Transportation Advisory Committee, reported on the items discussed at the TAC meeting: committee goals & objectives for FY07-08; staggered terms for members; Town Code Chapter 11 – Traffic revisions; and updates on Ellsworth Loop Road and short term transportation improvements. The next meeting is scheduled for May 10, 2007.

6. 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.

None.

7. Consent Calendar: Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Calendar and will be considered separately.

A. Consideration and possible approval of the April 4, 2007 Work Study & Regular Session Minutes.

B. Consideration and possible approval line item budget reallocations.

C. Consideration and possible approval of a Special Event Liquor License application for Our Lady of Guadalupe Church for a May 5, 2007 event at Schnepf Farms.

D. Consideration and possible approval of an agreement with SRP in the amount of \$33,152 for the relocation of SRP facilities to allow the construction of the interceptor sewer on the south side of Ocotillo Road between Signal Butte and Meridian Roads.

E. Consideration and possible approval of a work order in the amount not to exceed \$98,613.95 to the J. Banicki Construction JOC #2007-06 for roadway widening at the intersection of Riggs and Ellsworth Roads.

F. Consideration and possible approval of an Intergovernmental Agreement with Pinal County for roadway maintenance at the intersection of Ellsworth and Empire Road and a portion of Combs Road.

G. Consideration and possible approval of the appointment of two Commissioners to the Planning and Zoning Commission.

H. Consideration and possible approval of an amendment in the amount of \$23,321.86 to a work order approved March 7, 2007 to the J. Banicki Construction JOC #2007-06 for roadway widening at the intersection of Power and Chandler Heights Roads.

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I. Consideration and possible approval of **Resolution 648-07** declaring as a public record new Chapter 11 to the Town Code; and consideration and possible approval of **Ordinance 384-07** amending Town Code Chapter 11 – Traffic by repealing the existing Chapter 11 and adopting the new Chapter 11.

J. Consideration and possible approval of a Software License Agreement and purchase of special assessment district billing and receivable system in the amount of \$17,700 from NBS Government Finance Group, dba NBS and the reallocation of \$17,700 from Construction Services to Computer Software within Improvement District Fund line items.

K. Consideration and possible approval of a work order in the amount of \$31,901 to the AJP Electric, Inc. JOC #2006-70 for the installation of a meter service for the traffic signal to be installed at Rittenhouse and Ocotillo Roads.

L. Consideration and possible approval of the purchase of a dump truck in the amount of \$57,125.

Motion: Coletto-Cohen

Second: Valenzuela

To approve the Consent Calendar as presented.

Vote: Unanimous

PUBLIC HEARINGS AND FINAL ACTION: If you wish to speak to the Council on an item listed as a Public Hearing or 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.

8. Public Hearing, discussion and possible action on CU06-136/SP06-135 “Sprint Cell Site at Queen Creek Industrial Complex” a request by Steve Olson on behalf of Sprint Nextel for a Conditional Use Permit and Site Plan approval to locate a cell tower and wireless communication facility at Queen Creek Industrial Complex located in the vicinity east of Sossaman Road between Germann and Rittenhouse Roads.

Planner Sandidge reviewed the conditional use permit application and site plan for a cell tower to be located on leased property at the Queen Creek Industrial Complex and Planning and Zoning Commission’s recommendation for approval.

The Public Hearing was opened. No one came forth and the Public Hearing was closed.

Motion: Barney

Second: Valenzuela

To approve **CU06-136/SP06-135** “Sprint Cell Site at Queen Creek Industrial Complex” as recommended.

Vote: Unanimous

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Council Member Coletto-Cohen declared a conflict of interest and stepped down.

9. Discussion and possible action on amending the Town Code Chapter 16 Utilities regarding mandatory connection to the wastewater system.

Motion: Valenzuela **Second:** Barney

To approve and present an ordinance on the recommended amendments to Town Code Chapter 16 Utilities regarding mandatory connection to the wastewater system on the May 2, 2007 Council agenda.

Vote: Unanimous

Council Member Coletto-Cohen returned to her seat.

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

10. Discussion on SP07-004 “United Rentals” a request from Bruce Stookey of Ware-Malcomb Architects on behalf of United Rentals, Inc., for site plan, building elevation and landscape plan approval for a Showroom/Office/Service building at Lots 16 & 17 of Power Marketplace Business Park. The proposal consists of approximately 15,000 sq. feet of industrial use on a site with existing I-1 zoning. The project is located ¼ mile east of Power Road, between Germann Road and realigned Rittenhouse Road.

Planner Bolduc reviewed the site plan and elevations for United Rentals. Mr. Bolduc stated that the elevation materials and colors are in compliance with the approved Power Marketplace design guidelines.

11. Discussion on TA07-032 “Text Amendment on Agricultural Animal Regulations” a request by the Town of Queen Creek for a text amendment to the Town of Queen Creek Zoning Ordinance Article 6 to modify the lot size requirements to allow the keeping of agricultural animals on lots smaller than currently permitted under the code, clarify performance standards for private stables and provide a definition of an “animal unit”.

Planner Chambers reviewed the proposed text amendment to allow agricultural animals on R1-35 lots. Ms. Chambers explained that the current zoning ordinance doesn't allow agricultural animals on lots smaller than R1-43 and with the increase in R1-35 developments in the VLDR areas of Town, equestrian privileges are being lost. Ms. Chambers reviewed the definitions of animal units – explaining how equivalents of large animals to small animals are calculated. Council asked the restrictions on how many dogs were allowed had been changed. Ms. Chambers said no. Council discussed the provisions for 4-H and FFA animals under Animal Husbandry – specifically the purpose of exempting animals kept for educational purposes from the total number of animals allowed and enforcement of required signage for 4-H/FFA projects. Town Manager Kross explained that the exemption is in part due to the long standing tradition of raising animals as part of 4-H or similar programs and trying to be flexible to allow these programs to continue. Council discussed the possibility of having too many animals as part of short term projects in addition to other allowed animals and the possibility that some animals

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would be kept for longer periods. There was also discussion about identifying other educational or non-commercial activities involving agricultural animals. Council requested additional information and site plan examples that incorporate an average house with accessory buildings, swimming pool and stables on an R1-35 lot.

12. Discussion on amending Town Code Chapter 14 Streets & Sidewalks.

No further discussion was necessary.

13. ADJOURNMENT

Motion: Valenzuela

Second: Barney

To adjourn the Regular Session at 7:52 pm.

Vote: Unanimous

TOWN OF QUEEN CREEK

Arthur M. Sanders, Mayor

Attest:

Jennifer F. Robinson, CMC

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 April 18, 2007 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, CMC

Passed and approved on May 2, 2007