

**MINUTES**

**WORK STUDY SESSION  
QUEEN CREEK TOWN COUNCIL  
QUEEN CREEK, ARIZONA**

Queen Creek Town Hall, 22350 South Ellsworth  
Council Chambers

**6:00 p.m., July 20, 1994**

1. **CALL TO ORDER**

Vice Mayor Schnepf called the meeting to order at 6:10 p.m.

2. **ROLL CALL**

Council Members Present

Council Member Calender  
Council Member Hildebrandt  
Council Member Murch  
Mayor Schnepf

Council Members Absent

Vice Mayor Johnston  
Council Member Valenzuela

3. **PUBLIC COMMENT:**

George Rose, resident at 119330 E. Via De Olivos, addressed the Council with concerns about the increase in illegal dumping.

4. **ITEMS FOR DISCUSSION:**

- A. **Special Use Permit 07-94 - Pegasus Air Park Development -4301 Saturn Way, Chandler, Arizona (NE corner of Empire and Ellsworth Road)**

Joe Blanton, representative of Gruen Associates, gave staff's report:

**MINUTES FOR THE WORK STUDY  
QUEEN CREEK TOWN COUNCIL  
July 20, 1994**

**PAGE 2**

The Special Permit is required only for the aviation-related uses and this proposed "fly-in" subdivision. Commission, after public hearing, recommended approval, subject to several stipulations. Staff research continued, resulting in suggestion of additional stipulations based on a special permit action for private aviation by the Town of Carefree. Council discussed this matter at the July 6th Work Study, raising additional points outlined in the following:

- \* Development Timing - the scope of the Fixed Base Operations (FBO) might be phased to coincide with residential occupancy in the subdivision. Residential development should occur prior to aviation use and the FBO size would be limited until there is substantial occupancy.
- \* Commercial Uses - a more precise definition of fuel, parts, maintenance and other service to non-residents may be appropriate.
- \* Types of Aircraft - fixed-wing only operations are recommended, specifically prohibiting ultra-lights and helicopters (rotor-type), allowing light planes, gliders, and sail planes.
- \* Use by Non-Residents - the Carefree guidelines for "prior approval" (and only by pilots visiting Town residents) might be adopted, explicitly banning aviation schools, training, rental, courier and other services attracting area residents or more intense commerce.

Staff recommended approval, subject to Commission recommended stipulations; adaptation of Carefree conditions of approval and clarification pertaining to prohibiting ultra-light aircraft, reference to proposed CC&Rs, FBO development timing limits and other issues raised by Council.

Discussion included possible accommodations and accessibility for ultra-lights and helicopters. The Council raised questions in regards to screening or pre-screening what aircraft may use the run-way.

MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL  
JULY 20, 1994

**MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL**

July 20, 1994 - *Approved*

PAGE 2

5. **PUBLIC COMMENT:**

None

6. **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. **Financial Report of June 1994.**

**Motion:** Council Member Calender

To accept the Consent Calendar.

**Second:** Council Member Hildebrandt

**Vote:** Unanimous

7. **ITEMS FOR ACTION:**

Mayor Schnepf gave a brief explanation of Public Hearing procedures.

A. **PUBLIC HEARINGS**

1. **Special Use Permit 07-94 - Pegasus Air Park Development - 4301 Saturn Way, Chandler, Arizona (NE corner of Empire and Ellsworth Road)**

Mayor Schnepf opened the meeting to the public, and asked for staff's recommendation.

**MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL  
July 20, 1994**

**PAGE 3**

Town Administrator Seelhammer gave an overview of the Work Study.

Stratton Herman explained the operation intended for the SU 07-94 request.

Mayor Schnepf called to the public to speak in favor.

Curt Nelson, resident, informed the Council that(as a helicopter pilot not connected to Pegasus Air Park), lighting and noise for helicopters may be causing unnecessary concerns.

Joan Rose, resident 19330 E. Via De Olivos, spoke in favor of the request, with restrictions.

Mayor Schnepf called to the public to speak in opposition.

No one came forth.

Mayor Schnepf closed the meeting to the public.

Discussion included performance reviews, helicopter accommodations, amount of hanger space/tie downs, and other possible land uses.

Mayor Schnepf stated additional stipulations.

- \* FBO no advertising to general public;
- \* No sale of jet fuel;
- \* FBO 10 acres until 50% filled;
- \* Residential development plans be submitted to Town within one year of the SU Permit approval.

**MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL  
July 20, 1994**

**PAGE 4**

**Motion: Council Member Murch**

To approve Special Use Permit 07-94 with the following stipulations.

1. Prior to seeking plat approval or any pre-development site activity, State and FAA authorization of the aviation use must be certified; and, further, there shall be no runway or other aviation lighting other than the minimum required for fixed wing or helicopter operation;
2. Residential lots shall be not less than one acre in area, exclusive of rights-of-way and taxiway easements; with overall density not exceeding .75 dwelling units per gross acre;
3. This Special Use approval specifically does not constitute plat or plan or development approval (noting, in particular, access problems on the schematic plan) and it is noted that separate, direct vehicular access to the fixed base operations, runway and other aviation-related common facilities is required;
4. The following commercial uses are prohibited: charter, courier, commercial flight schools, scheduled air service, and crop dusting.
5. All aviation-related buildings (including, but not limited to, hangers and service buildings) are required to be screened from perimeter street view by an approved landscape plan and installation;

**MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL  
July 20, 1994**

**PAGE 5**

6. Required street, drainage and other dedications shall be completed prior to seeking plan of development approval;
7. Aircraft noise shall not exceed a level of 72 d<sub>Bn</sub> at any boundary of the site, with a requirement of annual noise reports to be provided to the Town. Abrogation of this standard will result in the Town issuing a warning to the Air Park. If the Air Park fails to take action against the violator within three months after the warning is received and the individual continues to exceed the 72 d<sub>Bn</sub> standard the continued violation may be cause for the Town Council to revoke the special use permit by way of public hearing. In any event the special use permit shall not be revoked for violation of 72 d<sub>Bn</sub> standard if the Air Park is exercising due diligence in bringing legal action in a court of competent jurisdiction to enjoin the violation.
8. The Town shall review Airpark operation performance at not less than three year intervals at which further conditions may be applied by the Town Council.
9. FBO development should be phased to coincide with residential occupancy in the subdivision. The scope of the FBO shall be limited to 10 acres and 20 tie downs until one -half of the residential units have been constructed.

**MINUTES FOR THE REGULAR MEETING  
QUEEN CREEK TOWN COUNCIL  
July 20, 1994**

**PAGE 6**

10. Types of Aircraft specifically prohibited are ultra-lights and pure-jet aircraft. But, allowing light planes, helicopters, gliders, and sail-planes.
11. Use by nonresidents: Guidelines shall be developed encouraging prior approval.
12. The FBO shall not advertise the commercial services offered by the facility. No jet fuel will be sold.
13. The application for preliminary plat approval will be submitted to the Town with-in one year.

**Second: Council Member Calender  
Vote: Unanimous**

**2. 1994-95 Tentative Budget**

Mayor Schnepf explained the Budget would not be adopted tonight, however the Council would give the public the opportunity to speak on it.

Town Administrator Seelhammer gave staff's report, and recommendation that Council hold the public hearing on the budget and direct staff to prepare an ordinance for adoption of the final budget for the August 3rd, Council Meeting.