TOWN OF QUEEN CREEK ARIZONA

AMENDED AGENDA
Queen Creek Town Council Regular Meeting
October 7, 2026 | 6:30 PM
Community Chambers
20727 E Civic Parkway

Notice of Regular Meeting and Possible Executive Session of the Town Council: Pursuant to A.R.S. §§ 38-431.02 and 38.431.03, notice is hereby given to the members of the Town Council and the general public that the Town Council will hold a Regular Meeting at the date and time noted above. The Town Council may vote during the meeting to enter into Executive Session, which will not be open to the public, for legal advice and discussion with the Town Attorney(s) regarding any item(s) on the agenda. The Town Council and staff may participate in the meeting in person, telephonically, or electronically. The presiding officer may modify the order of agenda items and/or address items in a sequence deemed appropriate. Physical access to the meeting space will be available one-hour prior to the meeting start time.

Public Comment: Residents are welcome to address their comments in-person by submitting a Request to Speak/Comment Card prior to the start of the meeting and handing it to the Clerk. When called upon, you will receive 3-minutes to speak. Only one (1) comment per person, per agenda item will be accepted. Online comments received by 5:00 PM on the day of the meeting will be entered into the meeting's official record. http://www.queencreekaz.gov/WatchMeetings

Members of the public body may not discuss or take action on matters raised during the public comment that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

Accessibility: The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. Council Meetings are live-streamed and are accessible through the Town's website. For special accommodation requests, email the Town Clerk's Office at TownClerk@QueenCreekAZ.gov or contact the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **INVOCATION / MOMENT OF SILENCE** Cliff Dailey, Youth and Young Adults Director, Flatiron Church
5. **CEREMONIAL MATTERS** *(Presentations, Proclamations, Awards, Guest Introductions and Announcements)*
   - A. Proclamation: Red Ribbon Week
   - B. Proclamation: Domestic Violence Awareness Month
   - C. Proclamation: Hispanic Heritage Month
6. **COMMITTEE REPORTS**
   - A. Council summary reports on meetings and/or conferences attended. This may include but is not limited to Mesa Gateway Airport; MAG; East Valley Partnership; CAG. 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.
7. **PUBLIC COMMENT**

8. CONSENT AGENDA *(Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Members of the Town Council and/or staff may comment on any item without removing it from the Consent Agenda or remove any item for separate discussion and consideration.)*

A. Consideration and possible approval of the minutes from the September 16, 2026 Special Meeting and Regular Meeting of the Town Council.

B. Consideration and possible approval of the Parks and Recreation Advisory Committee (PRAC) FY 2026/2027 Work Plan.

C. Consideration and possible approval of FY 26-27 carry-forward budget reallocations of $73,463,581 million for contracts and purchase orders that have been issued but are not yet complete, and $32,834,938 million of remaining project budgets that have received previous budget authorization but are not yet committed or under contract, for a total carry-forward reallocation request of $106,298,519 from Contingency.

D. Consideration and possible approval of a project agreement with the Maricopa Association of Governments (MAG) to allow for project reimbursements for the Hawes Road: Rittenhouse Road to Jude Drive project.

E. Consideration and possible approval of Resolution 1680-26 declaring official intent to be reimbursed from future bond issues in connection to certain capital expenditures relating to utilities, roadways, and other capital improvements with a total not to exceed $277,815,981.

F. Consideration and possible approval of Resolution 1684 -26 of the Mayor and Common Council of the Town of Queen Creek, Arizona, declaring a need and necessity and a public purpose; approving, authorizing and directing the Town Manager, Town Attorney and Town Clerk to take any and all action necessary; and to sign any and all documents; and to pay any and all costs or fees in order to acquire interest in real and/or personal property located along Sierra Vista Drive and Hashknife Draw Road, in Section 3, Township 3 South Range 7 East, from owners and Pinal County Assessor parcels listed on Exhibit A attached hereto, and their successors in interest, through gift or purchase or eminent domain and identifying the real and personal property as necessary for the Sierra Vista Waterline Project (CIP Project WA298) and authorizing necessary budget adjustments and funding transfers.

9. PUBLIC HEARING CONSENT AGENDA

A. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Heather Renee Kroll on behalf of Rosati's Pizza located at 25166 S Ellsworth Road, B101, Queen Creek.

B. Consideration and possible approval of Ordinance 897-26, Carder Development Parking Lot Expansion annexation (P26-0080), a proposed annexation of approximately 31,000 Square feet (0.72 acres), located north of the northwest corner of Ellsworth and Happy roads.

C. Public Hearing and possible action on Ordinance 898-26, Carder Development Parking Lot Expansion Rezone (P26-0081) and Site Plan (P26-0082), a request from Chris Webb (Rose Law Group) to rezone approximately 31,000 Square feet (0.72 acres) from RU-43/R1-43 (Maricopa County/Town equivalent) to C-1 (Light Commercial), located north of the northwest corner of Ellsworth and Happy roads.

10. PUBLIC HEARING

A. Public Hearing and possible action on Ordinance 896-26, Summerwell Residences Rezone (P26-0058) and Site Plan (P26-0059). A request by Brennan Ray, Ray Law Firm, to rezone approximately 16.8 acres from C-2 (General Commercial) to MDR/PAD (Medium Density Residential/Planned Area Development) along with site plan approval for the development of a residential community consisting of 150 single-family detached and attached rental units, community clubhouse, and associated amenities. The subject site is located approximately 300 feet east of the northeast corner of Germann and Power roads.

11. FINAL ACTION

A. Consideration and possible approval of Resolution 1685-26 approving and authorizing the execution of an Intergovernmental Agreement Between the Town of Queen Creek and the Queen Creek Irrigation District ("District") related to the transfer of residential irrigation service to the District; and further delegating the authority to the Town Manager, Town Clerk and Town Attorney to take any and all actions necessary to carry out the intent and implement the terms of the resolution and the IGA; and declaring an emergency.

12. ITEMS FOR DISCUSSION

A. Discussion and direction regarding Water Delivery, Wastewater, and Solid Waste Utility Rates.

13. ADJOURNMENT

Council Committee Reports

09/17 – Café at Queen Creek Unified School District (McClure)
09/19 – Founders' Day (Wheatley, McClure, Benning, Martineau, Oliphant)
09/21 – For our Town Planning Committee Meeting (McClure)
09/23 – Maricopa Association of Governments Regional Council Meeting (Wheatley)
09/23 – Giving Machine Luncheon (Wheatley)
09/23 – Preston Lord Day (Benning)
09/24 – Queen Creek Chamber Business Awards Dinner (Wheatley, Benning, Brown, Martineau, Oliphant, Padilla)
09/25 – Maricopa County East Valley Teen Mental Health & Violence Prevention Summit (Oliphant)
09/25 – Sweet Creek Boutique Ribbon Cutting (Brown, Martineau)
09/28 – Meeting with Queen Creek Target (Wheatley, McClure)
09/29 – JustServe Food Truck Event (Wheatley, McClure, Martineau)
09/30 – Schnepf Farms Media & VIP Day at the Farm (Wheatley, McClure)
09/30 – Central Arizona Governments Regional Council Meeting (Benning)
10/02 – Arizona Lodging & Tourism Association ATLAS Gala (McClure)
10/07 – Mesa Gateway Airport Tour (Brown)

TOWN OF QUEEN CREEK ARIZONA

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: BRUCE GARDNER, TOWN MANAGER

FROM: MARIA GONZALEZ, MMC, TOWN CLERK

RE: CONSIDERATION AND POSSIBLE APPROVAL OF THE MINUTES FROM THE SEPTEMBER 16, 2026 SPECIAL MEETING AND REGULAR MEETING OF THE QUEEN CREEK TOWN COUNCIL.

DATE: October 7, 2026

Suggested Action:

Approve the minutes as presented.

Alternatives:

Council can request revisions to be made to the draft minutes and approve with revisions or continue to a future meeting.

Attachment(s):

1. SPCL Minutes 09-16-26.pdf
2. RS Minutes 09-16-26.pdf

TOWN OF QUEEN CREEK ARIZONA

MINUTES
Queen Creek Town Council
Community Chambers
20727 E Civic Parkway

Special Meeting and Possible Executive Session – September 16, 2026 | 5:30 p.m.

1. CALL TO ORDER

The meeting was called to order by Mayor Wheatley at 5:30 p.m.

2. ROLL CALL

PRESENT:
Julia Wheatley, Mayor
Bryan McClure, Vice Mayor
Robin Benning, Council Member
Jeff Brown, Council Member
Leah Martineau, Council Member

ABSENT:
Council Members Dawn Oliphant and Travis Padilla

3. REQUEST FOR EXECUTIVE SESSION FOR THE PURPOSE OF DISCUSSING THE FOLLOWING:

Ironwood Conference Room | Community Chambers

A. Discussion and consultation with the Town's attorneys for legal advice and with the Town's attorneys and Town's representatives regarding the Town's Harquahala Valley groundwater acquisition, delivery and infrastructure strategies and obligations including long-term financing strategies and contractual obligations, capital cost recovery, debt service agreements, and related legal and contractual parameters of associated utility rates, fees and charges. A.R.S. § 38-431.03(A)(3), (4) & (7)

B. Discussion and consultation with the Town's attorneys for legal advice and with the Town's attorneys and Town's representatives regarding the Town's irrigation water service obligations, delivery and infrastructure strategies including long-term financing strategies and contractual obligations, capital cost recovery, debt service agreements, and related legal and contractual parameters of associated utility rates and fees. A.R.S. § 38-431.03(A)(3), (4) & (7)

C. Discussion and consultation with the Town's attorneys for legal advice and with the Town's attorneys and Town's representatives regarding Sentry Storage LLC v. Town of Queen Creek, CV2026-006413. A.R.S. § 38-431.03(A)(3) & (A)(4).

D. Discussion and consultation with the Town's attorneys for legal advice and with the Town's attorneys and Town's representatives regarding the Town's water service obligations, including related existing and potential contracts, infrastructure and real property. A.R.S. § 38-431.03(A)(3), (4) & (7).

MOTION:	**To adjourn to executive session**
RESULT:	**Approved unanimously (5-0)**
MOVER:	**Robin Benning, Council Member**
SECONDER:	**Bryan McClure, Vice Mayor**
AYES:	Julia Wheatley, Robin Benning, Jeff Brown, Bryan McClure, Leah Martineau

4. ADJOURNMENT

The meeting was adjourned by Mayor Wheatley at 5:37 p.m.

TOWN OF QUEEN CREEK

_____

Julia Wheatley, Mayor

ATTEST:

_____

Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, 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 September 16, 2026 Special Meeting and Possible Executive Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

PASSED AND APPROVED ON: _____

Minutes
Town Council Regular Session
Community Chambers, 20727 E. Civic Parkway
Wednesday, September 16, 2026 |
6:30 PM

1) CALL TO ORDER

The meeting was called to order by Mayor Wheatley at 6:30 p.m.

2) ROLL CALL

PRESENT:
Julia Wheatley, Mayor
Bryan McClure, Vice Mayor
Robin Benning, Council Member
Jeff Brown, Council Member
Leah Martineau, Council Member
Dawn Oliphant, Council Member*
Travis Padilla, Council Member*

** Council Members Oliphant (7:22 p.m.) and Padilla (7:52 p.m.) joined the meeting remotely and departed at 8:43 p.m.*

3) PLEDGE OF ALLEGIANCE

The Queen Creek Junior ROTC presented the flags for the Pledge of Allegiance. The Pledge of Allegiance was led by Mayor Wheatley.

4) INVOCATION / MOMENT OF SILENCE

The invocation was given by Pastor JC Baysinger, Hope Community Church.

5) CEREMONIAL MATTERS

5.A) Constitution Week Recognitions

Mayor Wheatley recognized Constitution Week.

Council Member Martineau read the Town's Constitution Week proclamation, briefly discussed the Constitution Week Concert, and read the winners of the Constitution Week Art and Poetry Contest.

5.B) Proclamation: National Adult Education and Family Literacy Week, Sept. 13-19

Council Member Brown discussed the benefits of adult education ~~and fa~~mily literacy, and the support of the Queen Creek Unified School District Family Resource Center.

5.C) Proclamation: Military Families Month

Vice Mayor McClure discussed the sacrifice of veterans and their families, and the work of the Military Moms of Queen Creek.

5.D) Presentation of the Arizona Parks and Recreation Youth Enrichment Award

Council Member Benning discussed the Mayor's Teen Advisory Committee's winning of the Arizona Parks and Recreation Youth Enrichment Award for their Teen Drive-In Movie event.

5.E) Recognition of Queen Creek Hometown Hero Leader of Tomorrow - MTAC Member Christabel Eminem

Mayor Wheatley discussed the volunteer efforts of Christabel Eminem, former Vice Chair and current member of the Mayor's Teen Advisory Committee.

6) COMMITTEE REPORTS

6.A) Council summary reports on meetings and/or conferences attended. This may include but is not limited to Mesa Gateway Airport; MAG; East Valley Partnership; CAG. 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.

6A - Committee Reports 9.16.26.pdf
There were no comments.

6.B) Committee and outside agency reports (only as scheduled):

1. Mayor's Teen Advisory Committee Report (August 11 & September 15, 2026)

Tristan Streeter, Chair of the Mayor's Teen Advisory Committee, said the August 11, 2026 and September 15, 2026 meetings marked the beginning of the school year and included the appointment of Chair and Vice Chair, a discussion regarding volunteer roles at Founder's Day, approving the event plans for Teen Fall Fest and the Teen Drive-In Movie, an activity regarding the General Plan, and the finalizing of their volunteer schedule.

2. Downtown Arts & Placemaking Committee Report (September 3, 2026)

Council Member Martineau, Council Liaison for the Down Arts & Placemaking Advisory Committee, said the September 3, 2026 meeting included introductions of new members, the appointment of Chair and Vice Chair, updates on the Switchyard Development murals, and judging for the Constitution Week Art and Poetry Contest.

3. Parks and Recreation Advisory Committee Report (September 8, 2026)

Denine Ryder, Chair of the Parks and Recreation Advisory Committee, said the September 8, 2026 meeting included an end-of-season update from QC Heat, an update on the Town's water strategy, an overview of the Mayor's Teen Advisory Committee Work Plan, a presentation on Place.ai, an end-of-year park usage report, and the introduction of members.

4. Transportation Advisory Committee Report (September 10, 2026)

Council Member Benning, Council Liaison for the Transportation Advisory Committee, said the September 10, 2026 meeting included the appointment of Chair and Vice Chair, an overview of the General Plan update, an overview on the Town's water strategy, Capital Improvement Project updates regarding transportation, presentation on low-cost, high-impact transportation projects, and a presentation on the Safety Action Plan.

7) PUBLIC COMMENT

G. Richie, 33000 Borgata Trail, Queen Creek, expressed his opposition to Flock cameras in Town.

8) CONSENT AGENDA

8.A) Consideration and possible approval of the minutes from the September 2, 2026 Special Meeting and Regular Meeting of the Queen Creek Town Council.

Department: Town Clerk's Office
Staff Report
Special Meeting Minutes 09-02-26.pdf
Regular Meeting Minutes 09-02-26.pdf

8.B) Consideration and possible approval and acceptance of a Cost Reimbursable Grant from the Arizona Department of Environmental Quality, Waste Program Division's Recycling Grant Program, in an amount of $58,120 and a Cooperative Contract with Kary Environmental Services, Inc., for procuring Household Hazardous Waste Curbside Collection Services in an amount not to exceed $160,000 annually, and a one-time budget adjustment from the grant contingency in the amount of $58,120 to offset the total cost of the program.

Department: Public Works
Staff Report
ADEQ Recycling Grant-Budget Form-2026-DRAFT (revised TR 090326).pdf
Exhibit A 082526.pdf
Signed Cooperative Purchase Agreement-Kary.pdf

8.C) Consideration and possible approval of Project Order 04 under On-Call Contract 2023-007 with Black & Veatch for Owner Advisor services for CIP Project Number WW200: Advanced Wastewater Treatment Facility and approval of a budget adjustment of $685,905 from Contingency created by project savings.

Department: Capital Improvement Projects
Staff Report
WW200 Project Order 04.pdf

8.D) Consideration and possible approval of an Intergovernmental Agreement (IGA) with Maricopa County and the City of Mesa for Sossaman Road and Germann Road Intersection Improvement Project (Project # A0904).

Department: Capital Improvement Projects
Staff Report
A0904 Project Site Exhibit.pdf
A0904 IGA.pdf

8.E) Consideration and possible approval of a professional services contract with MGT Consulting Services, LLC in an amount not to exceed $150,000 plus a $50,000 contingency to update the Town's impact fees, and further recommends approval of necessary budget adjustments to facilitate the proposed contract.

Department: Finance
Staff Report
Professional Services Contract MGT Consulting Services, LLC.

8.F) Consideration and possible approval of Resolution 1679-26 of the Mayor and Common Council of the Town of Queen Creek, Arizona, declaring a need and necessity and a public purpose; authorizing and directing the Town Manager, Town Attorney and Town Clerk to take any and all action necessary; and to sign any and all documents; and to pay any and all costs or fees in order to acquire interest in real and/or personal property located along Rittenhouse Road and Cloud Road in Section 25, Township 2 South Range 7 East, from owners and Maricopa County Assessor parcels listed on Exhibit A attached hereto through gift or purchase and identifying the real and personal property as necessary for roadway improvements for the Rittenhouse Road from 213th Street alignment to Riggs Road Project (CIP Project A0306) and authorizing necessary budget adjustments and funding transfers.

Department: Capital Improvement Projects
Staff Report
Site Aerial Exhibit.pdf
Reso 1679-26.pdf
Purchase Agreement.pdf

8.G) Consideration and possible approval of Delegation Resolution # 1681-26 authorizing and directing the Town Manager and/or Capital Improvement Projects Department Director to take any and all action necessary; and to sign any and all documents, contracts, and/or agreements related to the construction and completion of the Town of Queen Creek Fleet Maintenance Facility expansion (CIP Project MF026) in an amount not to exceed $23,000,000. (This is an FY 27 Budgeted Item)

Department: Capital Improvement Projects
Staff Report
MF026 Project Site Exhibit.pdf
MF026 Fleet Building DR.pdf

MOTION:	**To approve the Consent Agenda.**
RESULT:	**Approved unanimously (5-0)**
MOVER:	Robin Benning, Council Member
SECONDER:	Leah Martineau, Council Member
AYES:	Julia Wheatley, Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member
ABSENT:	Dawn Oliphant, Council Member, Travis Padilla, Council Member

9) FINAL ACTION

Council Members Oliphant (7:22 p.m.) and Padilla (7:52 p.m.) joined the meeting remotely and departed at 8:43 p.m.

9.A) Discussion and possible approval of the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider increased new development water capacity fee.

Department: Finance
Staff Report
Report: Town of Queen Creek Water Capacity Fee Study, DTA
Notice of Intention to Increase New Development Water Capacity Fees

Scott McCarty, Deputy Town Manager and CFO, said this is regarding starting the process of notifying the public of the Town's intent to create new utility fees and increase utility fees. He said there are two steps under state law that you have to take to approve the fees, initiate a notice of intention and vote to approve the fees. He shared the makeup of single-family water accounts including combined accounts, water only EPCOR sewer accounts, and water only septic accounts. He shared the impacts of the water resource fee on an average single-family home, including the monthly increases, the fee, and the percent increase from current bill, and noted the rate is the same for combined accounts and water only accounts. He made several key points including that only year one is being set for now, the new water resource fee is based on replenishment (not consumption), phasing provides customers the opportunity to adjust, and upcoming Town Council meetings will provide a more detailed review of the proposed changes. He listed the subject of the six notices of intention, existing new development water capacity fee, new development water resource capacity fee, existing water rates, new water resource fee, existing wastewater, and existing solid waste/recycling. He shared the implementation dates for the capacity fees and utility rates/fees.

Constance Halonen-Wilson, Communications and Marketing Director, provided a brief synopsis of the reasons for the project. She explained that the water resource fee is to achieve water self-sufficiency. She said in year one the water resource fee is $3.07 per 1,000 gallons, reiterated that each year will require another public process, and discussed the wastewater customer credits. She shared the average customer impact per month, based on 10,000 gallons. She discussed the multi-phase outreach and education from the Town and shared key feedback received including that overall, the public who attended meetings understood the strategy, appreciated the planning, thought the phasing was too fast, and thought the impact was large on irrigation customers. She discussed current and future outreach and education efforts.

Marcus Steele, Deputy Finance Director, discussed the rate calculator that will be available online. He said customers will be able to receive their estimated new rates, while including information such as wastewater customer status, CAGRD assessment, and explanatory content regarding the intended purpose of the Water Resource Fee.

Council Member Brown asked if the customer needs to know their meter number to use the rate calculator, or if the customer will be able to input monthly consumption instead. Mr. Steele said the customer does not need to know their meter number and can instead select the 3/4-inch meter option if they are a single-family house. Council Member Brown suggested customers find their meter number on their water bill and thanked staff for the average consumption window.

Mr. McCarty discussed the impact of the two recommendations that would affect homeowner associations, the landscape meter rate increase and the new water resource fee. He noted homeowner associations are 20 percent of the Town's annual replenishment obligation and the cost of the first year would be $1.9 million. He shared the phase-in percent and annual bills per program year for homeowner associations. He discussed the impact to irrigation customers, said they are only impacted by the new Water Resource Fee, and said the cost on the first year is $1.5 million. He shared the phase-in percent and annual bills per program year for irrigation customers. He noted that conservation can reduce the fees.

Mayor Wheatley provided an opportunity for the following public comments to be made at the podium at three minutes each.

Gary Ehler, 22028 E Stoney Vista Dr. (county island resident), expressed opposition to the proposal, explaining it will hit irrigated lots in three ways.

Fernando Vigil, 25619 S 207th St. (county island resident), expressed opposition to the proposal, stating the Town should take responsibility for how it has gotten to this point of demand.

Eli Slover, 20202 E Superstition Dr. (Queen Creek resident), expressed opposition to the proposal, sharing concerns for how the costs of the new water are distributed to larger lots.

Wendy Feldman-Kerr, 20202 E Superstition Dr. (Queen Creek resident), expressed opposition to the proposal and asked for the Council to stop and look for a more equitable solution.

Robert Schneider, 21209 E Vallejo St. (county island resident), expressed opposition to the proposal, stating the Town needs to find a way to not hit customers so hard.

Lance Colman, 22128 E Country Shadows (county island resident), expressed opposition to the proposal, requesting they remove the existing flood irrigation customers from the water resource fee.

Lance Colman

Amanda Parker, 21407 E Excelsior Ave (Queen Creek resident), expressed opposition to the proposal, stating the water resource fee is a disproportionate financial burden.

Chris "CJ" Ogg, 21154 E Orchard Ln. (Queen Creek resident), expressed opposition to the proposal, stating harmful effects to the equine community and stating there should be a public vote.

Gregory Beers, 17340 E Star Flower Ct. (county island resident), expressed opposition to the proposal, stating his water bill would be around $200,000, and asked about replenishment of irrigation water that goes into the ground.

The following written comments were received noting their opposition and are added to the public record:

Tammy Oldfield, 21213 E Vallejo St (county island resident) wrote "retired resident on fixed income, concerned with no flood irrigation for 30 days now (due to low hours) but with the increase starting Jan 2027 how are we going to ever get water (many people will continue not to sign up (too expensive) so how will that work? Are there going to be different plans for retired residents."

Mike Douglas, 2220 E Merlot St (Queen Creek resident) wrote "This is completely unfair. This is on the backs of certain residents. Please do not do this!!"

Duane Webb, 22126 E Cedar Waxwing Dr. (county island resident) wrote "I would like to see a full disclosure of pricing for irrigation present and future"

Jolley, 22207 E Nacoma Dr. (county island resident) wrote "The 'proposed' increase to the cost of water is an unreasonable financial burden. We understand there was a debt accrued to secure more water. However, require that be paid off in the 1st six years of the loans puts a disproportionate load on those of us currently paying for the use of water vs those that will continue using it throughout the remaining years of the loan.

Gina Blake, 20230 E Superstition Dr. (Queen Creek resident) noted her opposition.

Aaron Hyde, 22106 E Cedar Waxwing Dr. (county island resident) wrote "Concern is rate of irrigation water. Even after changes irrigation will come from QCID why is the surcharge the same as potable water? Additionally, the irrigation water source does not come from the recently purchased water? Is this correct?"

Nikki Taylor, 21284 E Mews Rd (Queen Creek resident) wrote "We are on septic and oppose that we paid to install it and maintain it because NO city sewer is available in our neighborhood and we are being penalized for being water only users. Our water bill/irrigation bill is predicted to be over $1000/mo. That is unaffordable to us. We are longtime residents, husband is blind on disability, was paid $100,000 for our lot. We are not wealthy. We will have to literally move over this decision."

Malinda Ertz-Atkins, 21506 E Pummelos Rd (Queen Creek resident) wrote "Please add to the record that all Council Members and our Mayor should disclose publicly any Non-Disclosure Agreement they have signed related to Agenda Item 9A or any other item related to the business of Queen Creek."

Leah Chambers, 19935 E Silver Creek Ln (Queen Creek resident) wrote "My husband & I are Queen Creek homeowners on a septic (water only account). At our actual usage, the resource fee escalation alone reaches $5,492/year by year 6 - 419% of our entire property tax bills just for water. Please separate tonight's water resource fee from the other bundled items and require a published line by line revenue requirement before any final vote in November. Thank you Leah Chambers."

Lance Varney, 19735 E Silver Creek Ln (Queen Creek resident) wrote "Oppose residential water irrigation rate increases."

Christina Biggs, 24107 S Cloud Creek Trl (County Island Resident)

The public comments concluded.

Mark Skocypec, Utilities Director, said they have been meeting with a lot of people over the last couple of weeks and will be meeting with a lot more in the weeks to come. He said the comments tonight align with what they have been hearing, that staff is working very hard to come up with alternatives, that there are alternatives they think can be explored, that they are not ready to present those alternatives yet, but think they will address a lot of the concerns heard today. He said they will have alternatives to discuss with Council in the near future. He explained the water situation in Arizona is changing and that they are going to do something.

Mayor Wheatley expressed the difficulty for Council and shared the Council's recent track record on taxes and fees. She explained the significance of self-sufficiency and that CAGRD fees are increasing. She said they are evaluating alternative solutions to help mitigate water resource fees and recognized that irrigation customers are unique. She said tonight's agenda items are the start of the process. She expressed appreciation for the public comments made.

Council Member Brown acknowledged tonight's meeting as a tough meeting. He said the Town is faced with increased costs and that they must be paid for by the users. He said he hears everyone's comments tonight as well as all of the emails and he has taken them to heart. He explained that tonight is the beginning of the process and asked for patience as they go through the process. He noted they want to make the cost of living in Queen Creek as low as it can be.

Vice Mayor McClure thanked the public for all of their input, said they will find the right solution in the next 60 days, and thanked everyone for their patience.

Council Member Martineau thanked the audience for their participation, said they are committed to looking at different options, and said that the passing of the agenda items tonight gives them the opportunity to have this conversation.

Council Member Benning said the Council has heard the public and that the process tonight is for the notice of intent. He said they are going to work really hard to try to make it fair and equitable and noted the mandate to replenish the water at a one-to-one rate. He asked the public to bear with them and asked for continued feedback.

Council Member Oliphant said she listened to everything everyone has said and thanked the public for all of the feedback.

Council Member Padilla said he appreciated the members of the community who have publicly commented and that he has heard them. He said he wants to ensure that water rates are as cheap as possible. He noted that tonight is regarding the notice of intent and the fact that he irrigates his property as well.

MOTION:	**To approve the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider increased new development water capacity fee.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

9.B) Discussion and possible approval of the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider establishing a new development water resource capacity fee.

Department: Finance
Staff Report
Notice of Intention to Establish New Development Water Resource Capacity Fees
Report: Water Retail Rates & Resource Fees, Stantec

MOTION:	**To approve the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider establishing a new development water resource capacity fee.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Leah Martineau, Council Member
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

9.C) Discussion and possible approval of the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider adjusting and increasing water rate cost-of-service fees.

Department: Finance
Staff Report
Notice of Intention: Cost of Service Water Rate Adjustment
Report: Water Retail Rates & Resource Fees, Stantec

MOTION:	**To approve the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider adjusting and increasing water rate cost-of-service fees.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Bryan McClure, Vice Mayor
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

9.D) Discussion and possible approval of the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider establishing a new water resource fee.

Department: Finance
Staff Report
Notice of Intention: Notice of Intention to Establish Water Resource Fee
Report: Water Retail Rates & Resource Fees - Report, Stantec

MOTION:	**To approve the Notice of Intention to increase water rates or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider establishing a new water resource fee.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

9.E) Discussion and possible approval of the Notice of Intention to increase water rate or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider increasing wastewater rate cost-of-service fees.

Department: Finance
Staff Report
Notice of Intention: Wastewater Cost-of-Service Adjustments
Report: Wastewater Rates and Fees Rate Study Report, Stantec

MOTION:	**To approve the Notice of Intention to increase water rate or rate components, fees or service charges setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to consider increasing wastewater rate cost-of-service fees.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Leah Martineau, Council Member
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

9.F) Discussion and possible approval of the Notice of Intention setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to increase solid waste rates and fees.

Department: Finance

Staff Report
Notice of Intention: Increase Solid Waste Rates
Report: Trash and Recycling Rates and Fees - 2026 Rate Study Report, Stantec

MOTION:	**To approve the Notice of Intention setting the time (6:30 p.m.) and the date (November 18, 2026) and place (Community Chambers) for the public hearing to increase solid waste rates and fees.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Bryan McClure, Vice Mayor
AYES:	Julia Wheatley, Mayor, Dawn Oliphant, Council Member, Travis Padilla, Council Member, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member

Mayor Wheatley recessed the meeting at 8:41 p.m. and reconvened the meeting at 8:56 p.m.

10) PUBLIC HEARING CONSENT AGENDA

Mayor Wheatley opened the public hearing. There were no comments. Mayor Wheatley closed the public hearing.

10.A) Consideration and possible recommendation of approval on a new Series 6 Bar Liquor License application submitted by Jared Michael Repinski on behalf of Kilkenny's Irish Pub located at 20736 E Munoz Street, Queen Creek.

Department: Finance
Staff Report
Rule R19-1-702 - Arizona Department of Liquor Licenses and Control.pdf
LGB Report #405930_Redacted.pdf
QCPD Report

10.B) Consideration and possible recommendation of approval on a new Series 7 Beer & Wine Bar Liquor License application submitted by Jennifer Laurel McCartney on behalf of The Sacred Pint located at 22020 S Ellsworth Road, Queen Creek.

Department: Finance
Staff Report
Rule R19-1-702 - Arizona Department of Liquor Licenses and Control.pdf
LGB Public Report #407834_Redacted.pdf
QCPD Report

MOTION:	**To approve the Public Hearing Consent Agenda.**
RESULT:	**Approved unanimously (5-0)**
MOVER:	Jeff Brown, Council Member
SECONDER:	Robin Benning, Council Member
AYES:	Julia Wheatley, Mayor, Robin Benning, Council Member, Jeff Brown, Council Member, Bryan McClure, Vice Mayor, Leah Martineau, Council Member
ABSENT:	Dawn Oliphant, Council Member, Travis Padilla, Council Member

11) PUBLIC HEARINGS

11.A) Public Hearing for Case P26-0080 Carder Development Parking Lot Expansion annexation, a proposed annexation of ap proximately 31,000 Square feet (0.72 acres), located north of the northwest corner of Happy and Ellsworth Roads.

Department: Development Services
Staff Report
Aerial Exhibit.pdf
General Plan Exhibit.pdf
Existing Zoning Exhibit.pdf
Annexation Petition and Legal Description.pdf
Carder Office Parking Lot Project Narrative.pdf
Adjacent Property Owner Support Letter.pdf
Carder Development Parking Lot Expansion Annexation.pptx

Erik Swanson, Planning Manager, shared an aerial image of the proposed area and gave background information on the proposed project.

Mayor Wheatley opened the public hearing. There were no public comments. Mayor Wheatley closed the public hearing.

12) ITEMS FOR DISCUSSION

12.A) Presentation: CIP Update

Department: Capital Improvement Projects
CIP Update.pdf

Dave Lipinski, Capital Improvement Project Department Director, shared a list and map of CIP projects in design, noting there are projects throughout the Town but a concentration in the southwest corner of Town and a lot of things in design. He shared a list and map of CIP projects in construction, noting a concentration to the east with a lot of water main line distribution projects. He noted construction has started on the Police Department Headquarters. He gave an update of Power Road: Chandler Heights to Riggs Road, noting it should be done by the end of the calendar year. He gave an update on Sossaman Road and Germann Road, and noted their proposed design mimics the Power and Pecos Road intersection. He shared a list and map of ARPA funded projects. He gave an update on the Kenworthy and Main Plant Tank and Booster Sites.

Vice Chair McClure thanked Mr. Lipinski and asked when he anticipates getting a hearing for the Sossaman Road and Germann Road project. Mr. Lipinski said they are at their mercy when it comes to scheduling it.

12.B) Discussion and Direction on High-Impact Transportation Projects and Proposed Prioritization

Department: Transportation Department
Staff Report
Attachment- List of Proposed High-Impact Transportation Projects.pdf
High-Impact Transportation Projects And Proposed Prioritization - Council 09162026 (updated).pdf

Mohamed Youssef, Director of Transportation, thanked the Council for the creation of the Transportation Department. He discussed the four layers of a complete transportation strategy including traffic operations, signal timing and coordination, high-impact projects,

and major capital projects.

Julian Dresang, Deputy Director - Transportation, discussed the Capital Improvement Program and the Town's heavy investment in transportation. He described high-impact projects, noted they come from staff observations and community feedback, and gave some recent examples. He discussed characteristics of the proposed high-impact projects for the fiscal year and shared a map and list of the proposed projects. He described how they prioritized the project list by cost, complexity, location, classification, and issues. He shared a tiered list of the prioritized projects. He described high-impact activities the department has completed. He shared next steps.

Council Member Benning asked if Mr. Dresang could provide a list of updates regarding projects outside of the Town that are impacting the Town. Mr. Dresang said he could come back with that information and noted they work closely with neighboring municipalities.

Council Member Martineau spoke highly of the high-impact projects and thanked the department.

Council Member Brown asked if the department monitors an intersection after they make a change to make sure the change is productive. Mr. Dresang said they do and that there is a little bit of a learning curve for residents but that they do get attentive. Mr. Youssef said they are successfully working with a traffic signal monitoring consultant and explained their regular efforts due to changes in traffic over time.

Vice Mayor McClure said they hear about these projects and their impacts and that he is really appreciative. He asked if Mr. Dresang knew when the bridge on Ocotillo will be completed. Mr. Youssef indicated Gilbert said December 2026 and that they are monitoring progress because it will impact traffic on Ocotillo. He noted that they are adding a traffic signal at Trekker and Ocotillo because it is the Town's intersection now.

Mayor Wheatley expressed appreciation for the high-impact transportation projects, stating they impact quality of life for residents and are really appreciated by residents.

13) ADJOURNMENT

The meeting was adjourned by Mayor Wheatley at 9:25 p.m.

TOWN OF QUEEN CREEK

_____

Julia Wheatley, Mayor

ATTEST:

_____

Maria E. Gonzalez, Town Clerk

I, Maria E. Gonzalez, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Town Council Regular Session Minutes of the September 16, 2026 Town Council Regular Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: _____

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **ADAM ROBINSON, PARKS AND RECREATION DIRECTOR**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF THE PARKS AND RECREATION ADVISORY COMMITTEE (PRAC) FY 2026/2027 WORK PLAN.**

DATE: **October 7, 2026**

Suggested Action:

Move to approve the FY 2026/2027 PRAC Work Plan

Relevant Council Goal(s):

Effective Government

Discussion:

The proposed Parks and Recreation Advisory Committee (PRAC) FY 2026/2027 work plan was developed to align with Town Council's adopted goals and priorities, including the Town's Corporate Strategic Plan, the 2018 Parks and Recreation Master Plan, the approved budget, departmental priorities, and PRAC's Mission, Vision, and Values. PRAC recommended approval of this Work Plan at their June 9, 2026 meeting.

PRAC's work includes studying community issues, receiving public input, conducting independent research, reviewing department updates and staff recommendations, and discussing emerging parks and recreation topics. These activities enable PRAC to develop informed recommendations for the Town Council regarding parks, recreation programs and events, policies, trail connectivity, community engagement, and other related initiatives.

In addition to the two continuing priorities, PRAC recommends three new work program priorities for FY27:

Two work program priorities are continuing from the previous fiscal year:

1. Trail System and Connectivity
   - Evaluate the trail system to identify which sections have been competed, what is currently planned, and which areas were omitted or deemed unfeasible.
   - Identify next steps to keep the trails Master Plan on track and prioritized.

2. Park Renovation and Development
   - Evaluate major park renovations as part of the upcoming Master Plan update.
   - Keep PRAC informed of all ongoing renovations, improvements, and major projects throughout the park system.

New work program initiatives:

3. Youth Engagement and Safety

- Collaborate with the Police Department to address park rules, community behavior, and safety concerns including e-bike use.
- Partner with the Mayor's Teen Advisory Committee to align goals and gather input on youth programming
- Explore additional low-cost or fee-based teen events, such as Open Gym nights and Teen Drive-in Movies.
- Expand opportunities for youth to gain Town work experience, including potential growth of the Junior Aquatics Program

4. Preserving Queen Creek's Equestrian Heritage
   - Explore ways the Town can support Queen Creek's equestrian lifestyle and heritage.
   - Consider what can be done to encourage programs, spaces, and content that support the preservation of QC's roots.
   - Incorporate opportunities to recognize and celebrate the community's farming heritage.

5. Adult Connection and Community Health
   - Identify new opportunities to help residents connect with their neighbors and build community.
   - Explore opportunities for events at larger, diverse venues, such as Frontier Family Park.
   - Develop volunteer-based hyper-local activities that bring neighbors together.
   - Explore "block party kits" with equipment residents can borrow to host neighborhood gatherings.
   - Develop an action plan for implementing community connection initiatives.

Fiscal Impact:

There is no fiscal impact associated with the annual PRAC Work Plan.

Alternatives:

The Town Council could direct staff to work with the Committee to amend the proposed work plan.

Attachment(s):

1. PRAC_Work_Plan_FY27.pdf

Parks and Recreation Advisory Committee

(PRAC) Work Plan FY27

Priority #1 – Trail System and Connectivity (Continued)

- This Evaluate the trail system to identify which sections have been competed, what is currently planned, and which areas were omitted or deemed unfeasible.
- Identify next steps to keep the trails Master Plan on track and prioritized.

Priority #2 – Park Renovation and Development (Continued)

- Evaluate major park renovations as part of the upcoming Master Plan update.
- Keep PRAC informed of all ongoing renovations, improvements, and major projects throughout the park system.

Priority #3 – Youth Engagement and Safety

- Collaborate with the Police Department to address park rules, community behavior, and safety concerns including e-bike use.
- Partner with the Mayor's Teen Advisory Committee to align goals and gather input on youth programming
- Explore additional low-cost or fee-based teen events, such as Open Gym nights and Teen Drive-in Movies.
- Expand opportunities for youth to gain Town work experience, including potential growth of the Junior Aquatics Program

Priority #4 – Preserving Queen Creek's Heritage

- Explore ways the Town can support Queen Creek's equestrian lifestyle and heritage.
- Consider what can be done to encourage programs, spaces, and content that support the preservation of QC's roots.
- Incorporate opportunities to recognize and celebrate the community's farming heritage.

Priority #5 – Adult Connection and Community Health

- Identify new opportunities to help residents connect with their neighbors and build community.
- Explore opportunities for events at larger, diverse venues, such as Frontier Family Park.
- Develop volunteer-based hyper-local activities that bring neighbors together.
- Explore "block party kits" with equipment residents can borrow to host neighborhood gatherings.
- Develop an action plan for implementing community connection initiatives.

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **SCOTT MCCARTY, DEPUTY TOWN MANAGER/CHIEF FINANCIAL OFFICER**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF FY 26-27 CARRY-FORWARD BUDGET REALLOCATIONS OF $73,463,581 MILLION FOR CONTRACTS AND PURCHASE ORDERS THAT HAVE BEEN ISSUED BUT ARE NOT YET COMPLETE, AND $32,834,938 MILLION OF REMAINING PROJECT BUDGETS THAT HAVE RECEIVED PREVIOUS BUDGET AUTHORIZATION BUT ARE NOT YET COMMITTED OR UNDER CONTRACT, FOR A TOTAL CARRY-FORWARD REALLOCATION REQUEST OF $106,298,519 FROM CONTINGENCY.**

DATE: **October 7, 2026**

Suggested Action:

Motion to approve FY 26-27 carry-forward budget reallocations of $73,463,581 million for contracts and purchase orders that have been issued but are not yet complete, and $32,834,938 million of remaining project budgets that have received previous budget authorization but are not yet committed or under contract, for a total carry-forward reallocation request of $106,298,519 from Contingency.

Relevant Council Goal(s):

Effective Government: KRA Financial Management, Financial Sustainability

Discussion:

The Town's budgeting policies require the Town Council to approve reallocation of budget authority from contingencies for any reason, including carry-forward budget reallocations. Following are examples of carry-forward expenses:

1. Purchases that have been legally obligated by an executed contract but the work has not been completed or the goods received by the end of the fiscal year.
2. Projects that have been authorized under prior budget approvals by the Town Council that are underway but not yet complete.
3. Projects that were approved in a prior adopted budget but at fiscal year-end the project or service was not yet started or under contract.

When the FY 26-27 annual budget was being developed, staff did not know at that time how much of the current project budgets would need to be carried forward to cover project expenses in the new year. The adopted FY 26-27 budget therefore included estimates for these needs in the CIP and Operating Contingency budgets, knowing that we would eventually bring a reallocation request to the Town Council to add budget authority for the actual amounts needed to keep these projects moving. Now that we have closed the prior fiscal year, we know the actual amounts needed to be carried forward. This report makes that request for FY 26-27. These reallocations do not increase the FY 26-27 budget but merely reallocate spending authority from contingencies so that these projects can

continue or the purchases can be completed.

Attachment A summarizes the requested reallocation amounts by fund. These reallocations are made of two components: existing contracts and purchase orders, and remaining authorized budget that has not yet been committed.

Existing Contracts. These are the most common carry-forward items each year as they represent purchases and projects that have been legally obligated by an executed contract but the work was not completed or the goods received by the end of FY 25-26. Of the $73.5 million total in this category, $64.2 million is for infrastructure projects in the Town's CIP program. Attachment B lists each individual purchase order by fund, project, and vendor.

Remaining Authorized Budget. These adjustments represent budget authority that the Town Council approved last year but was not encumbered with a purchase order at the end of FY 25-26, yet these amounts are still needed to complete the approved projects. Attachment C lists each project and the amount that staff recommends for carry-forward to FY 26-27. Of the $32.8 million total in this category, $31.9 million is for infrastructure projections in the Town's CIP program.

Fiscal Impact:

The total budget reallocation from contingency to various expenditure line items and project budgets for all categories and projects totals $106.3 million, of which $96.1 million is for infrastructure projects, and $10.2 million is for purchases and projects in the Town's operating funds.

These reallocations do not increase the FY 26-27 budget but merely reallocate spending authority from contingencies so that these projects can continue or the purchases can be completed.

Alternatives:

The Town Council could choose to exclude any of the projects that have not yet started. Any project excluded would not move forward. For projects and PO's already underway, the Town Council could choose to cancel a PO or halt a project.

Attachment(s):

1. Attachment A - Carry-Forward Summary by Fund and Category
2. Attachment B - Existing Contracts and Purchase Orders Detail
3. Attachment C - Remaining Project Budgets

ATTACHMENT A - CARRY FORWARD SUMMARY BY FUND AND CATEGORY

Fund	Contracts and PO's Under Contract	Remaining Uncommitted Project Budgets	Total
CIP Funds:			
Drainage & Transportation	$13,120,793	$9,305,391	$22,426,184
General CIP	$15,740,230	$5,222,469	$20,962,699
Water CIP	$27,819,847	$14,761,179	$42,581,026
Wastewater CIP	$7,513,684	$2,605,098	$10,118,782
	$64,194,554	$31,894,137	$96,088,691
Operating Funds:			
General Fund	$1,965,301	$45,466	$2,010,767
Streets/HURF	$228,939	$8,511	$237,450
Emergency Services Fund	$4,314,947	$431,294	$4,746,241
Debt Service Fund	$10,181		$10,181
Water Operating Fund	$2,638,796	$455,530	$3,094,326
Wastewater Operating Fund	$69,148		$69,148
Water-Capacity Fee Fund	$41,715		$41,715
	$9,269,027	$940,801	$10,209,828
Total	**$73,463,581**	**$32,834,938**	**106,298,519**

Attachment B - Existing Contracts and Purchase Orders to Carry Forward - Detail

Fund	Department	Net Amount	Project	Project Description	PO Number	Vendor Name	Comment/Desc
305	**Drainage & Transportation**						
		10250	A0116	OCOTILLO: SOSSAMAN TO HAWES	20240914	NAGY PROPERTY CONSULTANTS, INC.	A0116 - CONDEMNATION ACTION FO
		432895.33	A0116	OCOTILLO: SOSSAMAN TO HAWES	20230804	DCS CONTRACTING, INC	A0116 OCOTILLO RD IMPROVEMENTS
		124096.6	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20260849	STANLEY CONSULTANTS INC	Project Task Order 03
		90298	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20241190	SRP	PROJECT A0401 - SRP INSTALLATI
		620076	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20241216	SRP	Project A0401 - SRP INSTALL TR
		106320	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20250470	SRP	A0401 REMOVAL EXISITING CONDU
		500	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20251317	LANDPRO VALUATION LLC	APPRAISALS FOR THE ACQUISITION
		625	A0401	HAWES RD-RITTENHOUSE TO OCOTILLO	20251318	GRAND CANYON TITLE AGENCY LLC	TITLE REPORTS FOR PROJECT A040
		23242.45	A0602	CHANDLER HGTS-HAWES TO SOSSAMAN	20220479	KIMLEY-HORN AND ASSOCIATES, INC.	ENGINEERING SERVICES FOR DESIG
		18505.01	A0903	OSSAMAN RD-SONOQUI WASH TO CHND H	20220479	KIMLEY-HORN AND ASSOCIATES, INC.	ENGINEERING SERVICES FOR DESIG
		16500	A0904	OSSAMAN RAILROAD CROSSING @ GERMA	20261145	LUX CONSULTING LLC	A0904 - Professional Services
		19403.69	A0904	OSSAMAN RAILROAD CROSSING @ GERMA	20230697	UNION PACIFIC RAILROAD	A0904 PRELIMINARY ENGINEERING
		386565.68	A0904	OSSAMAN RAILROAD CROSSING @ GERMA	20230528	WSP USA INC	A0904 SOSSOMAN & GERMANN INTER
		2250	A0904	OSSAMAN RAILROAD CROSSING @ GERMA	20261290	LAWYERS TITLE OF ARIZONA INC	A0904 - Title Reports
		22286.61	A1005	CRISMON: CLOUD TO RIGGS	20250631	QUEEN CREEK IRRIGATION DISTRICT	A1005 DESIGN AND CONSTRUCTION
		1500	A1006	CLOUD & ELLSWORTH RD DECEL LANES	20261202	LOGAN SIMPSON DESIGN INC	A1006 - relocate a pipeline in
		28227.02	A1006	CLOUD & ELLSWORTH RD DECEL LANES	20230702	WESTWOOD PROFESSIONAL SERVICES INC	A1006 CIVIL ENGINEERING SURVEY
		1397230.08	A1006	CLOUD & ELLSWORTH RD DECEL LANES	20240621	QUEEN CREEK IRRIGATION DISTRICT	A1006 CLOUD RD AND ELLSWORTH O
		48979.44	A1006	CLOUD & ELLSWORTH RD DECEL LANES	20240848	QUEEN CREEK IRRIGATION DISTRICT	ELLSWORTH & CLOUD ROAD IMPROVE
		5207053.26	A1405	POWER: CHANDLER HTS TO RIGGS	20261055	SUNLAND ASPHALT	A1405 - POWER ROAD - RIGGS ROA
		48949.5	A1405	POWER: CHANDLER HTS TO RIGGS	20261203	NINYO & MOORE	A1405 - PROJECT ORDER 17
		3028.43	A1405	POWER: CHANDLER HTS TO RIGGS	20261169	GEORGE CAIRO ENGINEERING INC	A1405 - POWER ROAD IMPROVEMENT
		34639.45	A1405	POWER: CHANDLER HTS TO RIGGS	20240732	STANTEC CONSULTING SERVICES INC	A1405 ROADWAY AND DRAINAGE IMP
		34772.82	A1405	POWER: CHANDLER HTS TO RIGGS	20250632	SRP	A1405 - INSTALL STREET LIGHT C
		222038	A1406	POWER: RIGGS TO HUNT HWY	20260506	T Y LIN INTERNATIONAL	A1406 - PRELIM ENGINEERING DES
		21018.87	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220856	STANLEY CONSULTANTS INC	A2025 ARTERIAL ROADWAY WIDENIN
		97576.11	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220879	T Y LIN INTERNATIONAL	AR100 ASLD INFRASTRUCTURE IMPR
		26246.31	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220926	MARC TAYLOR INC	AR100 CO-OP PURCHASE AGREEMENT
		139432.39	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20221107	HAYDON BUILDING CORP	AR100 ASLD INFRASTRUCTURE IMPR
		3811172.3	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20251091	HAYDON BUILDING CORP	AR100 -GMP #9, FOR CONSTRUCTIO
		112088.71	D0013	VIA JARDINES WASH CROSSING	20230867	ENTELLUS INC	D0013 VIA DEL JARDIN WASH CROS
		13025.75	D0016	ELLSWORTH BRIDGE/QC WASH DRAINAGE	20251049	COLLIERS ENGINEERING & DESIGN INC	Queen Creek Wash Trail Relocat
305 Total		**13,120,793**					
310	**General CIP**						
		433319.58	FR105	FS#6 NEW AMBULANCE	20251517	PROFESSIONAL SALES AND SERVICE LLC	(1) 2026 HORTON AMBULANCE M41
		1795849.25	MF018	PW FIELD OPS FACILITY PHASE 2	20251408	GABOR LORANT ARCHITECTS INC	MF018 - PROJECT ORDER #1 FOR D
		44864.01	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20231051	ARRINGTON WATKINS ARCHITECTS LLC	MF019 DESIGN CONTRACT QC PUBLI
		28972.73	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20231051	ARRINGTON WATKINS ARCHITECTS LLC	MF019 DESIGN CONTRACT QC PUBLI
		12510.24	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20231051	ARRINGTON WATKINS ARCHITECTS LLC	MF019 DESIGN CONTRACT QC PUBLI
		3662.47	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20231051	ARRINGTON WATKINS ARCHITECTS LLC	MF019 DESIGN CONTRACT QC PUBLI
		3896.99	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20231051	ARRINGTON WATKINS ARCHITECTS LLC	MF019 DESIGN CONTRACT QC PUBLI
		9500	MF019	PUBLIC SAFETY COMPLEX #1 PD/FIRE	20241406	FCI CONSTRUCTORS INC	RENOVATION OF THE EXISITING BA
		810331.53	MF020	PUBLIC SAFETY COMPLEX #2 PD HQ	20250981	ARRINGTON WATKINS ARCHITECTS LLC	MF020/MF021 - DESIGN SERVICES
		10801826.72	MF020	PUBLIC SAFETY COMPLEX #2 PD HQ	20260507	FCI CONSTRUCTORS INC	MF020/MF021 - CMAR contract
		175	MF020	PUBLIC SAFETY COMPLEX #2 PD HQ	20251245	GRAND CANYON TITLE AGENCY LLC	MF020/MF021 - TITLE REPORTS
		143176.92	MF021	PARKING PD HQ / MSB	20250981	ARRINGTON WATKINS ARCHITECTS LLC	MF020/MF021 - DESIGN SERVICES
		175	MF021	PARKING PD HQ / MSB	20251245	GRAND CANYON TITLE AGENCY LLC	MF020/MF021 - TITLE REPORTS
		17986.55	MF026	FOF FLEET EXPANSION	20250542	CHASSE BUILDING TEAM	MF026 - FLEET BUILDING
		890465	MF026	FOF FLEET EXPANSION	20241262	ARRINGTON WATKINS ARCHITECTS LLC	MF026 - FLEET BUILDING DESIGN
		238260	MF031	FIRE LADDER TRUCK REPLACEMENT	20261230	HUGHES FIRE EQUIPMENT	REPLACEMENT L411
		452680.29	RQ030	COMBINED REC-AQUATIC CENTER	20230912	HAYDON BUILDING CORP	RQ030 AQUATIC AND REC CENTER G
		32659.02	TE101	QC WASH TRAIL: RITTENHOUSE-MERIDIAN	20220371	UNION PACIFIC RAILROAD	UPRR Reimbursement Agreement -
		10920	TE101	QC WASH TRAIL: RITTENHOUSE-MERIDIAN	20241346	OG ENGINEERING LLC	TE101 - REVIEW AND REVISE PROJ
		4961.57	TE101	QC WASH TRAIL: RITTENHOUSE-MERIDIAN	20210653	WSP USA INC	WOOD INC. ENG SERV. TE101 $863
		4037.38	TE101	QC WASH TRAIL: RITTENHOUSE-MERIDIAN	20220877	WSP USA INC	TE101 QC WASH MULTIUSE PATH RI
310 Total		**15,740,230**					
223	**Water CIP**						
		35556.96	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220856	STANLEY CONSULTANTS INC	A2025 ARTERIAL ROADWAY WIDENIN
		69638.95	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20221107	HAYDON BUILDING CORP	AR100 ASLD INFRASTRUCTURE IMPR
		7457.5	WA012	DIVERSIFIED WELL #1 TANK & PUMP STN	20261077	NINYO & MOORE	QUAIL RANCH TANK - MATERIALS T
		458380.86	WA012	DIVERSIFIED WELL #1 TANK & PUMP STN	20260918	SOUTHWEST TANK AND STEEL INC	QUAIL RUN TANK
		219653.96	WA013	WARE FARMS LAKE FILL	20261334	TF CONTRACTING SERVICES LLC	STAGECOACH PASS WATERLINE
		152170	WA013	WARE FARMS LAKE FILL	20261335	HIGH DESERT COMMUNICATIONS	STAGECOACH PASS WATERLINE
		25833.51	WA013	WARE FARMS LAKE FILL	20240903	SUNRISE ENGINEERING HOLDINGS INC	STAGECOACH WELL UPFITTING
		456.61	WA014	WARE FARMS 1 WELL	20240900	SUNRISE ENGINEERING HOLDINGS INC	COYOTE WELL UPFITTING - WIFA
		7015.18	WA014	WARE FARMS 1 WELL	20240879	VERTECH INDUSTRIAL SYSTEMS, LLC	COYOTE WELL CABINET(LOT 309 WA
		368103.12	WA014	WARE FARMS 1 WELL	20241381	SWAIN ELECTRIC, INC.	ELECTRICAL WORK - COYOTE WELL
		134559.4	WA014	WARE FARMS 1 WELL	20241189	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	COYOTE WELL PUMP AND INSTALL
		3028.45	WA020	BARNEY WELL,RESERVOIR, BOOSTER	20190606	COLLIERS ENGINEERING & DESIGN INC	BARNEY FARMS STORAGE TANK AND
		80245.45	WA024	ROLLING RIDGE: SCHNEPF-SIERRA VISTA	20251076	COLLIERS ENGINEERING & DESIGN INC	Professional engineering and s
		7727.24	WA025	WARE FARMS 2 WELL	20240890	VERTECH INDUSTRIAL SYSTEMS, LLC	STAGE COACH PASS WELL CABINET
		209350.5	WA025	WARE FARMS 2 WELL	20241383	SWAIN ELECTRIC, INC.	ELECTRICAL WORK - STAGECOACH W

Attachment B - Existing Contracts and Purchase Orders to Carry Forward - Detail

Fund	Department	Net Amount	Project	Project Description	PO Number	Vendor Name	Comment/Desc
		132329.6	WA025	WARE FARMS 2 WELL	20241205	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	STAGECOACH WELL PUMP AND INSTA
		34388.5	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20260763	NINYO & MOORE	WA033 & WA030 Materials Testin
		285205.83	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20261295	CORE & MAIN LP	KENWORTHY TANK - PIPING PARTS
		66914.25	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20261227	FERGUSON ENTERPRISES INC	KENWORTHY BOOSTER PAD MANIFOLD
		12049.34	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20261228	FERGUSON ENTERPRISES INC	KENWORTHY BOOSTER PUMP MANIFOL
		1037063.35	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20260908	SWAIN ELECTRIC, INC.	WA033 WA033 - ELECTRICAL
		21231.76	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20260733	SOUTHWEST TANK AND STEEL INC	WA030 - JOB ORDER NO 05 CONSTR
		13900	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20261220	TRIPAC MARKETING INC	KENWORTHY BOOSTER MANIFOLD STA
		99307.66	WA030	WALES RANCH KENWORTHY TANK BOOSTEI	20240607	SUNRISE ENGINEERING HOLDINGS INC	WALES PIT AND TANK - ARPA FUND
		8848.5	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20260763	NINYO & MOORE	WA033 & WA030 Materials Testin
		9967.78	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261209	FERGUSON ENTERPRISES INC	H2O Main Booster Pumps - Parts
		200167.61	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261221	FERGUSON ENTERPRISES INC	H2O MAIN PLANT BOOSTER PUMP MA
		5295.13	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261386	FERGUSON ENTERPRISES INC	H2O MAIN PLANT BOOSTER PUMP MA
		3.85	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261294	FERGUSON ENTERPRISES INC	MAIN PLANT - PIPING PARTS
		4271.26	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261407	FERGUSON ENTERPRISES INC	16" SPOOL FOR MAIN PLANT - ARP
		412539.85	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20260908	SWAIN ELECTRIC, INC.	WA033 WA033 - ELECTRICAL
		906.22	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261296	WINWATER WORKS PHOENIX AZ CO	MAIN PLANT TANK - PIPING PARTS
		1163260.76	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261249	SOUTHWEST TANK AND STEEL INC	WA033 - MAINT PLANT PIPING UPG
		2550	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20240607	SUNRISE ENGINEERING HOLDINGS INC	WALES PIT AND TANK - ARPA FUND
		105382.25	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20250660	SUNRISE ENGINEERING HOLDINGS INC	WA033 -PROJECT ORDER #10 ENCHA
		31200	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261231	TRIPAC MARKETING INC	H2O Main Booster Manifold Stan
		2669.04	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20260632	SOUTHWEST TANK AND STEEL INC	WA033 - MAIN PLANT STEEL TANK
		249800.13	WA033	NEW MAINPLANT 1MG TANK & BOOSTER	20261385	SMYTH INDUSTRIES INC	WA033 - TWO HYDROPNEUMATIC TAN
		5883.91	WA065	SOSSAMAN: VIA JARDINE TO EMPIRE TRS	20220479	KIMLEY-HORN AND ASSOCIATES, INC.	ENGINEERING SERVICES FOR DESIG
		18512	WA133	RANCHO JARDINES WATER RECONSTRUCTIC	20261026	SUNRISE ENGINEERING HOLDINGS INC	CLOUD ROAD WATERLINE - SOSSAMA
		3032.35	WA167	CHANDLER HTS:SOSSAMAN TO HAWES	20220479	KIMLEY-HORN AND ASSOCIATES, INC.	ENGINEERING SERVICES FOR DESIG
		20000	WA208	HARVEST TANK & SITE PHASE 2	20231115	MGC CONTRACTORS INC	HARVEST PHASE 2 - LONG LEAD IT
		42822.6	WA211	HARVEST TANK & SITE PHASE 4	20250650	MGC CONTRACTORS INC	HARVEST TANK & SITE PHASE 4
		409445.7	WA212	SIERRA VISTA WELL	20260680	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	SIERRA VISTA WELL DRILLING AND
		31995.75	WA212	SIERRA VISTA WELL	20261051	SUNRISE ENGINEERING HOLDINGS INC	WELLSITE EQUIPPING AND UPFITTI
		9318.06	WA212	SIERRA VISTA WELL	20260764	GEOLOGIC ASSOCIATES INC DBA CLEAR CREEK ASSOCIATES	SIERRA VISTA - HYDROGEOLOGICAL
		32389	WA213	ELLSWORTH RANCH WELL	20261051	SUNRISE ENGINEERING HOLDINGS INC	WELLSITE EQUIPPING AND UPFITTI
		33871.5	WA214	PIMA WELL SITE: CHURCH FARM N. WELL	20261051	SUNRISE ENGINEERING HOLDINGS INC	WELLSITE EQUIPPING AND UPFITTI
		1671603	WA264	SCHNEPF RD: GERMANN TO MAIN PLANT	20261165	ELLISON-MILLS CONTRACTING LLC	Schnepf Rd Waterline Construct
		21250.69	WA264	SCHNEPF RD: GERMANN TO MAIN PLANT	20250661	SUNRISE ENGINEERING HOLDINGS INC	WA264 - PROJECT ORDER 11-WATER
		20892.5	WA264	SCHNEPF RD: GERMANN TO MAIN PLANT	20251371	NINYO & MOORE	WA264 - MATERIALS TESTING
		662398.42	WA265	SCHNEPF RD: MAIN PLANT TO QC WASH	20261165	ELLISON-MILLS CONTRACTING LLC	Schnepf Rd Waterline Construct
		11763.67	WA265	SCHNEPF RD: MAIN PLANT TO QC WASH	20250662	SUNRISE ENGINEERING HOLDINGS INC	WA265 - PROJECT ORDER 10 - NEW
		8737.5	WA265	SCHNEPF RD: MAIN PLANT TO QC WASH	20251372	NINYO & MOORE	WA265 - MATERIALS TESTING SERV
		48744.24	WA266	PIMA RD: BARNEY TANK TO WELL	20250659	SUNRISE ENGINEERING HOLDINGS INC	WA266 - Project Order #12 Pima
		94043.25	WA267	PIMA RD: WEST WELL TO IRONWOOD WELI	20261028	SUNRISE ENGINEERING HOLDINGS INC	WA267 - PROJECT TASK ORDER 16
		49176.54	WA270	SCHNEPF: COMBS TO HASHKNIFE	20261210	ACHEN-GARDNER CONSTRUCTION LLC	WA270 - CONSTRUCTION OF WATERL
		53258.98	WA271	SCHNEPF: HASHKNIFE TO SKYLINE	20251077	COLLIERS ENGINEERING & DESIGN INC	Professional engineering and s
		3418.28	WA276	DIVERSIFIED: UPFIT WELL #1	20220640	SUNRISE ENGINEERING HOLDINGS INC	QUAIL RANCH WELL EQUIPPING (DW
		11844.87	WA276	DIVERSIFIED: UPFIT WELL #1	20241365	SUNRISE ENGINEERING HOLDINGS INC	BPS DESIGN QUAIL RANCH WELL -
		9057.66	WA276	DIVERSIFIED: UPFIT WELL #1	20231203	VERTECH INDUSTRIAL SYSTEMS, LLC	SCADA PROGRAMMING - QUAIL RANC
		18264.5	WA290	JVW WELL (HOME PLACE EAST WELL)	20240902	SUNRISE ENGINEERING HOLDINGS INC	HOMEPLACE EAST UPFITTING - WIF
		7013.99	WA290	JVW WELL (HOME PLACE EAST WELL)	20231087	VERTECH INDUSTRIAL SYSTEMS, LLC	SCADA PANELS - HOMEPLACE WELLS
		17977.68	WA290	JVW WELL (HOME PLACE EAST WELL)	20230453	SWAIN ELECTRIC, INC.	HOMEPLACE EAST ELECTRICAL - WI
		29621.66	WA290	JVW WELL (HOME PLACE EAST WELL)	20220754	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	HOMEPLACE EAST WELL - CLEAN AN
		43481.25	WA291	HOMEPLACE WELL (HOME PLACE N. WELL)	20240901	SUNRISE ENGINEERING HOLDINGS INC	HOMEPLACE NORTH UPFITTING - WI
		7014.01	WA291	HOMEPLACE WELL (HOME PLACE N. WELL)	20231087	VERTECH INDUSTRIAL SYSTEMS, LLC	SCADA PANELS - HOMEPLACE WELLS
		207786.6	WA291	HOMEPLACE WELL (HOME PLACE N. WELL)	20230546	SWAIN ELECTRIC, INC.	HOMEPLACE NORTH ELECTRICAL INS
		47676	WA291	HOMEPLACE WELL (HOME PLACE N. WELL)	20230543	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	HOMEPLACE NORTH LINER - WA291
		123649.16	WA291	HOMEPLACE WELL (HOME PLACE N. WELL)	20230544	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	HOMEPLACE NORTH PUMP - WA291 -
		5262	WA292	WALES RANCH WELL (HOME PLACE SOUTH)	20240899	SUNRISE ENGINEERING HOLDINGS INC	HOMEPLACE SOUTH UPFITTING - WI
		5132.99	WA292	WALES RANCH WELL (HOME PLACE SOUTH)	20231087	VERTECH INDUSTRIAL SYSTEMS, LLC	SCADA PANELS - HOMEPLACE WELLS
		38552.5	WA296	ROLLING RIDGE: QUAIL RUN-SIERRA VST	20261251	COLLIERS ENGINEERING & DESIGN INC	WA296 - PROJECT ORDER 03
		224380	WA298	SIERRA VISTA: SKYLINE SO. 1/2 MILE	20260340	DIBBLE & ASSOCIATES	WA298 - SIERRA VISTA DR WATER
		3396027.86	WA298	SIERRA VISTA: SKYLINE SO. 1/2 MILE	20261426	GARNEY COMPANIES, INC.	WA298 JOB ORDER 02 - SIERRA VI
		700	WA298	SIERRA VISTA: SKYLINE SO. 1/2 MILE	20260957	GRAND CANYON TITLE AGENCY LLC	WA298 - TITLE REPORTS - SIERR
		187899.29	WA308	BOX CANYON PH1-LIME:RIGGS-HUNT HWY	20260718	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC.	WW061, WW065, WA308, WA310 - P
		90870.34	WA310	BOX CNYN PH1-SUNDANCE:TANK-SOSSAMA	20260718	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC.	WW061, WW065, WA308, WA310 - P
		4023155.19	WA311	HARQUAHALA WATER SUPPLY INFRASTRUC	20261062	SWAIN ELECTRIC, INC.	HARQUAHALA PHASE 1A - ELECTRIC
		9248658.87	WA311	HARQUAHALA WATER SUPPLY INFRASTRUC	20261068	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	HARQUAHALA PHASE 1A - WELLS
		781767.4	WA311	HARQUAHALA WATER SUPPLY INFRASTRUC	20261297	SW WATERWORKS CONTRACTORS PM LLC DBA PUMPMAN WATER	HARQUAHALA WELL DRILL AND INST
		363064.62	WA311	HARQUAHALA WATER SUPPLY INFRASTRUC	20261197	HAZEN AND SAWYER DPC	HARQUAHALA WATER AUGEMENTATION
223 Total		**27,819,847**					
203	**Wastewater CIP**						
		35433.2	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220856	STANLEY CONSULTANTS INC	A2025 ARTERIAL ROADWAY WIDENIN
		21075	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20220879	T Y LIN INTERNATIONAL	AR100 ASLD INFRASTRUCTURE IMPR
		2918.92	AR100	ASLD INFRASTRUCTURE IMPROVEMENTS	20221107	HAYDON BUILDING CORP	AR100 ASLD INFRASTRUCTURE IMPR
		185438.25	WW061	SOSSAMAN & RIGGS TO BOX CANYON	20260718	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC.	WW061, WW065, WA308, WA310 - P

Attachment B - Existing Contracts and Purchase Orders to Carry Forward - Detail

	Fund	Department	Net Amount	Project	Project Description	PO Number	Vendor Name	Comment/Desc
			63220.48	WW065	POWER: RIGGS TO HUNT HWY	20260718	WSP USA ENVIRONMENT AND INFRASTRUCTURE INC.	WW061, WW065, WA308, WA310 - P
			3161148.11	WW100	RITTENHOUSE & UPRR @ ACERO APPTS	20251584	TF CONTRACTING SERVICES LLC	WW100 - SEWER LINE ACROSS THE
			1250	WW100	RITTENHOUSE & UPRR @ ACERO APPTS	20220973	OG ENGINEERING LLC	RITTENHOUSE & UPRR SANITARY SE
			93790.45	WW100	RITTENHOUSE & UPRR @ ACERO APPTS	20220919	SUNRISE ENGINEERING HOLDINGS INC	RESOLUTION #1443-22 PROJECT #W
			164722.09	WW103	WALES GRAVEL PIT	20240607	SUNRISE ENGINEERING HOLDINGS INC	WALES PIT AND TANK - ARPA FUND
			27533.2	WW640	MERIDIAN GRAVEL PIT RECHARGE	20260724	MICHAEL BAKER INTERNATIONAL INC	WW640 - PROJECT ORDER 02 DESIG
			566018.6	WW640	MERIDIAN GRAVEL PIT RECHARGE	20261040	BLACK & VEATCH CORPORATION	WW640 - MERIDIAN PIT RECHARGE
			3191136	WWT20	GWRP 2027 PLANT EXPANSION	20260783	CITY OF MESA	BPO - GREENFIELD WATER RECLAMA
	203 Total		**7,513,684**					
	TOTAL CIP FUNDS		***64,194,554***					
	101	**General Fund**						
		Centralized Services	11,836.53			20240595	GHD INC	Asset Replacement Consultant
		TOWN MANAGER	113,026.88			20261416	EDUCATIONAL FURNISHINGS OF AZ LLC	AZ FURNISHINGS - QC LIBRARY
		COMMUNICATIONS & MARKETING	1,942.00			20260471	LANDS END OUTFITTERS	BPO for shirts from Lands End
		Human Resources	6,954.00			20261425	ENDSOLUTION COMMUNICATIONS LLC	Installation of three TV Monit
		Information Technology	199,816.72	XX001	CONFERENCE ROOMS IT/AV	20261340	EXHIBITONE CORPORATION DBA E1 AUDIOVISUAL	COUNCIL CHAMBERS AV UPGRADE
		Information Technology	1,795.10	FB005	FIBER REPAIRS & MAINTENANCE	20251527	KIMLEY-HORN AND ASSOCIATES, INC.	QUEEN CREEK & RIGGS ROAD ITS I
		Information Technology	180,910.16	FB005	FIBER REPAIRS & MAINTENANCE	20251538	THE FISHEL COMPANY	QC & 214TH ST BORE LABOR AND M
		Information Technology	7,183.65	FB005	FIBER REPAIRS & MAINTENANCE	20251580	KIMLEY-HORN AND ASSOCIATES, INC.	OCOTILLO, MERIDIAN RD & RIGGS
		Information Technology	20,177.09	FB005	FIBER REPAIRS & MAINTENANCE	20260806	CONTRACTORS WEST INC.	BARNEY HD PANELS INSTALL & SPL
		Information Technology	215,438.14	IT036	IT STORAGE	20261336	FRONTIER TECHNOLOGY LLC DBA MICROAGE	PD STORAGE
		Facilities Maintenance	11,923.00	FM090	FOF SECURITY BOOTH	20250819	SWAIN ELECTRIC, INC.	ELECTRICAL FOR GUARD BOOTH
		Development Services Adm	76,100.00			20250776	SARGENT TOWN PLANNING INC	PROFESSIONAL SERVICES FOR TOWN
		Development Services Adm	15,000.00			20261428	ARCHISTAR INC	AI PILOT SUBSCRIPTION FOR COMP
		Planning	13,530.00			20261153	KTGY GROUP INC	ARCHITECTURE SERVICES FOR PLAN
		Planning	321,010.97	GP001	GENERAL PLAN UPDATE	20260740	MICHAEL BAKER INTERNATIONAL INC	PROFESSIONAL SERVICES FOR GPA
		Engineering	10,939.36			20261226	CONSULTANT ENGINEERING INC.	PROVIDE LEAD INSPECTOR SERVICE
		Engineering	249,860.71	FW002	GOOGLE FIBER PROJECT	20251543	CONSULTANT ENGINEERING INC.	PROVIDE CONSTRUCTION MANAGEMEN
		ECONOMIC DEV AGREEMENT	10,596.22	SLW01	STATE LANDS WASTEWATER STUDY	20240054	BLACK & VEATCH CORPORATION	SLW01 STATE LAND WASTEWATER ST
		Traffic	16,417.00			20260693	LEE ENGINEERING LLC	PTO#09 REVIEW TRAFFIC SIGNAL D
		Traffic	36,745.00			20261288	LEE ENGINEERING LLC	PO#10-Monitor Signal Operation
*		Traffic	287,589.64			20260912	KIMLEY-HORN AND ASSOCIATES, INC.	Safety Action Plan Development
		Stormwater	83,331.88	STW01	STORMWATER MS4 INFRASTRUCTURE	20251583	MICHAEL BAKER INTERNATIONAL INC	STW01 - PROFESSIONAL SERVICES
		Recreational Programs	3,788.47			20261347	ORIGINAL WATERMEN INC	ADMIN: REC STAFF UNIFORMS
		Recreational Programs	4,389.53			20261320	GOODMANS INC	AdminSP: Reconfiguration of Re
		Economic Development	64,999.00			20261429	MULLIN 360 REAL ESTATE SERVICES LLC	Net Growth Demand Analysis
	101 Total		**1,965,301**					
	401	**Streets/HURF Fund**						
		Street Maintenance	41,460.60			20260886	ARIZONA PUMP RESOURCES LLC	BPO - STORM WATER PUMP REPAIR
		Street Maintenance	170,227.80			20260851	SAN TAN FORD	SIGN TRUCK FOR STREETS - FY26
		HURF - Street projects	17,250.00			20250831	H2O PARTNERS	RAS PAVEMENT & ASSET MANAGEMEN
	401 Total		**228,938**					
	447	**Emergency Services Fund**						
		Police Administration	3,513.30			20260164	FX TACTICAL LLC	POLICE UNIFORMS/BODY ARMOR/POL
		Police Administration	3,318.87			20261366	BLUE COMPASS RV-MESA	CAMPER SHELL
		Police Administration	1,515.37			20260868	SAGE CONTROL ORDNANCE INC	40MM TRAINING ROUNDS
		Police Administration	29,004.62			20261109	BIG TEX TRAILER WORLD INC	TRAFFIC MOTORS TRAILER
		Police Administration	22,304.28			20261287	ATLANTIC DIVING SUPPLY INC DBA ADS INC	AR BUNDLE
		Police Administration	4,825.29			20261388	TRAKA USA LLC	TRAKA KEY MGMT SYSTEM
		Police Support Svc	28,751.84	XX048	NEW VEHICLE - NEW FTE	20261387	DISCOUNTCELL LLC	NEXTIVITY FOR 27 QCPD VEHICLES
		Police Support Svc	44,833.16	XX048	NEW VEHICLE - NEW FTE	20261390	LARRY MILLER TOYOTA	TOYOTA SIENNA MINIVANS
		Police Support Svc	389,704.97	XX048	NEW VEHICLE - NEW FTE	20261394	COURTESY CHEVROLET	24 QCPD VEHICLES (7 NEW & 17 R
		Police Support Svc	290,140.30	XX048	NEW VEHICLE - NEW FTE	20261396	PRIDE OUTFITTING, LLC	OUTFITTING FOR QCPD VEHICLES
*		Police Support Svc	81,997.00			20251120	HUNDRED PUBLIC SAFETY INC	LAW ENFORCEMENT STAFFING, RECR
*		Police Support Svc	82,000.00			20260276	HUNDRED PUBLIC SAFETY INC	LAW ENFORCEMENT STAFFING, RECR
		Police Patrol	12,106.26	XX063	NEW VEHICLES - REPLACEMENTS	20261387	DISCOUNTCELL LLC	NEXTIVITY FOR 27 QCPD VEHICLES
		Police Patrol	89,639.44	XX063	NEW VEHICLES - REPLACEMENTS	20261390	LARRY MILLER TOYOTA	TOYOTA SIENNA MINIVANS
		Police Patrol	988,396.63	XX063	NEW VEHICLES - REPLACEMENTS	20261394	COURTESY CHEVROLET	24 QCPD VEHICLES (7 NEW & 17 R
		Police Patrol	699,398.68	XX063	NEW VEHICLES - REPLACEMENTS	20261396	PRIDE OUTFITTING, LLC	OUTFITTING FOR QCPD VEHICLES
*		Police Special Operations	1,371,301.17			20260568	SAFEWARE INC	MOBILE COMMAND VEHICLE
*		Police Special Operations	158,192.72			20261287	ATLANTIC DIVING SUPPLY INC DBA ADS INC	AR BUNDLE
		Fire Medical	14,002.99			20261201	BOUND TREE MEDICAL LLC	UCAPIT 412 MACHINE
	447 Total		**4,314,947**					
	505	**Debt Service Fund**						
		Excise Tax Debt	10,180.87			20240444	BLX GROUP LLC	ARBITRAGE REBATE COMPLIANCE SE
	505 Total		**10,181**					
	220	**Water - Opex Fund**						
		Water-Administration	3,525.60			20220315	THOMAS A SGOUROS JR DBA MANUAL WRITING NA	PO 20200666 - QUEEN CREEK WATE
		Water-Engineering	22,892.09	WA220	UTILITIES CORP YARD CAPITAL	20260981	SD CRANE BUILDERS INC	UTILITIES LOCKER ROOM EXPANSIO
		Water-Distribution	17,569.25	WA134	REPAIR & REPLACEMENT MASTER PLAN	20261168	SUNRISE ENGINEERING HOLDINGS INC	WATERLINE REPLACEMENT MASTER P
		Water-Distribution	100,083.53	WA260	WATER RESOURCES MASTER PLAN	20260932	HAZEN AND SAWYER DPC	WATER RESOURCES STUDY
		Water-Distribution	11,893.00	WA005	WELL SITE SECURITY	20251520	CORPORATE TECHNOLOGY SOLUTIONS LLC	VIDEO SURVEILLANCE - QUAIL RAN

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Fund	Department	Net Amount	Project	Project Description	PO Number	Vendor Name	Comment/Desc
	Water-Distribution	18,551.41	WA005	WELL SITE SECURITY	20260498	VERTECH INDUSTRIAL SYSTEMS, LLC	WELL SITE SECURITY PANELS - PH
	Water-Distribution	24,735.92	WA005	WELL SITE SECURITY	20260743	CORPORATE TECHNOLOGY SOLUTIONS LLC	WELL SITE SECURITY VIDEO SURVE
	Water-Distribution	13,895.29	WA005	WELL SITE SECURITY	20261292	VERTECH INDUSTRIAL SYSTEMS, LLC	SITE SECURITY PANEL - KENWORTH
	Water-Distribution	7,161.70	WA005	WELL SITE SECURITY	20261408	ENDSOLUTION COMMUNICATIONS LLC	MAIN PLANT CCTV
	Water-Distribution	21,327.00	WA005	WELL SITE SECURITY	20261415	ENDSOLUTION COMMUNICATIONS LLC	KENWORTHY WELL CCTV AND AC
	Water-Distribution	1,269,212.68	WA206	TANK REHABILITATION	20261422	SOUTHWEST TANK AND STEEL INC	VILLAGES TANK REHAB
	Water-Distribution	979,481.00	WA305	WELL SITE UPGRADES	20261307	SWAIN ELECTRIC, INC.	IRONWOOD SOUTH I-LINE PANEL BO
	Water-Distribution	141,945.05			20230470	WESTLAND RESOURCES INC	BALANCE FROM OLD PO20220322 -
	Water-Distribution	4,209.25			20260546	CORONA ENVIRONMENTAL CONSULTING LLC	WATER QUALITY CONSULTING SERVI
	Water-Distribution	2,314.08	XX048	NEW VEHICLE - NEW FTE	20260687	TOMAR ELECTRONICS INC	WATER RESOURCE TRUCK - SAFETY
220 Total		**2,638,797**					
201	**Wastewater Fund**						
	Sewer/Wastewater-Operating	69,147.72	WW303	WATER RESOURCE MASTER PLAN	20260932	HAZEN AND SAWYER DPC	WATER RESOURCES STUDY
201 Total		**69,148**					
222	**Water - Capacity Fee Fund**						
	Water - Capacity	41,714.85			20220041	MGT IMPACT SOLUTIONS LLC	CAPACITY FEE REVIEW/UPDATE
222 Total		**41,715**					
TOTAL OPERATING FUNDS		***9,269,027***					
*	***Grant related PO's (included in grand total)***	***1,981,080.53***					
GRAND TOTAL - ALL FUNDS		**73,463,581**					

Attachment C - Remaining Project Budgets

Fund	Project	Remaining Uncommitted Project Budget
Drainage & Transportation:		
305	A0116 - OCOTILLO: SOSSAMAN TO HAWES	$54,121
305	A0401 - HAWES RD-RITTENHOUSE TO OCOTILLO	4,796,698
305	A1005 - CRISMON: CLOUD TO RIGGS	299,639
305	A1405 - POWER: CHANDLER HTS TO RIGGS	1,985,702
305	A1406 - POWER: RIGGS TO HUNT HWY	616,944
305	D0013 - VIA JARDINES WASH CROSSING	118,882
305	D0016 - ELLSWORTH BRIDGE/QC WASH DRAINAGE	1,410,790
305	D0017 - ELLSWORTH & RIGGS - BOX CULVERT MODIFICATIONS	22,615
	Total Drainage & Transportation:	**$9,305,391**
General CIP		
310	MF016 - FIRE PUMPER REPLACEMENT (E413)	$12,471
310	MF019 - PUBLIC SAFETY COMPLEX #1 PD/FIRE	36,661
310	MF020 - POLICE COMPLEX 2	511,154
310	MF022 - POLICE - RADIO TOWERS & INFRASTRUCTURE	3,993,799
310	MF031 - FIRE LADDER TRUCK REPLACEMENT	168,385
310	MF032 - FOF-PUBLIC WORKS RESTROOMS	500,000
	Total General CIP:	**$5,222,469**
Water CIP		
223	WA012 - DIVERSIFIED WELL #1 TANK & PUMP STN	$1,531,364
223	WA013 - WARE FARMS LAKE FILL	1,154,315
223	WA014 - WARE FARMS 1 WELL	234,255
223	WA031 - GERMANN: KENWORTHY TO SCHEPF 24" TL	374,817
223	WA032 - KENWORTHY & OCOTILLO 1MG TANK&BOOST	595,749
223	WA211 - HARVEST TANK & SITE PHASE 4	50,321
223	WA212 - SIERRA VISTA WELL	170,592
223	WA263 - KENWORTHY: REDFERN TO GERMANN	1,250,723
223	WA264 - SCHNEPF RD: GERMANN TO MAIN PLANT	900,063
223	WA265 - SCHNEPF RD: MAIN PLANT TO QC WASH	279,229
223	WA266 - PIMA RD: BARNEY TANK TO WELL	1,084,728
223	WA267 - PIMA RD: WEST WELL TO IRONWOOD WELL	666,323
223	WA270 - SCHNEPF: COMBS TO HASHKNIFE	655,921
223	WA290 - JVW WELL (HOME PLACE EAST WELL)	388,134
223	WA291 - HOMEPLACE WELL (HOME PLACE N. WELL)	361,998
223	WA292 - WALES RANCH WELL (HOME PLACE SOUTH)	215,090
223	WA294 - HOME PLACE IRR: KENWORTHY-SCHNEPF	288,147
223	WA296 - ROLLING RIDGE: QUAIL RUN-SIERRA VST	1,122,370
223	WA298 - SIERRA VISTA: SKYLINE SO. 1/2 MILE	895,039
223	WA308 - BOX CANYON PH1-LIME: RIGGS-HUNT HWY	150,000
223	WA309 - BOX CANYON PH1 - BOOSTER STATION	30,000
223	WA310 -BOX CNYN PH1-SUNDANCE:TANK-SOSSAMAN	150,000
223	WA311 -HARQUAHALA WATER SUPPLY INFRASTRUCT	2,212,003

Attachment C - Remaining Project Budgets

		Total Water CIP:	**$ 14,761,179**
Wastewater CIP			
203	WW061 - SOSSAMAN & RIGGS TO BOX CANYON		$187,484
203	WW065 - POWER: RIGGS TO HUNT HWY		631,824
203	WW100 - RITTENHOUSE & UPRR @ ACERO APPTS		328,000
203	WW103 - WALES GRAVEL PIT		35,941
203	WW640 - MERIDIAN GRAVEL PIT RECHARGE		887,925
203	WWT20 - GWRP 2027 PLANT EXPANSION		533,923
		Total Wastewater CIP:	**$ 2,605,098**
TOTAL CIP FUNDS			**$31,894,137**
Other Projects			
101	*General Fund*		
	Planning - General Plan update		$45,466
447	*Emergency Services Fund*		
	PD Mobile Command Vehicle – grant		$3,507
	PD HOV Program - grant		193,000
	PD Cadaver training		50,000
	PD LC02 decontamination machine		57,638
220	*Water Operating Fund*		
	Water Conservation – grant		$65,437
	Water Tech incentive – grant		75,504
	GSC Farms/Cibola EIS study		314,473
		Total Other projects	**$ 805,025**
Long-Lead Vehicles - Contingency for Possible Cost Increases			
220	Water Operating Fund		$116
401	Streets/HURF Fund		8,511
447	Emergency Services Fund		127,149
		Total Long-Lead Vehicles Contingency	**$ 135,776**
TOTAL OTHER FUNDS			**$ 940,801**
	TOTAL REMAINING PROJECT BUDGETS		**$32,834,938**

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **MOHAMED YOUSSEF, TRANSPORTATION DIRECTOR**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF A PROJECT AGREEMENT WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) TO ALLOW FOR PROJECT REIMBURSEMENTS FOR THE HAWES ROAD: RITTENHOUSE ROAD TO JUDE DRIVE PROJECT**

DATE: **October 7, 2026**

Suggested Action:

To approve a Project Agreement (PA) with the Maricopa Association of Governments (MAG) to allow for project reimbursements for the Hawes Road: Rittenhouse Road to Jude Drive project.

Relevant Council Goal(s):

Effective Government – Enhance Mobility, Safety, and Travel Reliability

Discussion:

In November 2024, the voters of Maricopa County approved the continuation of a transaction excise tax (half-cent sales tax) for the purpose of implementing the Regional Strategic Transportation Infrastructure Investment Plan (RSTIIP). The arterial street component of the RSTIIP includes major arterial streets with a revenue allocation. The Maricopa Association of Governments (MAG) is required by Arizona State Law to adopt a program that provides for life cycle management for the funding and programming of these identified arterial street projects.

On June 24, 2026, the MAG Regional Council approved the Fiscal Year 2027 Arterial Life Cycle Program (ALCP). Funds for the ALCP are administered by the Arizona Department of Transportation (ADOT) through its Regional Area Road Fund (RARF) sub-account for arterial streets. Funds are dispersed by ADOT upon the presentation of an invoice approved by MAG as provided in a Project Agreement.

The approved Fiscal Year 2027 ALCP includes the “Hawes Road: Rittenhouse Road to Jude Drive” arterial capacity improvement project in the Town of Queen Creek. The current project cost estimate is $19,373,536 and the maximum regional reimbursement amount available for this project is $13,984,698.32. ALCP policy requires a minimum 30% local match.

Arizona Revised Statutes Section 28-6301 authorizes MAG and the Town of Queen Creek to enter into a Project Agreement that outlines the Purpose, Responsibilities of Parties, Records and Audit Rights, Term and Termination, Availability of Funds, Indemnification, Conflict of Interest, Ownership of Improvements upon Termination, and General Provisions. Once the Project Agreement is signed by MAG and the Town of Queen Creek, the Town can begin construction work on the project and begin submitting reimbursement requests per the terms of the Project Agreement.

The “Hawes Road: Rittenhouse Road to Jude Drive” project is identified in the Town’s Transportation Master Plan, the Town’s Capital Improvement Program, and the RSTIIP. The project will improve

traffic flow and enhance safety by widening the roadway to include two travel lanes in each direction, a center turn lane, and bicycle lanes. The project also includes sidewalks with ADA compliant ramps. At the intersection of Hawes Road and Queen Creek Road, the existing temporary traffic signal will be replaced with a modern multilane roundabout. The project will also enhance drainage in the area through construction of new drainage channels and basins.

Fiscal Impact:

The "Hawes Road: Rittenhouse Road to Jude Drive" project (A0401) is identified in the FY 26-27 Capital Improvements Program budget. The current projected cost estimate is $19,373,536. Approval of the Project Agreement with MAG allows the Town to request reimbursement for up to $13,984,698.32 in regional (Prop 479) funds. The Town will be responsible for all costs exceeding the reimbursement, including the required minimum 30% local match. The Town's matching requirement will be funded by Transportation Development Fees and Dedicated Construction Sales Taxes.

Alternatives:

Town Council could choose not to approve the project agreement and pay for the full project cost without reimbursement from the Maricopa County transaction excise tax.

Attachment(s):

1. QNC-26-RTP-053-A Project Agreement.pdf

MARICOPA ASSOCIATION OF GOVERNMENTS
ARTERIAL LIFE CYCLE PROGRAM
PROJECT AGREEMENT

HAWES ROAD: RITTENHOUSE ROAD TO JUDE DRIVE
Project Agreement No. 1-QNC-27-RTP-053-A
ALCP Project # QNC-26-RTP-053-A
MAG TIP Project # QNC26-053A-D, QNC26-053A-RW, QNC26-053A-C

This Agreement ("Agreement") by and between the Maricopa Association of Governments ("MAG") and the Town of Queen Creek ("Town"), an Arizona Municipal Corporation, will become effective on the day which it is executed by the MAG Executive Director. MAG and the Town are referred to in this Agreement each individually as a "Party" and collectively as the "Parties."

RECITALS

A. MAG is the regional planning agency for Maricopa County. MAG is governed by a regional council, which includes the mayor or chief executive of each member agency ("Regional Council"). Pursuant to state law, MAG has developed, and the necessary parties have approved, a twenty-five year comprehensive, performance based, multimodal and coordinated Regional Transportation Plan ("RTP") and Regional Strategic Transportation Infrastructure Investment Plan ("RSTIIP") in the county. The arterial street component of the RSTIIP includes major arterial streets ("Arterial Street Improvements") with a revenue allocation.

B. In November 2024, the voters of Maricopa County approved the continuation of a transaction excise tax for the purpose of implementing the RSTIIP.

C. MAG is required by state law to adopt a program that provides for life cycle management for the funding and programming of the Arterial Street Improvements ("Arterial Life Cycle Program"). On March 26, 2025, the Regional Council approved the Arterial Life Cycle Program ("ALCP") Policies and Procedures ("Policies and Procedures"). The Policies and Procedures are fully incorporated by this reference into this Agreement. Copies of the Policies and Procedures are available from MAG. Capitalized terms that are not defined in this Agreement have the meaning set forth in the Policies and Procedures. On June 24, 2026, the Regional Council approved the Fiscal Year ("FY") 2027 ALCP.

D. Funds for the ALCP are administered by the Arizona Department of Transportation ("ADOT") through its Regional Area Road Fund ("RARF") sub-account for arterial streets. Funds will be disbursed by ADOT upon the presentation of an invoice approved by MAG as provided in this Agreement.

E. The FY 2027 ALCP includes an arterial capacity improvement project on Hawes Road from Rittenhouse Road to Jude Drive ("Project"). The Project is described in greater detail in the Project Narrative submitted by the Town, dated June 18, 2026, and on file in the offices of the Town and MAG. The regional share in this Agreement and the Project Narrative are subject to change in the annually adjusted ALCP.

F. The Project will be designed and constructed in accordance with the standards adopted by the Town.

G. The regional reimbursement schedule for the Project are as follows:

Type of Work	Fiscal Year of Work	Regional Reimbursement	Fiscal Year for Reimbursement
Design	2026	$1,082,768.15	2027
ROW	2026	$360,922.72	2027
Construction	2027	$12,541,007.47	2027
Total Programmed for Reimbursement		$13,984,698.34	

H. The regional reimbursement, when applicable, will be expressed in current year dollars. Adjusted costs will be incorporated into the ALCP and by reference into this Agreement. Cost adjustments, for inflation and modifications to reimbursement amounts and years as approved by the MAG Regional Council will be incorporated by reference into this agreement and don't require modification.

I. The Parties are authorized to enter into this Agreement by the provisions of Arizona Revised Statutes Section 28-6301 et seq.

AGREEMENTS

NOW, THEREFORE, for good and sufficient consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

A. Purpose. The purpose of this Agreement is to identify and define the responsibilities of the Town and MAG for the design, acquisition of right of way, construction and financing of the Project, as established in the ALCP.

B. Responsibilities of the Parties.

1. MAG's Responsibilities. MAG agrees to:

a. Administer the ALCP, pursuant to the Policies and Procedures;

b. Provide to the Town the required format for submitting requests for payment, invoices, progress reports, and backup documentation;

c. Review invoices within 45 days after receipt from the Town and approve invoices for the project to be reimbursed with Regional Area Road Funds, subject to the terms of this Agreement;

d. Submit the approved Request for Payment form to ADOT for payment by ADOT to the Town. The payments from ADOT to the Town will be based on the reimbursement amounts and schedule as noted in the Recitals, Section G. The basis for payment to the Town shall be reimbursement for costs in conformance with the ALCP and the Policies and Procedures.

2. Town 's Responsibilities. The Town agrees to:

a. Be responsible for all project costs and submit invoices to MAG for reimbursement. The Town will: 1) be responsible for the completion of all surveys, design, plans and specifications, including contractor selection documents; 2) conduct contractor selection process(es), award contract(s) for construction pursuant to the applicable laws, and provide necessary construction management and inspections; 3) if necessary, purchase or condemn right of way required for the completion of the Project; 4) be responsible for ensuring all utility relocations are completed, and 5) review and approve invoices from its contractors and subcontractors before submitting an invoice to MAG;

b. Abide by the Policies and Procedures throughout the completion of the Project.

d. Obtain appropriate indemnifications and insurance from all contractors and subcontractors involved in the Project;

e. Be responsible for all Project costs in excess of the maximum amount of the regional funds allocated for the Project. The amount of funds to be paid to the Town pursuant to this Agreement will not exceed the allocated regional funds. The allocated regional funds are expressed in current year

dollar amount in which the Regional Funds are first programmed. The Regional Funds may be adjusted for inflation pursuant to the procedure set forth in the Policies and Procedures;

f. Post signage at the project's construction site in a design of the Town's choosing clearly stating the use of voter approved Proposition 479 regional funding in delivering the Project using the phrase "PROP 479 AT WORK";

g. Provide invoices and progress reports to MAG pursuant to the Project schedule provided in the Project Narrative;

h. Otherwise comply with all requirements of this Agreement; and

i. The Town's authorized representative to sign, approve and submit invoices to MAG is the Town's Engineering Department Director or designee.

C. Records and Audit Rights. The Town's work and accounting records (hard copy, as well as computer readable data), and any other supporting evidence deemed necessary by MAG to substantiate charges and claims related to this Agreement shall be open to inspection and subject to audit and/or reproduction by authorized representatives of MAG, the ADOT and/or the Auditor General of the State of Arizona (collectively "Auditors"), as applicable to the extent necessary to adequately permit evaluation and verification of the performance and cost of the work, and to conduct and prepare all audits and reports required by law. Auditors shall be afforded access, at reasonable times and places, to all of the Town's records and personnel, pursuant to the provisions of this Section, throughout the term of this Agreement, and for a period of five (5) years after last or final payment.

D. Term and Termination. The Agreement is valid through the payment of the final invoice by ADOT to the Town for completion of the Project, as noted in the regional reimbursement schedule of the Recitals, Section G, subject to change based on the current Regional Council-approved ALCP unless terminated earlier as specifically provided herein.

1. Termination by MAG. MAG reserves the right to terminate this Agreement in the event that MAG determines, in its reasonable discretion, that local or regional funds are not available to meet the Town's financial responsibilities in regard to the Project or in the event of an act of God or act of war or terror that makes continuation of work pursuant to this Agreement no longer in the public interest. MAG will give sixty (60) days advance written notice of such termination, unless such notice is impracticable, in which case MAG will provide such notice as is reasonably practicable under the circumstances. In the event of such termination, MAG will recommend to ADOT that it reimburse the Town as provided in this Agreement, for work satisfactorily performed to the date of termination.

MAG also reserves the right to terminate this Agreement once the Project is eligible for reimbursement in the following circumstances: 1) no Material Project Reimbursement Request ("MPRR") has been submitted to MAG for a period of at least eighteen (18) months from the date of the last Project Reimbursement Request ("PRR"), or the effective date of this Agreement, whichever is later; 2) no Substantial Project Reimbursement Request ("SPRR") has been submitted to MAG for a period of thirty (30) months from the date of the last PRR, or the effective date of this Agreement, whichever is later; or 3) in the event of a Material Project Change.

2. Termination by the Town. The Town reserves the right to terminate this Agreement in the event that the Town determines, in its reasonable discretion, that local funds are not available to meet the Town's financial responsibilities in regard to the Project or in the event of an act of God or act of war or terror that makes continuation of work pursuant to this Agreement no longer in the public interest. The Town will give sixty (60) days advance written notice of such termination, unless such notice is impracticable under these circumstances, in which case the Town will provide such notice, as is reasonably practicable.

3. Termination by Mutual Consent. The Parties may terminate this Agreement by mutual consent in the event that they determine that such termination is in furtherance of the goals of the Arterial Life Cycle Program and is in the best interests of the Parties.

4. In the event of termination pursuant to this Section "D," the Town agrees that it will leave the Project in condition that is safe for use by the public.

E. Availability of Funds. Each Party's obligations under this Agreement are conditioned upon the availability of funds, appropriated or allocated, for the payment of such obligation. No liability shall accrue to MAG in the event MAG declines to review and/or approve invoices for payment on the basis that funds are not available for payment of such invoices and MAG terminates the Agreement in accordance with Section D.1.

F. Indemnification. Each Party to this Agreement ("Indemnitor") agrees to defend, indemnify and hold harmless the other Party, and such Party's officers, officials, employees agents, and directors (collectively the "Indemnitee") from and against any and all claims, demands, losses, liabilities, causes of action and costs (including expert witness fees, attorneys fees and costs of defense and appellate appeal) (collectively "Claims"), which may be imposed upon, incurred by or asserted against the Indemnitee, attributable (directly or indirectly) to, or arising in any manner by reason of, the negligence, error, or omission of any agent, officer, servant, or employee of the Indemnitor, or anyone for whom Indemnitor may be legally liable, in the performance of this Agreement.

G. Conflict of Interest. This Agreement is subject to termination for conflict of interest, pursuant to the provisions of A.R.S. § 38-511.

H. Ownership of Improvements upon Termination. Ownership of the Project and the improvements constructed under this Agreement shall be vested in the Town.

I. General Provisions.

1. INCORPORATION OF RECITALS. The Recitals are acknowledged by the Parties to be substantially true and correct and hereby incorporated as agreements of the Parties.

2. ENTIRE AGREEMENT. This Agreement constitutes the entire understanding of the Parties and supersedes all previous representations, written or oral, with respect to the services specified herein. This Agreement may not be modified or amended, except by a written document, signed by authorized representatives of each Party.

3. OFFICIAL COPIES. Upon date of execution by the MAG Executive Director, the Town shall receive a signed copy of the agreement within fourteen (14) days of execution.

4. ARIZONA LAW. This Agreement shall be governed and interpreted according to the laws of the State of Arizona.

5. MODIFICATION. Except as otherwise specifically provided in this Agreement, any amendment, modification or variation from the terms of this Agreement shall be in writing and shall be effective only after written approval of all Parties.

6. ATTORNEY'S FEES. In the event either Party brings any action for any relief, declaratory or otherwise, arising out of this Agreement, or on account of any breach or default of this Agreement, the prevailing Party shall be entitled to receive from the other Party reasonable attorneys' fees and reasonable costs and expenses, as determined by the arbitrator or court sitting without a jury, which shall be deemed to have accrued on the commencement of such action and shall be enforceable, whether or not such action is prosecuted to judgment.

7. NOTICES. All notices or demands required to be given, pursuant to the terms of this Agreement, shall be given to the other Party in writing, delivered in person, sent by facsimile transmission, deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested or deposited with any commercial air courier or express service at the addresses set forth below, or such other address as the Parties may substitute by written notice, given in the manner prescribed in this paragraph.

If to the Town of Queen Creek:

Public Works Director
Town of Queen Creek
19715 S. 220th Street
Queen Creek, Arizona 85142
Tel: (480) 358-3000

If to MAG:

Executive Director
Maricopa Association of Governments
302 N. First Avenue
Suite 200
Phoenix, Arizona 85003
Tel: (602) 254-6300

A notice shall be deemed received on the date delivered, if delivered by hand, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express services or, if mailed, three (3) working days (exclusive of United State Post Office holidays) after the notice is deposited in the United States mail as above provided, and on the delivery date indicated on receipt, if delivered by certified or registered mail. Any time period stated in a notice shall be computed from the time the notice is deemed received. Any requirement for duplicate notice is not intended to change the effective date of the notice sent by facsimile transmission. E-mail is not an acceptable means for meeting the requirements of this section unless otherwise agreed in writing.

8. FORCE MAJEURE. Neither Party shall be responsible for delays or failures in performance resulting from acts beyond their control. Such acts shall include, but not be limited to, acts of God, riots, acts of war, epidemics, governmental regulations imposed after the fact, fire, communication line failures or power failures.

9. ADVERTISING. No advertising or publicity concerning MAG using any contractor's or subcontractor's services shall be undertaken without prior written approval of such advertising or publicity by MAG's Executive Director.

10. COUNTERPARTS. This Agreement may be executed in one or more counterparts, and each originally executed duplicate counterpart of this Agreement shall be deemed to possess the full force and effect of the original.

11. CAPTIONS. The captions used in this Agreement are solely for the convenience of the Parties, do not constitute a part of this Agreement and are not to be used to construe or interpret this Agreement.

12. SEVERABILITY. If any term or provision of this Agreement shall be found to be illegal or unenforceable, then notwithstanding such illegality or unenforceability, this Agreement shall remain in full force and effect, and such term or provision shall be deemed to be deleted.

13. AUTHORITY. Each Party hereby warrants and represents that it has full power and authority to enter into and perform this Agreement, and that the person signing on behalf of each has been properly authorized and empowered to enter this Agreement. Each Party further acknowledges that it has read this Agreement, understands it, and agrees to be bound by it.

14. E-VERIFY.

a. Warrant of Compliance. Pursuant to the provisions of A.R.S. §41-4401, each Party warrants to the other that it is in compliance with all Federal Immigration laws and regulations that relate to its employees and with the E-Verify Program under A.R.S. §23-214(A).

b. Breach of Warranty. A breach of this warranty by a Party or any of its subcontractors will be considered a material breach of this Agreement and may entitle the non-breaching party to remedies up to and including termination of this Agreement or any subcontract.

c. Right to Inspect. Each Party retains the legal right to inspect the papers of any employee who works on this Agreement or any subcontractor to ensure compliance with the warranty given above.

d. Random Verification. Either Party may conduct a random verification of the employment records of the other to ensure compliance with this warranty.

e. Federal Employment Verification Provisions – No Material Breach. A Party will not be considered in material breach of this Agreement if it establishes that it has complied with the employment verification provisions prescribed by 8 USCA §1324(a) and (b) of the Federal Immigration and Nationality Act and the E-Verify requirements prescribed by A.R.S. §23- 214(A).

f. Inclusion of Article in Other Contracts. The provisions of this Article must be included in any contract either Party enters into with any and all of its contractors or subcontractors who provide services pursuant to this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers. (The order for obtaining the signatures is as follows: the appropriate representative of the Town, MAG general counsel and the MAG Executive Director).

MAG:

Maricopa Association of Governments, an Arizona non-profit Corporation

_____
Date

By: _____
Audra Koester Thomas
Executive Director

Town of Queen Creek:

Jurisdiction Of Queen Creek, An Arizona Municipal Corporation

_____

By: _____

Date

Bruce Gardner
Town Manager

ATTEST:

_____
Maria Gonzales, Town Clerk

Approved as to form:

By: _____
MAG General Counsel

Reviewed as to form:

By: _____
Town of Queen Creek Attorney

4930-1977-4737 v1 [53637-1]

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **SCOTT MCCARTY, DEPUTY TOWN MANAGER/CHIEF FINANCIAL OFFICER**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 1680-26 DECLARING OFFICIAL INTENT TO BE REIMBURSED FROM FUTURE BOND ISSUES IN CONNECTION TO CERTAIN CAPITAL EXPENDITURES RELATING TO UTILITIES, ROADWAYS, AND OTHER CAPITAL IMPROVEMENTS WITH A TOTAL NOT TO EXCEED $277,815,981; FURTHER APPROVING NECESSARY BUDGET ADJUSTMENTS AND FUNDING TRANSFERS.**

DATE: **October 7, 2026**

Suggested Action:

Motion to approve Resolution 1680-26 declaring official intent to be reimbursed from future bond issues in connection to certain capital expenditures relating to utilities, roadways, and other capital improvements with a total not to exceed $277,815,981; further approving necessary budget adjustments and funding transfers.

Relevant Council Goal(s):

Effective Government: KRA Financial Management

Discussion:

The current Capital Improvement Program (CIP), as presented to the Town Council at the April 15 th Budget Committee meeting, anticipates a bond sale in 2027 of approximately $140 Million to finance roadways ($74M), new fire facilities ($22M), an addition to the Town's fleet maintenance facility, and other miscellaneous improvements ($42M). Additionally, staff expects to sell bonds to finance approximately $139 Million for utility projects including a water treatment facility now in the programming phase ($100M) and various water projects ($39M).

Although the Town's 2027 bond sale is still several months away, work on the projects that will be financed has already begun. When the bonds are sold, the Town can be reimbursed for any expenses the projects may have incurred since their inception, provided a reimbursement resolution identifies the projects' governmental purpose and the Town's official intent to reimburse itself from bond proceeds. If approved, the reimbursement resolution attached to this report would permit the Town to reimburse itself for expenses on the projects listed in Exhibit A, up to 60 days prior to the resolution date.

Federal Treasury regulations further require the future bonds to reimburse the Town's eligible expenses within 18 months of the date the expenses were incurred, or the date the project was placed in service (whichever is later) but cannot exceed 3 years after the original expense. The Town's next bond issue is anticipated in the late Spring of 2027 based on current project spending. This timeline may shift depending on market conditions that would decrease the Town's borrowing costs, but the bond sale date is not expected to extend beyond the end of Fiscal Year 2027. In the

meantime, Town staff will closely monitor cashflows, fund balances, and interest rates to optimize the timing of the bond sale.

Fiscal Impact:

The projects in Reimbursement Resolution 1680-26 were previously reviewed by the Council and have current budget appropriation. No additional funding, transfers or budget adjustments are required for this action. If approved, a new fund would be created to account for the transfers associated with the projects in Exhibit A. Funding for these projects would initially come from the Town's General Fund, and be reimbursed from future bond proceeds. Not all of these projects are expected to be debt financed, but Resolution 1680-26 allows as much flexibility as possible in determining the size of the 2027 debt issue at this time. When the debt issue is recommended, the specific projects will be identified before moving forward with the issue. The proposed action does not authorize the issuance of bonds or other debt obligations. Staff will return to the Council for additional authorization to issue the bonds and make any necessary transfers and budget adjustments at a later date.

Alternatives:

There are no alternatives to this action.

Attachment(s):

1. Resolution 1680-26

RESOLUTION NO. 1680-26

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING, FOR PURPOSES OF SECTION 1.150-2 OF THE FEDERAL TREASURY REGULATIONS, OFFICIAL INTENT TO BE REIMBURSED IN CONNECTION WITH CERTAIN CAPITAL EXPENDITURES RELATING TO UTILITIES, ROADWAYS, AND OTHER CAPITAL IMPROVEMENT PROJECTS

WHEREAS, the Town of Queen Creek, Arizona (the "Town") is authorized and empowered pursuant to law to issue or cause to be issued obligations to finance the costs of various capital facilities owned or to be owned by the Town; and

WHEREAS, it is contemplated that certain expenditures made by the Town with regard to capital facilities owned or to be owned by the Town with regard to utilities and related capital improvement projects in the Town, including but not limited to a water treatment facility, roadways, and other capital improvements listed in Exhibit A (the "Projects") will be reimbursed from the proceeds of the sale of obligations to be issued in the future by or on behalf of the Town;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Queen Creek, Arizona, as follows:

Section 1: Definitions. The following terms shall have the meanings assigned thereto as follows:

> "official intent" means a declaration of intent of the Town to reimburse an original expenditure with proceeds of an obligation;
>
> "original expenditure" means an expenditure for a governmental purpose that is originally paid from a source other than a reimbursement bond; and
>
> "reimbursement bond" means the portion of an issue of obligations allocated to reimburse an original expenditure that was paid before the issue date of such issue.

Section 2: Official Intent. This Resolution is official intent relating to reimbursement for the original expenditures for the Projects which are capital expenditures (being any cost of a type that is properly chargeable to a capital account (or would be so chargeable with a proper election) under general federal income tax principles) made within sixty (60) days before and any time after the date of this Resolution. The maximum principal amount of obligations (including the reimbursement bonds for such purposes) to be issued for the Projects is expected not to exceed $277,815,981.

Section 3: Reasonableness of Official Intent. On the date of this Resolution, the Mayor and Common Council of the Town have a reasonable expectation (being that a prudent person in the same circumstances would have based on all the objective facts and circumstances) that the Town will reimburse such original expenditures with proceeds of such obligations. Official intents have not been declared by the Town as a matter of course or in amounts substantially in excess of the amounts expected to be necessary for such projects. Moreover, the Town does not have a

pattern (other than in extraordinary circumstances) of failure to reimburse actual original expenditures covered by official intents.

Section 4: Reimbursement Period. With certain exceptions, an allocation in writing that evidences use of proceeds of the reimbursement bonds to reimburse the original expenditures shall be made not later than 18 months after the later of (i) the date that the original expenditure is paid, or (ii) the date the project is placed in service or abandoned, but in no event more than 3 years after the original expenditure is paid.

Section 5: Public Record. This Resolution shall be included as of the date hereof in the publicly available official records of the Town, such records being maintained and supervised by the Town Clerk, being the main administrative office of the Town, and shall remain available for public inspection on a reasonable basis.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Queen Creek, Arizona, this 16th day of September, 2026.

FOR THE TOWN OF QUEEN CREEK:	ATTESTED TO:
Julia Wheatley, Mayor	Maria Gonzalez, Town Clerk
REVIEWED BY:	APPROVED AS TO FORM:
Bruce Gardner, Town Manager	Clifford Mattice, Town Attorney

EXHIBIT A

Projects

TBD - Sossaman Widening Rittenhouse to Ryan	500,000
I0070 - TS Recker & Ocotillo	579,200
D0017 - Ellsworth Box Culvert Mods	650,000
A0205 - Old Ellsworth Reconfiguration	800,000
A1406 - Power Road: Riggs to Hunt Hwy	873,175
A0404 - Hawes: Chandler Heights to Ocotillo	1,184,696
A0602 - Chandler Hts: Sossaman to Hawes	1,880,160
I0073 - Ellsworth Loop & Rittenhouse Intersection	1,900,000
A0601 - Chandler Heights-Hawes to Ellsworth	1,932,501
A0401 - Hawes Rd: Ocotillo to Rittenhouse	2,090,551
A0703 - Crismon Southeast Park	2,157,520
A0511 - Riggs Southeast Park	2,736,720
A0906 - Sossaman Widening	3,250,000
A1006 - Ellsworth & Cloud DA	3,500,000
A0602 - Chandler Heights-Hawes to Sossaman	4,308,099
I0075 - General Intersection Improvements	5,000,000
A0903 - Sossaman Road-Sonoqui Wash to Chandler Heights	5,787,547
I0074 - Ocotillo Rittenhouse Intersection	8,500,000
A0503 - Riggs Widening	26,610,496
Roadway Project Subtotal	**74,240,665**
MF029 - Fire Office Remodel	10,000,000
MF027 - Fire Station #6	11,890,667
Fire Project Subtotal	**21,890,667**
FB009 - Fiber Network Improvements	2,015,143
MF026 - FOF Fleet Expansion Public Safety	6,455,301
MF026 - FOF Fleet Expansion General	7,885,690
P0900 Pima Merdian Park Land	26,047,350
Miscellaneous Project Subtotal	**42,403,484**
WA306 - Chandler Heights: Hawes to Ellsworth	137,200
WA217 - Box Canyon Phase 2: 12" WL Sundance Road: Sossaman Road to Wild Horse Dr	180,000
WA216 - Box Canyon Phase 1: 16" WL Hunt Hwy to Tank Site in Subdivision Rdwys	225,000
WA310 - Box Canyon Ph 1 12" WL Sundance Road: Tank Site to Sossaman	430,000
WA309 - Box Canyon Ph 1 Booster Station	680,000
WA032 - Kenworthy Pit 1MG Tank and Booster	700,000

WA026 - Silver Creek to Via del Jardine & west to Sossaman Tank	950,000
WA218 - Chuckawala Booster	1,000,000
WA213 - Ellsworth Ranch Well	1,060,000
WA018 - Box Canyon Phase 2 - 4 Upper Tank (also WA122)	1,140,000
WA065 - Sossaman Rd: Via Del Jardine to Empire Transmission (A0602, A0903, WA167)	1,512,127
MF026 - FOF Fleet Expansion - Water Utilities Portion	1,970,798
WA214 - Pima Well (Church Farm Well)	2,060,000
WA167 - Chandler Heights Rd: Sossaman to Hawes (PWP) (A0602)	2,365,760
WA013 - Ware Farms Developer Waterline Reimbursement	2,450,000
WA222 - Cloud: Sossaman to Power Reconstruction	2,956,800
WA215 - Ranchettes Water Line Replacement	3,100,000
WA221 - Pima Well Redrill, Tank & Booster	3,500,000
WA224 - Hunt Highway: Lime Dr to Booster Pump Station	3,622,080
WA212 - Sierra Vista Well	4,000,000
WA308 - Box Canyon Ph 1 16" WL Lime Drive: Riggs to Hunt Hwy	5,241,400
TBD - Water Treatment Facility	100,000,000
Utility Project Subtotal	**139,281,165**

TOTAL **277,815,981**

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **DAVE LIPINSKI, PE, CIP DEPARTMENT DIRECTOR**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 1684-26 OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING A NEED AND NECESSITY AND A PUBLIC PURPOSE; APPROVING, AUTHORIZING AND DIRECTING THE TOWN MANAGER, TOWN ATTORNEY AND TOWN CLERK TO TAKE ANY AND ALL ACTION NECESSARY; AND TO SIGN ANY AND ALL DOCUMENTS; AND TO PAY ANY AND ALL COSTS OR FEES IN ORDER TO ACQUIRE INTEREST IN REAL AND/OR PERSONAL PROPERTY LOCATED ALONG SIERRA VISTA DRIVE AND HASHKNIFE DRAW ROAD, IN SECTION 3, TOWNSHIP 3 SOUTH RANGE 7 EAST, FROM OWNERS AND PINAL COUNTY ASSESSOR PARCELS LISTED ON EXHIBIT A ATTACHED HERETO, AND THEIR SUCCESSORS IN INTEREST, THROUGH GIFT OR PURCHASE OR EMINENT DOMAIN AND IDENTIFYING THE REAL AND PERSONAL PROPERTY AS NECESSARY FOR THE SIERRA VISTA WATERLINE PROJECT (CIP PROJECT WA298) AND AUTHORIZING NECESSARY BUDGET ADJUSTMENTS AND FUNDING TRANSFERS.**

DATE: **October 7, 2026**

Suggested Action:

Move to approve Resolution 1684-26 of the Mayor and Common Council of the Town of Queen Creek, Arizona, declaring a need and necessity and a public purpose; approving, authorizing and directing the Town Manager, Town Attorney and Town Clerk to take any and all action necessary; and to sign any and all documents; and to pay any and all costs or fees in order to acquire interest in real and/or personal property located along Sierra Vista Drive and Hashknife Draw Road, in Section 3, Township 3 South Range 7 East, from owners and Pinal County Assessor parcels listed on Exhibit A attached hereto, and their successors in interest, through gift or purchase or eminent domain and identifying the real and personal property as necessary for the Sierra Vista Waterline Project (CIP Project WA298) and authorizing necessary budget adjustments and funding transfers.

Relevant Council Goal(s):

Superior Infrastructure - Capital Improvement Program

Discussion:

The Town of Queen Creek, using ARPA Funding, is installing the Sierra Vista Waterline. This project will install a 12" water transmission main along Sierra Vista Road to tie the existing water main in Combs Road with a new water main currently under development along Rolling Ridge Road. This new line will provide the Town additional flexibility to provide water within the Town's service area.

The requested resolution approval being sought is for the Authority to Acquire a waterline easement necessary for the installation of water lines for the project. The property rights being sought are listed in the attached exhibits.

Fiscal Impact:

Project WA298 was budgeted as part of the Fiscal 2026-27 Capital Improvement Program. ARPA funding has been designated to be used as reimbursement for Project WA298, subject to the agreement with Pinal County and the Town. This project will also be eligible for water capacity fees for any costs not covered by ARPA funds. No budget adjustments or transfers are required for this action.

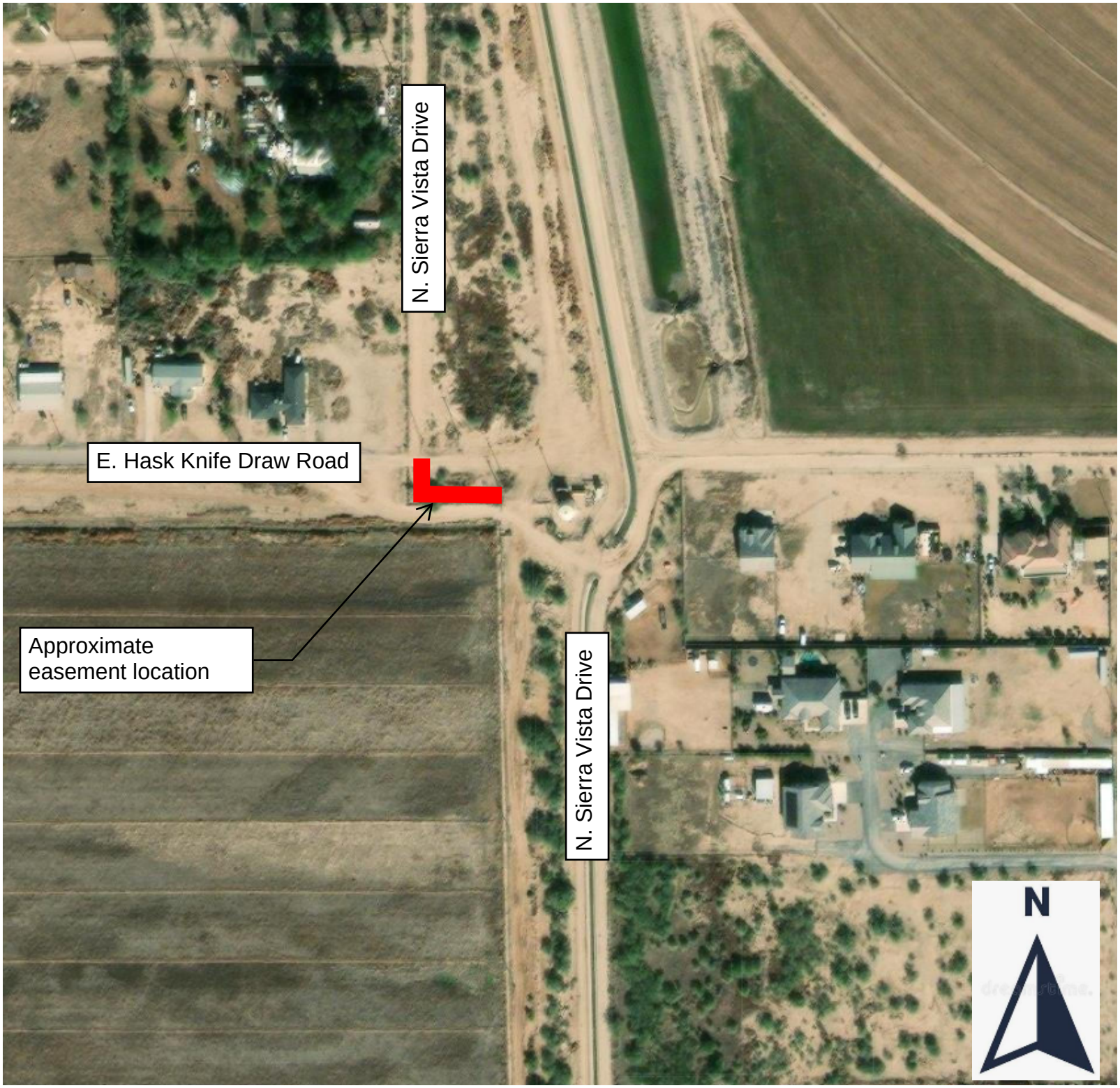
Alternatives:

The Town Council may decide not to approve Resolution 1684-26. By doing so, it would risk losing ARPA Funding which must be spent by the end of October 2026.

Attachment(s):

1. Location Exhibit.pdf
2. Resolution 1684-26.pdf

Sierra Vista Waterline Easement Area



RESOLUTION 1684-26

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING A PUBLIC NEED AND NECESSITY AND A PUBLIC PURPOSE; AUTHORIZING AND DIRECTING THE TOWN MANAGER, TOWN ATTORNEY AND TOWN CLERK TO TAKE ANY AND ALL ACTION NECESSARY; AND TO SIGN ANY AND ALL DOCUMENTS; AND TO PAY ANY AND ALL COSTS OR FEES IN ORDER TO ACQUIRE INTEREST IN REAL AND/OR PERSONAL PROPERTY LOCATED ALONG SIERRA VISTA DRIVE AND HASHKNIFE DRAW ROAD, IN SECTION 3, TOWNSHIP 3 SOUTH RANGE 7 EAST, FROM OWNERS AND PINAL COUNTY ASSESSOR PARCELS LISTED ON EXHIBIT A ATTACHED HERETO, AND THEIR SUCCESSORS IN INTEREST, THROUGH GIFT OR PURCHASE OR EMINENT DOMAIN AND IDENTIFYING THE REAL AND PERSONAL PROPERTY AS NECESSARY FOR ROADWAY IMPROVEMENTS FOR THE SIERRA VISTA WATERLINE PROJECT (CIP PROJECT WA298).

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Queen Creek, Arizona, as follows:

Section 1. That A.R.S. § 12-1111 defines the purposes for which eminent domain may be exercised and states that "roads, streets and alleys, and all other public uses for the benefit of the Town or the inhabitants thereof, which is authorized by the legislature," and "buildings and grounds for any public use of a county, city, town or village" are named as purposes; and

Section 2. That the Town has identified parcels located along Sierra Vista Drive and Hashknife Draw Road, that are needed for utility improvements, utilities and/or right-of-way; located in in Section 3, Township 3 South Range 7 East in Pinal County and listed in Exhibit A attached; and

Section 3. That the Mayor and Common Council find that use of said real property for right-of-way is a public use and in the best interests of the citizens of Queen Creek; and

Section 4. That the Town Manager, Town Clerk, and Town Attorney are hereby authorized and directed to acquire said real property by gift, purchase or eminent domain, and to do all acts and to sign all documents and pay all costs necessary to acquire said real property, including, if necessary, the use of the power of eminent domain as set forth in A.R.S. § 12-1111 et. seq.

PASSED AND ADOPTED BY the Mayor and Common Council of the Town of Queen Creek, Arizona, this 7th day of October, 2026.

FOR THE TOWN OF QUEEN CREEK:

Julia Wheatley, Mayor

ATTESTED TO:

Maria Gonzalez, Town Clerk

REVIEWED BY:

Bruce Gardner, Town Manager

APPROVED AS TO FORM:

Clifford Mattice, Town Attorney

EXHIBIT A

APN	OWNER
210-05-0010	Lenore Miller, Kimberly Doyle, and Brenda Messer

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **MARIA GONZALEZ, MMC, TOWN CLERK**

RE: **CONSIDERATION AND POSSIBLE RECOMMENDATION OF APPROVAL ON A NEW SERIES 12 RESTAURANT LIQUOR LICENSE APPLICATION SUBMITTED BY HEATHER RENEE KROLL ON BEHALF OF ROSATI'S PIZZA LOCATED AT 25166 S ELLSWORTH ROAD, B101, QUEEN CREEK.**

DATE: **October 7, 2026**

Suggested Action:

To forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control on a new Series 12 Restaurant Liquor License application submitted by Heather Renee Kroll on behalf of Rosati's Pizza located at 25166 S Ellsworth Road, B101, Queen Creek.

Discussion:

The Town Clerk's Office received a liquor license application from the Arizona Department of Liquor Licenses and Control (DLLC) for a new Series 12 Restaurant submitted by Heather Renee Kroll on behalf of Rosati's Pizza located at 25166 S Ellsworth Road, B101, Queen Creek.

The Series 12 Restaurant license is a widely utilized "on-sale" license in Arizona, specifically designed for bona fide restaurants where the primary business is the sale of food, and the sale of spirituous liquor (beer, wine, and distilled spirits) is incidental to the food service. This license allows for the sale of all types of spirituous liquor for consumption on the licensed premises. It is a popular choice for a diverse range of dining establishments, from casual eateries to fine dining restaurants. Holders of this license are permitted to:

- Sell All Spirituous Liquor: Offer and sell beer, wine, and distilled spirits.
- On-Premises Consumption Only: All sales must be for consumption directly on the licensed restaurant premises. Additional permits are required for off-sale privileges.
- Food Sales: The licensee is required to derive at least 40% of the gross revenue from food sales.

In accordance with A.R.S. 4-201(B), a public notice was posted on the premises for the required 20-day period (August 25 - September 14, 2026) comments or protests from the public were received thus far. The Queen Creek Police Department was provided with a copy of the application for interview / investigation, and the report is forthcoming.

The Queen Creek Police Department conducted a background investigation that did not reveal any derogatory information for the business, location, agent, or listed management team. Therefore, staff is in support of the liquor application; summary report is attached.

Fiscal Impact:

Businesses that hold a state issued liquor license and are located within the Town boundaries are required to obtain a Supplemental Liquor License from the Town. Pursuant to Section 8-1-10 of the Town Code, the annual fee for a Supplemental Liquor License is $200; prorated for the first year.

Alternatives:

A denial recommendation will result in the application being sent to the liquor board for final review and decision, and must include the specific reason(s), testimony, and other evidence that supports the Council's motion to deny as required by A.R.S. § 4-201(E) and further defined by Rule R19-1-702 (attached).

Attachment(s):

1. Rule_ R19-1-702 - Arizona Department of Liquor Licenses and Control.pdf
2. LGB Public Report #403651.pdf
3. QCPD Report

R19-1-702

R19-1-702. Determining Whether to Grant a License for a Certain Location

A. To determine whether public convenience requires and the best interest of the community will be substantially served by issuing or transferring a license at a particular unlicensed location, local governing authorities and the Board may consider the following criteria:

1. Petitions and testimony from individuals who favor or oppose issuance of a license and who reside in, own, or lease property within one mile of the proposed premises;
2. Number and types of licenses within one mile of the proposed premises;
3. Evidence that all necessary licenses and permits for which the applicant is eligible at the time of application have been obtained from the state and all other governing bodies;
4. Residential and commercial population of the community and its likelihood of increasing, decreasing, or remaining static;
5. Residential and commercial population density within one mile of the proposed premises;
6. Evidence concerning the nature of the proposed business, its potential market, and its likely customers;
7. Effect on vehicular traffic within one mile of the proposed premises;
8. Compatibility of the proposed business with other activity within one mile of the proposed premises;
9. Effect or impact on the activities of businesses or the residential neighborhood that might be affected by granting a license at the proposed premises;
10. History for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant received a detailed report of the violations and criminal activity at least 20 days before the hearing by the Board;
11. Comparison of the hours of operation at the proposed premises to the hours of operation of existing businesses within one mile of the proposed premises; and
12. Proximity of the proposed premises to licensed childcare facilities as defined by A.R.S. § 36-881.

B. This Section is authorized by A.R.S. § 4-201(I).

State of Arizona
Department of Liquor Licenses and Control

Created 08/20/2026 @ 04:51:03 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	ROSATI'S PIZZA		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	25166 S ELLSWORTH ROAD B101 QUEEN CREEK, AZ 85142 USA		
Mailing Address:	25166 S ELLSWORTH ROAD B101 QUEEN CREEK, AZ 85142 USA		
Phone:	(602)499-3312		
Alt. Phone:			
Email:	[redacted]		

AGENT

Name:	HEATHER RENEE KROLL
Gender:	Female
Correspondence Address:	1640 S JAY PLACE CHANDLER, AZ 85286 USA
Phone:	(602)499-3312
Alt. Phone:	
Email:	[redacted]

OWNER

Name:	KROLL MANAGEMENT LLC - PECAN PLAZA		
Contact Name:	HEATHER RENEE KROLL		
Type:	LIMITED LIABILITY COMPANY		
AZ CC File Number:	23927227	State of Incorporation:	AZ
Incorporation Date:	12/29/2025		
Correspondence Address:	1640 S JAY PLACE CHANDLER, AZ 85286 USA		
Phone:	(602)499-3312		
Alt. Phone:			
Email:	[redacted]		

60th Day
10-19-2026

Officers / Stockholders

Name:	Title:	% Interest:
LEE DAVID KROLL	Member	50.00
HEATHER RENEE KROLL	Member	50.00

KROLL MANAGEMENT LLC - PECAN PLAZA - Member

Name: LEE DAVID KROLL
Gender: Male
Correspondence Address: 1640 S JAY PLACE
CHANDLER, AZ 85286
USA
Phone: (614)572-6153
Alt. Phone:
Email: [redacted]

KROLL MANAGEMENT LLC - PECAN PLAZA - Member

Name: HEATHER RENEE KROLL
Gender: Female
Correspondence Address: 1640 S JAY PLACE
CHANDLER, AZ 85286
USA
Phone: (602)499-3312
Alt. Phone:
Email: [redacted]

MANAGERS

Name: HEATHER RENEE KROLL
Gender: Female
Correspondence Address: 1640 S JAY PLACE
CHANDLER, AZ 85286
USA
Phone: (602)499-3312
Alt. Phone:
Email: [redacted]

APPLICATION INFORMATION

Application Number: 403651
Application Type: New Application
Created Date: 06/22/2026

QUESTIONS & ANSWERS

012 Restaurant

1) Are you applying for an Interim Permit (INP)?
   No
2) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   Property Tenant
3) Is there a penalty if lease is not fulfilled?
   No
4) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
5) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   0
6) Are there walk-up or drive-through windows on the premises?
   No
7) Does the establishment have a patio?
   Yes
   Is the patio contiguous or non-contiguous (within 30 feet)?
   contiguous
8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   Yes
   If yes, what is your estimated completion date?
   07/15/2026
9) What type of business will this license be used for?
   Restaurant - Pizza

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
RESTAURANT OPERATION PLAN	Restaurant_Ops_Plan.pdf	06/22/2026
MENU	Rosatis Paper Menu_LiquorLicenseSubmission.pdf	06/22/2026
DIAGRAM/FLOOR PLAN	Rosatis Pizza.pdf	06/22/2026
QUESTIONNAIRE	ArizonaDepartmentLiquorLicenseControlLetter.docx	06/22/2026
QUESTIONNAIRE	LiquorLicensePersonal_Info_Question.pdf	06/22/2026
QUESTIONNAIRE	LiquorLicenseJR2025.pdf	06/22/2026
QUESTIONNAIRE	2484P11091UC9555.pdf	06/22/2026
QUESTIONNAIRE	2484P184UC9554.pdf	06/22/2026
RECORDS REQUIRED FOR AUDIT	LiqLicenseAuditForm.pdf	06/22/2026
	Rosatis Pizza-1.pdf	07/17/2026
	LLManagerTrainingCert.pdf	07/21/2026
	LLScannedDocuments.pdf	07/21/2026
	KM LLC - Pecan Plaza - AZ Liquor License - .pdf	08/12/2026

QUEEN CREEK
POLICE DEPARTMENT

APPLICANT: Rosati's Pizza
LICENSE TYPE: 012 Restaurant
INVESTIGATOR: Lt. Chriswell Scott #1237

October 5, 2026

PARTIES/ENTITIES INVOLVED

Heather Renee Kroll, Agent/Local Manager/Member
Kroll Management LLC – Pecan Plaza, Owner
Lee David Kroll, Member

INVESTIGATION

A completed Arizona Department of Liquor Licenses and Control Questionnaire/Application packet was received for Rosati's Pizza, located at 25166 S. Ellsworth Rd. B101, Queen Creek, AZ 85142. Heather Renee Kroll is the agent for the application.

A review of the application materials and the history of the agent named in the application was conducted. In the application, it was disclosed that Heather Renee Kroll is the sole agent for the liquor license for Rosati's Pizza. Heather Renee Kroll provided a signed statement attesting that she has no history of criminal or personal administrative liquor law violations.

Kroll Management LLC – Pecan Plaza is listed as the owner of Rosati's Pizza. Kroll Management LLC – Pecan Plaza is in good standing with the Arizona Corporation Commission (23927227).

Heather Renee Kroll and Lee David Kroll are listed as members of Kroll Management LLC – Pecan Plaza, each with a 50% interest.

The investigation found no adverse history or data associated with any of the above-listed involved parties or entities.

CONCLUSION

The background investigation did not reveal any derogatory information for the business, location, agent, or listed management team. The Queen Creek Police Department supports moving forward with the approval of this liquor license.

Respectfully,

Chriswell Scott
Lieutenant
Special Operations
Queen Creek Police Department

TOWN OF QUEEN CREEK ARIZONA

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR

FROM: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON, PLANNING ADMINISTRATOR, NATHAN WARREN, PLANNER I

RE: CONSIDERATION AND POSSIBLE APPROVAL OF ORDINANCE 897-26, CARDER DEVELOPMENT PARKING LOT EXPANSION ANNEXATION (P26-0080), A PROPOSED ANNEXATION OF APPROXIMATELY 31,000 SQUARE FEET (0.72 ACRES), LOCATED NORTH OF THE NORTHWEST CORNER OF ELLSWORTH AND HAPPY ROADS.

DATE: October 7, 2026

Suggested Action:

Move to approve Ordinance 897-26, Case P26-0080, annexation for Carder Development Parking Lot Expansion.

Summary:

This proposal is a request from Chris Webb of Rose Law Group, representing the property owner, for the annexation of approximately 31,000 Square feet (0.72 acres) located north of the northwest corner of Ellsworth and Happy roads.

The Town Council held a public hearing on September 16, 2026, to receive public comments on the proposed annexation application. No members of the public spoke on the request.

Discussion:

Per the request from Rose Law Group, the parcel is currently zoned RU-43 Rural Residential in Maricopa County. On June, 9, 2026, the applicant submitted an annexation application and an application for Rezoning and Site Plan approval for the proposed parking lot expansion in relation to the approved commercial development, which consists of a 17,070-square-foot single-story office building. In accordance with state statutes, when a property is annexed into a municipality's jurisdiction, it must be granted equivalent zoning in the municipality that it currently has in the county. The subject site is currently a vacant lot.

The subject property consists of a single tax parcel that is currently vacant and has not been previously developed or improved. The existing dimensions of the property boundaries are a result of Ellsworth Road widening in 2011, wherein the roadway expanded to six (6) lanes with a raised median. Before this roadway improvement, the parcel met Maricopa County RU-43 dimensional standards for rural residential development. Following the widening, however, the remaining parcel became substantially reduced in width, rendering it non-conforming relative to its rural residential zoning and impractical for development as a single-family residence. The residential lots immediately west of the parcel average approximately 164 feet in width and range from 1.1 to 1.3 acres, illustrating the significant dimensional disparity created by the roadway expansion. Due to this reduction, the site can no longer satisfy the standard setbacks, building envelopes, and other development criteria associated with rural residential zoning.

The subject property is zoned RU-43 (Maricopa County) and has been part of the Town's Planning Area since 1996. The Planning Area identifies areas located outside of the Town's jurisdictional boundaries that may be annexed within the Town in future years. The current General Plan designates the subject site as Rural, which allows for large lot single-family development (R1-43 and greater) and commercial development with the following considerations:

- Commercial development can be considered if appropriate measures are provided to create a compatible transition between adjacent properties. Developments shall consider open space/landscape buffers, building locations, access, cross access, circulation, parking, buffering, public spaces, building design, lighting, and noise impacts to create a compatible transition between the commercial development and adjacent rural property.
- Building height should be limited to a level that creates a proper transition between adjacent properties.
- Commercial development may be considered on sites up to 10 acres.
- Located at the intersection of multiple arterials along Ellsworth Road, Riggs Road, Meridian Road, Power Road, and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Highway (high-capacity corridors).
- Uses are limited to the permitted uses in the C-1 zoning district. No conditional uses or 24-hour businesses are allowed.
- Proposed developments at the entrances of Queen Creek shall consider additional design features, as these areas are considered gateways to the Town.
- Drive-thrus and other in-vehicle service uses are discouraged; however, they can be considered through the PAD process.

The applicant has addressed and followed the above listed criteria in the proposed Rezoning and Site Plan applications, reviewed concurrently with the annexation proposal.

State statutes require the Town to apply zoning categories that permit densities and uses no greater than those permitted by the County immediately before annexation. The subject property is currently zoned RU-43 in Maricopa County. If the property were annexed into the Town, the equivalent zoning to Maricopa County's zoning is Rural Estate District R1-43. The proposed annexation request is accompanied by a concurrent Rezoning (Case P26-0081) and Site Plan (P26-0082), which consist of a request to rezone the property following the subject property's annexation to C-1 (Light Commercial).

Below is a timeline of the major steps associated with the annexation application. The items in italics have been completed:

Annexation Timeline		
Steps	**Date**	**Tasks**
Step 1	Aug. 12 2026	Complete Comment Review
Step 2	Aug. 27 2026	Record blank petition, map, and legal description with Maricopa County Assessor. The 30-day waiting period.
Step 3	Sept. 10 2026	Post the Property for the Public Hearing.
Step 4	Sept. 10 2026	Prepare legal advertisements and publish notice of the Public Hearing in the newspaper.

Step 5	Sept. 9 2026	Mail notice of the public hearing to property owners and the Chairman and Clerk of the County Board of Supervisors.
Step 6	Sept. 16 2026	Public Hearing at the Town Council Meeting to discuss the annexation proposal.
Step 7	Sept. 26 2026	30-day waiting period ends. The process to collect signatures may begin.
Step 8	**TBD**	**Record signed petition(s)**
Step 9	**TBD**	**Adopt the Ordinance at a future Town Council Meeting.**
Step 10	**TBD**	**Record the Ordinance and signed petitions.**

Analysis:

General Plan: This property is designated Rural. The Project aligns with the Town's recently approved Major General Plan Amendment (Case No. P24-0077), which allows for limited commercial and office development within the Rural Land Use category in select locations, ensuring compatibility with adjacent rural uses. The proposed parking lot expansion serves to accommodate additional parking for users within the approved Carder Development single-story office building and to expand opportunities for leased-out spaces within the Carder office building permitted under the Light Commercial zoning classification.

Zoning Review: This proposed annexation meets the requirements of Arizona Revised Statutes §9-471. According to A.R.S. §9-471, Section A.1, a description and accurate map of all the exterior boundaries of the territory contiguous to the city or town proposed to be annexed are required. The requested annexation complies with all conditions of Section H, meeting the requirements for a contiguous parcel of annexation. For the reasons stated below, this parcel is contiguous under the current Arizona annexation statute.

Under §A.R.S. 9-471, territory is not considered contiguous for annexation purposes unless:
1. It adjoins the exterior boundary of the annexing city or town for at least three hundred feet.
- The Annexation Property borders the Town via its eastern property line for a total of approximately 330 feet.

2. It is, at all points, at least two hundred feet in width, excluding rights-of-way and roadways.
- The shortest boundary width of the Annexation Property is 95 feet.

3. The distance from the existing boundary of the annexing city or town where it adjoins the annexed territory to the furthest point of the annexed territory from that boundary is not more than twice the maximum width of the annexed territory.
- The distance from the existing Town boundary to the furthest point of the Annexation Property is 95 feet, which is less than twice the width of the annexed territory.

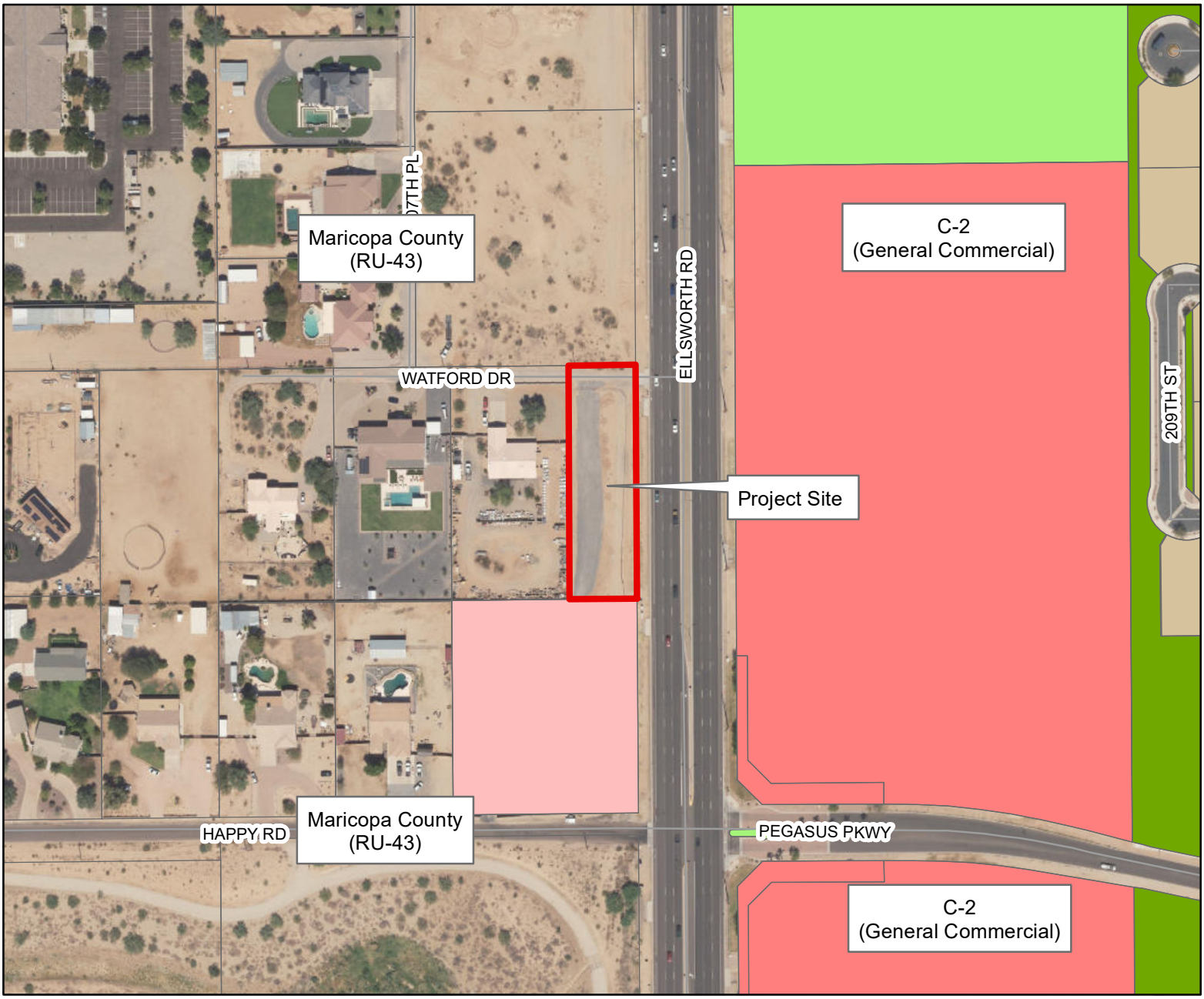
Zoning and Land Use
§A.R.S. 9-471(M): A city or town annexing an area must adopt zoning classifications that permit densities and uses not greater than those permitted by the county immediately before annexation.

RU-43 is a Maricopa County Zoning District requiring a minimum of 43,000 square feet per dwelling unit. Similarly, the Town's R1-43 Zoning District allows the same density and uses.

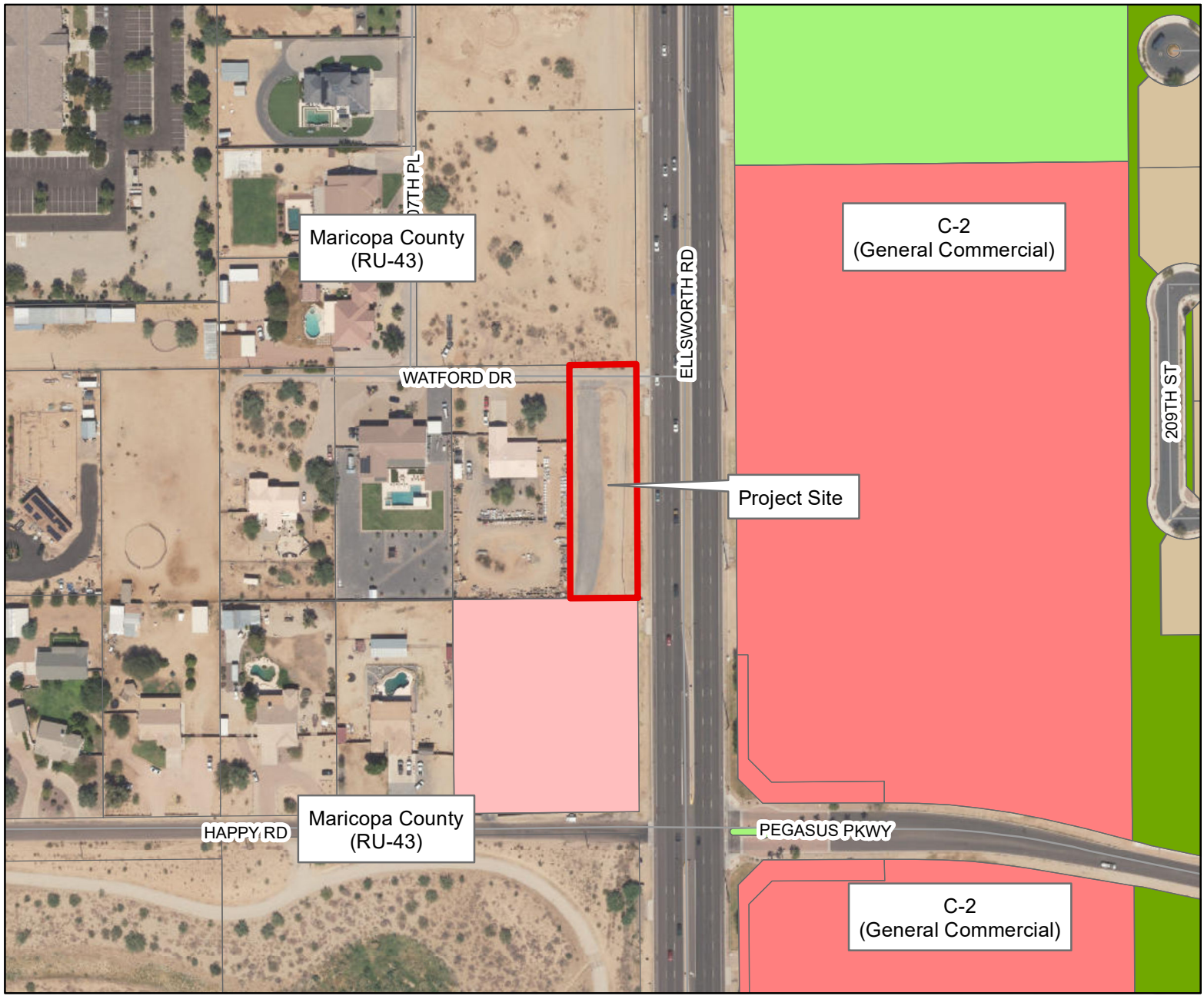
Attachment(s):

1. Annexation Aerial Exhibit.pdf
2. Existing Zoning Exhibit.pdf
3. General Plan Exhibit.pdf
4. Carder Development Parking Lot Expansion Blank Petition and Legal Description.pdf
5. ORDINANCE 897-26 ANNEXATION.pdf
6. STAFF Carder Development Presentation.pptx

Project Name: Carder Development Parking Lot Extension Aerial Exhibit
Case Number: P26-0080
Hearing Date: Ocotober 7, 2026 (Town Council)



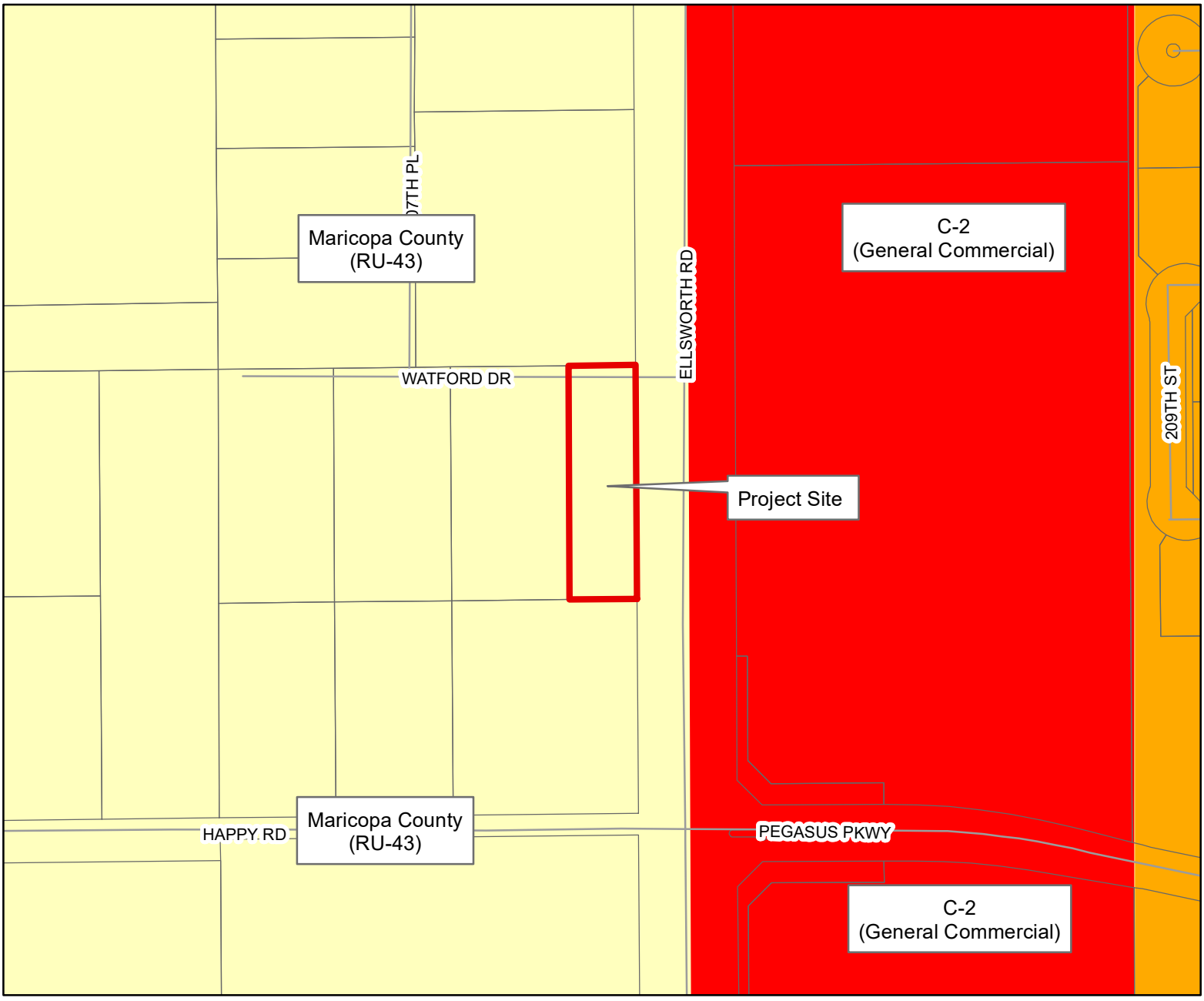
Project Name: Carder Development Parking Lot Extension Existing Zoning Exhibit Case Number: P26-0080
Hearing Date: October 7, 2026 (Town Council)



Zoning Districts

- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- DC - Downtown Core
- RC - Residential Commercial
- EMP A - Office/Industrial Park
- EMP B - General Industrial
- PQP - Public/Quasi Public
- PRC - Parks
- R1-190 - Residential
- R1-54 - Residential
- R1-43 - Residential
- R1-35 - Residential
- R1-18 - Residential
- R1-15 - Residential
- R1-12 - Residential
- R1-9 - Residential
- R1-8 - Residential
- R1-7 - Residential
- R1-6 - Residential
- R1-5 - Residential
- R1-4 - Residential
- HDR - High Density Residential
- MDR - Medium Density Residential
- MU - Mixed Use
- AT - Agritainment
- PCD - Planned Community District
- SP - Specific Plan

Project Name: Carder Development Parking Lot Extension General Plan Exhibit
Case Number: P26-0080
Hearing Date: October 7, 2026 (Town Council)



General Plan Land Use

- Rural
- Neighborhood
- Urban
- Commercial
- Industrial
- Open Space
- Special District 1
- Special District 2
- Special District 3
- Special District 4

ANNEXATION PETITION ANNEXATION NO. P26-0080

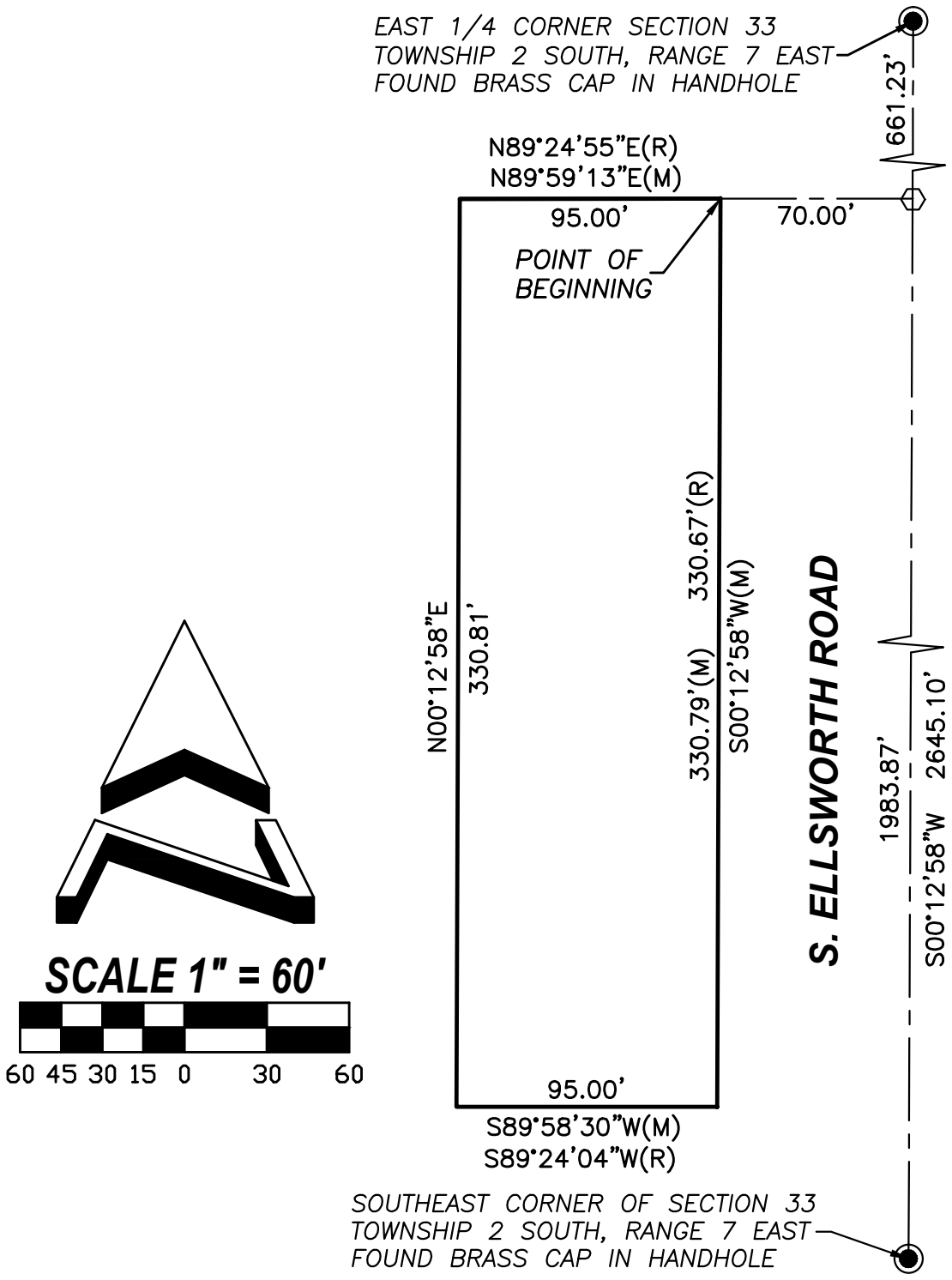
TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Queen Creek in the event of annexation within the territory being contiguous to the corporate limits of the Town of Queen Creek, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "A" and made a part hereof, request the Town of Queen Creek to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

The descriptions of the territory proposed to be annexed, not already within the present limits of the Town of Queen Creek and located in Maricopa County, Arizona, are attached hereto, marked “Exhibit "B" and made a part hereof.

DATE	SIGNATURE	MAILING ADDRESS	ASSESSOR'S PARCEL NUMBER

EXHIBIT A



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N.
ZAUGG
Date Signed 4/20/2026
ARIZONA, U.S.A.

ALLEN CONSULTING ENGINEERS, INC.

4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666

APN #304-91-049M
ANNEXATION AREA EXHIBIT

JOB NUMBER	98745	**DRAWING**	EXHIBIT-ANNEXATION
SHEET	2 OF 2	**DATE**	07-20-2026

EXHIBIT B

LEGAL DESCRIPTIO
SAN TAN & ELLSWORTH PROPERTY
ANNEXATION AREA

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 33 LYING NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS), A DISTANCE OF 2645.10 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 33, 661.23 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 330.67 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 95.00 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 330.81 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 95.00 FEET TO THE POINT OF BEGINNING.

NET AREA IS 31,426 S.F. AND/OR 0.721 ACRES MORE OR LESS



ALLEN CONSULTING ENGINEERS, INC.

4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666

APN #304-91-049M
ANNEXATION AREA EXHIBIT - LEGAL DESCRIPTION

JOB NUMBER	98745	**DRAWING**	EXHIBIT-ANNEXATION
SHEET	1 OF 2	**DATE**	07-20-2026

ORDINANCE NO. 897-26

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF QUEEN CREEK, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS HERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS. (CARDER DEVELOPMENT ANNEXATION, P26-0080)

WHEREAS, Arizona Revised Statutes § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, A.R.S. § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, a petition in writing ("Petition"), accompanied by a map of certain real property contiguous to the boundaries of the Town of Queen Creek, has been filed and presented to the Mayor and Common Council of the Town of Queen Creek, Arizona, requesting that said property be annexed into the Town of Queen Creek, thereby extending and increasing the corporate limits of the Town to include such Property; and

WHEREAS, the Petition was signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning such real and personal property as would be subject to taxation by the Town of Queen Creek in the event of annexation of such property into the Town; and

WHEREAS, the Mayor and Common Council of the Town of Queen Creek, Arizona, are desirous of complying with said Petition and extending and increasing the corporate limits of the Town to include said territory; and

WHEREAS, the said Petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Queen Creek, including all county rights of way and roadways that are within or contiguous to the exterior boundaries of the area of the proposed annexation, and had attached thereto at all times accurate maps of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of Section 9-471, Arizona Revised Statutes, and amendments thereto, including all requirements, notices, and waiting periods, have been fully observed and complied with; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Queen Creek, Arizona, together with a true and correct copy of the original Petition referred to herein, which Petition is on file in the Office of the Maricopa County Recorder.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

Section 1: The attached Exhibits A & B are declared to be a public record and is adopted and incorporated herein by this reference.

Section 2: That the territory depicted in Exhibit A and described in Exhibit B and attached hereto and incorporated herein by this reference (the "Property") is hereby annexed to the Town of Queen Creek, Arizona, and that the present corporate limits are hereby extended and increased to include the Property.

Section 3: That a copy of this ordinance, together with an accurate map of the territory hereby annexed into the Town of Queen Creek, Arizona, certified by the Mayor of said Town, be forthwith filed and recorded in the Office of the Maricopa County Recorder and that a copy of this ordinance be provided to the Clerk of the Board of Supervisors of Maricopa County, Arizona.

Section 4: That the Town Council has determined that the Town zoning categories that permits densities and uses no greater than those permitted by the County immediately before annexation is as follows:

Maricopa County Zoning District	Equivalent Queen Creek Zoning District
RU-43	R1-43

Section 5: That the Official Zoning Map of the Town of Queen Creek is hereby amended to show that the Properties that are zoned in the County as shown in the table above are hereby zoned to the equivalent Town of Queen Creek Zoning District.

Section 6: That the Town Council approves and affirms that it is the policy of the Town to provide the newly annexed territory with infrastructure and services (to the extent not already provided) commensurate with other areas of the Town within 10 years after the annexation becomes final as further described in the Staff Report to the Queen Creek Town Council dated October 7, 2026 which is incorporated herein and adopted by the Town Council.

Section 7: That the Town Council has determined that the effective date of this ordinance is November 6, 2026 at 8:00 A.M.

Section 8: If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

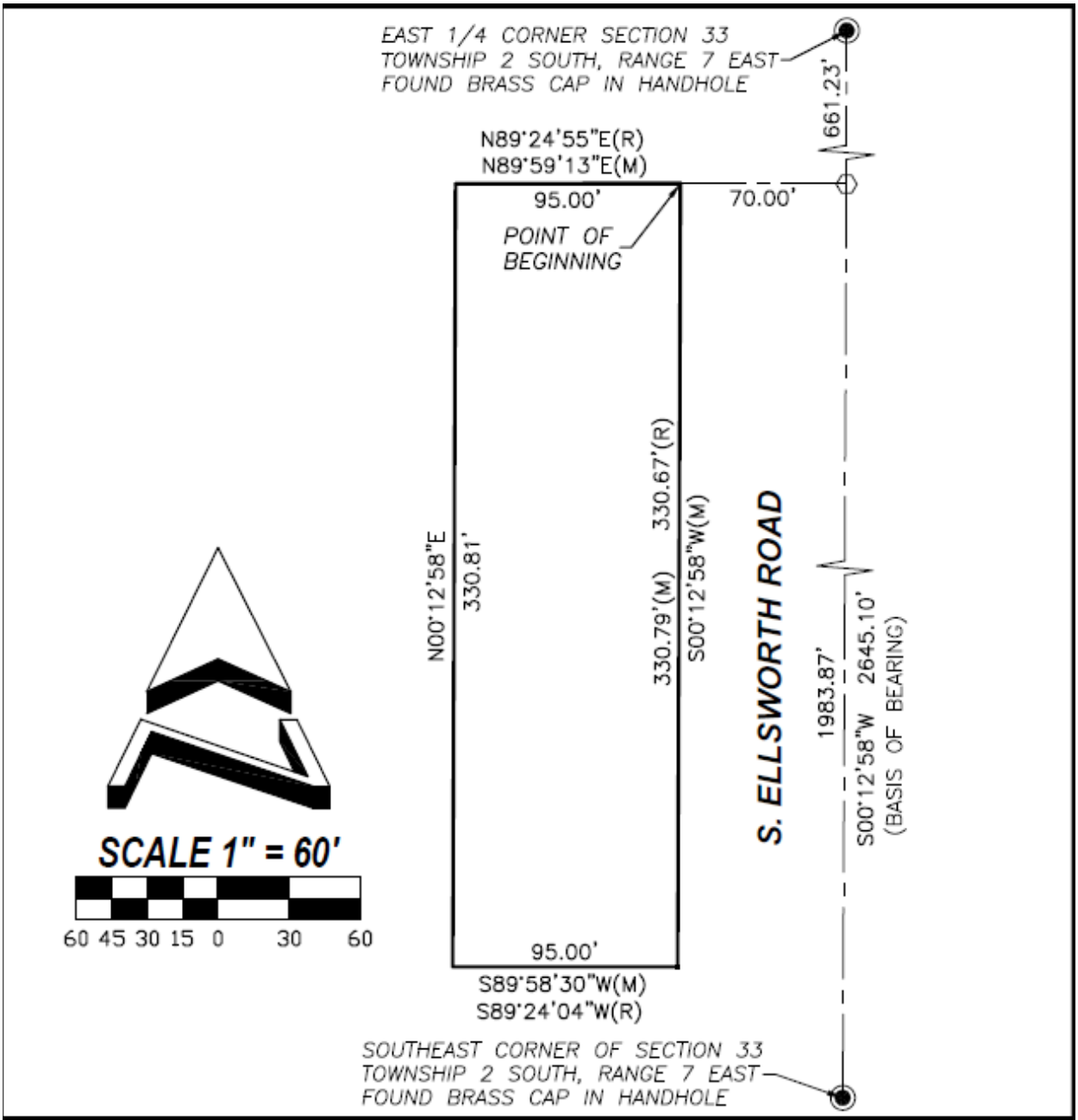
Section 9: At least one paper copy and one electronic copy of this Ordinance and Exhibit(s) are to be filed with and will be located at the office of the Town Clerk.

PASSED AND ADOPTED by the Common Council of the Town of Queen Creek, Arizona, this 7th day of October, 2026.

FOR THE TOWN OF QUEEN CREEK:	ATTESTED TO:
Leah Martineau, Vice Mayor	Maria Gonzalez, Town Clerk
REVIEWED BY:	APPROVED AS TO FORM:
Bruce Gardner, Town Manager	Clifford Mattice, Town Attorney

EXHIBITS ON FILE AND LOCATED AT THE TOWN CLERK'S OFFICE

EXHIBIT A



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
41076
ANTHONY N. ZAUGG
Date Signed 7/20/2026
ARIZONA, U.S.A.

ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666

APN #304-91-049M
ANNEXATION AREA EXHIBIT

JOB NUMBER	98745	DRAWING	EXHIBIT-ANNEXATION
SHEET	2 OF 2	DATE	07-20-2026

EXHIBIT B

LEGAL DESCRIPTION
SAN TAN & ELLSWORTH PROPERTY
ANNEXATION AREA

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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JOB NUMBER	98745	DRAWING	EXHIBIT-ANNEXATION
SHEET	1 OF 2	DATE	07-20-2026

TOWN OF QUEEN CREEK ARIZONA



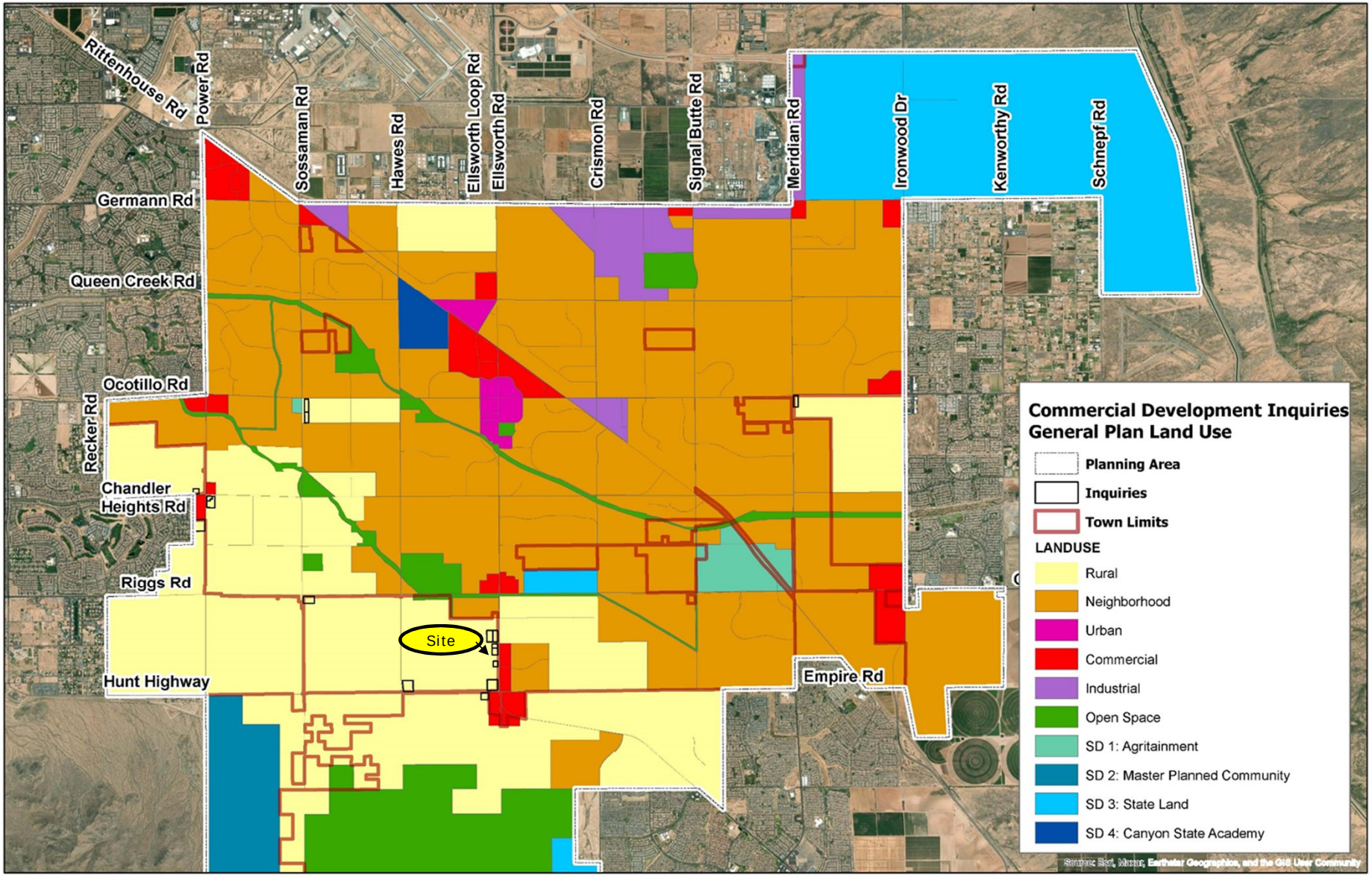






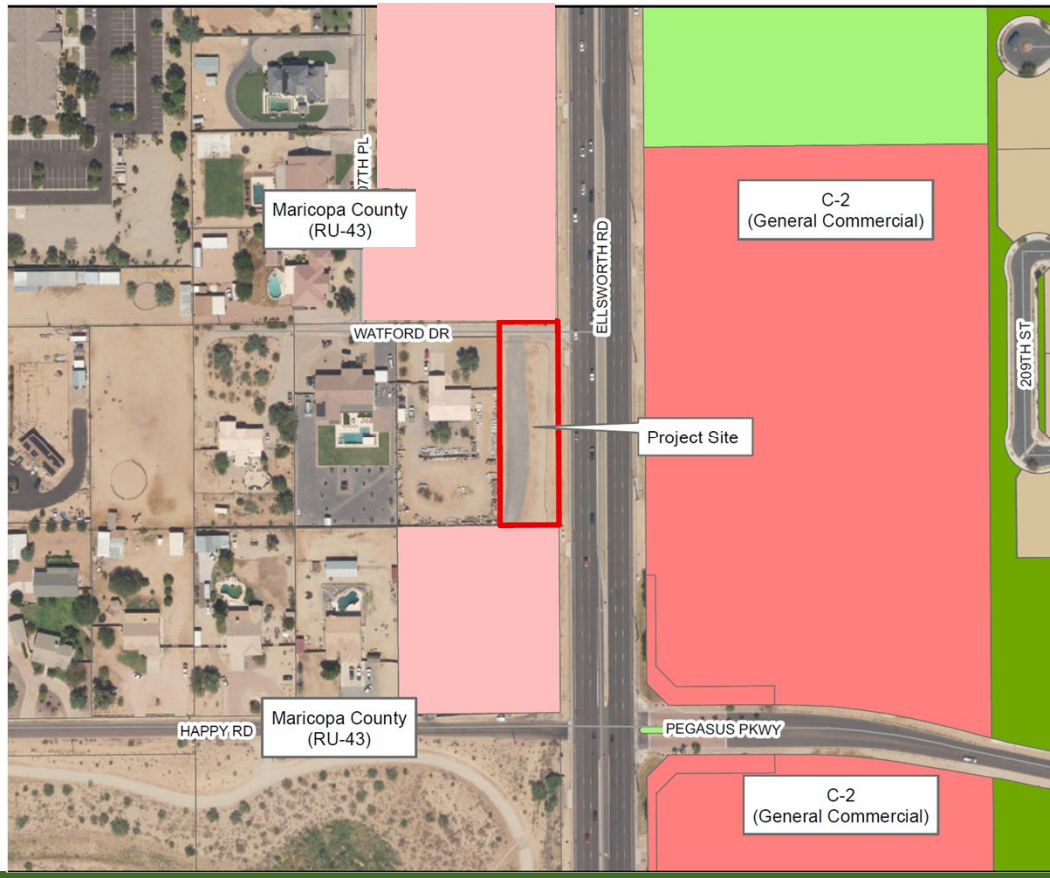
Carder Development Annexation
Parking Lot Expansion

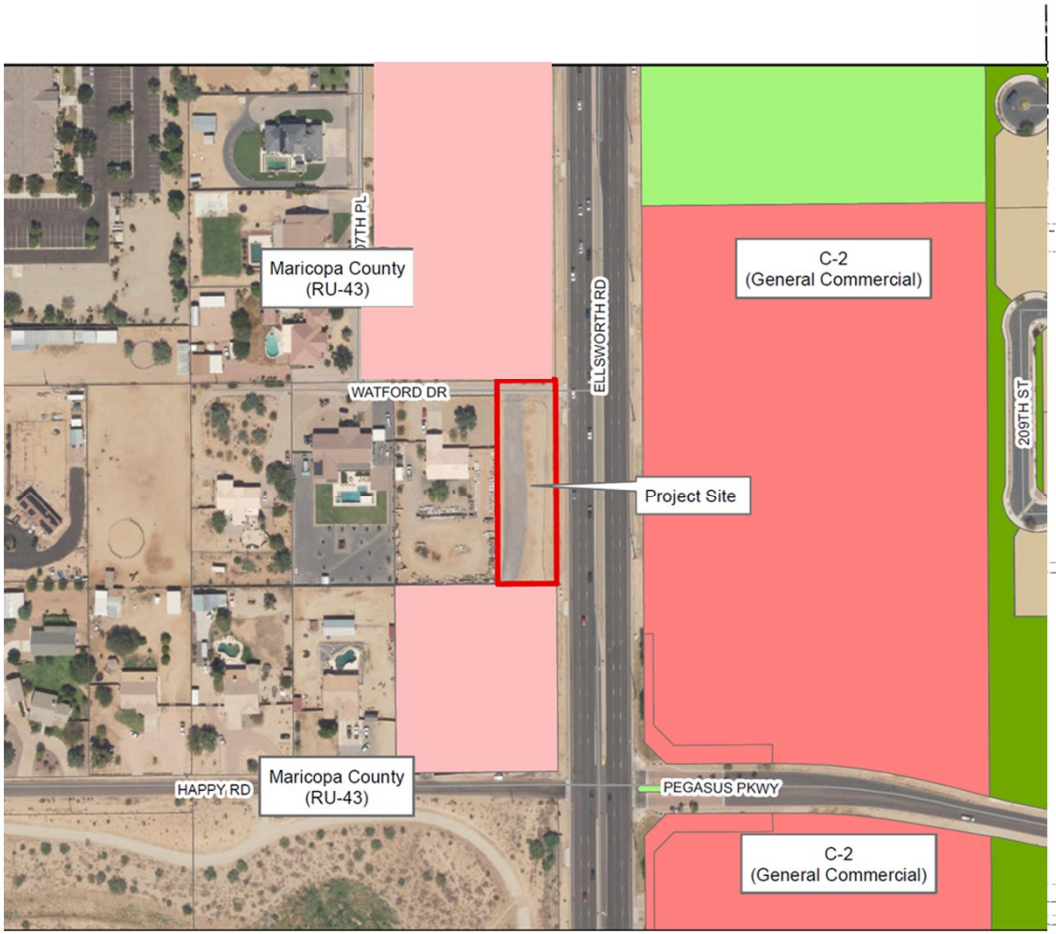
Town Council – October 7, 2026

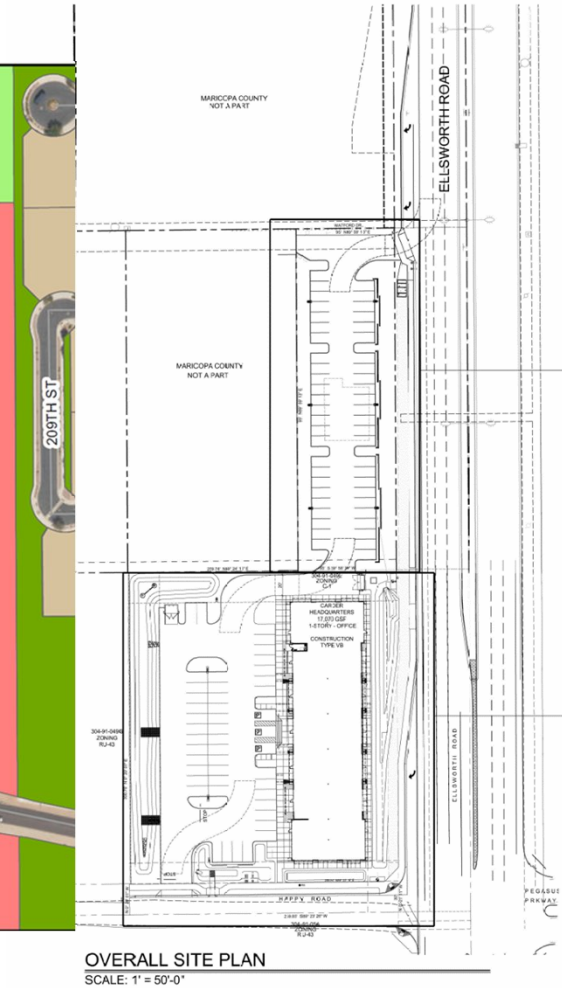

Rittenhouse Rd
Power Rd
Sossaman Rd
Hawes Rd
Ellsworth Loop Rd
Ellsworth Rd
Crismon Rd
Signal Butte Rd
Meridian Rd
Ironwood Dr
Kenworthy Rd
Schnepf Rd
Germann Rd
Queen Creek Rd
Ocotillo Rd
Recker Rd
Chandler Heights Rd
Riggs Rd
Site
Hunt Highway
Empire Rd
Commercial Development Inquiries
General Plan Land Use
Planning Area
Inquiries
Town Limits
LANDUSE
Rural
Neighborhood
Urban
Commercial
Industrial
Open Space
SD 1: Agritainment
SD 2: Master Planned Community
SD 3: State Land
SD 4: Canyon State Academy

Carder Development Aerial

- 0.72 acres (31,426 SF)
- Part of the approved 1.79 acre (78,123 SF) Carder Development







OVERALL SITE PLAN
SCALE: 1" = 50'-0"

TOWN OF QUEEN CREEK
ARIZONA

CARDER PROJECT SITE PHASE II
AS PART OF THIS APPLICATION.
PART OF ADDED IMPROVEMENT
FOR ADJACENT CARDER PROJECT.

ADJACENT CARDER
PROJECT SITE - PHASE I
PREVIOUSLY APPROVED
304-91-049N
ZONING C-1
ANNEXED

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON, PLANNING ADMINISTRATOR, NATHAN WARREN, PLANNER I**

RE: **PUBLIC HEARING AND POSSIBLE ACTION ON ORDINANCE 898-26, CARDER DEVELOPMENT PARKING LOT EXPANSION REZONE (P26-0081) AND SITE PLAN (P26-0082), A REQUEST FROM CHRIS WEBB (ROSE LAW GROUP) TO REZONE APPROXIMATELY 31,000 SQUARE FEET (0.72 ACRES) FROM RU-43/R1-43 (MARICOPA COUNTY/TOWN EQUIVALENT) TO C-1 (LIGHT COMMERCIAL), LOCATED NORTH OF THE NORTHWEST CORNER OF ELLSWORTH AND HAPPY ROADS.**

DATE: **October 7, 2026**

Suggested Action:

Move to approve Ordinance 898-26, Carder Development Parking Lot Expansion Rezone (P26-0081), and Site Plan (P26-0082), subject to the Conditions of Approval outlined in this report.

Planning Commission Recommendation:

The Planning Commission recommended approval of P26-0081 Carder Development Parking Lot Expansion Rezone and P26-0082 Carder Development Site Plan, with a vote of 6-0 at their scheduled September 9, 2026 meeting. No members of the public representing the community spoke on this case.

Summary:

This proposal consists of a request for Rezoning and Site Plan approval for a 31,000 square foot (0.72 acres) commercial property located north of the northwest corner of Ellsworth and Happy roads. The request is to Rezone approximately 0.72 acres from RU-43 (Maricopa County zoning/R1-43 Town equivalent) to C-1 (Light Commercial). The Site Plan request consists of a request for Site Plan approval of a 31,000-square-foot (approx.) parking lot expansion in relation to the approved Carder office building.

History:

- February 5, 2025: Town Council approved Ordinance 857-25, Carder Development Headquarters Annexation (P24-0114).
- February 5, 2025: Town Council approved Case P24-0013, Carder Development Rezone, and Case P24-0012, Carder Development Site Plan.
- July 2025: The subject site was acquired by the developer.
- September 9, 2026: The Planning & Zoning Commission recommended approval of the Carder Development Parking Lot Expansion (P26-0081 and P26-0082) with a vote of 6-0 at the regularly scheduled hearing.

Project Information:

Project Information

Project Name	Carder Development Parking Lot Expansion
Site Location	Located north of the northwest corner of Happy and Ellsworth roads.
Current Zoning	RU-43 (Maricopa County)
Proposed Zoning	C-1 (Light Commercial)
General Plan Designation	Rural
Surrounding Zoning:	
North	C-1 (Light Commercial)
South	C-1 (Light Commercial)
East	Ellsworth Road / C-2 Commercial (Vacant) east of Ellsworth Road
West	RU-43 (Maricopa County)
Gross Acreage	31,426 SF / 0.721 AC (Phase II)
Net Acreage	78,123 SF / 1.79 AC (Phase I)
Landscape/Open Space Area	
Required:	15%
Provided:	33% (Total On-site Landscape)
Parking	
Provided:	50 additional stalls

Discussion:

This proposal consists of a request to Rezone approximately one (1) acre from RU-43 (Maricopa County zoning/R1-43 Town equivalent) to C-1 (Light Commercial). The 1-acre property is currently within the jurisdiction of Maricopa County. A concurrent request for annexation (Case P26-0080) of the subject site is being processed with this Rezoning and Site Plan request. The subject parcel, identified as APN 304-91-049M, is directly north of the approved office site (APN 304-91-049L) and is intended to function as an integrated extension of that development. It is important to note that the subject site was acquired in early 2025 following the approval of the initial Carder Development application approved in early 2025.

The Town's General Plan designates the site as Rural, permitting large lot residential uses with consideration for commercial uses under specified criteria. These criteria require development to provide compatible transitions between rural and commercial intensities, considering buffering, landscaping, access, parking, circulation, building placement, lighting, and noise mitigation. The Town's Major General Plan Amendment (P24-0077) further establishes opportunities for limited commercial and office uses in the Rural category when the uses are compatible in scale and impact.

The 0.72-acre site is situated 300 feet north of the northwest corner of Happy and Ellsworth roads. The site is bordered by rural residential uses in unincorporated Maricopa County to the west, the recently approved Carder office development to the south, future office uses within Town limits to the north, and vacant commercially zoned property east of Ellsworth Road planned for future commercial and auto-oriented uses. Consistent with the Town's General Plan, this area is located along Ellsworth Road where commercial and office development is considerable.

The subject property's narrow width in dimension results from the Ellsworth Road widening in 2011, wherein the roadway expanded to six (6) lanes with a raised median. Before this roadway improvement, the parcel met Maricopa County RU-43 dimensional standards for rural residential development. Following the widening, however, the remaining parcel became substantially reduced in width, rendering it non-conforming relative to its rural residential zoning and impractical for development as a single-family residence. The residential lots immediately west of the parcel average

approximately 164 feet in width and range from 1.1 to 1.3 acres, illustrating the significant dimensional disparity created by the roadway expansion. Due to this reduction, the site can no longer satisfy the standard setbacks, building envelopes, and other development criteria associated with rural residential zoning.

Given the parcel's physical constraints, the proposed parking lot expansion requires a PAD overlay to accommodate deviations from standard buffer requirements between rural residential properties and light commercial uses. The Town's zoning ordinance typically mandates a minimum 30-foot landscape buffer. The applicant requests approval of a 13-foot landscape buffer on the western boundary. The site plan supplies screened landscaping to create an appropriate visual and functional transition to the adjacent rural homes, while enhancing separation from vehicular activity within the parking area. Regarding the request to deviate from the Zoning Ordinance in Article 5 Section 3, the applicant has worked directly with the adjacent property owner to inform them of their proposed plans for the parking lot extension. With the proposal shared, the adjacent owner supports the request and has not shared any additional feedback or concerns with the applicant or staff. A letter of support from the adjacent property owner is attached. The Planning Commission supports the proposed deviations.

The proposed landscape palette emphasizes desert-appropriate species to enhance the arterial corridor. Screening trees within the western buffer will soften views from adjacent rural residences and reduce visual and operational impacts, as similarly demonstrated on the previous Carder Office Development project. The site design, aisle widths, stall dimensions, and parking islands comply with the Town's Design Standards for commercial development.

The new parking lot will feature a single central drive aisle and 50 parking spaces evenly divided between the western and eastern sides of the aisle. The design ties directly into the existing office site via a new 20-foot driveway connection at the southern boundary, allowing circulation and expanded on-site parking capacity. The Fire Division has no concerns with the internal vehicle circulation. The northern extent of the parking lot will align with, and be accessed from, Watford Drive, which will be improved as part of the proposed project. Watford Drive includes an existing right-in/right-out connection to Ellsworth Road, thereby enabling efficient vehicle access without additional curb cuts on Ellsworth Road. A right-turn decel lane to Watford Drive will be constructed pending approval of the request. With the dedicated right-turn lane and improvements to Watford Drive, the Traffic Division has no comments or concerns with the proposal.

The site is located in an area experiencing increased commercial activity, supported by recent entitlements at the Carder Development site and planned commercial uses to the east. The proposed parking expansion seeks to increase capacity for office tenants and shall meet demand for flexible office space, while creating appropriate commercial activity for rural-designated areas.

Public Participation:

The applicant held one neighborhood meeting on August 3, 2026. Notification of the meeting was mailed to property owners within 900 feet of the project as required by the Zoning Ordinance. No members were in attendance for the neighborhood meeting; however, there was one property owner adjacent to the subject property who reached out to the applicants directly.

The property owner inquired about the general scope of the project. The applicant has provided a support letter signed by the neighboring property owner to the west, expressing support for the proposed parking lot expansion. The letter is attached to this report.

There were no speakers or comments presented for the Planning & Commission session (September 9, 2026) or the Introduction to Annexation Public Hearing presented to the Town Council (September 16, 2026). Staff has not received any comments or questions from the public regarding the case.

Analysis:

General Plan: This property is designated Rural. The project aligns with the Town's approved Major

General Plan Amendment (Case No. P24-0077), which allows for limited commercial and office development within the Rural Land Use category in select locations, ensuring compatibility with adjacent rural uses.

- Commercial development can be considered if appropriate measures are provided to create a compatible transition between adjacent properties. Developments shall consider open space/landscape buffers, building locations (not applicable for this case), access, circulation, parking, lighting, and noise impacts to create a transition between the commercial development and adjacent rural property.
    - Staff Analysis: The proposed development incorporates buffers and additional elements to the overall Carder Development to ensure compatibility with the existing rural residential properties to the west. Such elements include:
        - The landscape plan provides a 13-foot-wide buffer on the western boundary that includes a row of Tipu trees, a 20-foot-wide landscape buffer on the eastern boundary providing Evergreen Elm and Mulga trees, and a 4-foot-tall solid masonry screen wall also along the eastern boundary to shield vehicle headlights towards Ellsworth Road.
        - The existing remnant and non-conforming lot proposes adequate separation and screening from adjacent residential property, while mitigating fill-in improvements between the Carder Office building and the future development to the north separate from this project.
        - The project is connected to the Office site via a new 20-foot-wide driveway located at the south end of the parking lot. The north end of the parking lot will be connected to Watford Drive, an existing gravel road located within a private 20' ingress/egress easement along the northern boundary of the site.
        - Watford Drive has an existing right-in, right-out access driveway onto Ellsworth Road. Watford Drive is anticipated to be improved with a paved width of 24' along the subject property's northern boundary.
        - The development offers a dedicated right-turn lane on Ellsworth Road approaching Watford Drive.
        - The development includes 15-foot-tall parking lot lights with a 4000K LED light color, which is a natural white color light with a slight tint of yellow. The approach is to soften the impact of the development on the adjacent residents.

- Commercial development may be considered on sites up to 10 acres.
    - Staff Analysis: The project site is 0.72 acres (31,426 SF), under the 10-acre threshold for commercial development within the Rural land use category. The Carder Office Development associated with the project has a total of 1.79 acres.
- Commercial development must be located at the intersection of multiple arterials along Ellsworth Road, Riggs Road, Meridian Road, Power Road, and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Highway (high-capacity corridors).
    - Staff Analysis: The project is located along Ellsworth Road between Riggs Road and Hunt Highway, meeting the location requirements as identified in the General Plan.
- Uses are limited to the permitted uses in the C-1 zoning district. No conditional uses or 24-hour businesses are allowed.
    - Staff Analysis: The applicant is proposing to rezone the site to C-1 with a PAD overlay to establish a site plan and associated parking with the zoning request and is not proposing any 24-hour businesses.

Zoning: The applicant is requesting to rezone the property, following a successful annexation into the Town, from R1-43 to C-1 (Light Commercial) with a PAD overlay to comply with the requirements of commercial development within the Rural land use category per the General Plan.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be

provided by the project.

Engineering, Utilities, Fire, and Traffic Review: The Engineering, Traffic, Fire, and Utilities Divisions have been involved throughout the review of the request. Conditions of Approval have been added accordingly for any applicable items.

Conditions of Approval:

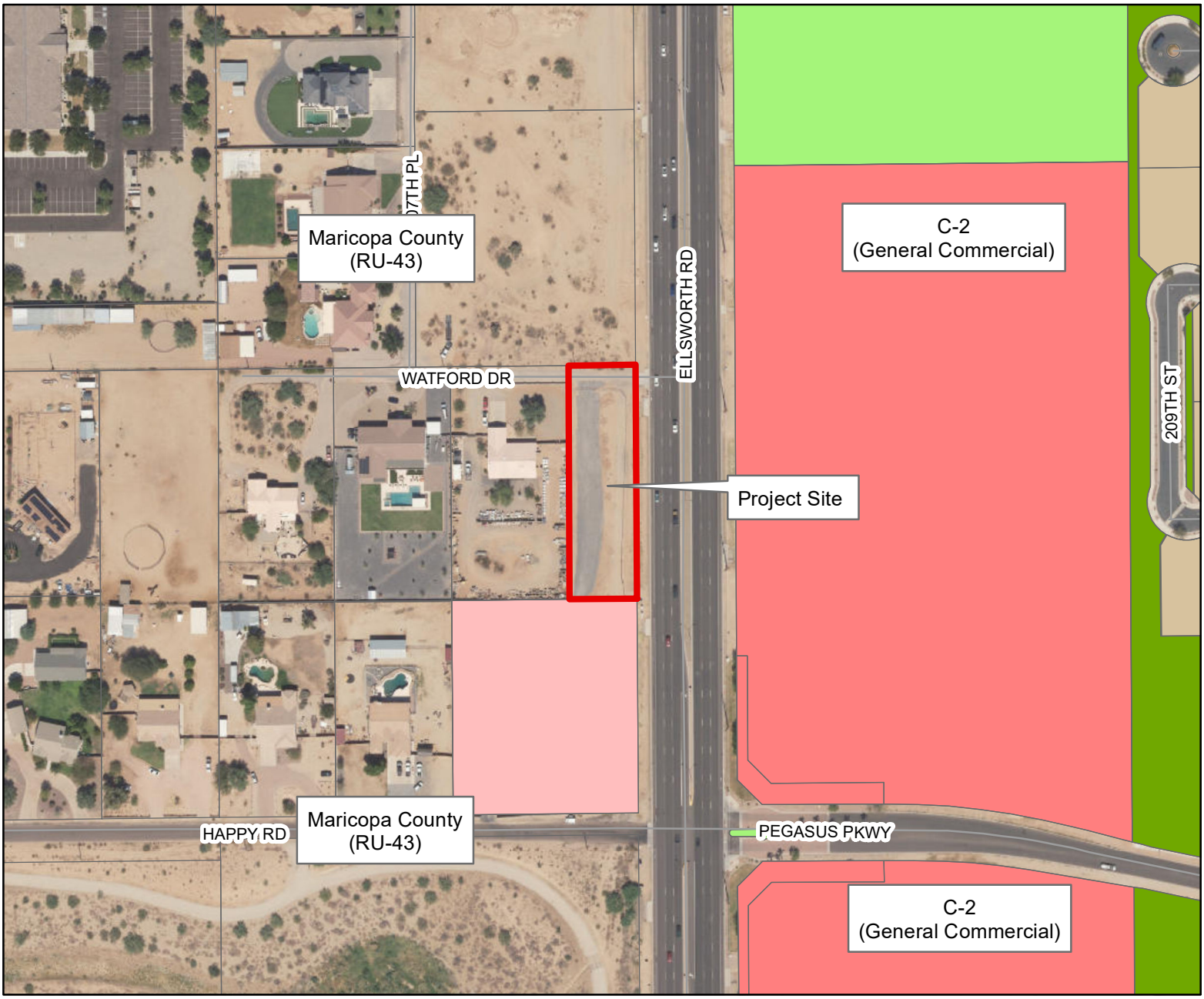
1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance and Town Code applicable to this case.
2. The approval of the Site Plan (P26-0082) is contingent upon the approval of the Rezone request (P26-0081).
3. Development shall conform to the Town Zoning Ordinance requirements for landscaping and open space.
4. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior to any permits being issued.
5. The Developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the existing Bureau of Reclamation Easement(s).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current Town standards
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Half street road improvements will be required for Watford Drive (northern boundary). The minimum required street improvement (centerline to the face of curb) shall be 24'. The improvements shall be per the Town standards and shall include, but not limited to, paving, curb, gutter, sidewalks, and landscaping.
10. Sidewalks and landscaping will be required along Ellsworth Road and shall be per Town standards.
11. All roadway and infrastructure improvements shall be in accordance with the current Town standards or as approved by the Town Engineer.
12. A Construction Assurance is required for all offsite public improvements. The Assurance shall be per Section 7.5 of the Town of Queen Creek Subdivision Ordinance. An Engineer's Cost Estimate for the offsite improvements shall be submitted for review and approval.
13. The drainage plan shall be in accordance with the current Town standards. The approved Drainage Plan shall provide retention for storm waters in on-site retention areas.

Attachment(s):

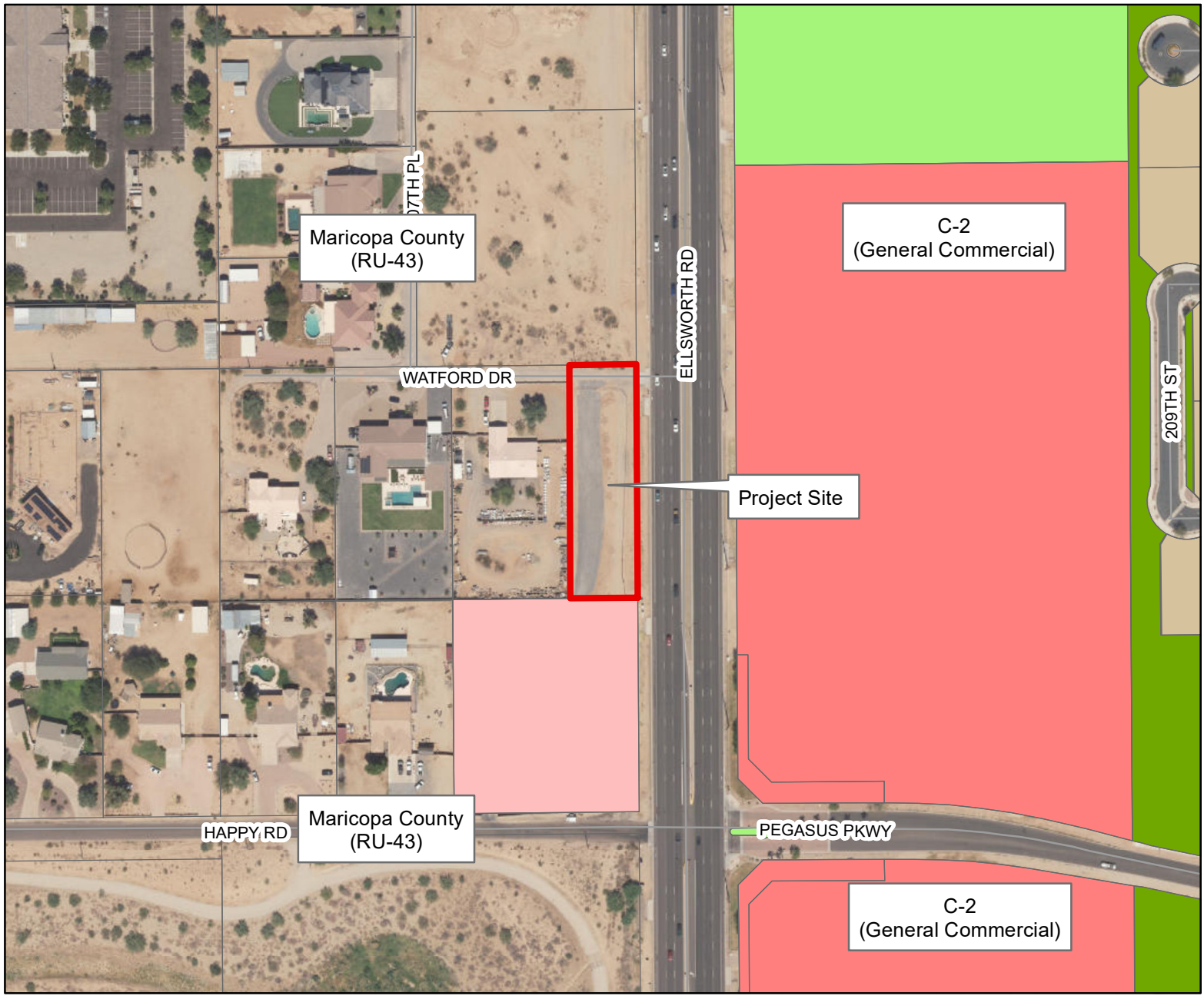
1. Aerial Exhibit.pdf
2. Existing Zoning Exhibit.pdf
3. General Plan Exhibit.pdf
4. Proposed Zoning Exhibit.pdf
5. Site Plan.pdf
6. Landscape Plan.pdf
7. Narrative.pdf
8. Vasquez Support Letter 2026.09.01.pdf
9. ORDINANCE 898-26 REZONE.pdf

10. STAFF Carder Development Presentation TC.pptx

Project Name: Carder Development Parking Lot Extension Aerial Exhibit
Case Number: P26-0081 (Rezone) & P26-0082 (Site Plan)
Hearing Date: Ocotober 7, 2026 (Town Council)



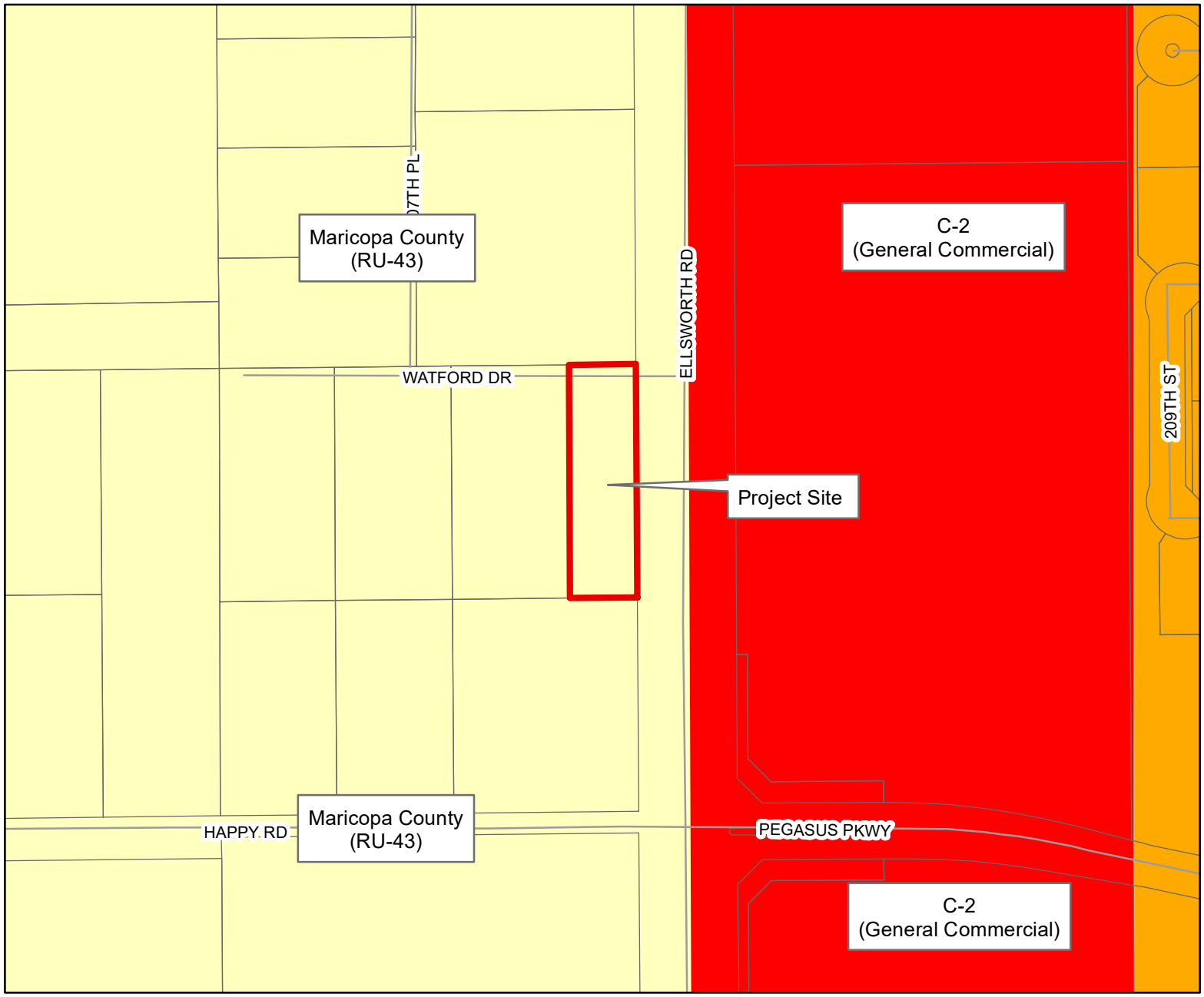
Project Name: Carder Development Parking Lot Extension Existing Zoning Exhibit Case Number: P26-0081 (Rezone) and P26-0082 (Site Plan)
Hearing Date: October 7, 2026 (Town Council)



Zoning Districts

- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- DC - Downtown Core
- RC - Residential Commercial
- EMP A - Office/Industrial Park
- EMP B - General Industrial
- PQP - Public/Quasi Public
- PRC - Parks
- R1-190 - Residential
- R1-54 - Residential
- R1-43 - Residential
- R1-35 - Residential
- R1-18 - Residential
- R1-15 - Residential
- R1-12 - Residential
- R1-9 - Residential
- R1-8 - Residential
- R1-7 - Residential
- R1-6 - Residential
- R1-5 - Residential
- R1-4 - Residential
- HDR - High Density Residential
- MDR - Medium Density Residential
- MU - Mixed Use
- AT - Agritainment
- PCD - Planned Community District
- SP - Specific Plan

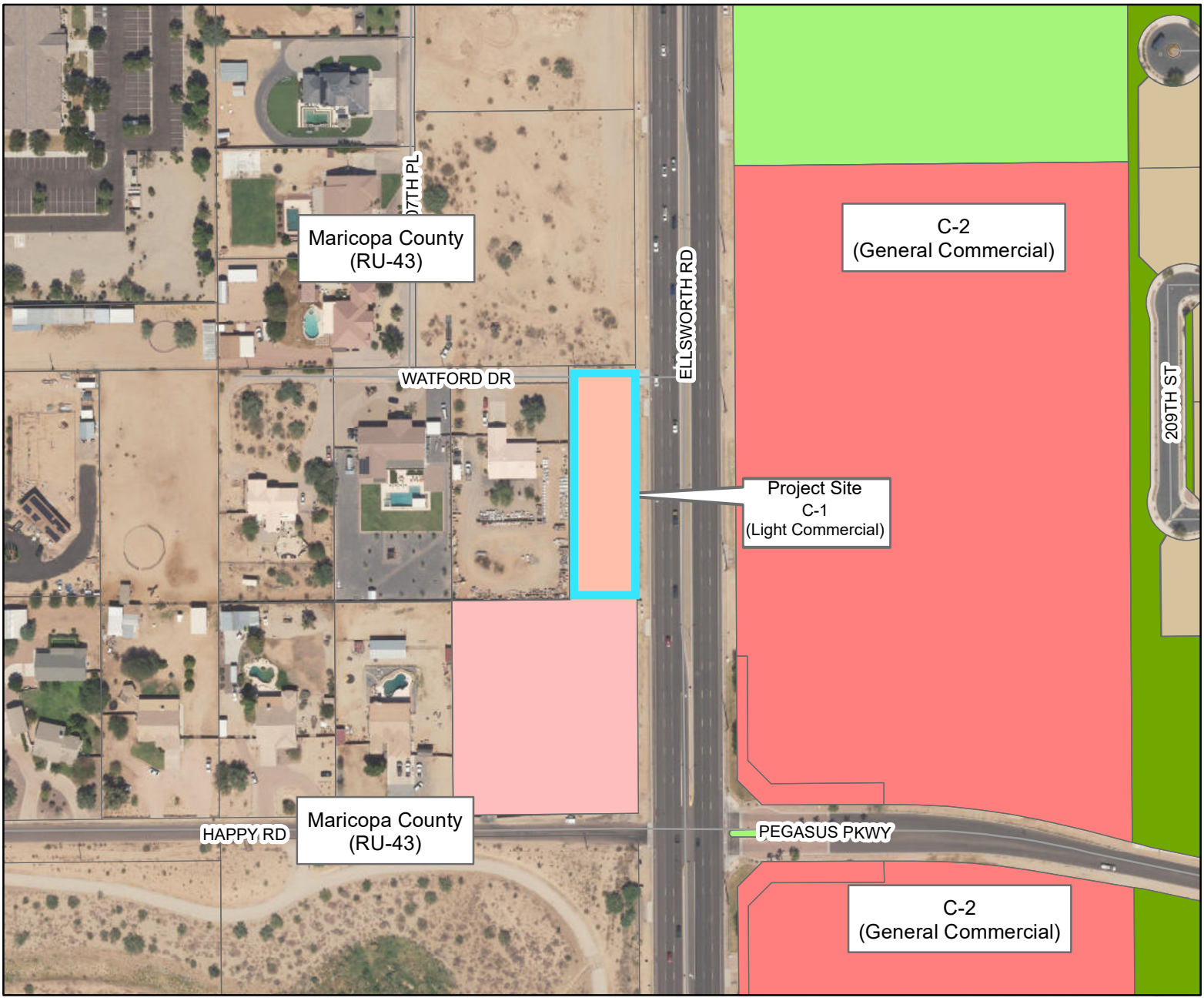
Project Name: Carder Development Parking Lot Extension General Plan Exhibit
Case Number: P26-0081 (Rezone) and P26-0082 (Site Plan)
Hearing Date: October 7, 2026 (Town Council)



General Plan Land Use

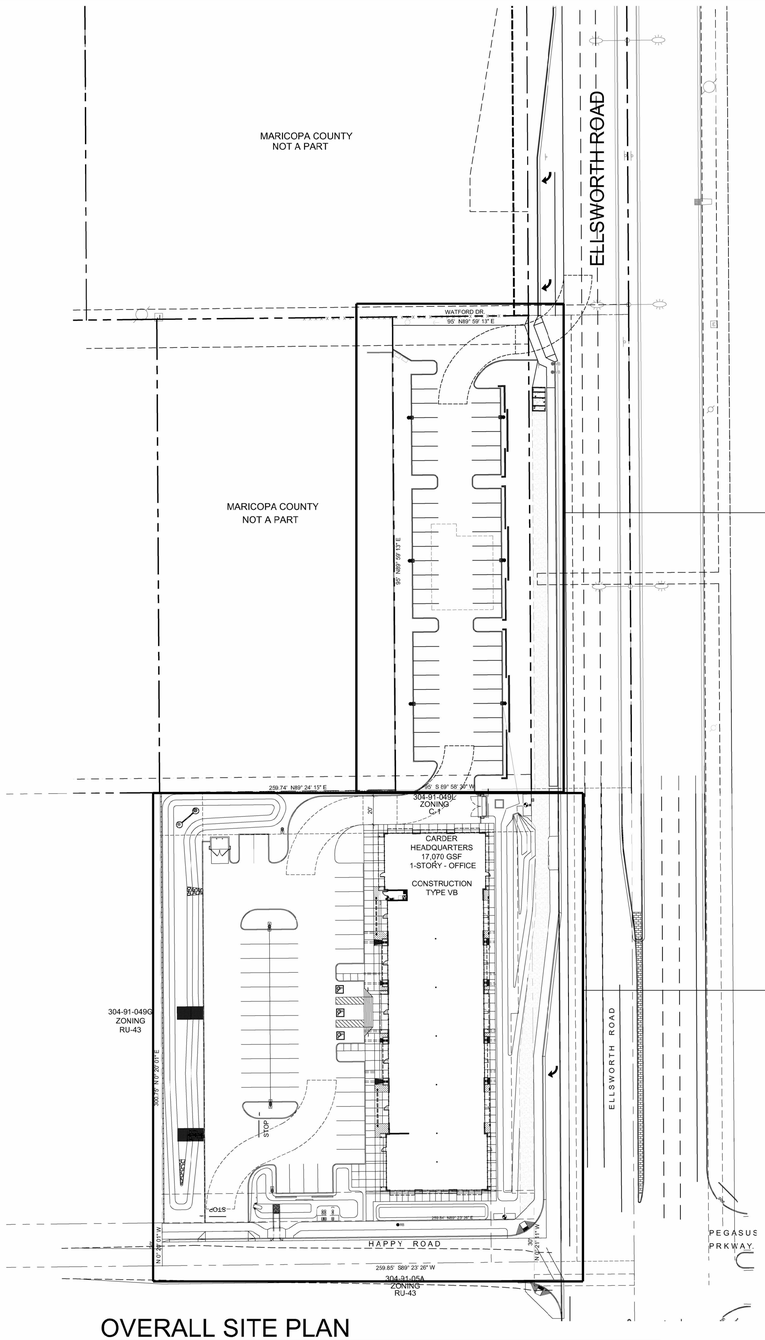
- Rural
- Neighborhood
- Urban
- Commercial
- Industrial
- Open Space
- Special District 1
- Special District 2
- Special District 3
- Special District 4

Project Name: Carder Development Parking Lot Extension Proposed Zoning Exhibit Case Number: P26-0081 (Rezone) and P26-0082 (Site Plan)
Hearing Date: October 7, 2026 (Town Council)



Zoning Districts

- C-1 - Commercial
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- R1-6 - Residential
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- HDR - High Density Residential
- MDR - Medium Density Residential
- MU - Mixed Use
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- PCD - Planned Community District
- SP - Specific Plan



CARDER PROJECT SITE PHASE II
AS PART OF THIS APPLICATION.
PART OF ADDED IMPROVEMENT
FOR ADJACENT CARDER PROJECT.

ADJACENT CARDER
PROJECT SITE - PHASE I
PREVIOUSLY APPROVED
304-91-049N
ZONING C-1
ANNEXED

OVERALL SITE PLAN

SCALE: 1' = 50'-0"

N

0 50' 100' 150'

SCALE: 1" = 50'-0"

SITE DATA

PARCEL NUMBER:	304-91-049M
EXISTING ZONING : MARICOPA COUNTY	RU-43
EXISTING GENERAL PLAN CLASSIFICATION :	RURAL
PROPOSED ZONING : QUEEN CREEK	C-1
SITE AREA:	GROSS 31,425 SF / 0.721 AC
	NET 78,123 SF / 1.79 AC
PROPOSED USE:	BUISNESS / OFFICE
SITE COVERAGE:	17,070 / 78,123 = 21.8%
INTENSITY: 30% FAR MAX.	IMPERVIOUS AREA: 70% MAX.
INTENSITY: 25% FAR ACTUAL	
LANDSCAPE INTENSITY: 15% REQUIRED	
BUILDING HEIGHT:	23'-8" PROPOSED (30'-0" ALLOWABLE)
FRONT YARD SETBACK (REQUIRED)	: 15'-0" LANDSCAPE STRIP
FRONT YARD SETBACK (ACTUAL)	: +/-20'-0" (NORTH)
REAR YARD SETBACK (REQUIRED IS 0'-0")	LANDSCAPE BUFFER: 30'-0"
REAR YARD SETBACK (ACTUAL)	: 15'-0" (SOUTH)
SIDE YARD SETBACK (REQUIRED IS 5'-0")	LANDSCAPE BUFFER :30'-0"
SIDE YARD SETBACK (REQUESTED L.S. BUFFER)	: 15'-0" (WEST)
SIDE YARD SETBACK (REQUIRED IS 5'-0")	LANDSCAPE BUFFER : 30'-0"
SIDE YARD SETBACK (ACTUAL)	: +/- 25'-6" (EAST)
PARKING REQUIRED: OFFICE	: 1 SPACE PER 350 SF
	17,070/ 350 = 49 SPACES
=	51 SPACES REQUIRED
PARKING PROVIDED : (ORIGINAL)	: 48 SPACES + 3 ACCESSIBLE
	: 51 TOTAL PARKING SPACES
BICYCLE PARKING PROVIDED:	4 BIKE CAPACTY
PARKING PROVIDED ADDITIONAL: (THIS SUBMITTAL)	50 SPACES
TOTAL PARKING PROVIDED PHASE I AND II	98 SPACES
ADA PARKING REQUIRED: 4 SPACES	
ADA PARKING PROVIDED OVERALL:	: 4 SPACES

PROJECT TEAM

ARCHITECT

UPWARD ARCHITECTS
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FAX:
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CONTACT: Justin Gregonis

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E-MAIL:
CONTACT: Mike Jackson, PE

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FAX:
E-MAIL: bpaul@designethic.net
CONTACT: Brandon Paul

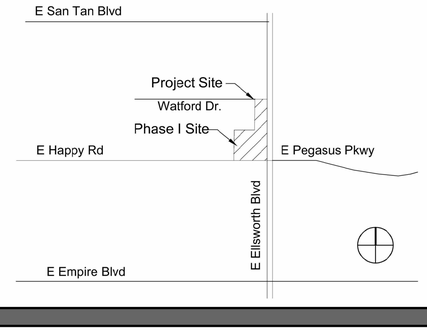
OWNER

Carder Development
31446 N DESERT OASIS LANE
QUEEN CREEK,AZ 85142
PHONE: 480.815.9030
FAX:
E-MAIL: RANDY@carderdevelcpment.com
CONTACT:RANDY CARDER

OWNERS REPRESENTATIVE

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Scottsdale, AZ 85251
PHONE: 480.240.5648
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E-MAIL: cwebb@roselawgroup.com
CONTACT:Chris Webb

VICINITY MAP



CARDER DEVELOPMENT

Carder Headquarters Phase II

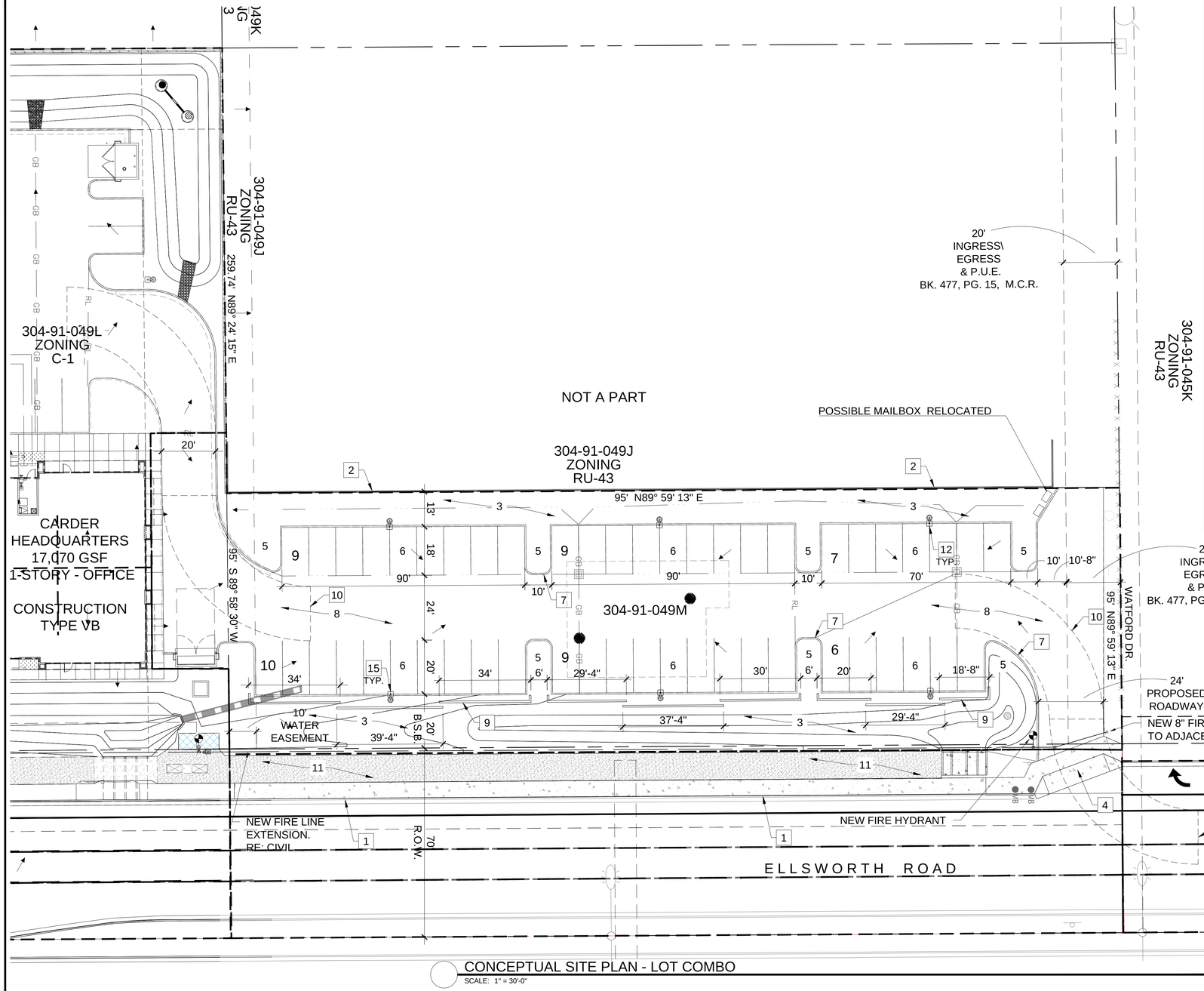
NWC Happy Road and Ellsworth Road
Queen Creek, AZ
P26-0082

07.21.2026

PROJECT NO. 23082.00

REGISTERED ARCHITECT
CERTIFICATE NO.
50439
JUSTIN J.
GREGONIS
Date Signed 05/20/26
ARIZONA, U.S.A.
EXPIRES 12/31/2027

UPWARD ARCHITECTS
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



CONCEPTUAL SITE PLAN - LOT COMBO
SCALE: 1" = 30'-0"

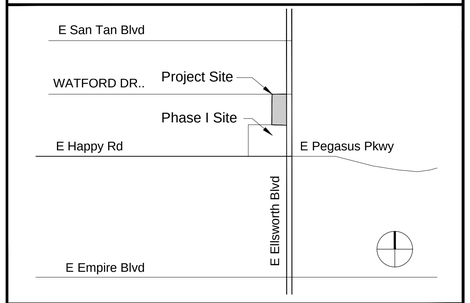
N

0 20' 40' 60'
SCALE: 1" = 20'-0"

PROJECT DESCRIPTION

THIS SITE PLAN SUBMITTAL IS PART OF COMBINED PROCESS FOR ANNEXATION, RE-ZONE AND SITE PLAN REVIEW TO INCORPORATE THIS PARCEL 304-91-049M WITH THE ADJACENT PARCEL 304-91-049L (BOTH OWNED BY THE SAME OWNER). THE PROJECT INTENT IS TO INTEGRATE THE 2 PARCELS FOR PARKING AND FIRE TRUCK ACCESS. THIS PARCEL DOES NOT HAVE A BUILDING ON IT BUT WILL IN THE FUTURE SUPPORT THE OPERATION OF THE BUILDING ON THE ADJACENT SITE. WE ARE IMPROVING THE PROPERTY TO PROVIDE FOR THE ACCESS OFF OF ELLSWORTH SUPPORTED BY A DECEL LANE FOR A RIGHT TURN INTO THE WATFORD ROAD

VICINITY MAP



SITE KEY NOTES

1. (E) EDGE OF STREET CURB
2. (E) SITE WALL TO REMAIN
3. (N) LANDSCAPE AREA
4. (N) DRIVE ENTRANCE
5. LANDSCAPE ISLAND PLANTER. RE: LANDSCAPE
6. PARKING STALL (10'-0" X 20'-0" TYP.)
7. 6" CURB. RE: CIVIL
8. ASPHALT PAVING. RE: CIVIL
9. (N) 3'-4" AND 4'-0" HEIGHT MASONRY SCREEN WALL - RE: DETAIL 5
10. LINE WORK DENOTES FIRE TRUCK MANEUVERING CLEARANCE, 35' / 55'. THIS PORTION OF MANEUVERING IN LANDSCAPE WILL REQUIRE ROLLED CURB AND FREE OF LANDSCAPING IN THE PATH
11. D.G. TRAIL - RE: LANDSCAPE AND CIVIL
12. SITE LIGHT POLE AND BASE. 15'-0" MAX. FIXTURE HEIGHT. RE: PHOTOMETRIC

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PROPOSED ZONING : QUEEN CREEK	C-1
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CARDER DEVELOPMENT

Carder Headquarters Phase II

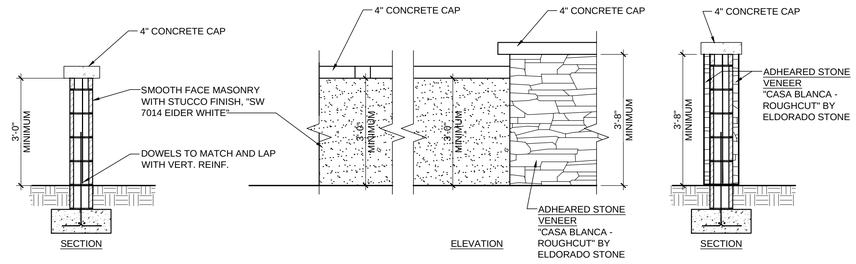
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P26-0082



5 SITE SCREEN WALL - SECTION / ELEVATION
SCALE: 1/2" = 1'-0"

CARDER DEVELOPMENT

Carder Headquarters Phase II

NWC Happy Road and Ellsworth Road
Queen Creek, AZ

05.19.2026
PROJECT NO. 23082.00

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Ph 602.753.5222 www.upwardarchitects.com

CARDER HEADQUARTERS - QUEEN CREEK

project consultants

property owner:

CARDER DEVELOPMENT LLC
31446 NORTH DESERT OASIS LANE
QUEEN CREEK, ARIZONA 85142
CONTACT: JORDAN CARDER
PHONE: 480.815.9030

landscape architecture:

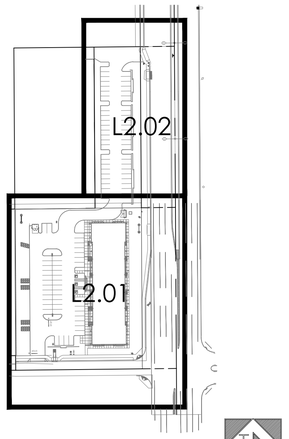
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architecture:

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sheet index

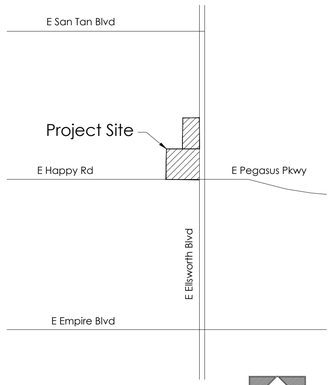
SHEET	TITLE
L0.01	COVER SHEET & NOTES
L2.00	OVERALL PLANTING PLAN
L2.01 - L2.02	PLANTING PLAN



key map

NORTH

not to scale



vicinity map

NORTH

not to scale

planting notes (not approved by town)

1. THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
2. PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE LANDSCAPE ARCHITECT AT THE NURSERY.
3. FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS. IF ANY DISCREPANCIES SHOULD ARISE WITH REGARDS TO PLANT QUANTITIES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITHIN A PERIOD OF 48 HOUR FOR DISCUSSION.
5. CONTRACTOR TO STAKE ALL TREE, PALM, AND SHRUB LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.
6. LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR LOCATION AND PLACEMENT OF TREES AND PALMS UNLESS THE LOCATION WAS APPROVED BY LANDSCAPE ARCHITECT.
7. ALL TREE AND PALM CANOPIES MUST BE A MINIMUM OF 3'-5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS WHEN THE PLANT REACHES IT'S MATURE SIZE.
8. ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
9. ALL NEWLY INSTALLED TREES ARE TO BE STAKED IN PLACE PER THE LANDSCAPE ARCHITECT'S DETAILS FOUND WITHIN THE PLAN SET OR WITHIN THE LANDSCAPE ARCHITECT'S DETAIL AND SPECIFICATION BOOKLET DEVELOPED FOR THE PROJECT.
10. ACID ETCH IMPERVIOUS SOILS AS REQUIRED AT PROPOSED TREE LOCATIONS TO ENSURE PLANT HEALTH AND VITALITY.
11. SUB-CONTRACTOR TO TREAT ALL D.G. AREAS WITHIN THE LIMITS OF CONSTRUCTION WITHONE FINAL APPLICATION OF AN APPROVED PRE-EMERGENT HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER.
12. CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION UNLESS OTHERWISE NOTED OR IDENTIFIED WITHIN THE LANDSCAPE ARCHITECT'S IRRIGATION DRAWINGS.
13. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
14. ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
15. EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.
16. ALL LANDSCAPE AREAS SHALL RECEIVE 2" D.G. UNLESS NOTED. COLOR TO BE SELECTED BY OWNER UNLESS NOTED. ALL D.G. SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
17. ROUGH GRADING TO WITHIN +0.10 FOOT, INCLUDING ALL BERMS AND/OR SWALES AND RETENTION AREAS WILL BE PROVIDED BY BUILDER / DEVELOPER OR THE OWNER'S AGENT PRIOR TO PLANT INSTALLATION.
18. ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
19. THE LANDSCAPE ARCHITECT HAS THE OPTION TO REJECT ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO SITE.
20. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING ON APPROVED ASSURANCES IS PROVIDED FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY.
21. ACKNOWLEDGE REQUIREMENT OF COUNTY DUST CONTROL PERMIT AND LANDSCAPE PERMIT FOR ALL LANDSCAPE WORK WITHIN THE PROJECT ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.
22. ALL ON-SITE SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.
23. TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL SIXTY (60) DAYS FROM THE DATE OF REPLACEMENT.
24. ALL POOLS, SIGNS AND MONUMENT WALLS REQUIRE A SEPARATE BUILDING APPROVAL AND PERMITS.
25. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS MAY INCLUDE BUT ARE NOT LIMITED TO WALLS, COLUMNS, ENTRY GATES, POOL FENCE AND/OR WATER FEATURES. SHOULD A DISPUTE ARISE WITH ANY DESIGN ELEMENT REQUIRING SHOP DRAWINGS, THE LANDSCAPE ARCHITECT SHALL ONLY ASSUME RESPONSIBILITY IF THE SHOP DRAWINGS IN QUESTION HAVE BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
26. THERE ARE EXISTING OVERHEAD POWER LINES ON THIS PROJECT

ALL TREES WITHIN THE SIGHT TRIANGLE AND DISTANCE AREAS SHALL BE MAINTAINED TO A MINIMUM CANOPY CLEARANCE OF 7'-0".

27. THERE ARE EXISTING TREES ON SITE.
28. THERE IS FIRE LINE BACK FLOW PREVENTER ON THIS SITE.

irrigation notes (not approved by town)

1. IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE TOWN OF QUEEN CREEK WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
2. CONTRACTOR TO CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.
3. STAKE ALL UTILITIES, INCLUDING SEWER AND DRAINAGE PRIOR TO ANY EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE ARCHITECT/LANDSCAPE ARCHITECT FOR RESOLUTION.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
6. THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR PER THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT IRRIGATION AS-BUILT DESIGN DRAWINGS AND ASSOCIATED DOCUMENTATION TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOD AND POSSIBLY PERENNIAL GROUNDCOVERS. THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.
7. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. IF THERE ARE ANY DISCREPANCIES WITH VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OBSTRUCTIONS, GRADE DIFFERENCES OR LAYOUT - THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT WITHIN ONE BUSINESS DAY TO DISCUSS AND ADDRESS THE ISSUE(S).
9. DEPTH OF BURY OF THE MAINLINE SHALL BE A MINIMUM OF 18". DEPTH OF BURY ON LATERAL PIPING SHALL BE A MINIMUM OF 12". THE MAIN LINE AND LATERAL LINES SHALL BE SCHEDULE 40 PVC SOLVENT WELD PIPE WITH INTEGRAL SOLVENT WELD BELLS. CURVED TRENCHES AND BENDING OF PIPE TO AVOID FITTINGS WILL NOT BE ACCEPTED.
10. FOR METERS THAT OPERATE MORE GALLONS PER MINUTE (G.P.M.) THAN THE METER'S CAPACITY, CONTRACTOR SHALL PROGRAM THE CONTROLLER TO OPERATE VALVES TO THE MAXIMUM METER CAPACITY. A METER MAY NEED TO HAVE SEVERAL RUN TIMES TO OPERATE ALL VALVES ASSOCIATED WITH THE METER.
11. POINT OF CONNECTION: A CONNECTION TO POTABLE WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY, SEE UTILITY PLANS FOR EXAC`T LOCATION OF METER. VALVE BOXES AND EQUIPMENT SHALL BE SHIELDED FROM VIEW. CONTRACTOR TO VERIFY WATER PRESSURE AT WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED IF THE PRESSURE IS TOO LOW.
12. BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
13. ELECTRICAL POWER/PEDESTAL(S) LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
14. ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE SOLID COPPER DIRECT BURIAL WIRE.
15. PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.
16. MAINLINE AND LATERAL PIPING IS SCHEMATIC. LOCATE ALL MAINLINES AND EQUIPMENT OUTSIDE OF THE PUBLIC R.O.W. AND P.U.E. BUT WITHIN THE LANDSCAPE AREAS. CONTRACTOR TO ADJUST AS NECESSARY IN FIELD.
17. ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVEMENT TO BE IN SEPARATE SCHEDULE 80 PVC SLEEVES. PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.
18. THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.
19. PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS. ALL DRIP ZONE PVC SHALL BE A MINIMUM 3/4" CLASS 200.
20. ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.
21. MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 5'. WITH 6" MIN. EXPOSED AT THE EMITTER END.
22. CONTRACTOR TO GUARANTEE 100% IRRIGATION COVERAGE FOR ALL LAWN AREAS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY LAWN AREAS WITHOUT FULL COVERAGE.
23. IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.

town of queen creek landscape requirements

ZONING:	C-1
NET SITE AREA:	117,337 S.F.
TOTAL FRONTAGE (ROW LANDSCAPE):	892 S.F.
PERCENTAGE OF TURF IN FRONTAGE:	0%
TOTAL ON-SITE LANDSCAPE:	38,783 S.F.
PERCENTAGE OF ON-SITE LANDSCAPE:	33.0%
ONSITE LANDSCAPING:	
(1) TREE REQUIRED PER 1,000 S.F.:	27 TREES
TREES PROVIDED:	62 TREES
(10) SHRUBS REQUIRED PER 1,000 S.F.:	270 SHRUBS
SHRUBS PROVIDED:	426 SHRUBS
STREET FRONTAGE LANDSCAPING:	
(1) TREE REQUIRED PER 30 L.F.:	22 TREES
TREES PROVIDED:	32 TREES
50% TREES REQUIRED TO BE 24" BOX/1.5" CAL.:	11 TREES
24" BOX/1.5" CAL. TREES PROVIDED:	16 TREES
(6) SHRUBS REQUIRED PER 30 L.F.:	132 SHRUBS
SHRUBS PROVIDED:	142 SHRUBS

1. TREES ADJACENT TO SIDEWALK & ROADWAYS TO HAVE ROOT BARRIER.
2. TREES & SHRUBS WILL BE PLACED ON SEPARATE IRRIGATION LINES.
3. EMITTERS TO BE ATTACHED TO LATERAL LINES
4. BACK FLOW PREVENTOR TO BE ENCLOSED IN LOCKABLE CAGE

TOWN OF QUEEN CREEK APPROVAL/SIGNATURE BLOCK:

APPROVED BY TOWN ENGINEER DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATIONS TO BE APPROVED BY THE TOWN OF QUEEN CREEK INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

APPROVED BY PLANNING MANAGER DATE

MAINTENANCE NOTE:
ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

TOWN OF QUEEN CREEK NOTES:

A TOWN OF QUEEN CREEK PERMIT IS REQUIRED FOR ANY LANDSCAPE OR IRRIGATION SYSTEM. IRRIGATION LINES MUST BE INSPECTED BEFORE BACKFILLING. A SET OF 4 MIL. PHOTO-MYLAR AS BUILTS OF THE LANDSCAPE AND IRRIGATION PLANS WILL BE REQUIRED PRIOR TO FINAL TOWN OF QUEEN CREEK ACCEPTANCE OF THE PROJECT.

PRIOR TO TOWN OF QUEEN CREEK'S ACCEPTANCE OF ANY BACKFLOW DEVICE, A STATE CERTIFIED BACKFLOW TESTER MUST TEST THE DEVICE.

A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES / WALLS, POOLS AND SIGNS. CONTACT THE QUEEN CREEK BUILDING DEPARTMENT.

PERIMETER WALL CONSTRUCTION WILL REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.

ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS ONLY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 46746
BRANDON PAUL
DATE SIGNED 07.20.2026
ARIZONA, U.S.A.
EXPIRES 01.31.2028

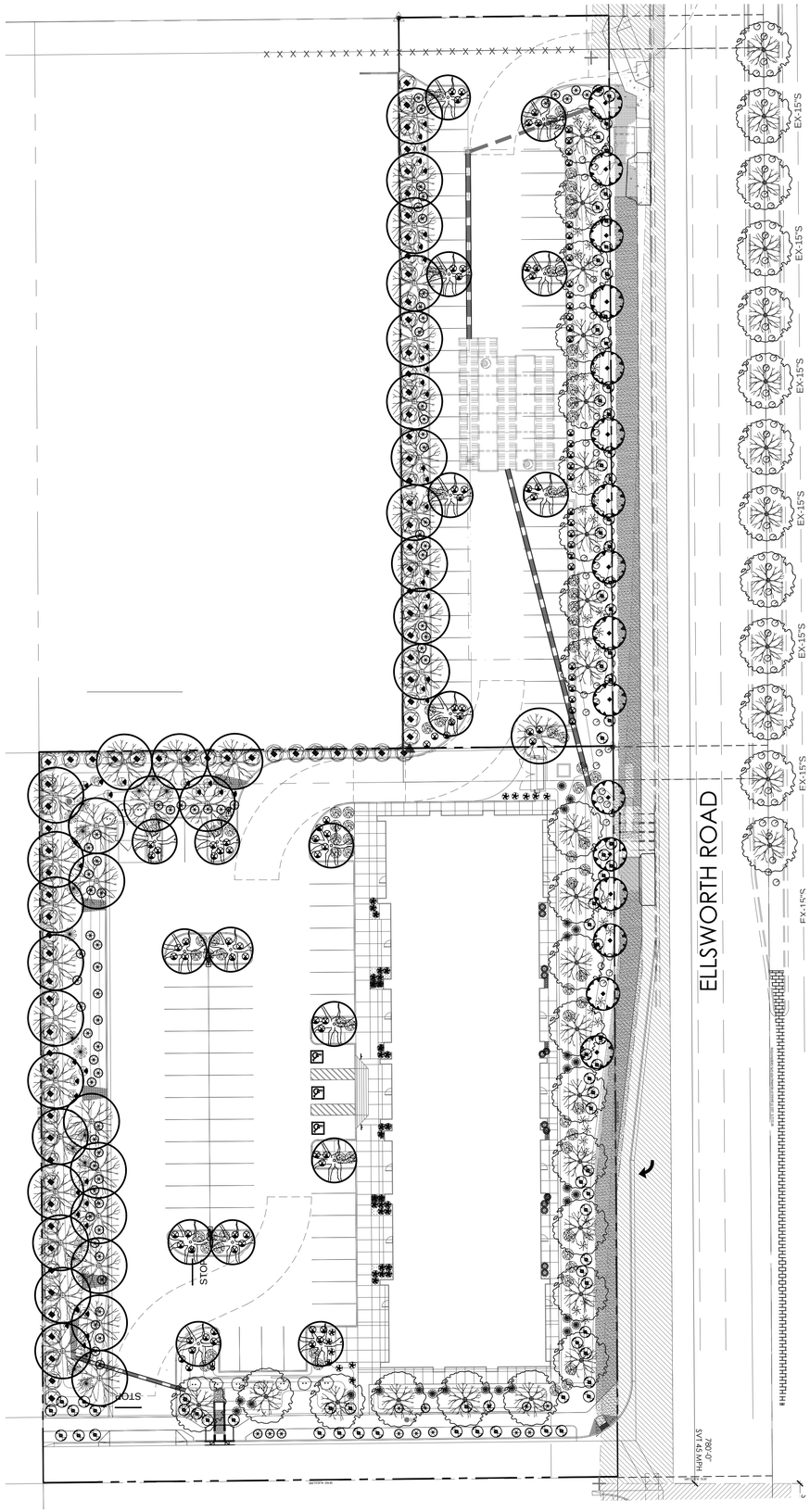
Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT:
CARDER HEADQUARTERS
NWC HAPPY ROAD & ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142

SHEET TITLE:
COVER SHEET & NOTES

JOB NO:	24-020
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	07.20.2026
REVISED:	

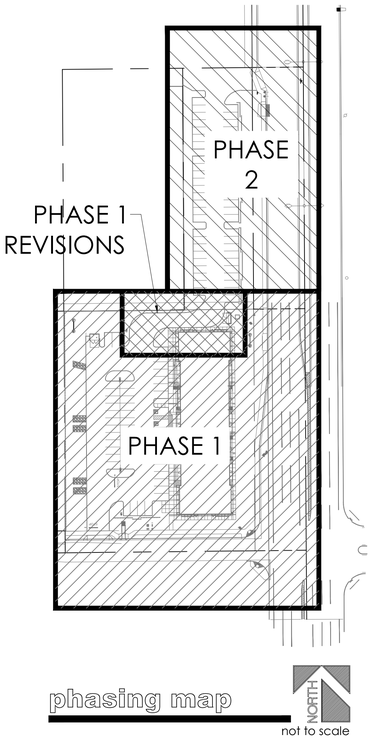
SHEET
L0.01
1 of 4



plant legend

	botanical name common name	emitters	size	qty	comments
trees					
	ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	36" BOX	16	7.0H., 4.0W., 1.5CAL. STAKE IN PLACE
	PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 2.0 GPH)	24" BOX	18	7.0H., 2.5W., 1.0CAL. STAKE IN PLACE
	TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX	36	7.0H., 3.0W., 1.0CAL. STAKE IN PLACE
	ULMUS PARVIFOLIA EVERGREEN ELM	(6 @ 2.0 GPH)	24" BOX	37	7.0H., 3.0W., 1.0CAL. STAKE IN PLACE
shrubs					
	CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	10	
	DODONAEA VISCOSA HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	77	
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE	(1 @ 1.0 GPH)	5 GAL.	86	
	MYRTUS COMMUNIS COMMON MYRTLE	(1 @ 1.0 GPH)	5 GAL.	48	
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	115	
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	19	
	AGAVE OVATIFOLIA WHALES TONGUE AGAVE	(1 @ 1.0 GPH)	5 GAL.	26	
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	12	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	40	
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	28	
groundcover					
	EREMOPHILA GLABRA 'MINGENEW GOLD', OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	83	
	LANTANA 'ALBA' WHITE LANTANA	(1 @ 1.0 GPH)	1 GAL.	106	
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	1 GAL.	82	
	LAVANDULA DENTATA SPANISH LAVENDER	(1 @ 1.0 GPH)	1 GAL.	13	
inerts					
2	3/4" SCREENED DECOMPOSED GRANITE TABLE MESA BROWN	3/4" SCREENED	44,010 SF	2" MINIMUM IN ALL PLANTERS	
2(G)	3/8" MINUS STABILIZED DECOMPOSED GRANITE TABLE MESA GOLD	3/8" STABILIZED	5,536 S.F.		

*NOTE: TREE SIZING BASED OF ARIZONA NURSERY ASSOCIATION'S TREE GUIDE.
WWW.AZNA.ORG
TREES TO BE INSTALLED AT SHOWN MINIMUM HEIGHT TO MEET CITY STIPULATIONS.



phasing map

NORTH

not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 61546
BRANDON PAUL PAUL
ARIZONA, U.S.A.
Expires 03/31/26

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'-0"

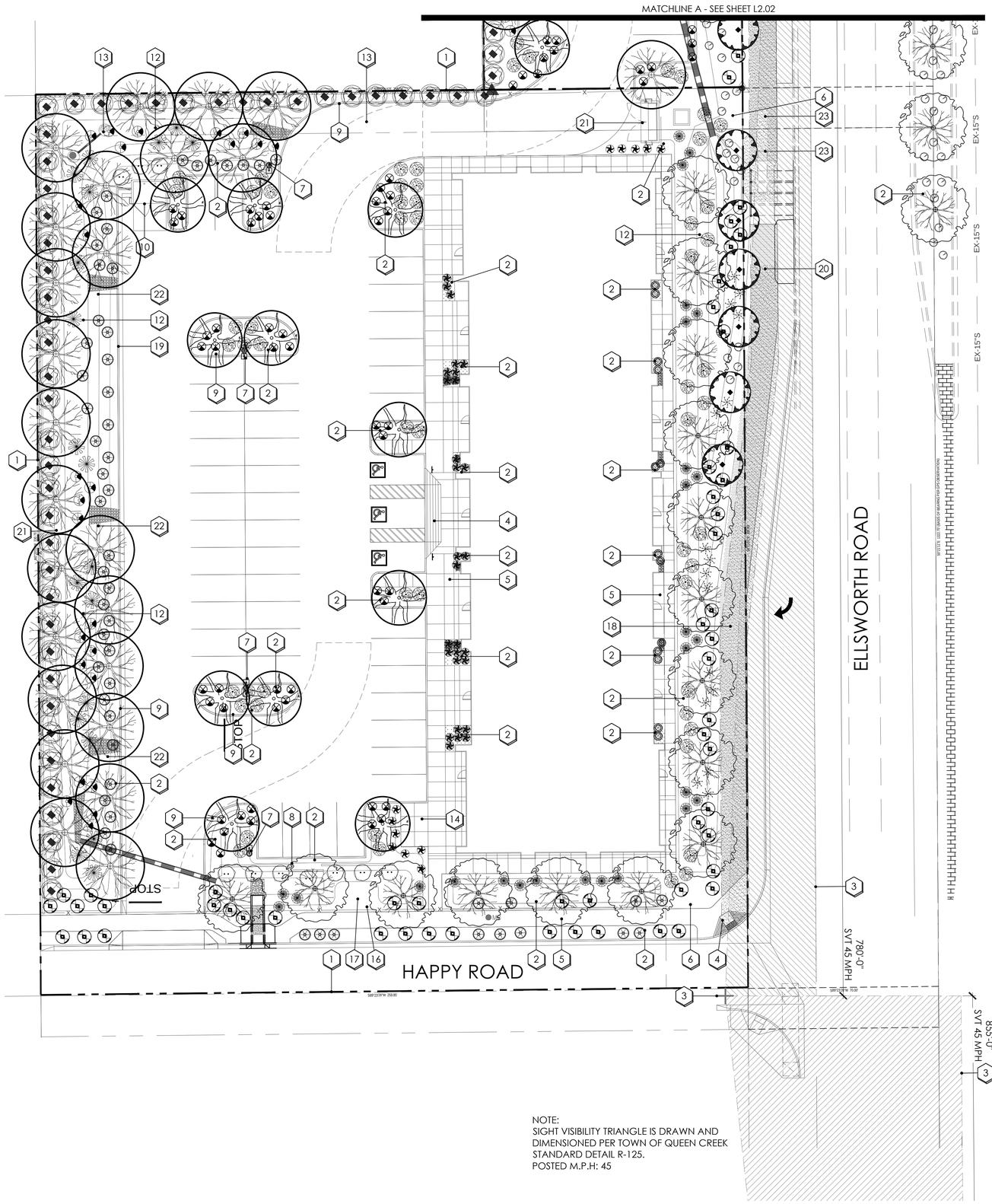
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Call 811 or click Arizona811.com

PROJECT:
CARDER HEADQUARTERS
NWC HAPPY ROAD & ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142

SHEET TITLE:
OVERALL PLANTING PLAN

JOB NO:	24-020
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	07.20.2026
REVISED:	

SHEET
L2.00
2 of 4



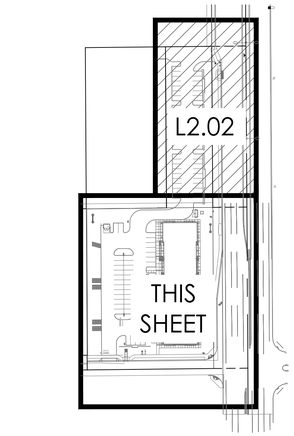
plant legend

botanical name / common name	emitters	size	qty	comments
trees				
ACACIA ANEURA MULGA	(5 @ 1.0 GPH)	36" BOX	16	7.0H., 4.0W.,1.5CAL. STAKE IN PLACE
PISTACIA X. RED PUSH RED PUSH PISTACHE	(6 @ 2.0 GPH)	24" BOX	18	7.0H., 2.5W., 1.0CAL. STAKE IN PLACE
TIPUANA TIPU TIPU TREE	(6 @ 2.0 GPH)	24" BOX	36	7.0H., 3.0W., 1.0CAL. STAKE IN PLACE
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shrubs				
CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	10	
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3/8" MINUS STABILIZED DECOMPOSED GRANITE TABLE MESA GOLD		3/8" STABILIZED	5,536 S.F.	

planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
4. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
5. CONCRETE SIDEWALK.
6. FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
7. SITE LIGHTING. SEE ARCH. PLANS.
8. SCREEN WALL. SEE ARCH. PLANS.
9. CURB. SEE CIVIL ENG. PLANS.
10. TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
11. P.U.E. SEE CIVIL ENG. PLANS.
12. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
13. DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
14. BIKE RACK. SEE ARCHITECT'S SITE PLAN.
15. PROPOSED SES CABINET LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
16. LANDSCAPE WATER METER.
17. FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE
18. DECOMPOSED GRANITE TRAIL.
19. ROLLED CURB. SEE CIVIL ENG. PLANS.
20. STABILIZED DECOMPOSED GRANITE.
21. FILTER FABRIC, SLOPE STABILIZATION. SEE CIVIL ENG. PLANS.
22. RIP RAP. SEE CIVIL ENG. PLANS.
23. TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

NOTE:
CONTRACTOR TO INSTALL TREES BEFORE INSTALLATION OF FILTER FABRIC.



key map

NORTH

not to scale

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 57646
PAUL LAMBDIN
ARIZONA, U.S.A.
EXPIRES 03/31/26

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

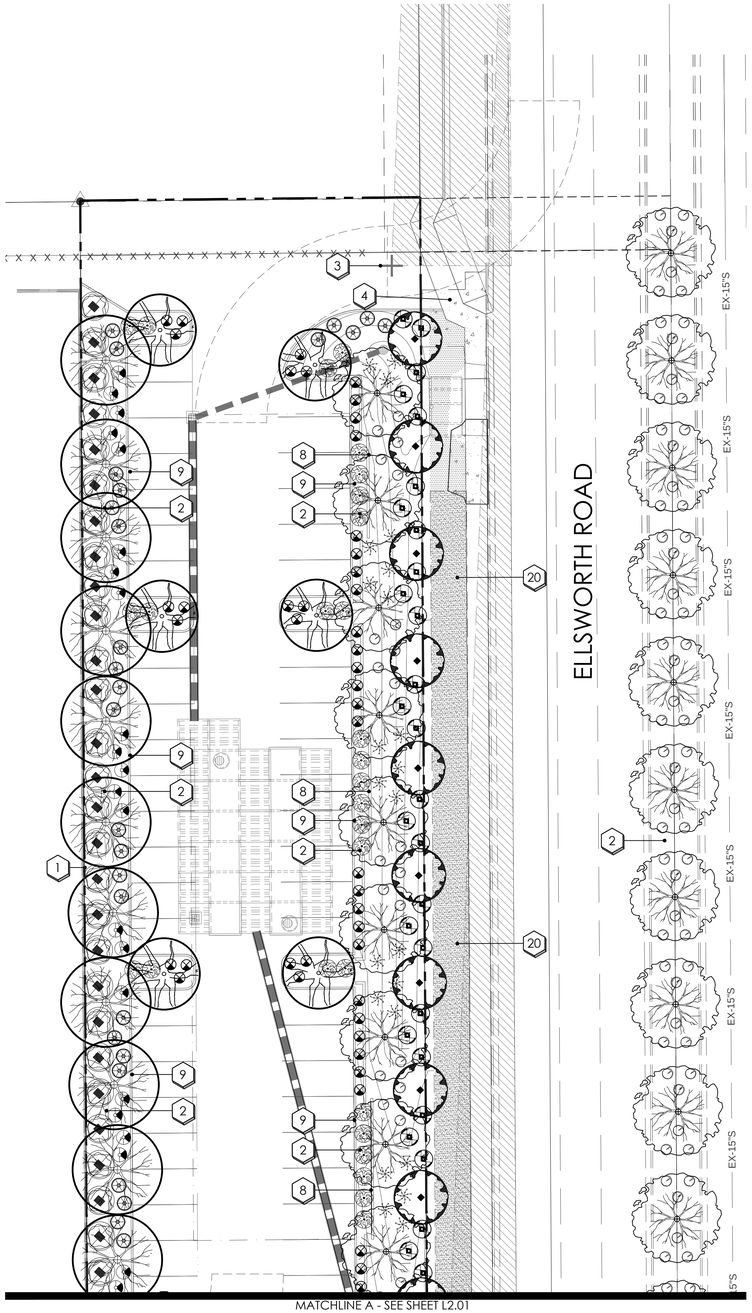
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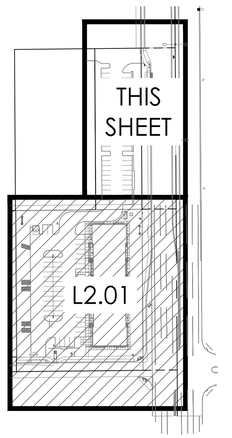
PROJECT:
CARDER HEADQUARTERS
NWC HAPPY ROAD & ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142

SHEET TITLE:
PLANTING PLAN

JOB NO:	24-020
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	07.20.2026
REVISED:	

SHEET
L2.01
3 of 4





key map

NORTH

not to scale

plant legend

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	DODONAEA VISCOSA HOPSEED BUSH	(1 @ 1.0 GPH)	5 GAL.	77	
	OLEA EUROPAEA 'LITTLE OLLIE' LITTLE OLLIE DWARF OLIVE	(1 @ 1.0 GPH)	5 GAL.	86	
	MYRTUS COMMUNIS COMMON MYRTLE	(1 @ 1.0 GPH)	5 GAL.	48	
	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD	(1 @ 1.0 GPH)	5 GAL.	115	
accents					
	AGAVE AMERICANA CENTURY PLANT	(1 @ 1.0 GPH)	5 GAL.	19	
	AGAVE OVATIFOLIA WHALES TONGUE AGAVE	(1 @ 1.0 GPH)	5 GAL.	26	
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	12	
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	40	
	YUCCA PALLIDA PALE LEAF YUCCA	(1 @ 1.0 GPH)	5 GAL.	28	
groundcover					
	EREMOPHILA GLABRA 'MINGENEW GOLD' OUTBACK SUNRISE EMU	(1 @ 1.0 GPH)	5 GAL.	83	
	LANTANA 'ALBA' WHITE LANTANA	(1 @ 1.0 GPH)	1 GAL.	106	
	ROSMARINUS OFFICINALIS IRENE ROSEMARY	(1 @ 1.0 GPH)	1 GAL.	82	
	LAVANDULA DENTATA SPANISH LAVENDER	(1 @ 1.0 GPH)	1 GAL.	13	
inerts					
2	3/4" SCREENED DECOMPOSED GRANITE TABLE MESA BROWN		3/4" SCREENED	44,010 SF	2" MINIMUM IN ALL PLANTERS
21	3/8" MINUS STABILIZED DECOMPOSED GRANITE TABLE MESA GOLD		3/8" STABILIZED	5,536 S.F.	

planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
4. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
5. CONCRETE SIDEWALK.
6. FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL
7. SITE LIGHTING. SEE ARCH. PLANS.
8. SCREEN WALL. SEE ARCH. PLANS.
9. CURB. SEE CIVIL ENG. PLANS.
10. TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.
11. P.U.E. SEE CIVIL ENG. PLANS.
12. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
13. DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
14. BIKE RACK. SEE ARCHITECT'S SITE PLAN.
15. PROPOSED SES CABINET LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.
16. LANDSCAPE WATER METER.
17. FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE
18. DECOMPOSED GRANITE TRAIL.
19. ROLLED CURB. SEE CIVIL ENG. PLANS.
20. STABILIZED DECOMPOSED GRANITE.
21. FILTER FABRIC, SLOPE STABILIZATION. SEE CIVIL ENG. PLANS.
22. RIP RAP. SEE CIVIL ENG. PLANS.
23. TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

NOTE:
CONTRACTOR TO INSTALL TREES BEFORE INSTALLATION OF FILTER FABRIC.

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 61546
BRENT PAUL
ARIZONA, U.S.A.
EXPIRES 03/31/26

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

PROJECT:
CARDER HEADQUARTERS
NWC HAPPY ROAD & ELLSWORTH ROAD
QUEEN CREEK, ARIZONA 85142

SHEET TITLE:
PLANTING PLAN

JOB NO:	24-020
DATE:	-
DRAWN BY:	B. PAUL
SUBMITTED:	07.20.2026
REVISED:	

SHEET
L2.02
4 of 4

Carder Development Office – Parking Lot Expansion

PAD Rezoning Request

A request to rezone a 0.72-acre parcel upon successful annexation into the Town of Queen Creek, Arizona

Project Narrative

1st Submittal: June 3, 2026
2nd Submittal: July 23, 2026

Submitted to:

Town of Queen Creek

Development Services Department
22358 S. Ellsworth Rd. | Queen Creek, AZ 85142

Prepared by:

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

7144 East Stetson Drive Ste 300 |
Scottsdale, AZ 85251
Chris Webb
480-240-5648
CWebb@RoseLawGroup.com

On behalf of:

CARDER DEVELOPMENT

Carder Development LLC
26214 South Ellsworth Road
Queen Creek, AZ 85142

INTRODUCTION

Carder Development (the "Owner") is a family-owned and operated real estate and land development company based in the Southeast Valley. In 2025 and 2026, the Owner received entitlements and building permits from the Town of Queen Creek (the "Town") to facilitate the development of a new 17,070 square-foot, one-story commercial office building on approximately 1.79 acres, located at 26214 South Ellsworth Road (the "Office Site") – also identified by APN 304-91-049L.

The Owner now proposes to Annex approximately 0.72 gross acres of unincorporated Maricopa County land, located immediately north of the Office Site, into the Town (the "Annexation Property" or the "Site"), and then Rezone the Annexation Property to support the development of an expanded parking lot serving the recently approved office building (the "Project"). The Annexation Property, is identified as APN 304-91-049M.

The Annexation Property is currently located within unincorporated Maricopa County and zoned *RU-43*. An Annexation request is being submitted concurrently with this *PAD* Rezoning application. Upon Annexation into the Town, the Annexation Property is anticipated to receive equivalency zoning of *Rural Estate District (R1-43)*. Following granting of the equivalency zoning, the Owner seeks to immediately Rezone the Annexation Property to *Light Commercial District (C-1)* with a *Planned Area Development Overlay* ("*PAD*") to accommodate the Project, thereby providing flexibility for a wider variety of office tenants for the Office Site. Additionally, the Annexation Property is designated as "*Rural*" in the Town's 2018 General Plan (the "General Plan").

This *C-1 PAD* Rezoning request is submitted concurrently with the Annexation and Site Plan applications, which will be processed separately.

PURPOSE OF REQUEST

Rose Law Group pc (the "Applicant") is submitting this request for *PAD* Rezoning on behalf of the Owner. The Applicant is requesting to Rezone the approximately 0.72 acre Site to facilitate the development of the Project thereby providing for a wider variety of office tenants for the Office Site.

To support the Project, the Site will require Rezoning from *R1-43* to *Light Commercial District (C-1)* with approval of a *PAD* to modify certain applicable development standards. While the corresponding Annexation must be formally approved by the Town Council prior to final action on the *C-1 PAD* Rezoning, the Annexation, Rezoning, and Site Plan applications are proposed to

be processed and reviewed concurrently. This request seeks approval of the *C-1 PAD* zoning necessary to accommodate the proposed Project.

PROJECT SITE

Location

The Site is situated in the southern portion of the Town, located approximately 300 feet north of the northwest corner of Happy and Ellsworth Roads. Specifically, the Site is a single tax parcel, adjacent to large lot residential homes to the west (unincorporated Maricopa County), future office development to the north and south (within the Town limits), and vacant land to the east across Ellsworth Road (within the Town limits) (See ***Exhibit A: Vicinity Map***). The Site is appropriately located near areas identified by the Town's General Plan for future commercial uses to the east and is near similar commercial uses located to the south at the intersection of Ellsworth Road and Empire Boulevard (See ***Exhibit B: Aerial Map***).

Existing Site Conditions

The 0.72-acre Site is vacant and has not been previously developed or improved. It is also essentially a "remnant" non-conforming parcel that is only approximately 95' wide and consequently largely undevelopable if not incorporated into the Owner's adjacent Office Site.

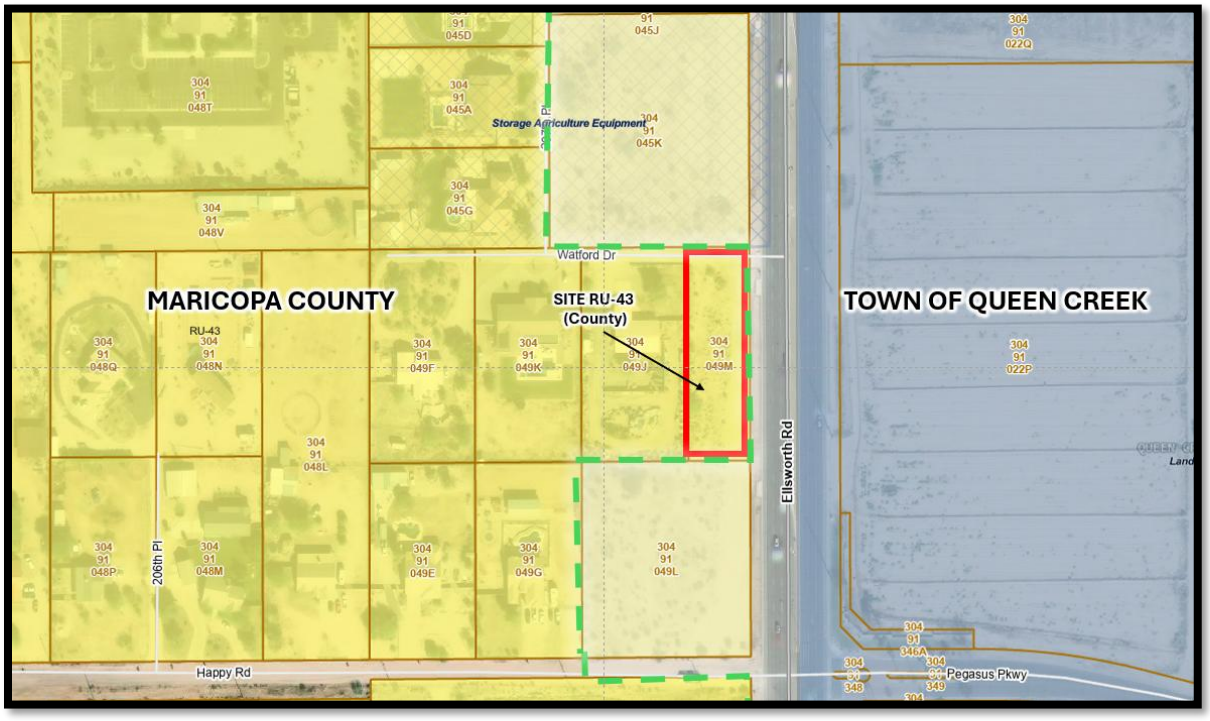
Site Context

As detailed above, the Site is generally located at the southern edge of the Towns limits. The table below describes all surrounding zoning and land uses, as well as their corresponding jurisdictions. (See ***Table 1: Surrounding Zoning and Land Uses, Figure 1: Existing Zoning Map, and Figure 2: Existing Town of Queen Creek General Plan Land Use Map*** below).

Table 1: Surrounding Zoning and Land Uses

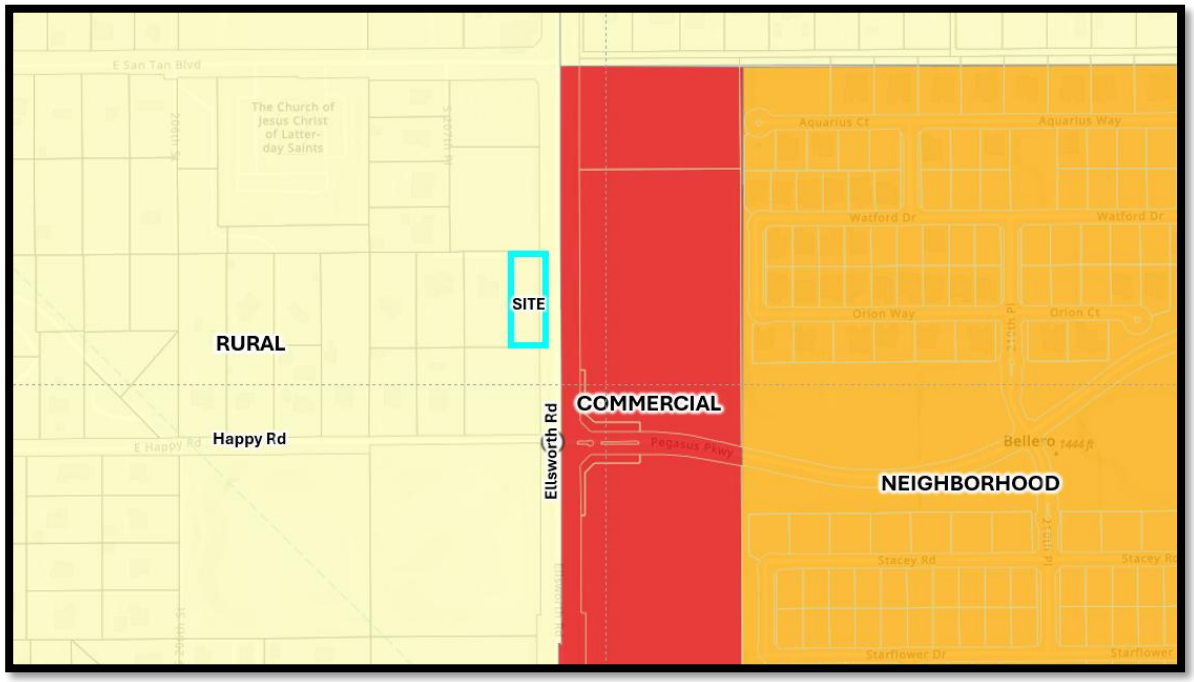
Location	General Plan Designation	Zoning	Land Use Description
Site	Rural	RU-43 (Maricopa County)	Vacant
North	Rural	R1-43 (Queen Creek)	Vacant (Future Office)
South	Rural	C-1 (Queen Creek)	Office
East	Commercial	C-2 (Queen Creek)	Vacant (Future Commercial)
West	Rural	RU-43 (Maricopa County)	Residential

Figure 1: Existing Zoning Map*



**Following annexation, the Site will default to the Town of Queen Creek's equivalent zoning designation for Maricopa County RU-43, which is R1-43.*

Figure 2: Existing Town of Queen Creek General Plan Map



CARDER DEVELOPMENT OFFICE – PARKING LOT EXPANSION

The Project

The existing Office Site includes a 17,070 square-foot office building and parking lot with 51 parking spaces and substantial landscape buffers along the Ellsworth Road right-of-way and the adjacent residential parcels to the west and north (See ***Exhibit C: Office Site Plan***). The proposed Project will serve the Office Site by providing for a wider variety of office tenants.

The proposed Project consists of a new parking lot with a single, central drive aisle and 50 total parking spaces, and will also feature landscape buffers along the Ellsworth Road right-of-way and the adjacent residential parcel to the west. A new sidewalk will also be constructed along the Site's Ellsworth Road frontage. Stormwater retention for all required on-site and adjacent half-street runoff will be provided within new retention facilities on the Site and existing retention facilities adjacent to Ellsworth Road as more fully explained in the Preliminary Drainage Report included with the Site Plan application.

The Project will be connected to the Office Site via a new 20-foot-wide driveway located at the south end of the parking lot. The north end of the parking lot will be connected to Watford Drive, an existing gravel road located within a private 20' ingress/egress easement along the northern boundary of the Site, which has an existing right-in, right-out access driveway onto Ellsworth Road (see ***Exhibit D: Project Site Plan***). A dedicated right-turn lane on Ellsworth Road approaching Watford Drive will be constructed to Town standards with the Project. Watford Drive will also be improved with a paved width of 24' along the Project's northern boundary, tapering back to the existing gravel road at the Project's western boundary.

The Project provides a 13-foot-wide landscape buffer on the western boundary that creates adequate separation and screening from the adjacent residential property. 25 of the Project's total 50 parking spaces are located on the western side of the central drive aisle adjacent to this landscape buffer. The Project also provides a 20-foot-wide landscape buffer on the eastern boundary adjacent to the Ellsworth Road right-of-way. The Project's remaining 25 parking spaces are located on the eastern side of the central drive aisle adjacent to this landscape buffer. Desert landscaping will enhance the aesthetics of the Ellsworth Road streetscape and elevate the standard for future commercial development in the area. The Project is designed to incorporate landscape islands that will mature over time, creating a canopy effect that provides natural shading and enhances the Project's overall visual character. The proposed vegetation within the western landscape buffer will screen the adjacent residence from vehicular activity and provide adequate separation to mitigate potential development-related impacts. Landscaping along Ellsworth Road will offer shade and enhance pedestrian comfort and walkability.

Project Compatibility

The proposed Project is compatible with the surrounding area, which is experiencing a rapid pace of new development and new commercial uses. The existing character and conditions of this area of the Town have created a unique opportunity for the continued development of commercial and office uses along Ellsworth Road, which is a major regional arterial. Additionally, the Project is compatible and consistent with the Town's recently approved Major General Plan Amendment, Case No. P24-0077, which provides opportunities for limited commercial and office development within the *Rural* Land Use category that is compatible with other adjacent rural uses. The Town's recent approval of the existing Office Site supports the plans for the proposed Project and its compatibility with the surrounding area.

With future office uses planned for both the Office Site and the property to the north, the Project can provide additional parking to accommodate the needs of a wider range of office tenants. The proposed Project will be designed for maximum compatibility with the rural residential uses to the west. To ensure the Project meets the intent of the *Rural* land use category in the Town's General Plan, it should be noted that the Office Site will feature complementing office users that operate during normal business hours.

This approach is consistent with the *Rural* land use category description and Figure 13, Land Use Categories Requirements Table, of the General Plan. The General Plan states that "commercial developments are to be located at intersections along Ellsworth Road, Riggs Road, Meridian Road, Power Road, and Ironwood Road or on parcels with direct frontage on Ellsworth Road between Riggs Road and Hunt Highway," and that "developments shall consider open space and landscape buffers, building locations, access, cross-access, circulation, parking, buffering, public spaces, building design, lighting, and noise impacts to create a compatible transition between commercial development and adjacent rural property." The proposed landscape buffer and future vegetation along the western boundary thoughtfully address the adjacent residential parcel to the west and supports the General Plan's intent to provide a compatible transition between commercial/office and rural uses.

The Project adheres to key policies and objectives outlined in the General Plan by ensuring a compatible transition between adjacent properties through the use of substantial open space and landscape buffers. By integrating these measures, the Project ensures a harmonious transition between the office use and its rural surroundings, supporting the Town's goals for responsible and compatible growth. As outlined above this Project adheres to several key policies and objectives outlined within the General Plan, including but not limited to the following:

1. Project is located on a parcel that has direct frontage on Ellsworth Road.
2. Appropriate measures, such as landscaping, and site design create a compatible transition between adjacent properties.

C-1 PAD REZONING REQUEST

The Applicant is requesting to rezone the Site to *C-1*, the least intensive zoning district in the Town's Zoning Ordinance that permits a commercial parking lot, as identified in Table 4.6-1 – Permitted Uses. This designation is appropriate for the Site, as it is consistent with the existing zoning of the associated Office Site.

The *C-1* district serves as a suitable transition zone, buffering nearby residential uses from the major arterial roadway and the more intensive commercial uses anticipated east of Ellsworth Road. Additionally, the proposed *C-1* zoning is consistent with the Town's recently approved General Plan Amendment, which provides opportunities for limited commercial and office development within the *Rural* land use category.

The Site is located within a developing area of the Town and is adjacent to rural residential and agricultural parcels, further supporting this request as part of the natural transition from agrarian uses to residential, commercial, and office development needed to serve the Town's growing population.

In addition to the underlying *C-1* zoning, the Applicant is requesting a *PAD* to modify certain development standards to facilitate the parking lot expansion. Per Table 5.3-1 – Landscape Buffer Setbacks of the Zoning Ordinance, *C-1* requires a 30-foot landscape buffer adjacent to residential uses. The *PAD* proposes a reduction of this buffer to 13 feet along the west side of the Site. The Project also proposes a 20-foot landscape buffer along the Ellsworth Road right-of-way, which deviates from Article 5.10.a of the Zoning Ordinance that requires a 30-foot wide landscape street setback when non-residential development abuts an arterial roadway (See ***Table 2: C-1 PAD Development Standards Comparison*** below).

Table 2: C-1 PAD Development Standards Comparison

Development Standard	Required C-1 Standard	Proposed PAD Standard
Landscape Buffer (Adjacent to Residential)	30'	**13'**

Street Landscape Buffer	30′	**20′**

This proposed *PAD* rezoning conforms to the requirements of the Town of Queen Creek Zoning Ordinance Article 4.11 – Planned Area Development Overlay District:

a. The development application for PAD approval proposes substantial land use planning standards and principles over and beyond the minimum standards required in this Ordinance or any development ordinance adopted by the Town;

- The Project demonstrates elevated land use planning principles beyond the minimum required standards required by the Ordinance. The proposed parking lot is compatible with both existing and planned surrounding uses and structures. The *PAD* standards enhance the Site's visual quality, provide effective landscape buffering, and ensure the parking area harmonizes with the surrounding commercial environment. As noted, the Zoning Ordinance requires a 30-foot landscape buffer where commercial development is adjacent to residential uses. However, the Site is a narrow and remnant parcel that otherwise would be undevelopable, as it is only 95 feet in width. The full 30-foot landscape setback is not feasible on the western boundary due to this constraint; therefore, the Applicant is requesting a reduction to 13 feet. The Project incorporates enhanced landscaping along the western boundary adjacent to the residential property, improving the visual character of the site while allowing it to be developed in a manner consistent with the Town's standards.

- For this same reason, the 30-foot required street landscape setback along the eastern boundary adjacent to Ellsworth Road is also not feasible. The proposed 20-foot landscape buffer is sufficient and still provides meaningful separation from the roadway. This proposed deviation reflects the unique constraints of the Annexation Property while maintaining the intent of the Zoning Ordinance, accommodating necessary driveway access on Ellsworth Road, and facilitating the development of an otherwise constrained and underutilized property. Site design includes cohesive landscaping and streetscape elements that complement adjacent properties, and the rezoning enables an efficient shared-parking solution for nearby commercial tenants. Thoughtfully designed landscape buffers are also incorporated to ensure appropriate separation from adjacent residential uses.

b. The development application for PAD approval exceeds the minimum intent of the underlying zoning district(s) creating neighborhoods and sustainable communities over and above the criteria established in this Ordinance;

- The *PAD* zoning designation is appropriate given the Site's limited scope and specialized role as a supporting use. The *PAD* allows flexibility from *C-1* development standards while preserving the intent of the Zoning Ordinance, enabling the Site to function efficiently as an accessory parking use. The Office Site is anticipated to accommodate both general and medical office tenants, which will generate an increased parking demand that the proposed use is intended to address. The parking lot supports the commercial functionality and economic viability of future development to the south while remaining a low-impact use. Overall, the proposed rezoning to *C-1 PAD* is justified in that it aligns zoning with the Site's intended and contextual use, supports existing commercial development, and advances the public interest through improved circulation, safety, and site design.

c. The PAD development application narrative for PAD demonstrates specific goals exceeding the General Plan and demonstrates how the overall goal of the General Plan is exceeded by the proposed development; and

- The *PAD* not only complies with the land use goals and policies of the General Plan, but exceeds them through thoughtfully designed site and landscape design. The *PAD* advances the General Plan objectives by providing a low-intensity use that is compatible with the adjoining commercial uses while minimizing impact on nearby rural and residential properties. Ultimately, the PAD reinforces the General Plan's vision for compatibility, transition between land uses, and quality development.

d. *The development application for PAD represents a unique and ingenious approach to land use development that separates itself from* other typical suburban and/or urban developments found within the region.

- The *PAD* demonstrates a complementary and innovative development approach that differentiates the Project from standard commercial sites through its specialized function, efficiency, and context driven design. The underlying *C-1* district serves as an appropriate transitional designation by buffering nearby

residential uses, the major arterial roadway, and future commercial development of greater intensity on the east side of Ellsworth Road.

CONCLUSION

The Project represents a complementary addition that seamlessly integrates with the surrounding neighborhood, with careful consideration given to site design, landscaping, pedestrian safety, access, and circulation. The underlying *C-1* zoning district serves as an appropriate transitional designation by buffering nearby residential areas from the major arterial roadway. The proposed *C-1* zoning is also compatible with the Town's recently approved Major General Plan Amendment, which allows for limited commercial and office development within the *Rural* land use category. Additionally, the *PAD* incorporates enhanced landscaping to further minimize potential impacts on adjacent rural and residential properties.

The proposed rezoning of the Site represents a logical and well-supported land use transition that aligns with the Town's long-range planning goals. Through thoughtful site planning and enhanced buffering, the *PAD* ensures orderly growth, efficient land use, and elevated design. Approval of this request will facilitate development that is context-sensitive, functional, and responsive to the Town's evolving needs. The proposed rezoning benefits the community by providing additional parking and an enhanced streetscape, while supporting local businesses and establishing a benchmark for future development through high-quality design and landscaping. Collectively, the proposed zoning and *PAD* standards ensure compatibility, enhance site design, and support the Town's evolving land use objectives.

Exhibit A
Vicinity Map

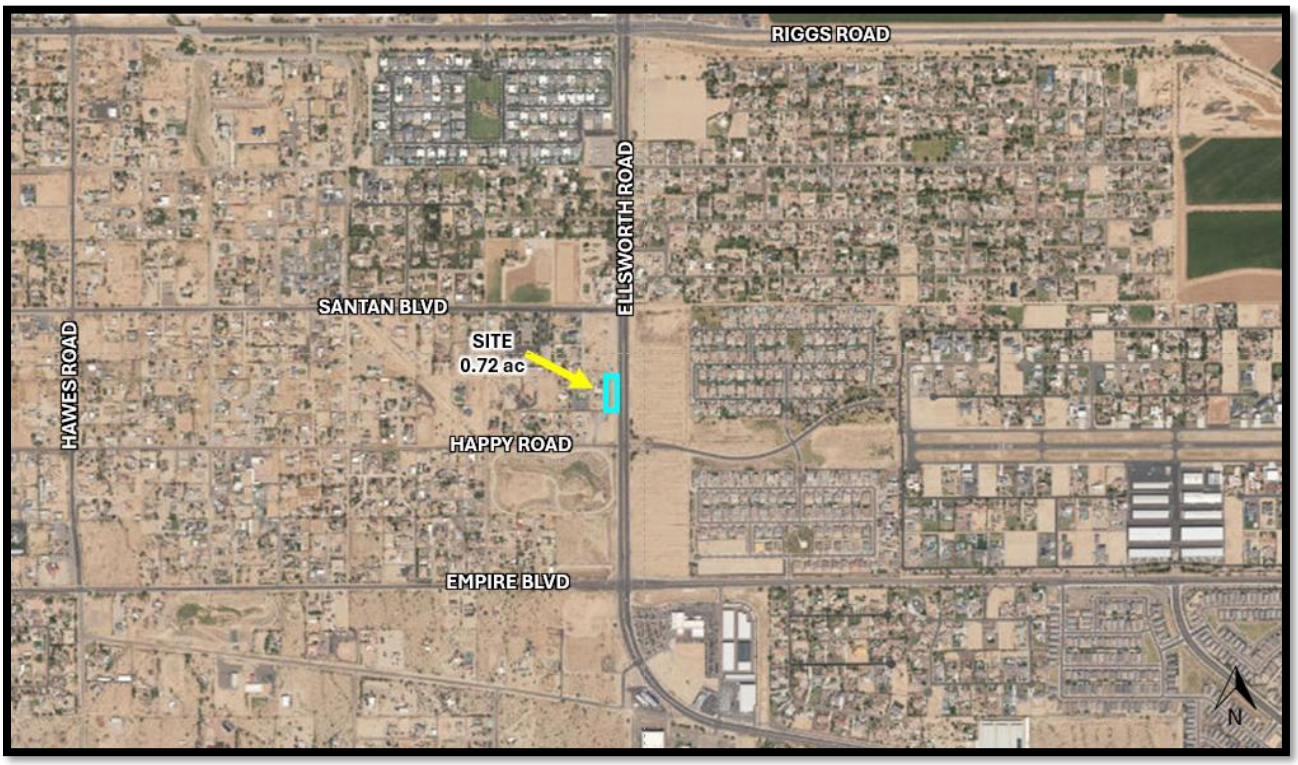
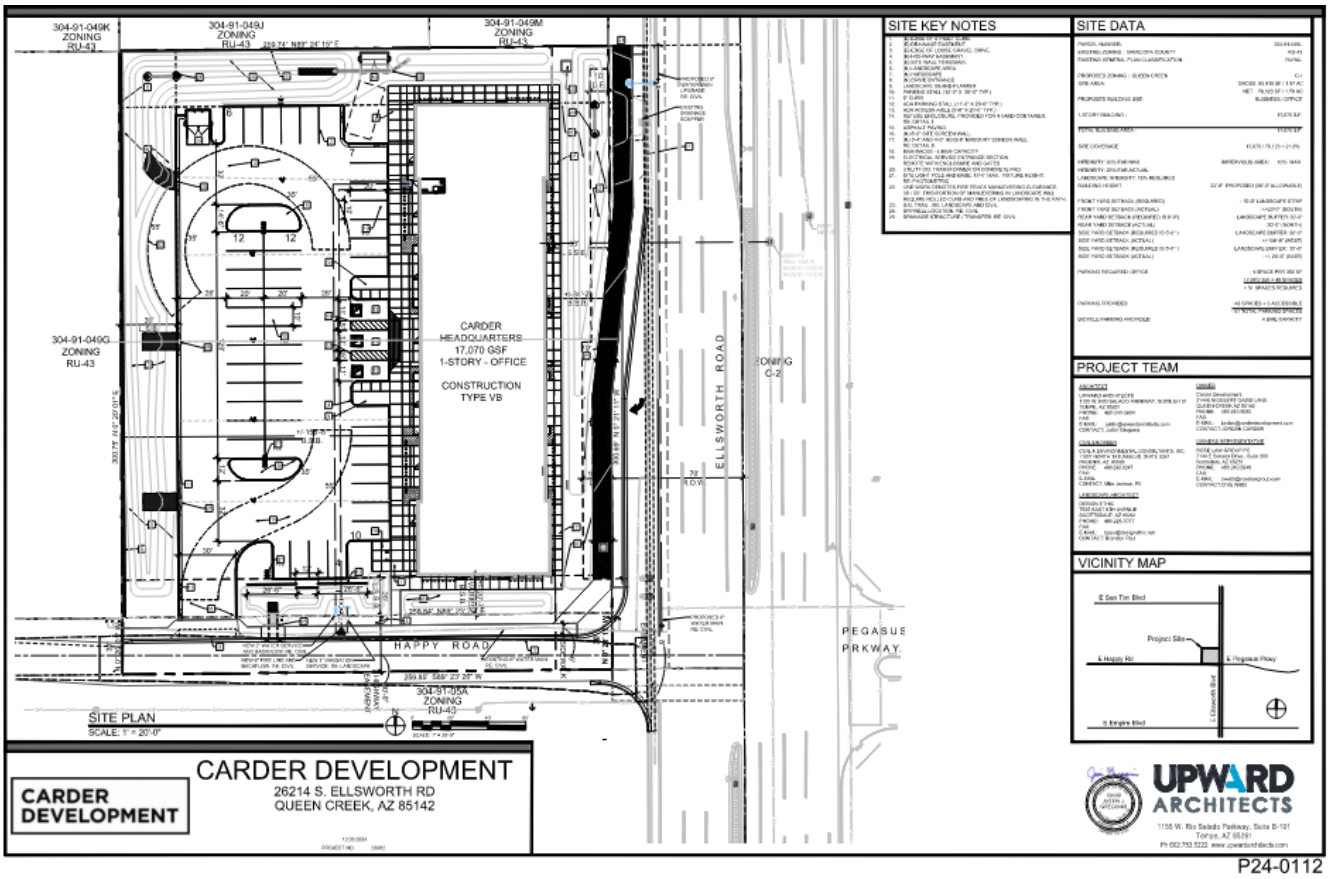


Exhibit B
Aerial Map

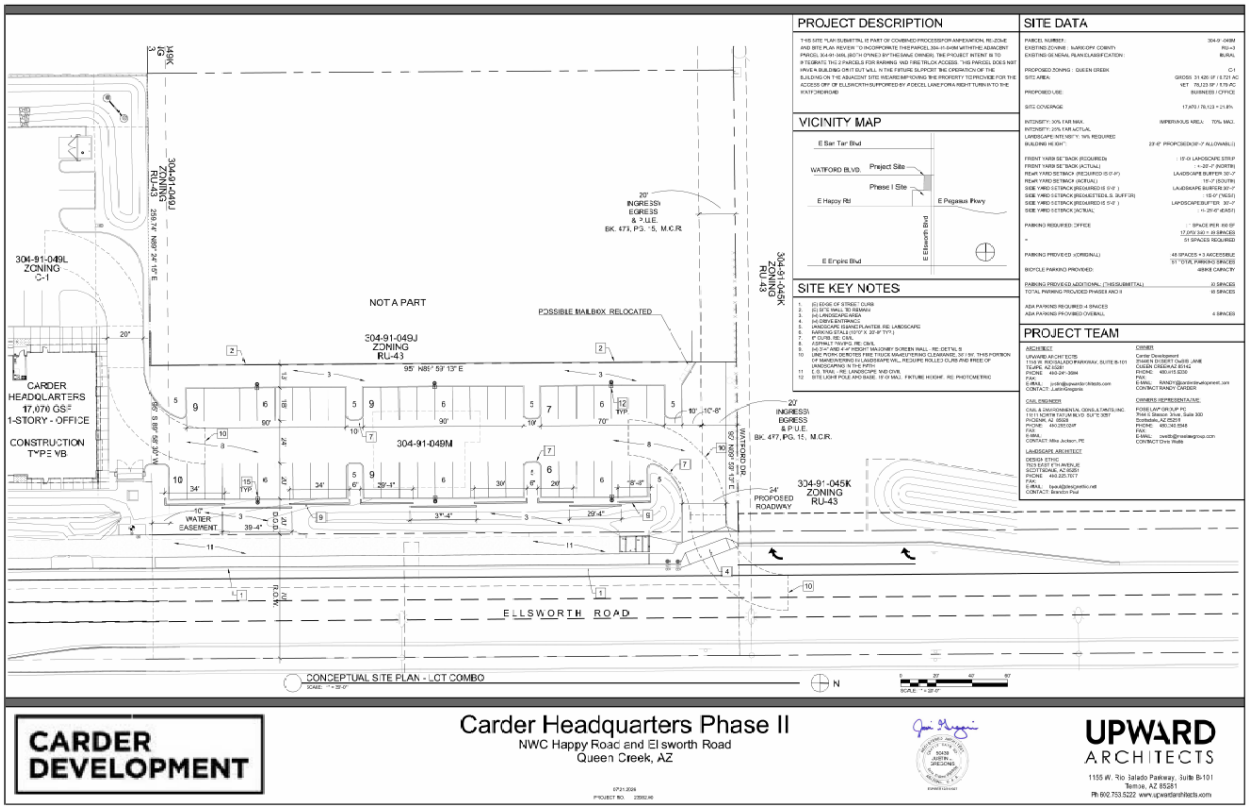


Exhibit C
Office Site Plan



P24-0112

Exhibit D
Project Site Plan



Neighbor Support Letter – Proposed Parking Lot Rezoning

August 27, 2026

To Whom It May Concern:

I am the owner/resident of the property located at:

20731 E Watford Dr. Queen Creek, Az 85142

I understand that a commercial development is being constructed on the property adjacent to my residence at:

26214 S Ellsworth Rd. Queen Creek, Az 85142

I understand that the portion of the commercial property immediately adjacent to my residence is currently proposed to be **rezoned for use as a parking lot** as part of the overall commercial development.

This letter represents my support for the proposed rezoning of this portion of the property for parking-lot use and do not object to the requested zoning approval necessary to allow the parking lot to be constructed and used as proposed.

Sincerely,

Neighbor Name: LUIS VASQUEZ

Signature: [signature]

Date: 09-01-2026

Phone: 480-628-1253

Email: LVVASQUEZ@msn.com

Neighbor's Property Address:

20731 E. Watford Dr. Queen Creek, Az 85142

ORDINANCE NO. 898-26

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING AS PUBLIC RECORD THAT CERTAIN DOCUMENTS TITLED "CARDER OFFICE PARKING LOT PROJECT NARRATIVE", LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", AND ADOPTING EXHIBIT "A", IN ADDITION TO THE DOCUMENT TITLED "CONDITIONS OF APPROVAL" AND ATTACHED HERETO AS EXHIBIT "B", AND ADOPTING EXHIBIT B", THEREBY AMENDING THE OFFICIAL ZONING DISTRICT MAP FOR THE TOWN OF QUEEN CREEK, ARIZONA, PURSUANT TO ARTICLE 3, SECTION 3.4 OF THE ZONING ORDINANCE FOR THE TOWN OF QUEEN CREEK BY CHANGING THE ZONING DISTRICT CLASSIFICATION FROM R1-43 TO C-1 ON APPROXIMATELY 0.72 ACRES. THIS PROPERTY IS LOCATED NORTH OF THE NORTHWEST CORNER OF ELLSWORTH ROAD AND HAPPY ROAD. THE ASSOCIATED ZONING CASE FOR THE PROPERTY IS P26-0081.

WHEREAS, A.R.S. § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, Article 3, ZONING PROCEDURES, Section 3.4 ZONING AMENDMENT, establishes the authority and procedures for amending the Zoning Ordinance; and

WHEREAS, Article 4, ZONING, Section 4.2 Zoning District Maps, establishes the Zoning District Maps and states that the Zoning District Maps, along with all the notations, references, and other information shown thereon, are a part of this Ordinance and have the same force and effect as if said maps and all the notations, references, and other information shown thereon were all fully set forth or described in the zoning ordinance text; and

WHEREAS, a Public Hearing on this ordinance was heard before the Planning and Zoning Commission on September 9, 2026; and

WHEREAS, the Planning and Zoning Commission voted 6-0 in favor of this zone change; and.

WHEREAS, a Public Hearing on this ordinance was heard before the Town of Queen Creek Town Council on September 16, 2026.

WHEREAS, the Town Council has determined that for the reasons set forth above and for the purpose of protecting the public health, safety, and welfare of the residents and visitors of Queen Creek, it is in the best interest of the Town to establish the zoning designation of C-1/PAD on the location depicted in Exhibit "A" attached hereto and incorporated herein.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

Section 1: The attached Exhibit A, titled "Legal Description", and Exhibit B, titled "Conditions of Approval" are declared to be a public record and are adopted and incorporated herein by this reference.

Section 2: Exhibits A and B attached hereto are adopted as amending the Official Zoning District Map for the Town of Queen Creek, Arizona, by changing the zoning district classification for the Property from R1-43 to C-1/PAD and imposing the Conditions of Approval upon the Property.

Section 3: The Town's Official Zoning Map is hereby amended by changing the zoning designation of the land depicted on Exhibit "A" attached hereto and incorporated herein from R1-43 to C-1/PAD.

Section 4: The development of the subject site(s), as described in Exhibit "A" attached hereto shall be in conformance with any applicable Town Codes and Ordinances.

Section 5: If any section, subsection, clause, phrase or portion of this Ordinance or any part of these amendments to the Queen Creek Zoning Map is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6: At least one paper copy and one electronic copy of this Ordinance and Exhibit(s) are to be filed with and will be located at the office of the Town Clerk.

PASSED AND ADOPTED by the Common Council of the Town of Queen Creek, Arizona, this 7th day of October, 2026.

FOR THE TOWN OF QUEEN CREEK:	ATTESTED TO:
Julia Wheatley, Mayor	Maria Gonzalez, Town Clerk

REVIEWED BY:	APPROVED AS TO FORM:
Bruce Gardner, Town Manager	Clifford Mattice, Town Attorney

LEGAL DESCRIPTION
SAN TAN & ELLSWORTH PROPERTY
ANNEXATION AREA

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE MARKING THE EAST QUARTER CORNER OF SAID SECTION 33 LYING NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST (BASIS OF BEARINGS), A DISTANCE OF 2645.10 FEET FROM A BRASS CAP IN HAND HOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 33;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 33, 661.23 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, 330.67 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 95.00 FEET;

THENCE NORTH 00 DEGREES 12 MINUTES 58 SECONDS EAST, 330.81 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 13 SECONDS EAST, 95.00 FEET TO THE POINT OF BEGINNING.

NET AREA IS 31,426 S.F. AND/OR 0.721 ACRES MORE OR LESS



ALLEN CONSULTING ENGINEERS, INC.
4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666

APN #304-91-049M
ANNEXATION AREA EXHIBIT - LEGAL DESCRIPTION

JOB NUMBER	98745	DRAWING	EXHIBIT-ANNEXATION
SHEET	1 OF 2	DATE	07-20-2026

Exhibit B
Conditions of Approval

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance and Town Code applicable to this case.

2. The approval of the Site Plan (P26-0082) is contingent upon the approval of the Rezone request (P26-0081).

3. Development shall conform to the Town Zoning Ordinance requirements for landscaping and open space.

4. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior to any permits being issued.

5. The Developer shall coordinate and obtain approval from the Queen Creek Irrigation District including any required approvals from the Federal Bureau of Reclamation for any and all work within the existing Bureau of Reclamation Easement(s).

6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current Town standards.

7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

9. Half street road improvements will be required for Watford Drive (northern boundary). The minimum required street improvement (centerline to the face of curb) shall be 24'. The improvements shall be per the Town standards and shall include, but not limited to, paving, curb, gutter, sidewalks, and landscaping.

10. Sidewalks and landscaping will be required along Ellsworth Road and shall be per Town standards.

11. All roadway and infrastructure improvements shall be in accordance with the current Town standards or as approved by the Town Engineer.

12. A Construction Assurance is required for all offsite public improvements. The Assurance shall be per Section 7.5 of the Town of Queen Creek Subdivision Ordinance. An Engineer's Cost Estimate for the offsite improvements shall be submitted for review and approval.

13. The drainage plan shall be in accordance with the current Town standards. The approved Drainage Plan shall provide retention for storm waters in on-site retention areas.

TOWN OF QUEEN CREEK ARIZONA









Carder Development Rezone & Site Plan Parking Lot Expansion

Wednesday, October 7, 2026

Case # P26-0081 & P26-0082

Town Council

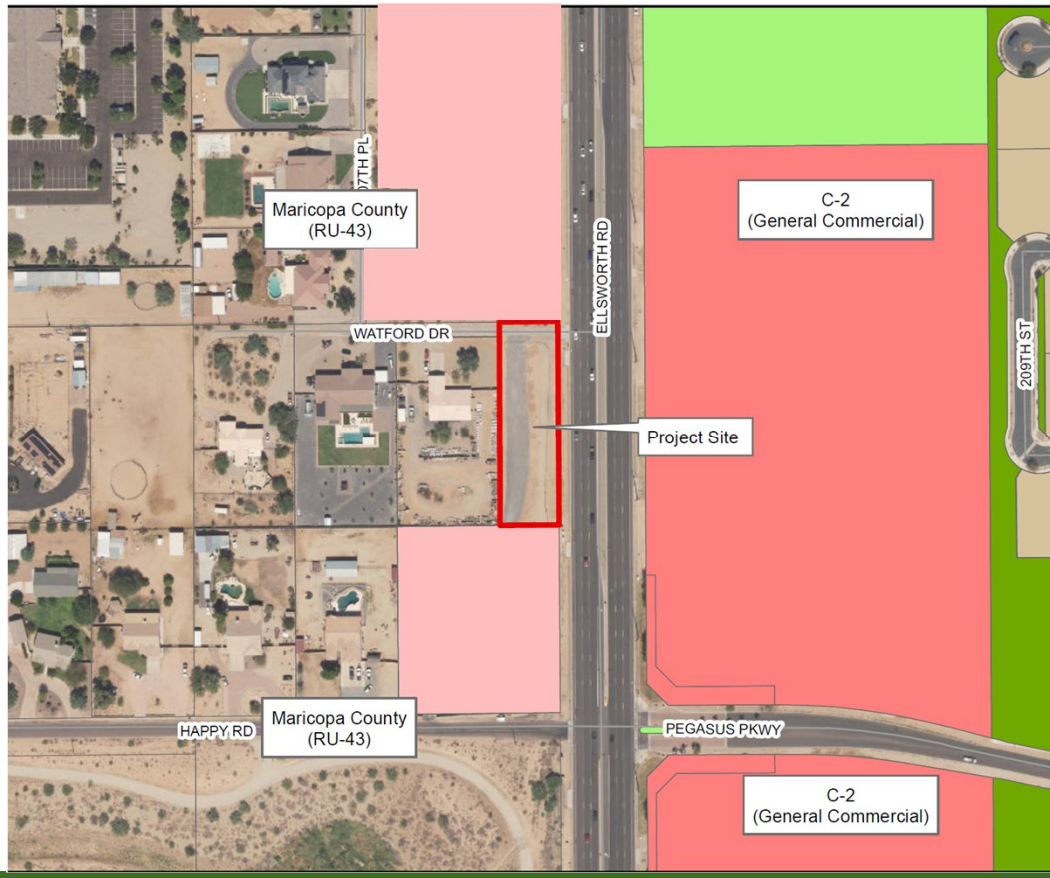
Carder Development Aerial

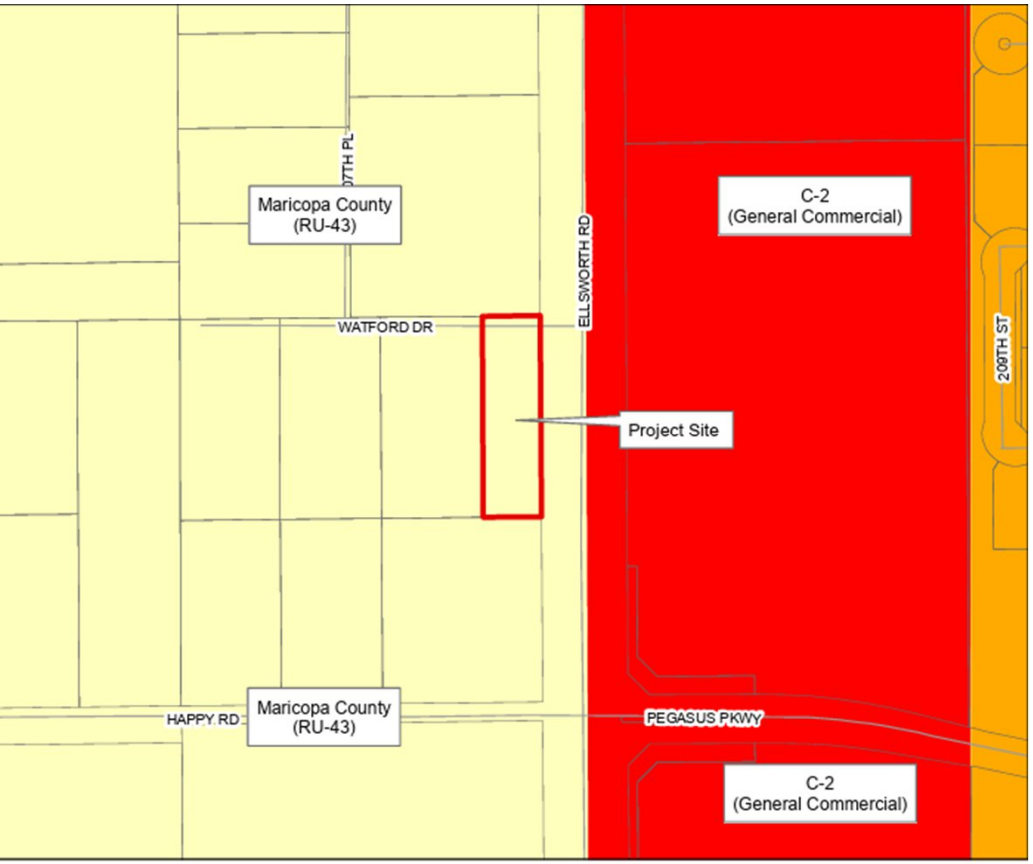
TOWN OF QUEEN CREEK ARIZONA

0.72 acres (31,426 SF) vacant parcel

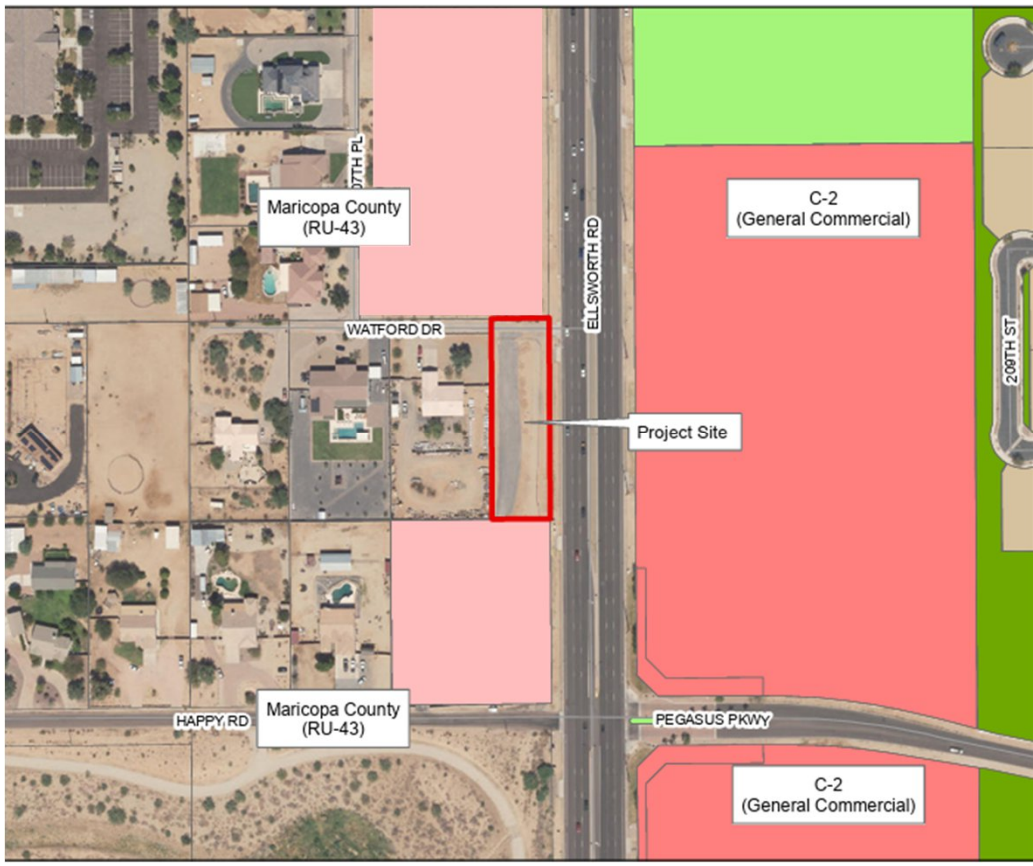
Maricopa County island (RU-43)

Part of the approved 1.79 Acre (78,123 SF) Carder Development

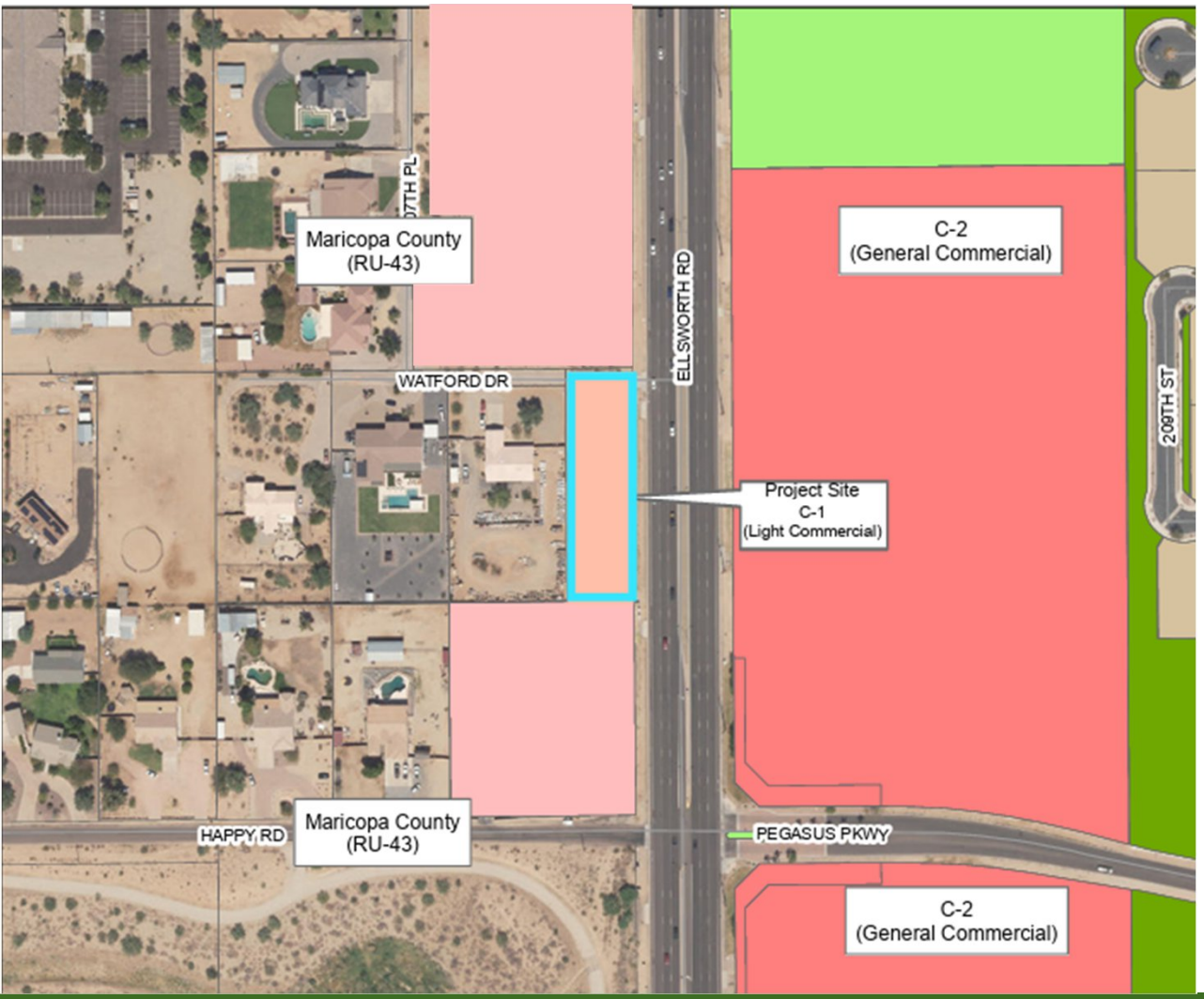




General Plan Exhibit
Rural



Existing Zoning Exhibit
RU-43



TOWN OF QUEEN CREEK ARIZONA

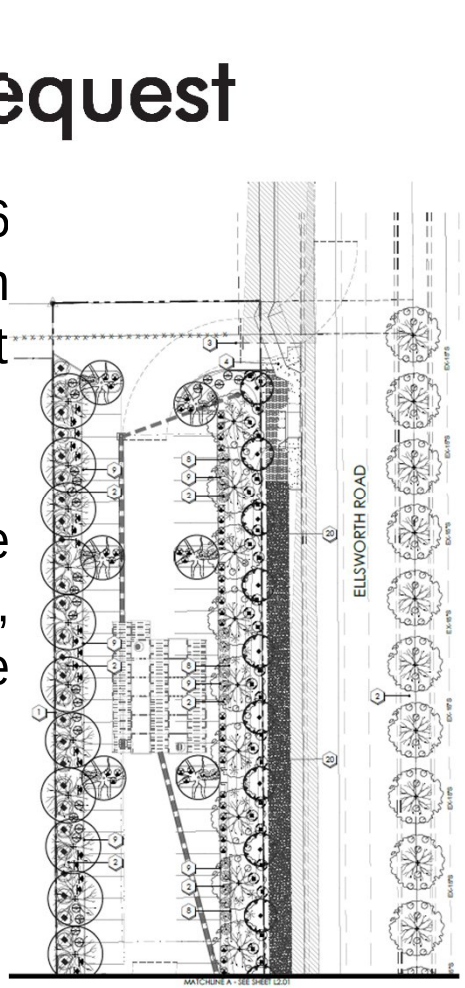
Proposed Zoning Exhibit

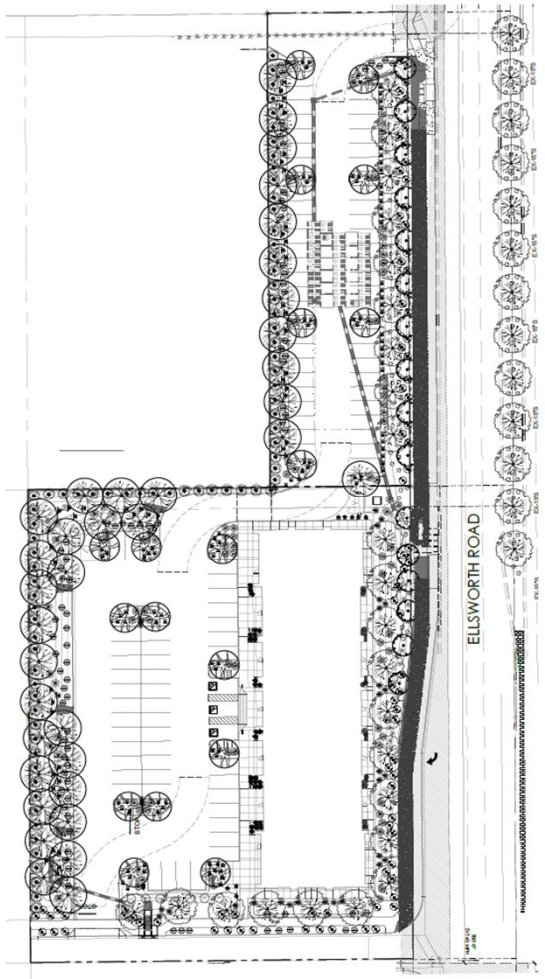
Development Standards

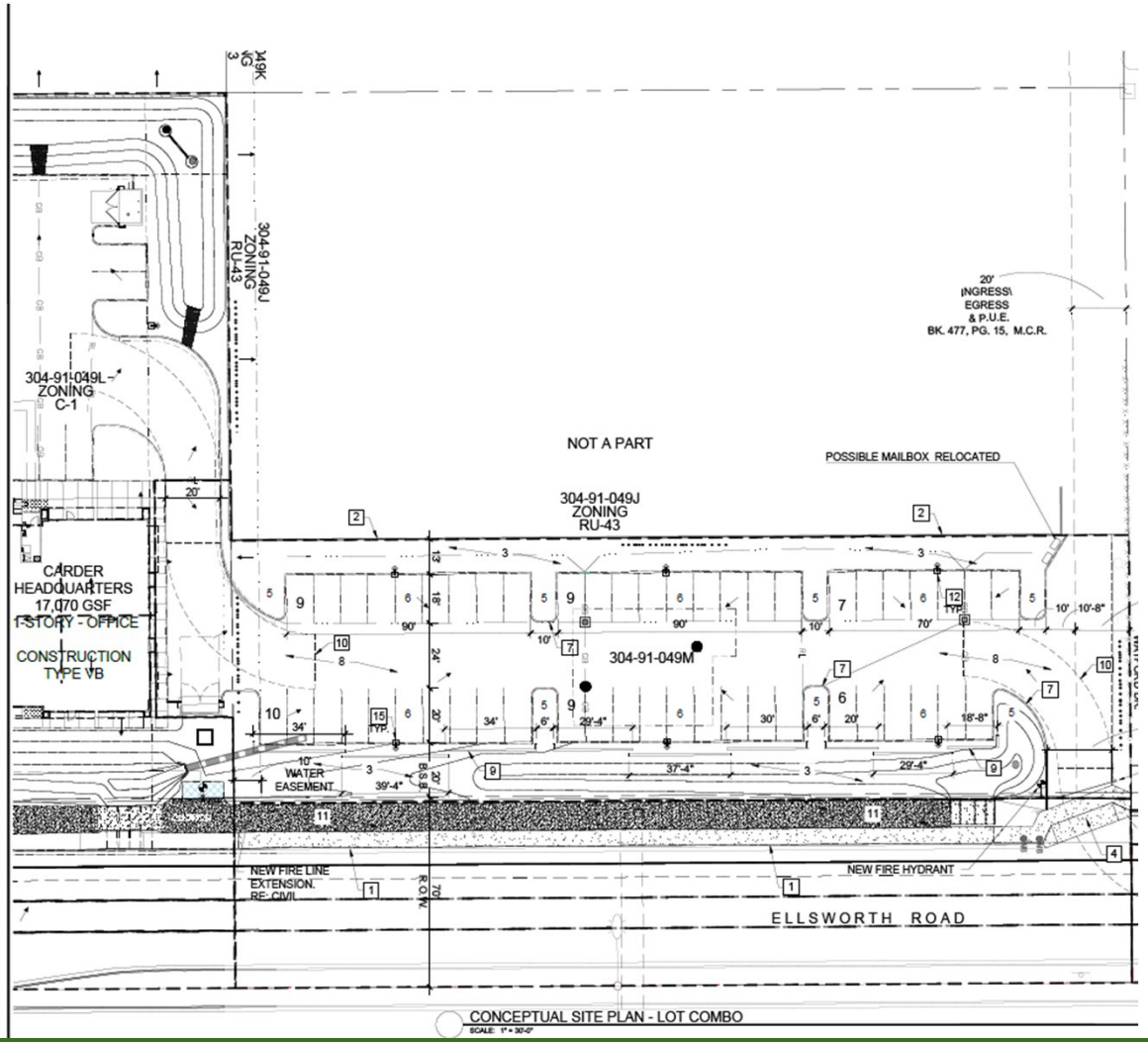
Zoning District	R1-43 Req.	C-1 Req.	C-1(PAD) Proposed
Minimum Lot Size (SF)	43,560	No Requirement	31,426
Minimum Lot Width	145’	50’	95’
Minimum Lot Depth	No Requirement	100’	300’
Maximum Height	30’	30’	--
Minimum Side Setback (West)	20’	30’	13’
Street Landscape Buffer	30’	30’	20’

Commercial Site Plan Request

- Site Plan approval for approx. 0.72 acres (31,426 SF) of light commercial parking lot expansion anchored by Carder real-estate development company.
- Building permits and signage will require separate applications for review and approval, in relation to the approved Carder Office project.
- 50 additional stalls with 25 stalls per side.
- Screen walls, parking lot lighting, right turn lane







Site Plan

TOWN OF QUEEN CREEK ARIZONA

0.72 ac (Gross)
33% open space
50 parking stalls

Public Participation

- August 3, 2026 – 0 residents in attendance
- The adjacent owner in support of the proposed parking lot expansion
- No public comments for the Planning & Zoning Commission (Sept. 9, 2026) or Town Council Public Hearing (Sept. 16, 2026).
- Staff has not received any comments or questions from the public regarding the case.



TOWN OF QUEEN CREEK ARIZONA

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR, ERIK SWANSON, PLANNING ADMINISTRATOR, LES JOHNSON, PRINCIPAL PLANNER**

RE: **PUBLIC HEARING AND POSSIBLE ACTION ON ORDINANCE 896-26, SUMMERWELL RESIDENCES REZONE (P26-0058) AND SITE PLAN (P26-0059). A REQUEST BY BRENNAN RAY, RAY LAW FIRM, TO REZONE APPROXIMATELY 16.8 ACRES FROM C-2 (GENERAL COMMERCIAL) TO MDR/PAD (MEDIUM DENSITY RESIDENTIAL/PLANNED AREA DEVELOPMENT) ALONG WITH SITE PLAN APPROVAL FOR THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY CONSISTING OF 150 SINGLE-FAMILY DETACHED AND ATTACHED RENTAL UNITS, COMMUNITY CLUBHOUSE, AND ASSOCIATED AMENITIES. THE SUBJECT SITE IS LOCATED APPROXIMATELY 300 FEET EAST OF THE NORTHEAST CORNER OF GERMANN AND POWER ROADS.**

DATE: **October 7, 2026**

Suggested Action:

Staff recommends approval of Ordinance 896-26, P26-0058 PAD Rezone, and P26-0059 Site Plan for the development of a residential community consisting of 150 single-family detached and attached rental units and associated community amenities, subject to the Conditions of Approval represented in this report.

Planning Commission Recommendation:

The Planning Commission considered this matter during their regularly scheduled meeting of September 9, 2026. Two residents spoke in regard to the project, one expressing support and the other opposed to the project. Following deliberations and discussion, by a vote of 6-0 the Planning Commission unanimously recommended approval of the proposed Rezone (P26-0058) and Site Plan (P26-0059).

Summary:

The request is to Rezone the approximate 16.8 acre site from C- 2 (General Commercial) to MDR/PAD (Medium Density Residential/Planned Unit Development) along with Site Plan approval for the development of a residential community consisting of 150 single-family detached and attached rental units and associated community amenities. The project site is located approximately 300 feet east of the northeast corner of Germann and Power Roads.

History:

- November 5, 2003: Town Council approved a rezone, preliminary plat, site plan, and building elevations for Power Marketplace, including Home Depot.
- February 2022: A Pre-Application was submitted for Modera Power Ranch (340-unit multi-family development on subject property)
- August 2022: Applications for a Rezone and Site Plan were filed for Modera Power Ranch. Staff comments were subsequently provided and the application was stalled.

- October 2023: New Rezone and Site Plan applications were filed for Beckett Power Ranch (new name given to essentially same project as Modera Power Ranch)
- March 27, 2024: Rezone and Site Plan applications for Beckett Power Ranch considered by the Planning Commission. Following hearing and discussion, Commissioners moved 5-1 to recommend approval of the applications.
- May 1, 2024: Rezone and Site Plan applications for Beckett Power Ranch scheduled for Town Council consideration, however, the applicant withdrew the applications prior to the Council meeting due to public opposition that increased the week of the Town Council meeting.

Project Information:

PROJECT NAME: Summerwell Residences
SITE LOCATION: North side of Germann Road approximately 300 feet east of the intersection of Germann and Power Roads
GENERAL PLAN DESIGNATION: Commercial
EXISTING ZONING: C-2 (General Commercial)
PROPOSED ZONING: MDR/PAD (Medium Density Residential/Planned Area Development)
SURROUNDING ZONING:
- North: C-2 Commercial (Power Marketplace/Home Depot)
- West: C-2 Commercial (Power Marketplace)
- South: Germann Road; R1-6, R1-8 (Cortina)
- East: EMP-A (Power Marketplace Business Park)

GROSS/NET ACREAGE: 16.8/15.5
NUMBER OF UNITS: 150 (102 single/48 duplex)
PROPOSED DENSITY: 10.05 net
BUILDING HEIGHT: 27 feet (36 feet max allowed)
PARKING: 375 (270 garage/80 driveway/25 stalls)

Discussion:

BACKGROUND:
The request is to Rezone the 16.8 acre site from C-2 (General Commercial) to MDR/PAD (Medium Density Residential/Planned Area Development) along with Site Plan approval for the development of a 150 unit single-family detached and attached rental community. The subject site is located east of the northeast corner of Germann and Power roads. The subject site is bounded by the Power Marketplace commercial center to the north and west, Germann Road to the south with the Cortina single-family residential community beyond Germann Road, and the Power Marketplace Business Park directly east. The subject site is a vacant remnant parcel of the Power Marketplace commercial center.

The subject site is designated in the General Plan as Commercial as part of the larger Power Marketplace commercial center and Power Marketplace Business Park developments. East and south of the Commercial designation is designated as Neighborhood. The subject site, along with the remainder of the Power Marketplace commercial center was Rezoned in 2003, with construction commencing shortly thereafter. Over the years there has been development interest in the subject site, however inquiries within the past 5+ years have been exclusively for residential development.

As part of the review process conducted in association with the previous applications (Beckett Power Ranch), the development team conducted a Viability and Market Demand Study on the property to determine if there is viability for commercial uses on the subject site. A copy of the report is provided as an attachment. In the report there are a number of findings that support the proposed request. At the time the report was conducted, Economic Development and Development Services Staff reviewed the report and had no concerns with the information presented.

SITE LAYOUT:
The project site is designed with a main gated entry point provided via Germann Rd. Vehicle egress will be provided via the same main entry point, as well as secondary gated vehicle egress only points along the west boundary and in the southeast corner of the site. In addition, all vehicle ingress and

egress points will include gated pedestrian access. An additional gated pedestrian access will be provided in the northwest corner of the project site adjacent to the dog park, which will provide pedestrian connectivity to the adjacent commercial center.

The site design provides a street and building layout indicative of a single-family residential community. All units have driveways leading up to one and two car garages. Most driveways provide sufficient depth to allow vehicle parking. Each unit will have a fenced and gated rear yard.

At the main entrance, a community clubhouse, pool, and central mail station are proposed. A north-south oriented linear park is proposed immediately to the north. A dog park is proposed in the northwest corner of the project site. A 30' landscape easement will be provided along Germann Road, while 6' landscape easements are proposed along the west and north project boundaries.

The proposed residential units consist of 102 single and 48 duplex units. Building orientation is in a north-south and east-west alignment, representing a typical single-family residential community. All interior streets will be private, having a minimum travel lane width of 28 feet with sidewalks provided on one side. No on-street parking will be allowed.

All proposed units will be served by either single or two car garages. Eighty of the units will have driveways of length to accommodate vehicle parking. In addition, there will be 25 parking stalls, namely located near the community clubhouse and west egress gate. A total of 427 parking spaces will be provided, which exceeds the minimum required 338 spaces.

BUILDING DESIGN:
As previously noted, the proposed 150 units consist of 102 single and 48 duplex units. The development project will provide 2 (30 units), 3 (85 units), and 4 (35 units) bedroom plans, ranging is size from 1,295 to 1,726 square feet. Building architectural style is farmhouse, utilizing a combination of stucco, board and batten siding, window shutters, and coach lights. All units have gable roofs utilizing flat concrete roof tiles. Each unit will include an attached covered outdoor patio designed to be consistent with the residential unit. Three different color palettes are proposed for distinction and ensuring an overall cohesive design. The community clubhouse provides an architectural design consistent with and complimentary to the residential unit designs. Overall, the building designs generally represent design characteristics of a typical single-family neighborhood.

Public Participation:

A neighborhood meeting was conducted on Tuesday, August 18, 2026 in the Community Chambers. A total of 6 neighbors attended the meeting. Neighbors expressed concern with the following:

- Increase in traffic along Germann Road
- Desire to retain the current commercial zoning
- Adding more residential units to this segment of the community.

The Planning Commission considered this item during their regularly scheduled September 9, 2026 meeting. Two residents spoke in regard to the project, one expressing support and the other opposed to the project. Following deliberations and discussion, by a vote of 6-0 the Planning Commission unanimously recommended approval of the proposed rezone (P26-0058) and site plan (P26-0059).

As of October, 6, 2026, 61 emails have been received. In addition, the applicant provided 13 letters of support, consisting of 9 neighboring businesses and 4 residents south of Germann Road in the Cortina neighborhood.

The total number of correspondence received to date is 74; 56 representing opposition to the project and 18 in support. Of the 74 comments received, 36 provided addresses.

Analysis:

GENERAL PLAN REVIEW:
The current General Plan designation for this property is Commercial. Requests for sites up to 20 acres with a Commercial land use designation can be zoned out of conformance with the identified zoning districts under the Commercial designation of the General Plan without requiring a General Plan Amendment. Although MDR zoning is not included under the Commercial designation, a General Plan Amendment is not required because this site is under the 20 acre threshold at 16.8 acres in size.

A General Plan update was completed in 2024 addressing buffering and transition techniques for development adjacent to dissimilar land uses. The primary focus of the manual was to address development adjacent to residential uses, however is applicable in any instance there is a dissimilarity between land uses. A series of options are provided in the manual depending on the situation and adjacencies. In this instance considerable options would be increased setbacks, open space/landscaping, building step backs/line of sight, and building heights. In this instance, while existing residential uses are not directly adjacent to the subject site, the proposed building are all two-story single and duplex units with a maximum height of 27 feet. With a standard 30 foot landscape buffer being provided along Germann Road, most units are setback 50 feet with the closest being 35 feet and the furthest at 61 feet. Building setbacks along the east property line vary as well with the closest being 18.3 feet. It is important to note that while the boundary along the eastern boundary is reduced, trees will be provided in the rear yards to provide additional visual buffering to the property to the east. This is similar along the north and west property line with the closest being 10.6 feet.

ZONING REVIEW:
The current zoning designation of the property is C-2. The applicant is requesting MDR/PAD zoning, as set forth within the Town of Queen Creek Zoning Ordinance. A deviation is proposed for the western, northern, and eastern property boundaries. The request is to reduce the 20-foot buffer to 6- feet along the western and northern boundaries, and for no buffer along the eastern boundary independent from the rear building setback. The development team requested the reduction in order to provide greater rear yard space for the proposed residential units abutting these property lines. Building setbacks vary along these boundaries with the closest being 15.6 feet and the average being approximately 20 feet. Furthermore, since no residential units are adjacent to these three property boundaries, no existing residential units are impacted by the proposed reduction. The Planning Commission and Staff support the proposed deviation. The requested density is 10.1 (net) units per acre. The MDR designation allows up to 14 du/ac. Please note that with the project including a PAD, the development would be constructed in conformance with the approved plans pending approval of the application.

ADEQUATE PUBLIC FACILITIES:
In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town’s water and wastewater service areas.

ENGINEERING, UTILTIES, AND TRANSPORTATION REVIEW:
The project has been reviewed by the Town's Engineering, Utilities and Transportation Divisions/Departments. Conditions of Approval have been added accordingly for any applicable items. As noted in the Public Participation portion of this memo, neighborhood concerns from residents within the Cortina neighborhood regarding traffic congestion have been voiced. The Transportation Division has reviewed the traffic analysis prepared for the project and has concluded that as conditioned the existing road network can adequately accommodate the proposed project.

Conditions of Approval:

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the Zoning Ordinance applicable to this case. Expansion or modification beyond the approved exhibits (site plan, building floorplans, building elevations, project narrative, etc.) without a site plan amendment being granted in advance shall void this approval and require a new site plan application and approval.
2. Approval of the Site Plan (P26-0059) is contingent upon the approval of the PAD Rezone (P26-0058).

3. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.
4. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: “This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of air craft and frequency of use of such aircraft may change over time depending on market and technology changes.”
5. All mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main colors of the buildings or to blend in with adjacent landscaping.
6. The developer/property owner is responsible for installing and maintaining all landscaping within the public right-of-way abutting the subject property.
7. All outdoor lighting shall be properly placed and/or shielded to ensure compliance with the Town's outdoor lighting requirements, including foot candle maximum allowances at the property line.
8. Any public reports filed with the Arizona Department of Real Estate shall include the previously referenced disclosure statement.
9. The leasing office shall provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4’ x 4’ installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of leases, and should not be removed until the leasing office no longer leases units in the project.
10. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided, if a filing is requested.
11. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer’s estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
12. The secondary gated access on Germann Road shall be limited to right turn egress only, which may require median expansion/modification to restrict this movement. The secondary gated access at the western property boundary shall be limited to egress only with permissible left and right turns.
13. A lot tie shall be completed to consolidate the two parcels in advance of granting construction document approvals.

Attachment(s):

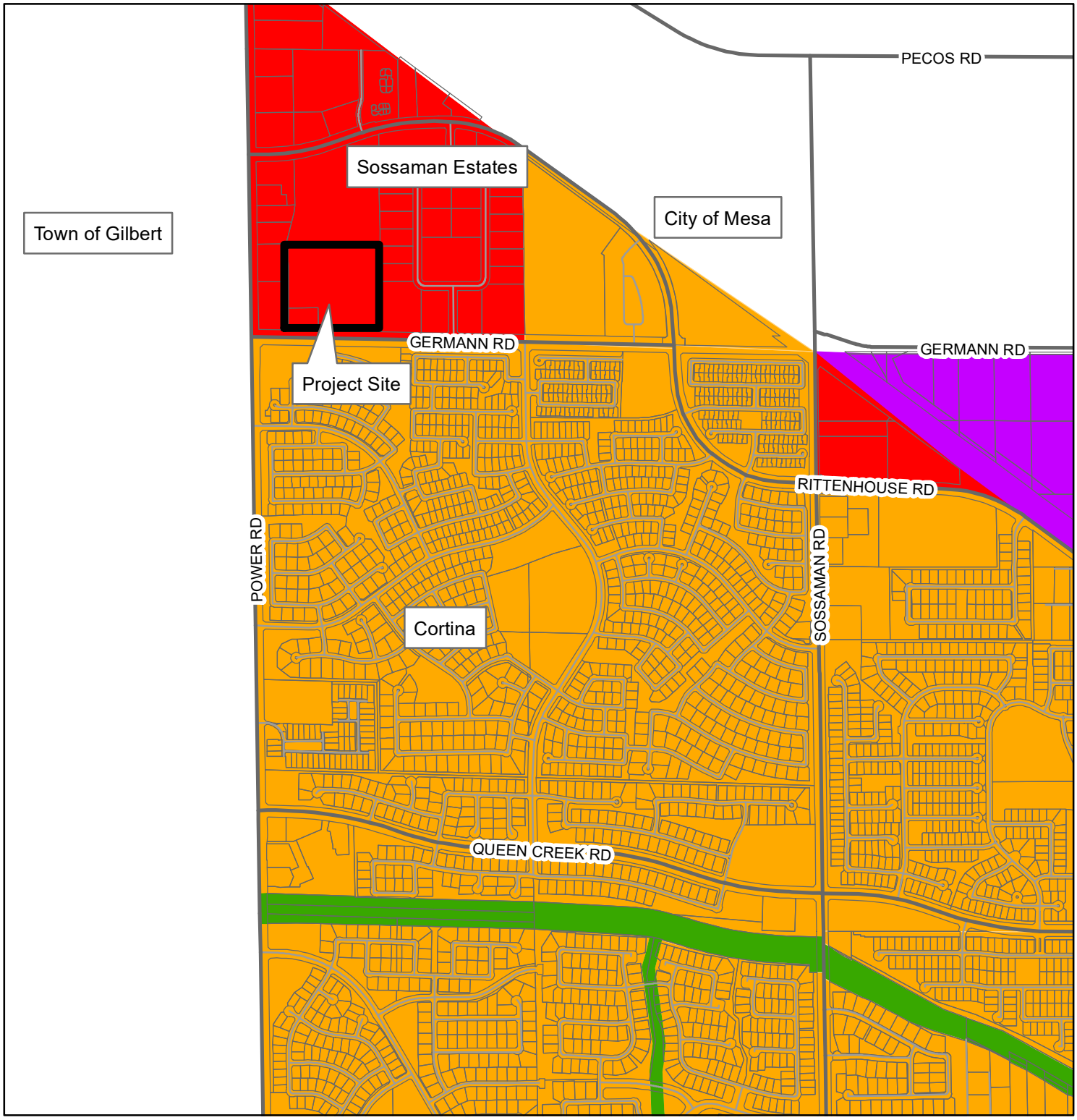
1. General Plan Map Exhibit.pdf
2. Aerial Exhibit.pdf
3. Current Zoning Map Exhibit.pdf
4. Proposed Zoning Map Exhibit.pdf
5. Conceptual Site Plan.pdf
6. Conceptual Elevations and Color Schemes.pdf
7. Floorplans.pdf
8. Project Renderings.pdf

8. Project Renderings.pdf
9. Ordinance 896-26
10. Applicant Provided Comments
11. Email Comments Received to 10-1-26
12. Email Comments 10-2-26 to 10-6-26.pdf
13. Summerwell PPT.pdf

Project Name: Summerwell Rezone and Site Plan

Project Case Numbers: P26-0058/0059

Town Council Hearing Date: October 7, 2026



General Plan Land Use

- Rural
- Neighborhood
- Urban
- Commercial
- Industrial
- Open Space
- Special District 1
- Special District 2
- Special District 3
- Special District 4

Project Name: Summerwell Residences Rezone and Site Plan - Aerial Exhibit

Case Numbers: P26-0058/0059

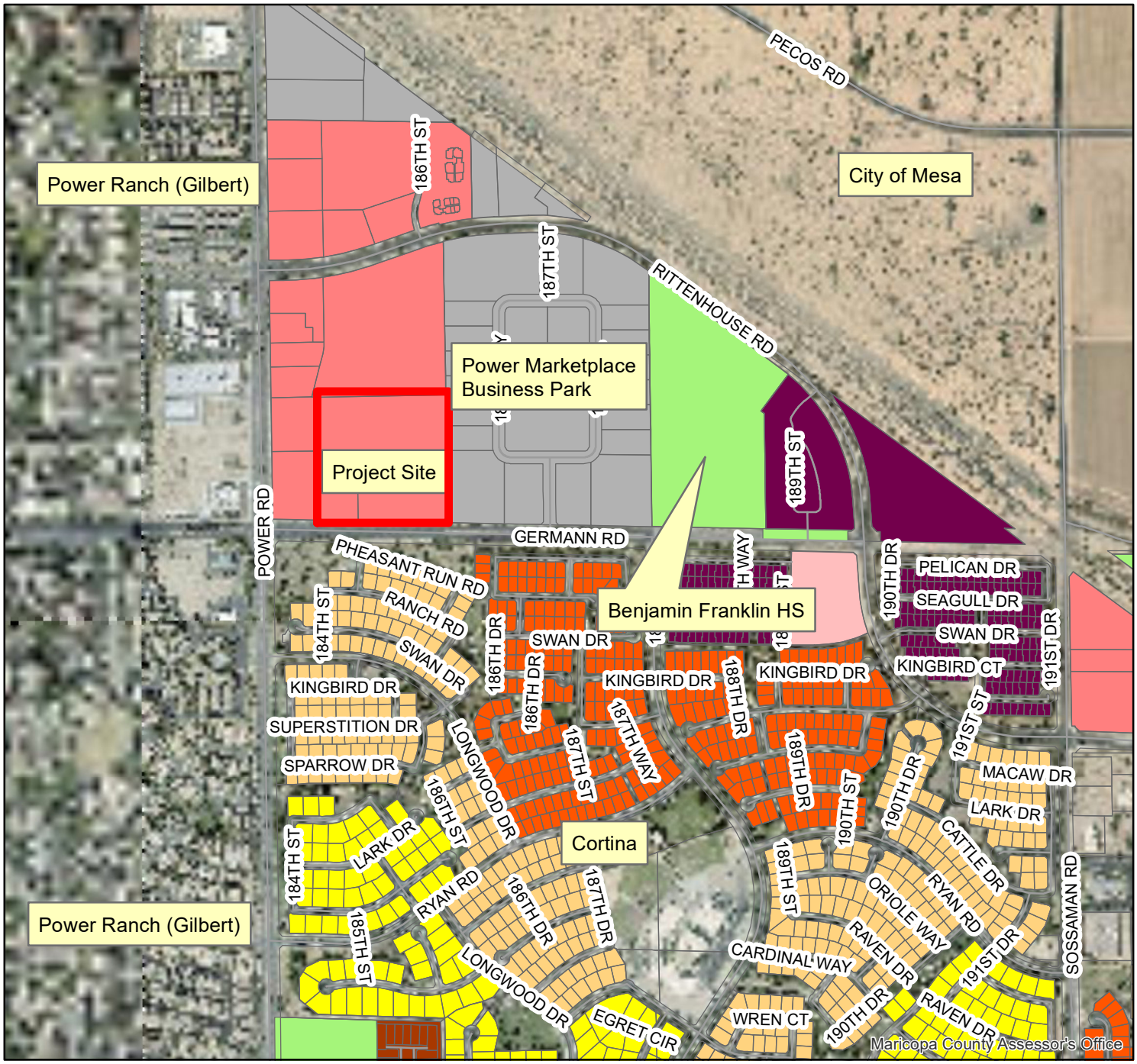
Town Council Hearing Date: October 7, 2026



Project Name: Summerwell Rezone and Site Plan

Case Numbers: P26-0058/0059

Town Council Hearing Date: October 7, 2026



Zoning Districts

- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- TC - Commercial
- EMP A - Office/Industrial Park
- EMP B - General Industrial
- PQP - Public/Quasi-Public
- RC - Recreation/Conservation
- MDR - Residential
- R1-4 - Residential
- R1-5 - Residential
- R1-6 - Residential
- R1-7 - Residential
- R1-8 - Residential
- R1-9 - Residential
- R1-12 - Residential
- R1-15 - Residential
- R1-18 - Residential
- R1-35 - Residential
- R1-43 - Residential
- R1-54 - Residential
- R1-190 - Residential
- PCD - Planned Community
- AT - Agritainment

Project Name: Summerwell Residences - Proposed Zoning Exhibit

Case Numbers: P26-0058/0059

Town Council Hearing Date: October 7, 2026



Zoning Districts

- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- TC - Commercial
- EMP A - Office/Industrial Park
- EMP B - General Industrial
- RC - Recreation/Conservation
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- HDR
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- R1-8 - Residential
- R1-9 - Residential
- R1-12 - Residential
- R1-15 - Residential
- R1-18 - Residential
- R1-35 - Residential
- R1-43 - Residential
- R1-54 - Residential
- R1-190 - Residential
- PCD - Planned Community
- AT - Agritainment

SITE DATA		
GROSS AREA	15.51 AC.	9.67 DU/AC
NET AREA	14.93 AC.	10.05 DU/AC
MAIN AMENITY	0.43 AC.	
PARKS	0.10 AC.	
GREENBELT	0.10 AC.	
DOG PARK	0.17 Ac.	
ENTRY PATHS	0.19 Ac.	
ACTIVE OPEN SPACE SUBTOTAL	**0.99 Ac.**	
PRIVATE REAR/SIDE YARD OPEN SPACE	3.07 Ac.	
PASSIVE FRONT YARD OPEN SPACE	1.37 Ac.	
PASSIVE OPEN SPACE (PERIMETER)	0.65 Ac.	
PASSIVE OPEN SPACE SUBTOTAL	**5.09 AC.**	
TOTAL OPEN SPACE	**6.08 AC.**	**40.7%**
UNIT	QTY	
PLAN 1 (DUPLEX)	30 D.U.	
PLAN 2 (DUPLEX)	18 D.U.	
PLAN 3 (SFD)	44 D.U.	
PLAN 4 (SFD)	23 D.U.	
PLAN 5 (SFD)	35 D.U.	
Total	**150 D.U.**	

ADJACENT PROPERTY NOT A PART OF WORK APN: 314-05-335

RITTENHOUSE ROAD

DOG PARK

ADJACENT PROPERTY NOT A PART APN: 314-05-338

344'

PEDESTRIAN ACCESS & CROSSWALKS TO COMMERCIAL

ENTRY PATH

ENTRY PATH

EXIT-ONLY AND EMERGENCY ACCESS

ADJACENT PROPERTY NOT A PART APN: 314-05-339

442'

166TH STREET

GREENBELT

PARK

MAIN AMENITY

CLUBHOUSE

MAIL

GATE

GATE

ENTRY PATH

ENTRY PATH

ADJACENT PROPERTY NOT A PART APN: 304-62-189

ADJACENT PROPERTY NOT A PART APN: 304-62-190

ADJACENT PROPERTY NOT A PART APN: 304-62-190

GERMANN ROAD

396'

8' UTILITY EASEMENT

DEDICATED RIGHT-TURN LANE

30' LS BUFFER

70' R/W

343'

8' PUE

SECONDARY GATED ACCESS RIGHT TURN EXIT-ONLY

769'

PRIMARY GATED ACCESS INGRESS/EGRESS

GREYSTAR

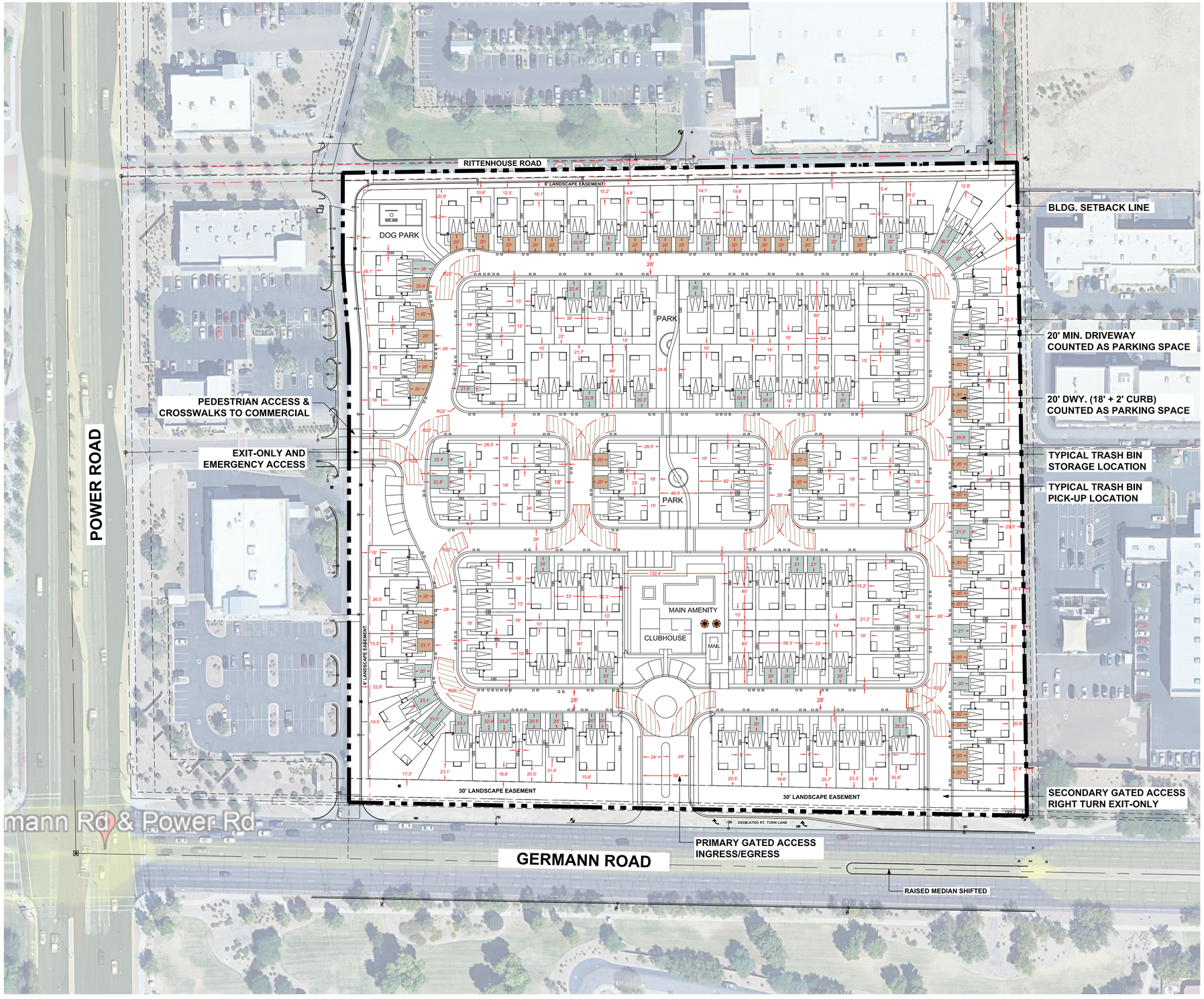
POWER & GERMANN

Conceptual Site Plan

Plan Scale 1:50' Date:08-27-2026

ABLASTUDIO.COM

ABLA



SITE PLAN SUMMARY

GROSS ACRES	15.5 ACRES
TOTAL UNITS	150 UNITS
GROSS DENSITY	9.7 DU/AC

UNIT SUMMARY

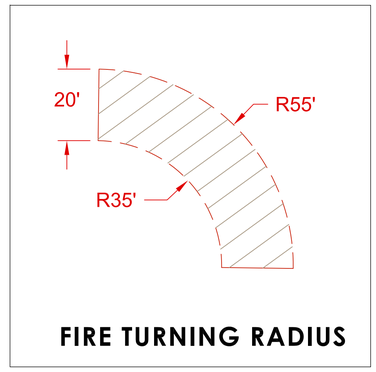
UNIT PLAN	EST. SQ. FT.	BD/BA	# UNITS	% MIX	TOTAL S.F.
PLAN 1 (DUPLEX)	1295	2/2.5	30	20%	38,850
PLAN 2 (DUPLEX)	1429	3/2.5	18	12%	25,722
PLAN 3 (SFD)	1429	3.2.5	44	29%	62,876
PLAN 4 (SFD)	1606	3/2.5	23	15%	36,938
PLAN 5 (SFD)	1726	4/2.5	35	23%	60,410
TOTAL			150	100%	224,796

RESIDENTIAL PARKING SUMMARY (Per City Code)

REQUIRED		PROVIDED	
2 SPACES PER UNIT	300	ATTACHED GARAGES	247
0.25 GUEST SPACES PER UNIT	38	PULL-IN STALLS	25
		20' MIN. 2-CAR DRIVEWAYS (2 Spaces/Dwy.)	146
		20' MIN. 1-CAR DRIVEWAYS (1 Space/Dwy.)	9
TOTAL	338		427

BUILDING COVERAGE

BUILDING TYPE	# BLDGS	SF/BLDG. FTPRNT.	TOTAL S.F.	% COVERAGE
PLAN 1 (DUPLEX)	15	2,233	33,495	5.0%
PLAN 2 (DUPLEX)	9	2,256	20,304	3.0%
PLAN 3	44	1,120	49,280	7.3%
PLAN 4	23	1,141	26,243	3.9%
PLAN 5	35	1,225	42,875	6.3%
CLUBHOUSE	1	3,000	3,000	0.4%
TOTAL	127		175,197	25.5%



FIRE TURNING RADIUS

NOTE: PLEASE REFER TO LANDSCAPE PLANS FOR MORE DETAILED AMENITY AND OPEN SPACE DESIGNS.

N

0 60' 120'

POWER RD. & GERMANN RD. BFR

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QUEEN CREEK, ARIZONA

CONCEPTUAL SITE PLAN DETAILS

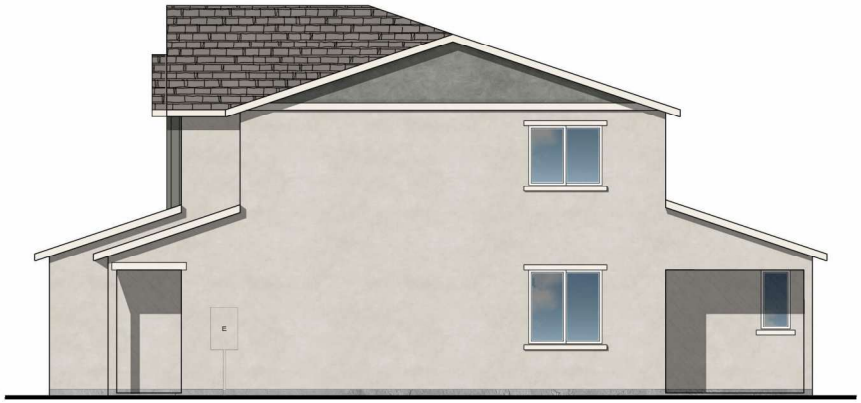
DANIELIAN ASSOCIATES
architects planners
60 Corporate Park, Irvine CA 92606 (949)474-6030

08/27/26

26013.00



LEFT ELEVATION
ELEVATION A 1/4" = 1'-0"



RIGHT ELEVATION
ELEVATION A 1/4" = 1'-0"



REAR ELEVATION
ELEVATION A 1/4" = 1'-0"



FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 1 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

7-2-2026

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COLOR SCHEME 3

PLAN 1 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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COLOR SCHEME 1

PLAN 2 - DUPLEX | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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FRONT ELEVATION
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COLOR SCHEME 3

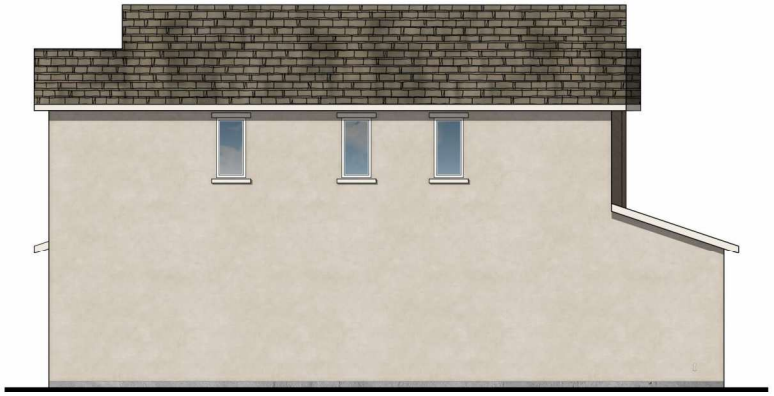
PLAN 2 - DUPLEX | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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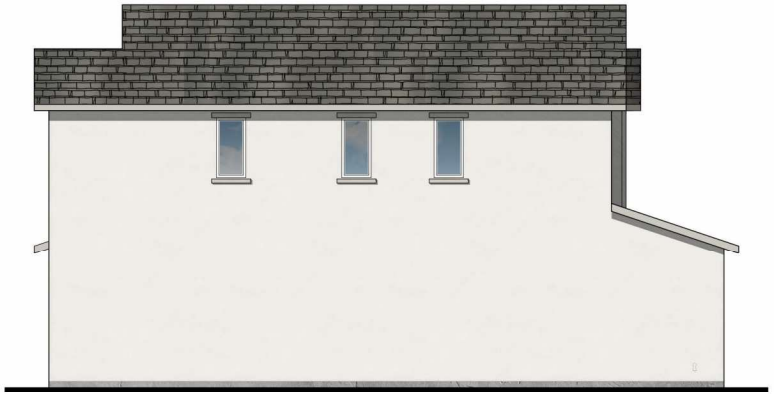
COLOR SCHEME 1

PLAN 3 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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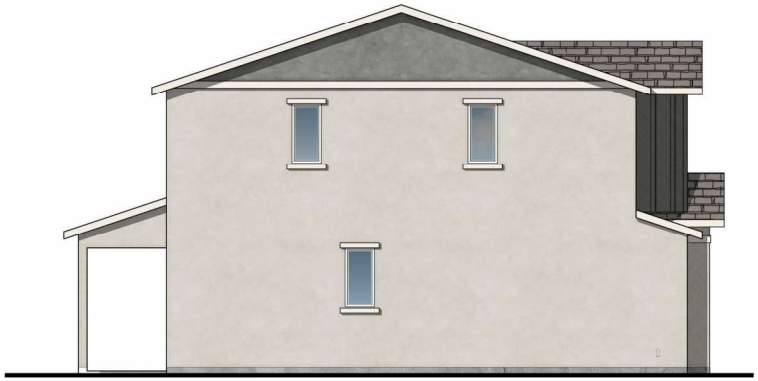
COLOR SCHEME 3

PLAN 3 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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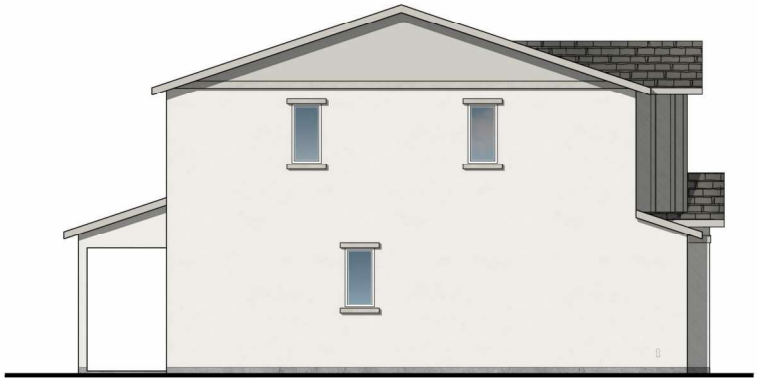
COLOR SCHEME 2

PLAN 4 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

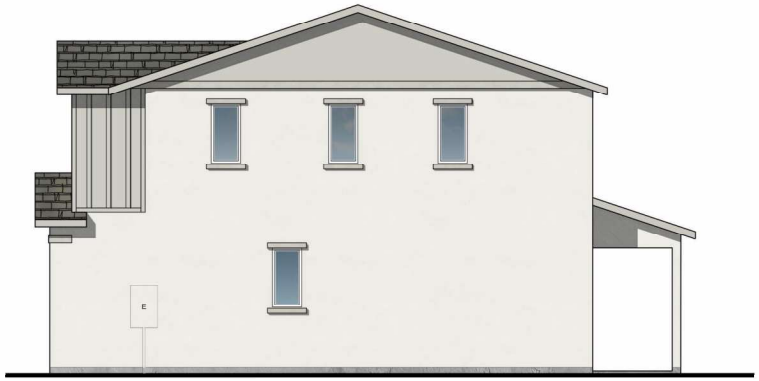
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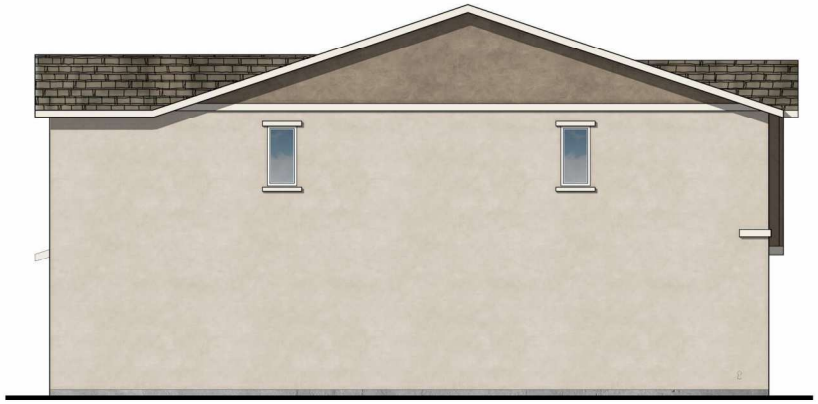
COLOR SCHEME 3

PLAN 4 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

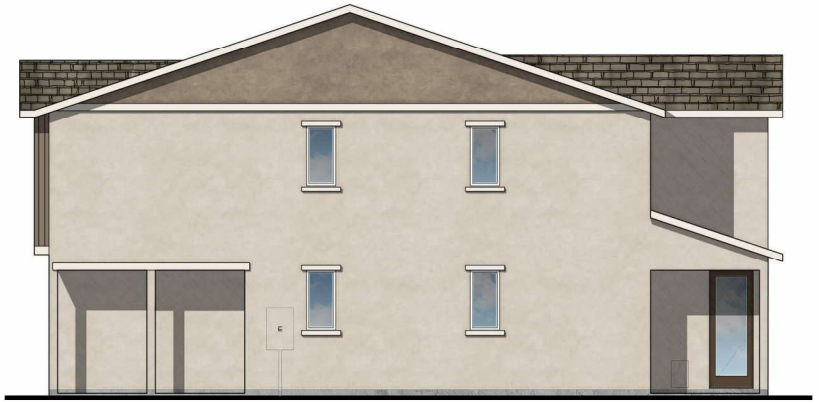
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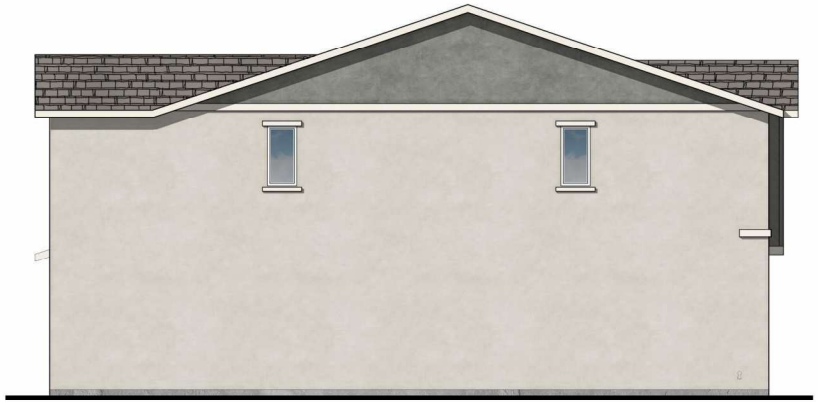
COLOR SCHEME 1

PLAN 5 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

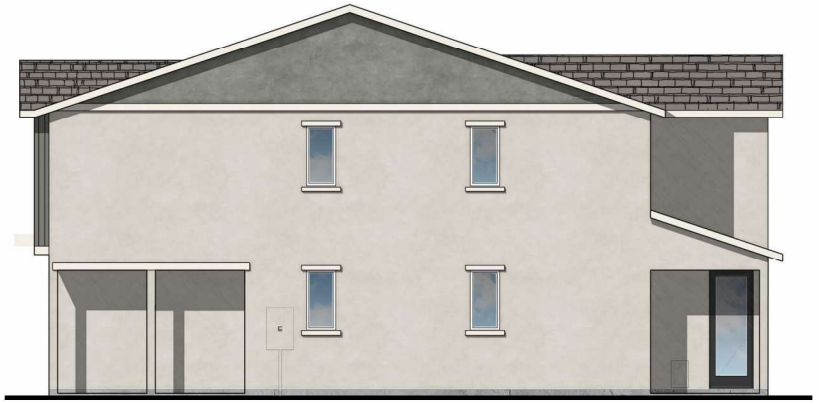
7-2-2026

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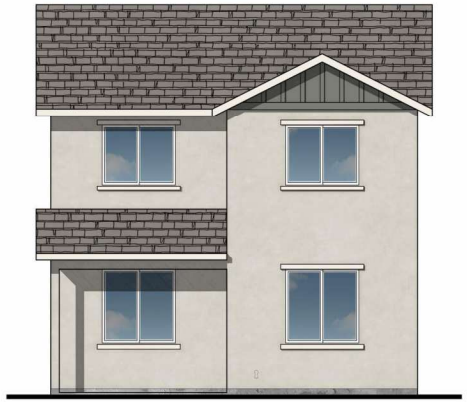
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REAR ELEVATION
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FRONT ELEVATION
ELEVATION A 1/4" = 1'-0"

COLOR SCHEME 2

PLAN 5 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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COLOR SCHEME-1 | ELEVATION A



Main Body:
Accessible Beige (SW 7036)
Mfr: Sherwin-Williams



Accent Body/ Siding / Garage Door:
Virtual Taupe (SW 7039)
Mfr: Sherwin-Williams



Trim/ Porch Column:
Greek Villa (SW 7551)
Mfr: Sherwin-Williams



Fascia:
Greek Villa (SW 7551)
Mfr: Sherwin-Williams



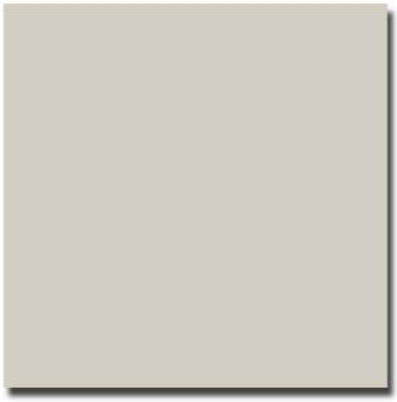
Front Door/ Shutters:
Van Dyke Brown (SW 7041)
Mfr: Sherwin-Williams



Roof:
Ponderosa - 5687 Brown Gray Range
Mfr: Eagle Roofing

SUMMERWELL RESIDENCES

COLOR SCHEME-2 | ELEVATION A



Main Body:
Gossamer Veil (SW 9165)
Mfr: Sherwin-Williams



Accent Body/ Siding:
Attitude Gray (SW 7060)
Mfr: Sherwin-Williams



Trim/ Porch Column:
White Flour (SW 7102)
Mfr: Sherwin-Williams



Fascia:
White Flour (SW 7102)
Mfr: Sherwin-Williams



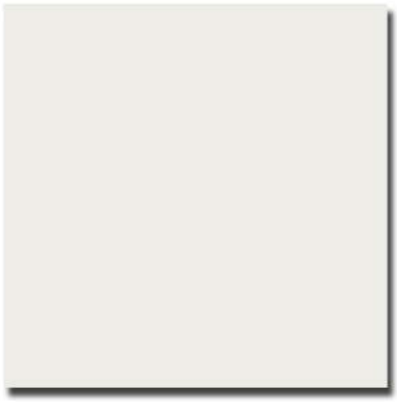
Front Door:
Greenblack (SW 6994)
Mfr: Sherwin-Williams



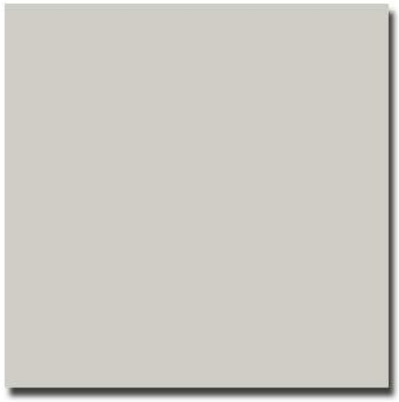
Roof:
Ponderosa - 5511 Flintridge Gray
Mfr: Eagle Roofing

SUMMERWELL RESIDENCES

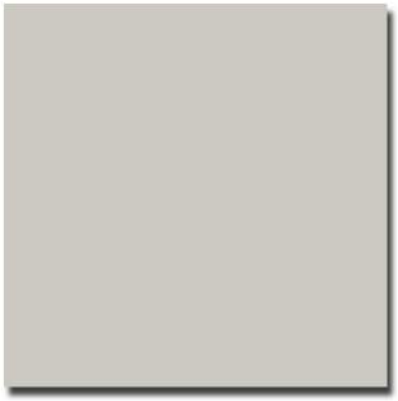
COLOR SCHEME-3 | ELEVATION A



Main Body:
Pure White (SW 7005)
Mfr: Sherwin-Williams



Accent Body/ Siding/ Garage Door:
Lattice (SW 7654)
Mfr: Sherwin-Williams



Trim/ Porch Column:
Repose Gray (SW 7015)
Mfr: Sherwin-Williams



Fascia:
Repose Gray (SW 7015)
Mfr: Sherwin-Williams



Front Door/ Shutters:
Retreat (SW 6207)
Mfr: Sherwin-Williams



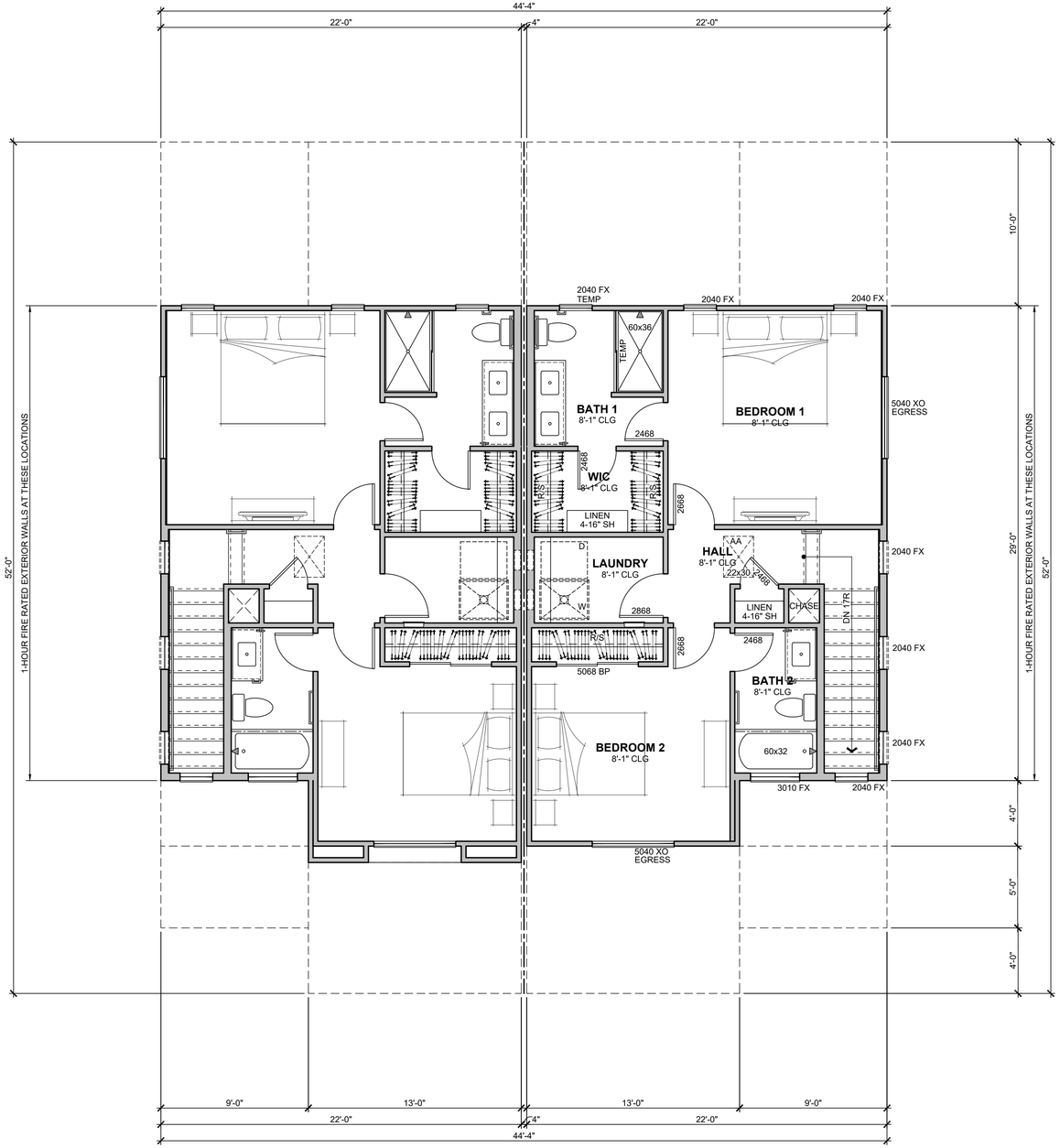
Roof:
Ponderosa - 5699 Charcoal Range
Mfr: Eagle Roofing

SUMMERWELL RESIDENCES

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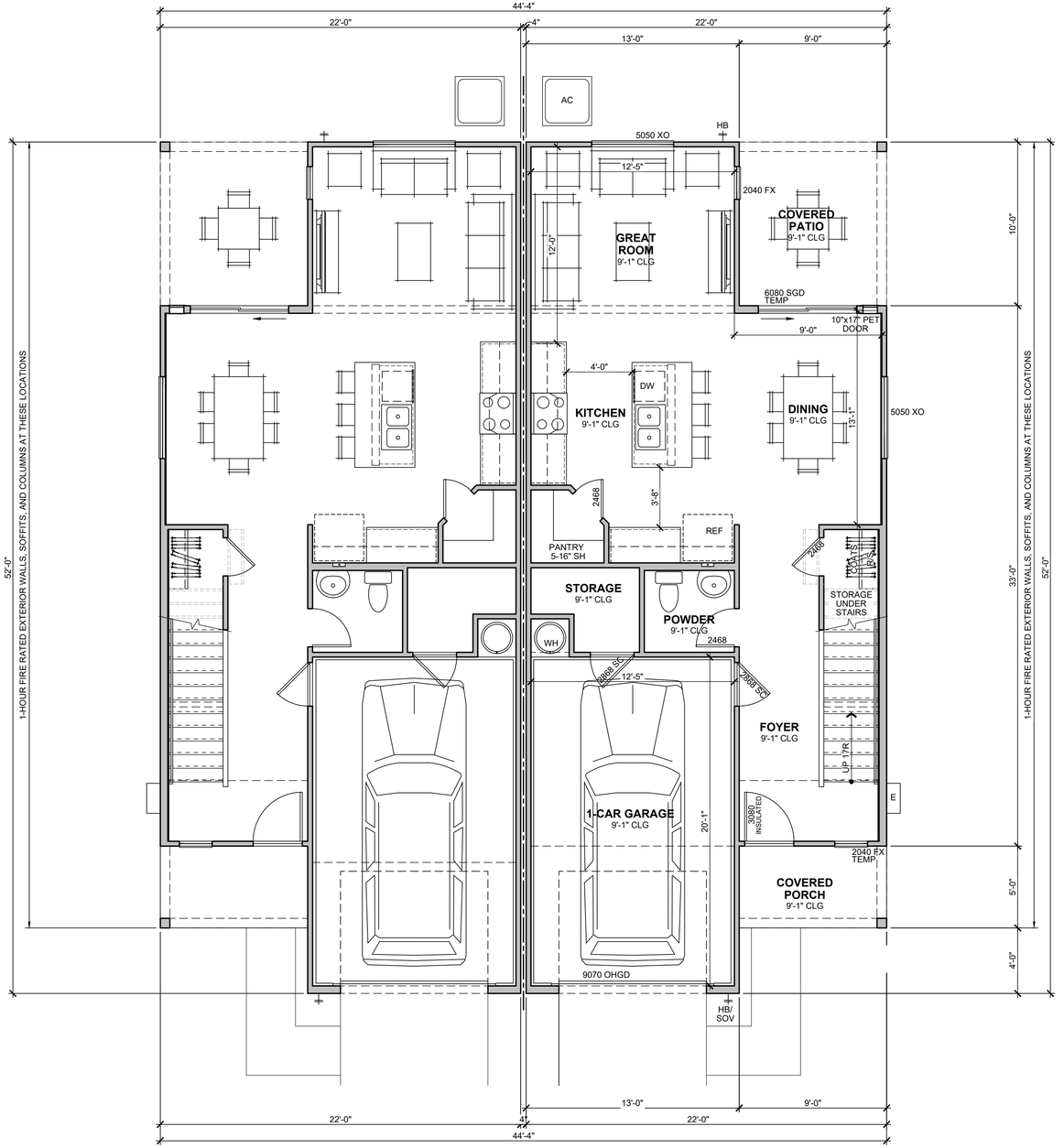
2525 E CAMELBACK RD.
SUITE 300
PHOENIX, AZ 85016
602-522-1200

08-06-2026



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

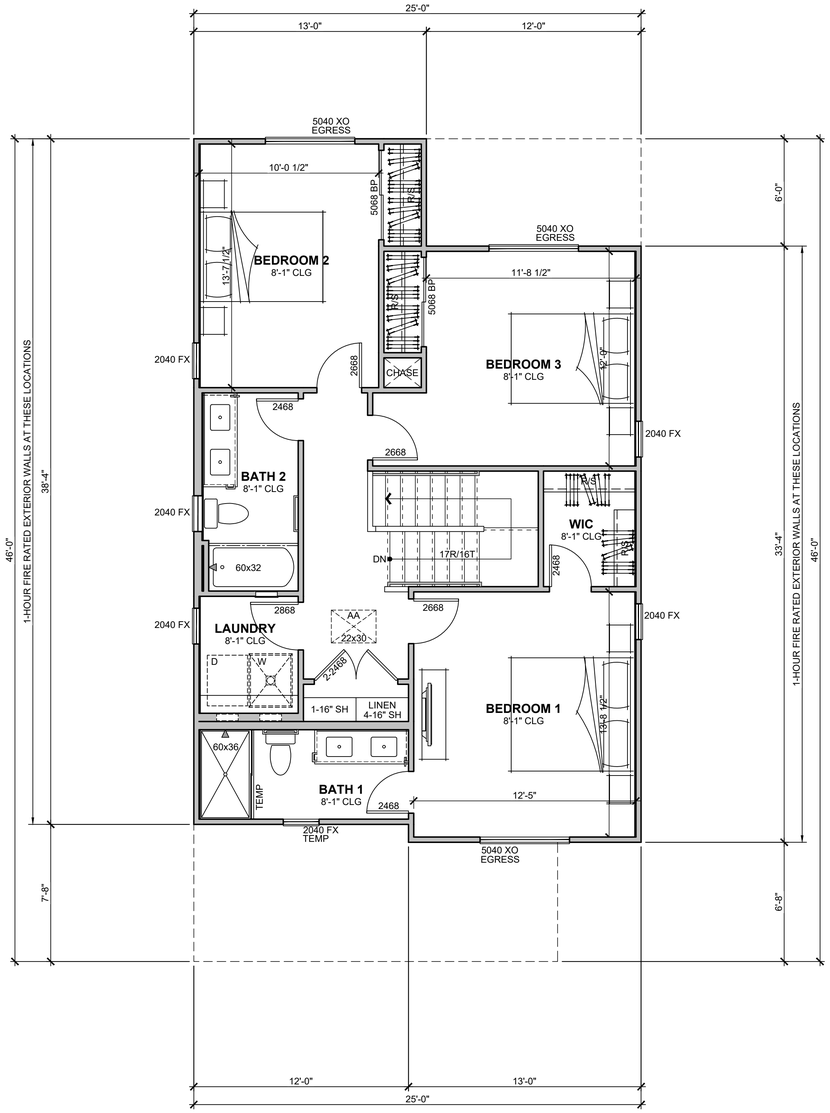
PLAN 1 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

7-2-2026

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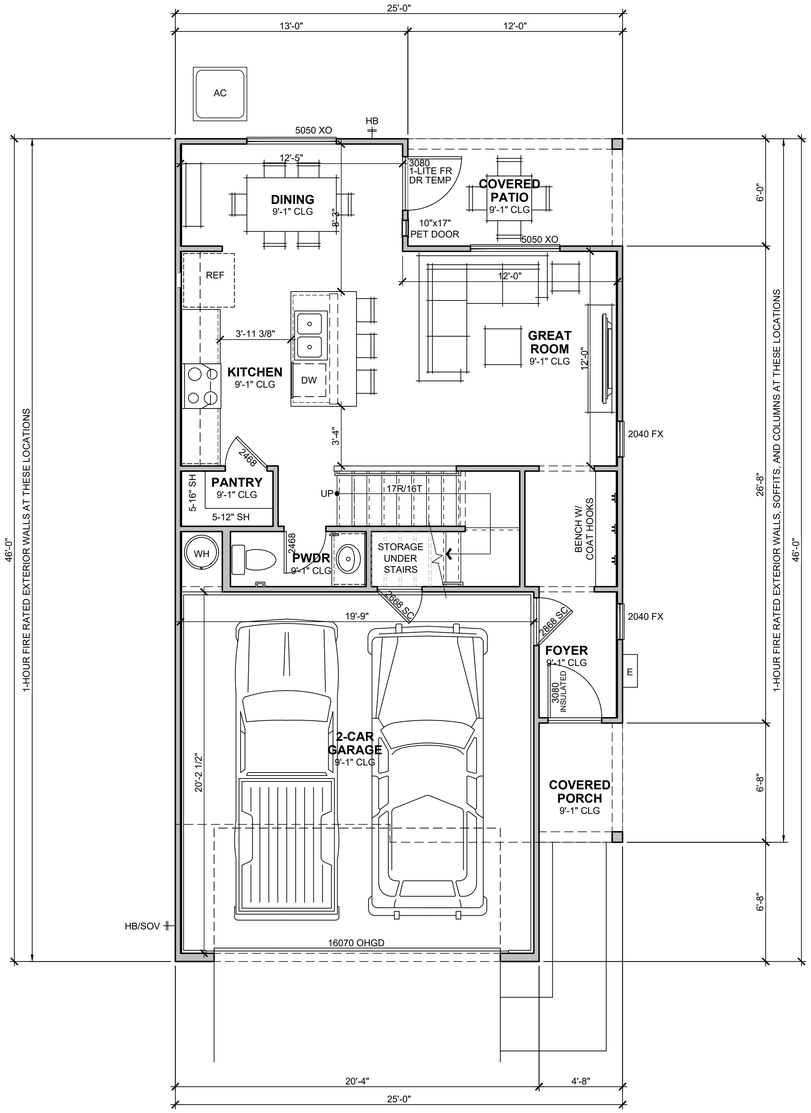
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SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

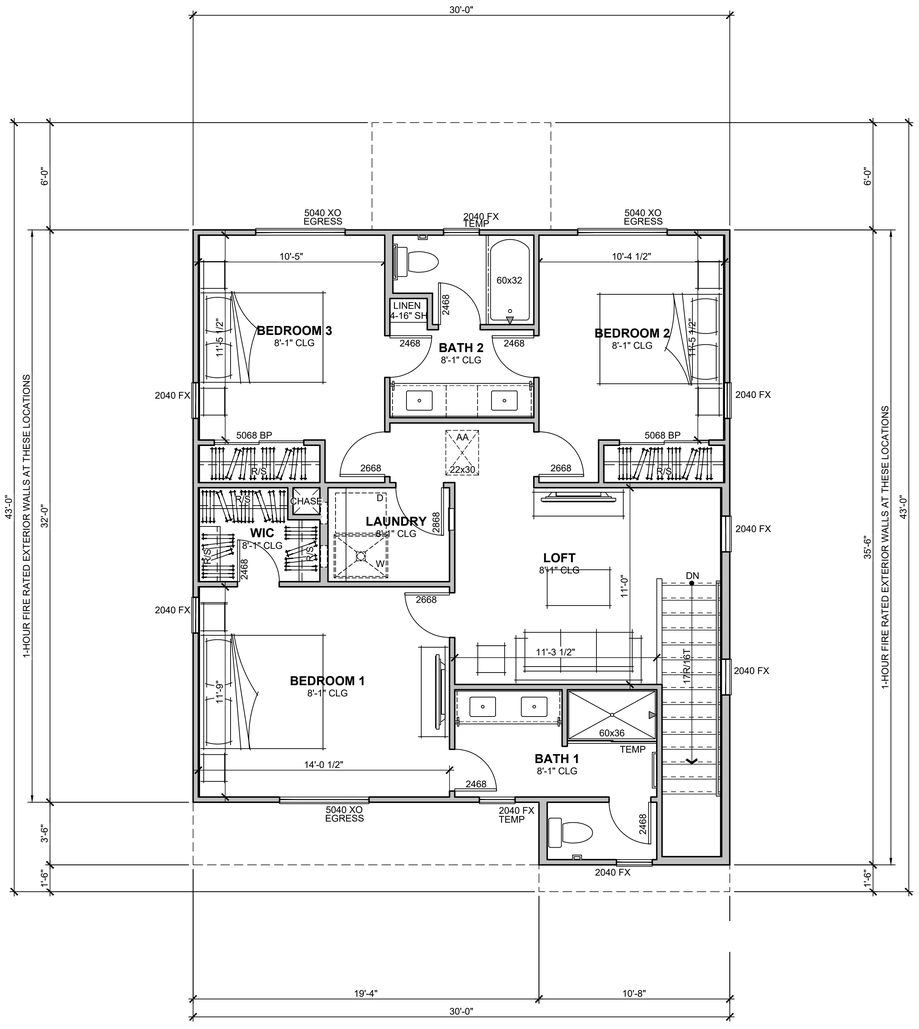
PLAN C1 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

7-2-2026

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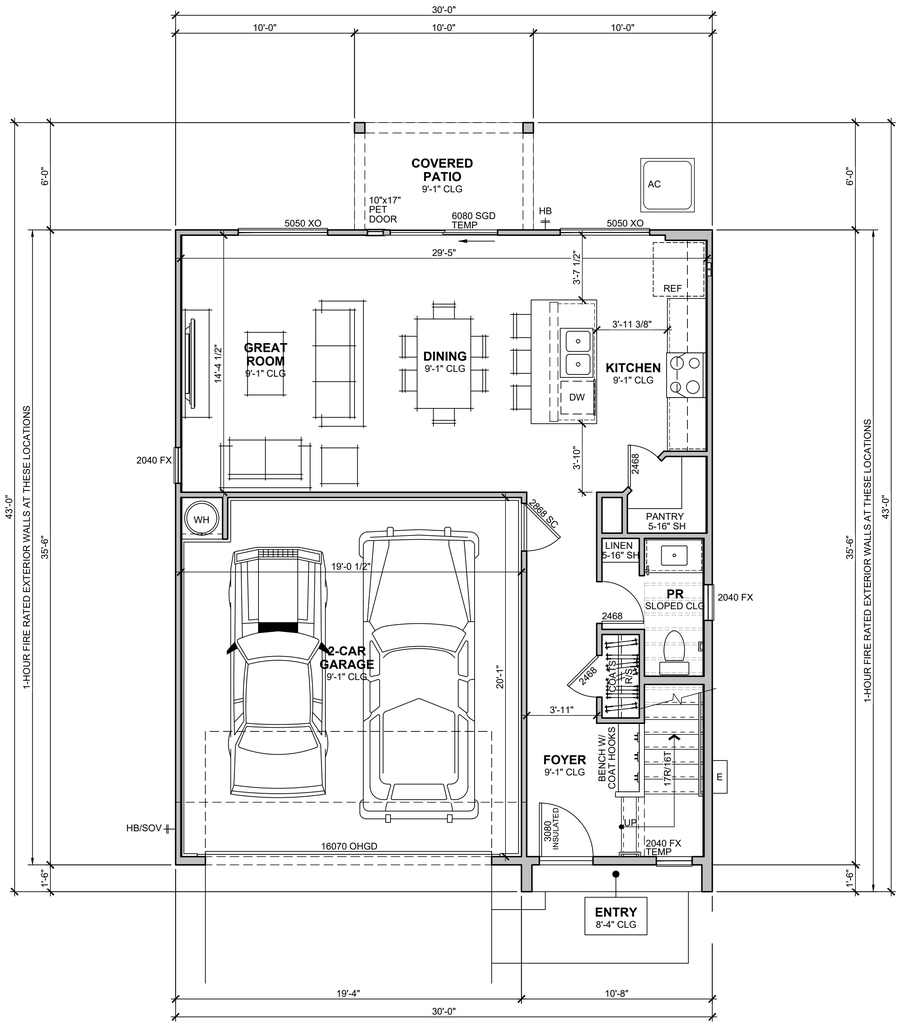
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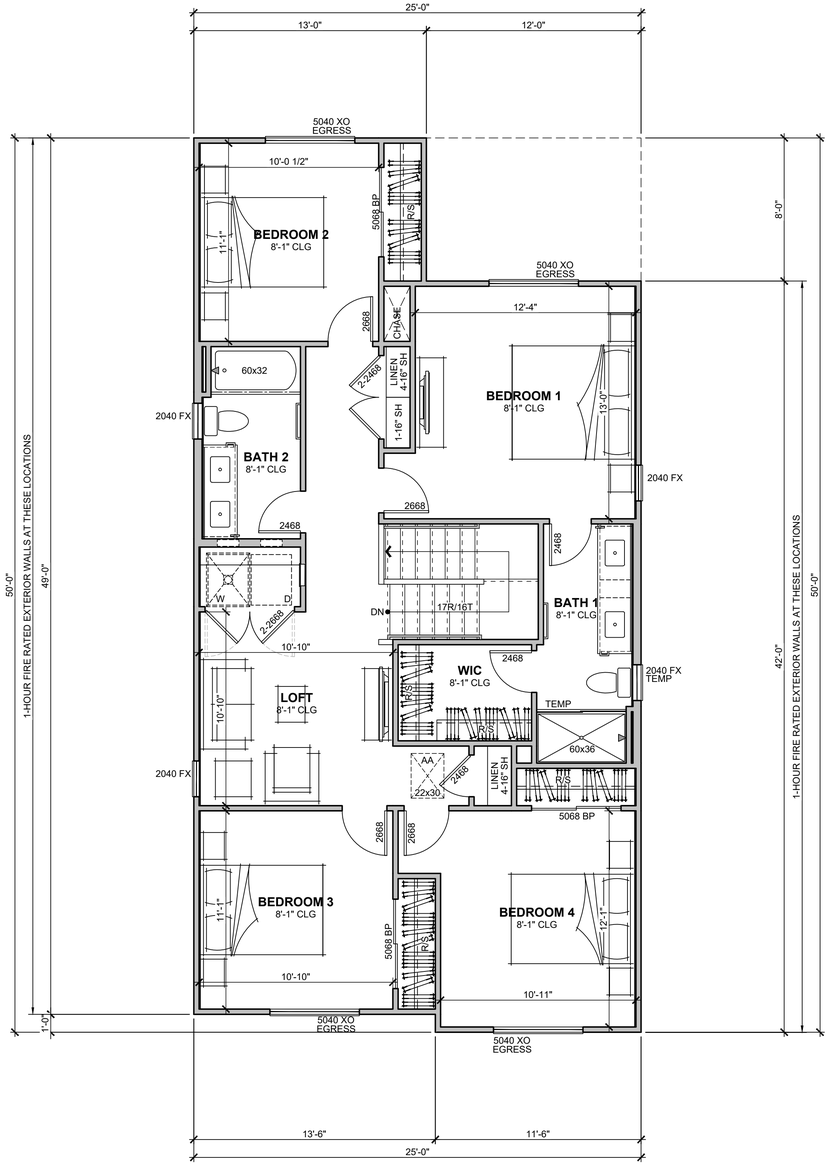
PLAN C3 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

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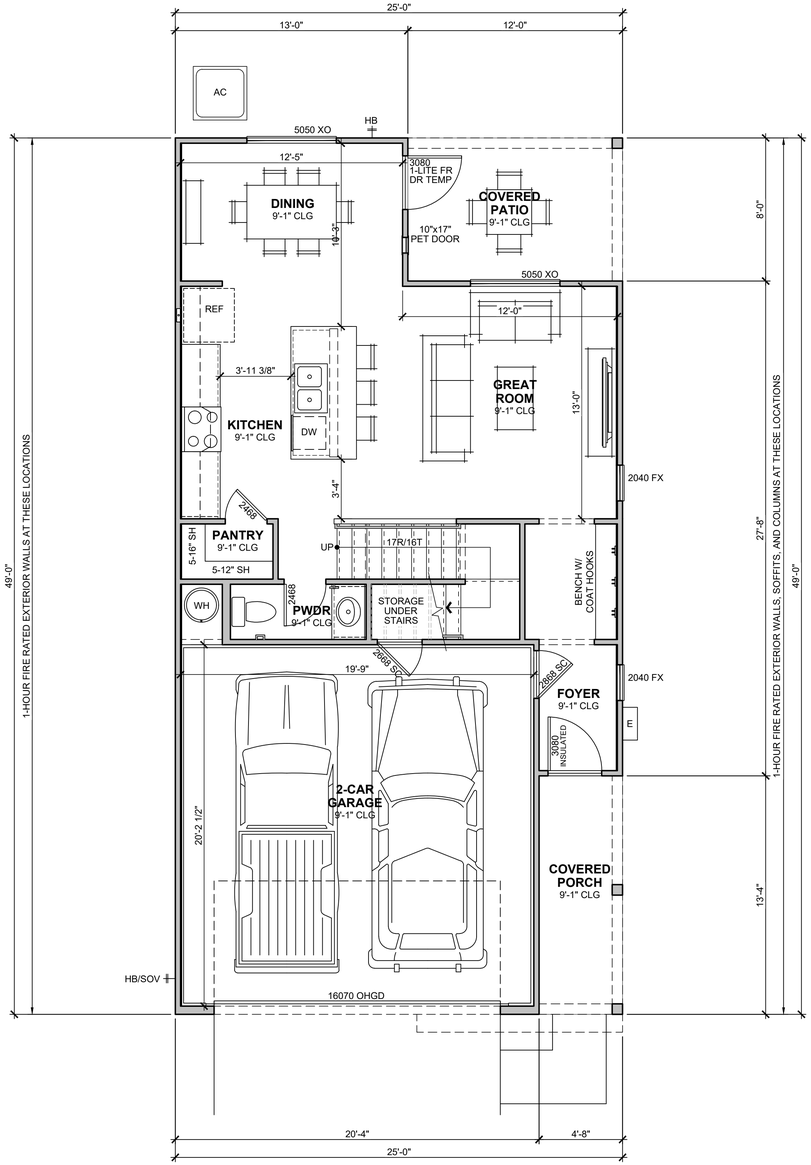
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SECOND FLOOR PLAN

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FIRST FLOOR PLAN

1/4" = 1'-0"

PLAN D2 | SUMMERWELL RESIDENCES | QUEEN CREEK, AZ

7-2-2026

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KEY MAP

NOT TO SCALE

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POWER & GERMANN

Perspective 1: Clubhouse/ Main Amenity

Date:07-09-2026

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KEY MAP

NOT TO SCALE

GREYSTAR

POWER & GERMANN

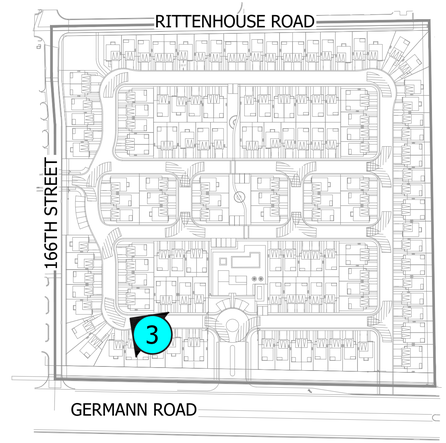
Perspective 2: Primary Entry

Date:07-09-2026

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KEY MAP

NOT TO SCALE

GREYSTAR

POWER & GERMANN

Perspective 3: Southeast Corner of Site

Date:07-09-2026

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ORDINANCE NO. 896-26

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT TITLED "SUMMERWELL RESIDENTIAL REZONE AND PAD OVERLAY", LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A", IN ADDITION TO THE DOCUMENT TITLED "CONDITIONS OF APPROVAL" AND ATTACHED HERETO AS EXHIBIT "B", AND ADOPTING EXHIBIT "B", THEREBY AMENDING THE OFFICIAL ZONING DISTRICT MAP FOR THE TOWN OF QUEEN CREEK, ARIZONA, PURSUANT TO ARTICLE 3, SECTION 3.4 OF THE ZONING ORDINANCE FOR THE TOWN OF QUEEN CREEK BY CHANGING THE ZONING DISTRICT CLASSIFICATION FROM C-2 GENERAL COMMERCIAL TO MDR (MEDIUM DENSITY RESIDENTIAL) WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY ON APPROXIMATELY 15.52 ACRES. THIS PROPERTY IS GENERALLY LOCATED APPROXIMATELY 300 FEET EAST OF THE NORTHEAST CORNER OF POWER ROAD AND GERMANN ROAD. THE ASSOCATED ZONING CASE IS P26-0058.

WHEREAS, A.R.S. § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, Article 3, ZONING PROCEDURES, Section 3.4 ZONING AMENDMENT, establishes the authority and procedures for amending the Zoning Ordinance; and

WHEREAS, Article 4, ZONING, Section 4.2 Zoning District Maps, establishes the Zoning District Maps and states that the Zoning District Maps, along with all the notations, references, and other information shown thereon, are a part of this Ordinance and have the same force and effect as if said maps and all the notations, references, and other information shown thereon were all fully set forth or described in the zoning ordinance text; and

WHEREAS, a Public Hearing on this Ordinance was heard before the Planning and Zoning Commission on September 9, 2026; and

WHEREAS, The Planning and Zoning Commission voted 5-0 in favor of this zone change; and

WHEREAS, A Public Hearing on this Ordinance was before the Town of Queen Creek Council on October 7, 2026.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

Section 1: The documents attached hereto as Exhibits "A and B" titled Legal Description and Conditions of Approval are hereby declared to be a public record and is adopted and incorporated herein by this reference.

Section 2: If any section, subsection, clause, phrase or portion of this Ordinance or any part of these amendments to the Queen Creek Zoning Map is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 3: At least one paper copy and one electronic copy of this Ordinance and Exhibit(s) are to be filed with and will be located at the office of the Town Clerk.

PASSED AND ADOPTED by the Common Council of the Town of Queen Creek, Arizona, this 7th day of October, 2026.

FOR THE TOWN OF QUEEN CREEK:	ATTESTED TO:
Julia Wheatley, Mayor	Maria Gonzalez, Town Clerk
REVIEWED BY:	APPROVED AS TO FORM:
Bruce Gardner, Town Manager	Cliff Mattice, Town Attorney

EXHIBITS ON FILE AND LOCATED AT THE TOWN CLERK'S OFFICE

EXHBIT A

LEGAL DESCRIPTION
LOTS 6 AND 7 – POWER MARKETPLACE AT QUEEN CREEK
ZONING DESCRIPTION
PHOENIX, ARIZONA

LOTS 6 AND 7 OF POWER MARKETPLACE AT QUEEN CREEK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 701 OF MAPS, PAGE 43, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6, FROM WHICH THE WEST CORNER OF SAID SECTION BEARS NORTH 0 DEGREES 52 MINUTES 22 SECONDS WEST, A DISTANCE OF 2,629.95 FEET;

THENCE SOUTH 88 DEGREES 53 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 340.20 FEET;

THENCE NORTH 01 DEGREE 06 MINUTES 18 SECONDS EAST, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6 AND THE **POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 564.42 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE CONTINUING ALONG THE WEST LINE OF LOT 7 NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 46 SECONDS, A DISTANCE OF 25.34 FEET;

THENCE NORTH 05 DEGREES 16 MINUTES 47 SECONDS WEST, A DISTANCE OF 59.14 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 05 DEGREES 16 MINUTES 46 SECONDS, A DISTANCE OF 25.34 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 113.41 FEET;

THENCE NORTH 89 DEGREES 07 MINUTES 38 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 842.86 FEET;

THENCE SOUTH 00 DEGREES 52 MINUTES 22 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 816.61 FEET;

THENCE NORTH 88 DEGREES 53 MINUTES 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 847.59 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 675,934 SQUARE FEET OR 15.517 ACRES, MORE OR LESS.

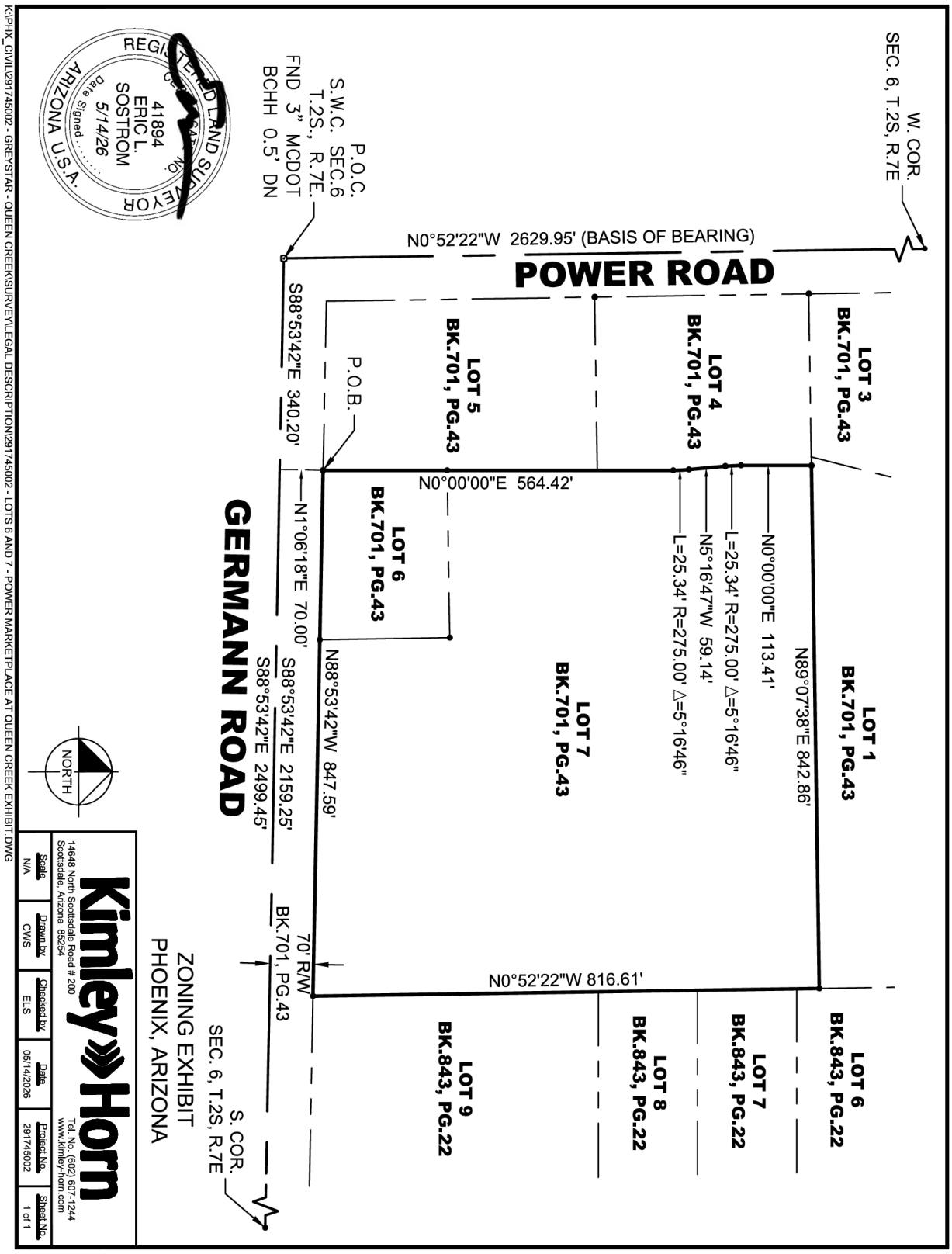

ZONING CHANGE EXHIBIT A.P.N 314-05-340 & 314-05-341
W. COR. SEC. 6, T.2S, R.7E
N0°52'22"W 2629.95' (BASIS OF BEARING)
POWER ROAD
P.O.C. S.W.C. SEC.6 T.2S., R.7E. FND 3" MCDOT BCHH 0.5' DN
S88°53'42"E 340.20'
P.O.B.
LOT 1 BK.701, PG.43
LOT 3 BK.701, PG.43
LOT 4 BK.701, PG.43
LOT 5 BK.701, PG.43
LOT 6 BK.701, PG.43
LOT 7 BK.701, PG.43
N0°00'00"E 113.41'
L=25.34' R=275.00' Δ=5°16'46"
N5°16'47"W 59.14'
L=25.34' R=275.00' Δ=5°16'46"
N0°00'00"E 564.42'
N88°53'42"W 847.59'
N1°06'18"E 70.00'
S88°53'42"E 2159.25'
S88°53'42"E 2499.45'
GERMANN ROAD
70' R/W
BK.701, PG.43
N0°52'22"W 816.61'
LOT 6 BK.843, PG.22
LOT 7 BK.843, PG.22
LOT 8 BK.843, PG.22
LOT 9 BK.843, PG.22
S. COR. SEC. 6, T.2S, R.7E
NORTH
ZONING EXHIBIT
PHOENIX, ARIZONA
Kimley»Horn
14648 North Scottsdale Road # 200
Scottsdale, Arizona 85254
Tel. No. (602) 607-1244
www.kimley-horn.com
Scale N/A
Drawn by CWS
Checked by ELS
Date 05/14/2026
Project No. 291745002
Sheet No. 1 of 1
41894 ERIC L. SOSTROM 5/14/26
Date Signed
REGISTERED LAND SURVEYOR
ARIZONA U.S.A.
K:\PHX_CIVIL\291745002 - GREYSTAR - QUEEN CREEK\SURVEY\LEGAL DESCRIPTION\291745002 - LOTS 6 AND 7 - POWER MARKETPLACE AT QUEEN CREEK EXHIBIT.DWG

EXHIBIT B
CONDITIONS OF APPROVAL

1. This project shall be developed in accordance with the plans and exhibits attached to this case and all the provisions of the Zoning Ordinance applicable to this case. Expansion or modification beyond the approved exhibits (site plan, building floorplans, building elevations, project narrative, etc.) without a site plan amendment being granted in advance shall void this approval and require a new site plan application and approval.
2. Approval of the Site Plan (P26-0059) is contingent upon the approval of the PAD Rezone (P26-0058).
3. The applicant shall ensure the proposed multi-family residential development will actively participate in the Crime Free Housing program, including Crime Prevention through Management.
4. A fair disclosure agreement and covenant, which would include the following disclosure, should be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of air craft and frequency of use of such aircraft may change over time depending on market and technology changes."
5. All mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened and painted to match the main colors of the buildings or to blend in with adjacent landscaping.
6. The developer/property owner is responsible for installing and maintaining all landscaping within the public right-of-way abutting the subject property.
7. All outdoor lighting shall be properly placed and/or shielded to ensure compliance with the Town's outdoor lighting requirements, including foot candle maximum allowances at the property line.
8. Any public reports filed with the Arizona Department of Real Estate shall include the previously referenced disclosure statement.
9. The leasing office should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4' x 4' installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of leases, and should not be removed until the leasing office no longer leases units in the project.
10. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided, if a filing is requested.
11. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.

12. The secondary gated access on Germann Road shall be limited to right turn egress only, which may require median expansion/modification to restrict this movement. The secondary gated access at the western property boundary shall be limited to egress only with permissible left and right turns.
13. A lot tie shall be completed to consolidate the two parcels in advance of granting construction document approvals.

TOWN OF QUEEN CREEK ARIZONA

TO:	**PLANNING COMMISSION**
THROUGH:	**BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR**
FROM:	**ERIK SWANSON, PLANNING ADMINISTRATOR; LES JOHNSON, PRINCIPAL PLANNER**
RE:	**SUMMERWELL RESIDENCES P26-0058 (REZONE) and P26-0059 (SITE PLAN) – ADDITIONAL WRITTEN PUBLIC COMMENT**
DATE:	**September 9, 2026**

The attached written comments are provided for your consideration. These comments were submitted by the applicant on September 8, 2026, following distribution and posting of the Planning Commission agenda packet for tonight's meeting.

Attachment(s):

Written Public Comments

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Jen Castle

Date: 8/11/26

Business Name: Animal House Vet Clinic

Address: 4507 S. Power Rd #101 Queen Creek, Az 85142



Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Michael Bailey

Date: 8.11.26

Business Name: Autozone

Address: 7686 S. power rd. gilbert, AZ 85297

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: DARLEEN NGUYEN

Date: AUG 3, 2026

Business Name: BEST NAILS SALON

Address: 7507 S. POWER RD SUITE 105
QUEEN CREEK AZ 85142

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

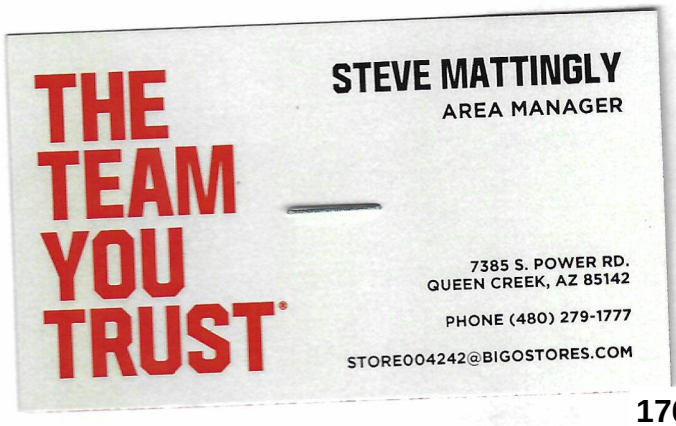
As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Steve Mattingly

Date: 8/11/26

Business Name: Big O Tires

Address: 7385 S. Power Rd



To: Queen Creek Planning Commission and Town Council Members
Re: Summerwell rezoning case

To Whom It May Concern,

As a local business owner that is immediately adjacent to this proposed project, I wanted to express my overwhelming support for this rezoning. This underutilized and unimproved parcel of land has sat empty for years and we are so looking forward to welcoming new residents to the area and hopefully serving man of them at our 5 star neighborhood bar/restaurant. We understand the challenges that this piece of land presents from a commercial standpoint, with not being on the hard corner, so bringing a high quality, gated community of homes that blends well with the surrounding single-family homes seems like a perfect compromise and a win-win for the area. Please join me in supporting this proposed rezoning and please build it as fast as possible!

Sincerely, Timothy Wamm

manager
~~Owner~~, Brüco Taproom
7529 S. Power Rd Unit 103
Queen Creek, AZ 85142

Town of Queen Creek Development Services

22358 S. Ellsworth Rd.

Queen Creek, AZ 85142

Re: P26-0058 & P26-0059

To Whom It May Concern,

After reviewing the site plan and images of the proposed Summerwell development East of the Northeast corner of Power and Germann, we are in SUPPORT. Knowing the site has long been approved for a large commercial center, I actually prefer seeing a thoughtfully designed residential community instead. This proposed development feels like a better fit for the surrounding homes and a more compatible use of the property. These single-family rental residences are more desirable than previous apartment style projects that have been proposed and will be a welcome addition to the Cortina and Power Ranch area.

Name: Erin Johnson & Chris Johnson

Address: 18935 S 186th St Queen Creek, AZ 85142

Phone # or Email: 602-663-2845

Date: 7/29/26

Town of Queen Creek Development Services

22358 S. Ellsworth Rd.

Queen Creek, AZ 85142

Re: P26-0058 & P26-0059

To Whom It May Concern,

After reviewing the site plan and images of the proposed Summerwell development East of the Northeast corner of Power and Germann, we are in SUPPORT. Knowing the site has long been approved for a large commercial center, I actually prefer seeing a thoughtfully designed residential community instead. This proposed development feels like a better fit for the surrounding homes and a more compatible use of the property. These single-family rental residences are more desirable than previous apartment style projects that have been proposed and will be a welcome addition to the Cortina and Power Ranch area.

Name: Haywood Jostad

Address: 18678 E [illegible]

Phone # or Email: 480 231-9835

Date: 8/6/26

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Cody Day

Date: 8-3-26

Business Name: Home Depot

Address: 7140 S. power rd.

Cody Day
Store Manager

7401 S. Power Rd
Queen Creek, Arizona 85142

(480) 988-6810 Ext. 399
Cody_L_Day@homedepot.com
www.homedepot.com

Town of Queen Creek Development Services

22358 S. Ellsworth Rd.

Queen Creek, AZ 85142

Re: P26-0058 & P26-0059

To Whom It May Concern,

After reviewing the site plan and images of the proposed Summerwell development East of the Northeast corner of Power and Germann, we are in SUPPORT. Knowing the site has long been approved for a large commercial center, I actually prefer seeing a thoughtfully designed residential community instead. This proposed development feels like a better fit for the surrounding homes and a more compatible use of the property. These single-family rental residences are more desirable than previous apartment style projects that have been proposed and will be a welcome addition to the Cortina and Power Ranch area.

Name: John Milligan

Address: 18517 E. Thousand Pines Rd. 85142

Phone # or Email: 480-861-9975

Date: 7-29-26

Town of Queen Creek Development Services

22358 S. Ellsworth Rd.

Queen Creek, AZ 85142

Re: P26-0058 & P26-0059

To Whom It May Concern,

After reviewing the site plan and images of the proposed Summerwell development East of the Northeast corner of Power and Germann, we are in SUPPORT. Knowing the site has long been approved for a large commercial center, I actually prefer seeing a thoughtfully designed residential community instead. This proposed development feels like a better fit for the surrounding homes and a more compatible use of the property. These single-family rental residences are more desirable than previous apartment style projects that have been proposed and will be a welcome addition to the Cortina and Power Ranch area.

Name: Laurie Panek

Address: 18581 E Pheasant Run Rd

Phone # or Email: LauriePanek@Comcast.net

Date: 7/29/26

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Charles Hart

Date: 8/11/26

Business Name: NORTHWEST EXTERMINATING

Address: 18570 S. 186th Way, St 102

Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Tom Hafke Mgr.

Date: 8/3/2026

Business Name: O'Reilly Auto Parts #3785

Address:



Re: Summerwell Residences by Greystar, P26-0058/P26-0059

Queen Creek Planning & Zoning Commission and Town Council,

As a business near the corner of Power and Germann, we want to express our support for the rezoning case East of the Northeast corner of our intersection. We have reviewed the site plan and images and are excited to see an investment in our area and add Queen Creek residents to an underutilized vacant commercial lot. Greystar has worked hard to address concerns from the community over previously proposed projects on this site to create a low impact, high quality neighborhood. We look forward to welcoming and serving these residents who will contribute to our local economy. Thank you for joining us to vote in SUPPORT of this project!

Name: Elizabeth Robinson

Date: Aug 11, 2026

Business Name: The Shooting Range

Address: 18618 S. 186th Way Queen Creek Az 85147

Subject: Fwd: Dont change the general plan

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
QUEEN CREEK
ARIZONA

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and committees should not forward or copy email correspondence to other members of their respective boards and should not use reply all when resp

---------- Forwarded message ---------
From: **stvallen** <stvallen@cox.net>
Date: Tue, Aug 18, 2026 at 4:40 PM
Subject: Dont change the general plan
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

To the Queen Creek Town Council:

We are writing about the area south of home depot, Germann and Power road. PLEASE PRI
Wonderful Family- Friendly neighborhood and we want to protect our community and water!
Thank You!

Stephen And Gigi Allen
18564 East Raven Drive QC
85142
602-618-0582

Subject: Fwd: Power & Germann

Jeff Brown <jeff.brown@queencreekaz.gov> Aug 18, 2026, 9:04 PM (10 hours ago)
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **'Lisa Anderson' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Tue, Aug 18, 2026 at 7:56 PM
Subject: Power & Germann
To: <towncouncil@queencreekaz.gov>

Queen Creek Council Members,

My husband and I are expressing our displeasure with the consideration of a multi-unit development on the corner of Germann and Power. We are asking for you to honor the General Plan that we voted on and preserve the commercial zoning at this location. This is not something that will help our neighborhood thrive.
Please honor our request and vote no.

Thank you,
Chad and Lisa Anderson
Cortina residents
Sent from my iPhone

Subject: Fwd: I I oppose the Summerwell Residences

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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and committees should not forward or copy email correspondence to other members of their respective boards and should not use reply all when resp

---------- Forwarded message ---------
From: **'Dave bradley' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Tue, Aug 18, 2026 at 5:26 PM
Subject: I I oppose the Summerwell Residences
To: <towncouncil@queencreekaz.gov>

I oppose the Summerwell Residences development at Power & Germann.

Thank you.

Subject: Fwd: Summerwell Residences Development Opposition

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Rick & Jenny Carr** <carr.jen.rick@gmail.com>
Date: Tue, Aug 18, 2026 at 3:45 PM
Subject: Summerwell Residences Development Opposition
To: <towncouncil@queencreekaz.gov>

Hello,

I would like to voice my support to keep the original zoning of the C-2 class for the property by Home Depot by Ge

I have lived in the Cortina subdivision since 2007. In that time, the traffic on Germann from the re-routing of the rc we see cars speeding to cut traffic down 188th Street due to the backup.

Weekly it seems there is a bad crash at Power and Germann Roads in the intersection. If we add more cars to the

I bought my home knowing the lot was a C-2 zoned lot. We already lost 1 grocery store in the area and need mor

Please deny the zoning change.

Sincerely,
Jennifer Carr
18911 E Canary Way (Resident and Owner of Property)

Subject: Fwd: Summerville residences

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
QUEEN CREEK
ARIZONA

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---------- Forwarded message ---------
From: **Kathryn Chinboukas** <kathryn.chinboukas@gmail.com>
Date: Tue, Aug 18, 2026 at 6:12 PM
Subject: Summerville residences
To: <towncouncil@queencreekaz.gov>

I am writing in regards to the re zoning of the property preposed for Summerville Residences .

I am against the re zoning for multi family dwelling . The area is already terribly congested. It is a main thoroug the the Church. The amount of cars that would be in the area would be a accident waiting to happen. Where is I urge the town council to deny this request. Do better for our town! Stop all the apartments and congestion of

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Honor the plan

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Aug 18, 2026 at 6:55 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 6:13 PM
Subject: Fwd: Honor the plan
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Lorri Cordova** <lorri.v.cordova@cox.net>
Date: Mon, Aug 17, 2026 at 3:47 PM
Subject: Honor the plan
To: <towncouncil@queencreekaz.gov>



Honor the plan and improve relationships with the community.

Please do not move forward with changes. Wanting to increase population in the area puts a drain on the entire communities, water, roads, schools and emergency services within Queen Creek.

We love Queen Creek and would like our town to stay closer to family needs.

Apartments are a hub of in/out unknown renter population, which always trickle into established neighborhoods, schools and businesses. Currently you can't go out and enjoy shopping, get a burger and a movie without getting harassed by teens. Please don't add to the current issues.

Thank you for your time.

Sent from Yahoo Mail for iPhone

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Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Proposed 150 multi-unit rental homes Power and Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Aug 18, 2026 at 6:55 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 6:14 PM
Subject: Fwd: Proposed 150 multi-unit rental homes Power and Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Sjana Crandall** <sjana.crandall@gmail.com>
Date: Mon, Aug 17, 2026 at 1:57 PM
Subject: Proposed 150 multi-unit rental homes Power and Germann
To: <towncouncil@queencreekaz.gov>

Good afternoon,

We were just made aware that a developer is wanting to build 150 multi-unit rental homes at the Northeast corner of Power and Germann. This area is zoned for commercial under the citizen-approved General Plan and our family would like to express our desire that it remains that way. Traffic is already horrific at that corner and on Germann between Power Rd and Rittenhouse. Though our children are all grown now, they attended Benjamin Franklin High School and more traffic in that area would put the students in more danger than they already face. Most of the student body cross Germann twice a day going to and from their seminary classes. The way drivers ignore the crosswalk and light near the school already is deplorable. Adding more residential traffic could exacerbate the issues, cause more road rage/rushing drivers, and lead to even more car accidents at both Power and Germann and Germann and 188th St. it would also bog down the area between Germann and Rittenhouse and Sossaman and Rittenhouse which is already a problem.

This isn't even taking into account the extra drain on resources such as water and electricity which are definitely concerns.

We do not need more residents in this heavily congested area. What we need are more grocery stores. Since Albertsons closes at Power and Queen Creek Rd, we are stuck with Safeway in a pinch. We also could use more restaurants.

If we did not work tomorrow night, we would be at the meeting. Since we cannot attend, we wanted to email our thoughts regarding this proposal.

Please do not vote to rezone this area. For the safety and needs of our community, we need it to stay commercial.

If we don't want to turn into places like California with even more water shortages, rolling blackouts and brownouts, and over congested areas where crime increases, then we need to stick to the General Plan. We moved to Queen Creek fourteen years ago because we loved the community. Please keep the zoning for this area as-is.

Thank you for your time,

Cory and Sjana Crandall

Message from our 23-year-old daughter who lives with us:

Good afternoon,

I agree with all that my parents have stated and as someone who used to attend BFHS (class of 2021), I can attest to the carelessness of drivers in regard to students crossing in the crosswalk at 188th St and Germann. If this development was to be built, it would greatly increase the chance that children could be injured or killed. It is not worth the risk.
For this and all the reasons my parents shared, I am asking you to keep the zoning at Power and Germann as commercial and deny the developer's proposal to rezone it.

Thank you,
Briarley Crandall 18702 E Cardinal Way, Queen Creek

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Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Support of Proposal on Germann and Power

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:44 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:15 AM
Subject: Fwd: Support of Proposal on Germann and Power
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Bret Crosby** <bcrosbyasu@gmail.com>
Date: Sat, Aug 15, 2026 at 7:57 PM
Subject: Support of Proposal on Germann and Power
To: <towncouncil@queencreekaz.gov>

Hello Town Council Members,

I am a resident of Cortina and because there are homeowners who are actively rejecting the proposal for the lot just south of Home Depot for a rental home development, I want to express my support for it.

I believe there is a need in the market for these types of homes for people who cannot yet afford to purchase a home, and this plan is much better than the multi-unit home proposal from a couple years ago.

I am sick of looking at the dirt lot every day providing zero value except for the people who dump there. I understand this parcel is zoned for commercial use, but as I understand, the property owner has attempted to get tenants and a development plan for many years and no commercial entities are interested. So I would encourage the town to rezone this empty, ugly lot into residential so something that will provide value for many people as well as the property owner can be built there.

I will be in attendance Tuesday night at the town meeting and would like to express my support of this project there as well if given the chance.

Respectfully,

Bret Crosby
480-510-3501

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power and Germann property

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Aug 18, 2026 at 6:55 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 6:15 PM
Subject: Fwd: Power and Germann property
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **'Nancy and Dennis Donlon' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 1:17 PM
Subject: Power and Germann property
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

When we moved here almost 17 years ago we loved the small town feel, the moderate pace and little traffic. Now that the population has more than tripled, traffic is a problem, parking is a problem, road rage, E-bikes, etc etc.

PLEASE DO NOT CHANGE the commercial zoning of this property!! Stay with the General Plan! We do not need a 150 unit rental property that will add another 200-300 cars of congestion to roads that are already stressed!! In addition, we do not need anyone else to move here! The roads are over-crowded and stores stresssed with shoppers, especially during back-to-school and holiday periods. At some point our growth needs to slow and/or level out. I can appreciate that others want to move to QC to experience what we first did, but that is gone now. We are becoming just another Gilbert or Chandler. We need to keep QC special.

Please do not give in to this developer!!

Dennis and Nancy Donlon
21311 E. Avenida del Valle
Queen Creek

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Rental Homes Power & Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 6:19 AM
Subject: Fwd: Rental Homes Power & Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **'Courtney Estrada' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:43 AM
Subject: Rental Homes Power & Germann
To: <towncouncil@queencreekaz.gov>

Please honor the General Plan and preserve the commercial zoning for Power and Germann.
Sent from Yahoo Mail for iPhone
Thank you,
Courtney Estrada
Queen Creek Resident
(480)768-8416

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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Subject: Fwd: Zoning

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Angie Goemans** <angiegoemans@gmail.com>
Date: Tue, Aug 18, 2026 at 5:37 PM
Subject: Zoning
To: <towncouncil@queencreekaz.gov>

Hello,

Honor the General Plan and preserve the commercial zoning at Power & Germann.

Do better! You have added enough housing around us. Traffic sucks. So gross!

Thanks,

Angie Goemans
Cortina resident

Subject: Fwd: Please preserve the commercial zoning

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **'Jennie Hamilton' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Tue, Aug 18, 2026 at 3:48 PM
Subject: Please preserve the commercial zoning
To: <towncouncil@queencreekaz.gov>

Hello,
Please honor our general plan. Please preserve the commercial zoning at Power and Germann.
Please protect our water supply, our community, and our future.
Thank you,
Jennifer Hamilton
Resident of Queen Creek since 2011

Sent from Yahoo Mail for iPhone

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Vote to preserve commercial zoning

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:19 AM
Subject: Fwd: Vote to preserve commercial zoning
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
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---------- Forwarded message ---------
From: **Leslie Householder** <lesliehouseholder@gmail.com>
Date: Sat, Aug 15, 2026 at 4:46 PM
Subject: Vote to preserve commercial zoning
To: <towncouncil@queencreekaz.gov>

Please - Honor the General Plan and preserve the commercial zoning at Power & Germann. Thank you.

Leslie Householder
Cortina

--

Development Town of Queen Creek
e: development@queencreekaz.gov
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power & Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

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e: development@queencreekaz.gov
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TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:18 AM
Subject: Fwd: Power & Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: <chrisjamesaz@hotmail.com>
Date: Sat, Aug 15, 2026 at 5:18 PM
Subject: Power & Germann
To: <towncouncil@queencreekaz.gov>

Hi,

I am a homeowner in Cortina in Queen Creek. I want to express my desire to maintain the commercial zoning at Power & Germann Rd. I don't support the rezoning of this area for a residential rental community.

Chris James 18718 E Arrowhead Trail, Queen Creek

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: No build.

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 12:27 PM
Subject: Fwd: No build.
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Ron Knight** <rknigh3@msn.com>
Date: Sun, Aug 16, 2026, 9:13 AM
Subject: No build.
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Please do your job and do what is best for the people of Queen Creek.
Honor the general plan and preserve commercial planning and zoning at power and Germann. Please work for the people of Queen Creek. Thank you.
Sent from my iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Summerwell Residences P26-0058/P26-0059 – Please Preserve Commercial Zoning at Power & Germann

1 message

Joe Kolnick <pahana@worldpeaceday.com> Tue, Aug 18, 2026 at 12:19 PM
To: towncouncil@queencreekaz.gov
Cc: development@queencreekaz.gov, LesJohnson@queencreekaz.gov, Brett.Burningham@queencreekaz.gov, Erik.Swanson@queencreekaz.gov, publiccomment@queencreekaz.gov

Hi Mayor and Council,

First, thank you all for the work you continue to do for Queen Creek. I know each of you personally, and I genuinely appreciate the time, thought and commitment you put into protecting the long-term interests of our community.

I wanted to reach out regarding the proposed Summerwell development at Power & Germann. I strongly believe this property should remain commercial, consistent with our citizen-approved General Plan and the position the Council previously expressed regarding residential development on this site.

I'm also concerned about the additional water demand created by a large rental development, particularly given the different state-level assured-water requirements that can apply to build-to-rent projects.

More importantly, this property represents an opportunity to bring things our growing community actually needs—a **grocery store, youth and community center, restaurants, family attractions, shopping and other services**, along with local jobs and tax revenue.

This is a valuable commercial location, and once we convert it to residential, that opportunity is gone. I hope you'll continue to support the original vision for this property and preserve its commercial use for something that truly serves our community.

Thanks again for everything you do for Queen Creek. I truly appreciate you all.

Joe Kolnick
18585 E. Raven Dr.
Queen Creek, AZ 85142
480-236-9436

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Honor the General Plan and preserve the commercial zoning at Power & Germann.

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 8:00 AM
Subject: Fwd: Honor the General Plan and preserve the commercial zoning at Power & Germann.
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff and Jackie Kutchey** <kutchey@outlook.com>
Date: Sun, Aug 16, 2026 at 7:53 AM
Subject: Honor the General Plan and preserve the commercial zoning at Power & Germann.
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Hello Town Council.

Please honor the General Plan and preserve the commercial zoning at Power and Germann. Our town does not need more multi-family housing units. Please don't "Gilbert" our Queen Creek!

Thank you,

Jackie Kutchey 19646 E Via Park Street, Queen Creek

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Summerwell Residences P26-0058/P26-0059 – Please Preserve Commercial Zoning at Power & Germann

1 message

Laura Kolnick <lkolnick@yahoo.com> Tue, Aug 18, 2026 at 2:09 PM
To: towncouncil@queencreekaz.gov, development@queencreekaz.gov, les.johnson@queencreekaz.gov, brett.burningham@queencreekaz.gov, erik.swanson@queencreekaz.gov, publiccomment@queencreekaz.gov

Hello Mayor and Council,

am writing in regard to the rezoning request of the parcel near the NEC of Power and Germann. Please note that I am **firmly against** this request to rezone.

The town created a general plan decades ago. In principle, I am against changing zoning from commercial to residential at all. There is a reason the original planning designated zones as they did. Queen Creek has been one of the fastest growing ‘cities’ in the country. Continuing to expand that growth beyond its original plan can have very negative impacts. My family has lived in Cortina since 2003 and we have felt many of those impacts over the years. To name a few .. infrastructure that is not yet equipped to handle increased traffic. Burdens on the existing school system. Inadequate retail services to meet the demands of residents ultimately sending dollars into neighboring cities. Just because there is always a demand for more housing doesn’t mean that our ‘small town’ should outgrow itself in order to satisfy those demands.

I am very disappointed to see the insurgence of high density rental communities all around town, but particularly in the near surrounding radius. There is a water CRISIS in Arizona and the southwest as a whole. These high density ‘rental’ communities are exempt from having to meet the 100-year assured water supply. This is a gravely serious problem. To continue to add households and residents to our Queen Creek community beyond its original plan is shortsighted with a high potential for critically affecting our future water availability.

I know some people are expressing that it would be good to have more housing opportunities at a lower cost and that they are tired of looking at dirt. I believe that this proposed rental community comes at too great of a cost. I look forward to the day, hopefully soon, that queen creek can develop that property — **as currently zoned** — into commercial/retail that benefits our town and its people as a whole.

Thank you for your consideration.. and I trust you will once again make the right decision—to oppose the request for rezoning.

Warm Regards,
Laura Kolnick
Longtime Resident and Business Owner
Sent from my iPhone

18585 E Raven Drive, Queen Creek

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power & Germann Development

1 message

Brett Burningham <brett.burningham@queencreekaz.gov> Mon, Aug 17, 2026 at 9:04 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Brett Burningham, *AICP*
Development Services Director
t: (480) 358-3097
e: brett.burningham@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Shea Joachim** <shea.joachim@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 9:03 AM
Subject: Fwd: Power & Germann Development
To: Erik Swanson <erik.swanson@queencreekaz.gov>, Brett Burningham <brett.burningham@queencreekaz.gov>

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **'JOHN LOWERY' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 7:35 AM
Subject: Power & Germann Development
To: <towncouncil@queencreekaz.gov>

We support honoring the general plan and protecting commercial zoning at Power and Germann.

John and Leana Lowery
20851 E Misty Lane
Queen Creek AZ 85142

Subject: Fwd: Preserve the General Plan and Commercial Zoning at Pow

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
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ARIZONA

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---------- Forwarded message ---------
From: **Nick Masse** <azpoolservice01@gmail.com>
Date: Tue, Aug 18, 2026, 3:21 PM
Subject: Preserve the General Plan and Commercial Zoning at Power & Germann
To: <towncouncil@queencreekaz.gov>

Dear Queen Creek Town Council,

I am writing to ask the Town Council to preserve the current General Plan and commercial zoning at Power & Ger

Residents approved a General Plan that designates this property for commercial development. I believe the Town

Commercial development at this location could bring restaurants, businesses, services, jobs, and additional tax re

I am also concerned about the impact additional residential density could have on traffic, infrastructure, and our lin

Please stand by the General Plan and preserve the commercial zoning at Power & Germann.

Thank you for listening to the residents of Queen Creek and for considering my concerns.

Sincerely,
Nick & Jen Masse

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Case Nos: P26-0058/P26-0059 Summerwell / Greystar Fwd: Power and Germain Rentals

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Aug 4, 2026 at 8:57 AM
To: Les Johnson <les.johnson@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Tue, Aug 4, 2026 at 8:35 AM
Subject: re: Case Nos: P26-0058/P26-0059 Summerwell / Greystar Fwd: Power and Germain Rentals
To: developmentservices <developmentservices@queencreekaz.gov>, Development Town of Queen Creek <development@queencreekaz.gov>

please add to the public record re: Case Nos: P26-0058/P26-0059 Summerwell / Greystar

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Alex McBride** <alex.mcbride18@gmail.com>
Date: Tue, Aug 4, 2026 at 8:26 AM
Subject: Power and Germain Rentals
To: <TownCouncil@queencreekaz.gov>

Hi,

Just saw that another real estate company is trying to build rentals on the empty lot by the home depot on Power and Germann. Just want to reach out to ask you to please be against this development. We are already surrounded by rentals going up on rittenhouse, and traffic in the area is already outrageous. You were able to ward off the last company trying to build houses there, so I believe you will be able to do it again. Thank you for your hard work!

- Alex McBride

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power & Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:20 AM
Subject: Fwd: Power & Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Bo Muno** <bcmuno@gmail.com>
Date: Sat, Aug 15, 2026 at 3:54 PM
Subject: Power & Germann
To: <towncouncil@queencreekaz.gov>

Hello,

As a resident of Queen Creek living in the Cortina neighborhood , requesting the town honor the General Plan and preserve the commercial zoning at Power & Germann.

The Queen Creek Town Council has already voted to preserve the commercial zoning and honor the General Plan. We believe they should stand by that decision.

Please do not approve a multi-unit rental development!

Thanks,
Bo 18496 E Raven Drive, Queen Creek

Sent from my iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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Subject: Fwd: Fw: Greystar development

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **'Victoriia Obenour' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Tue, Aug 18, 2026 at 4:34 PM
Subject: Fw: Greystar development
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, August 18, 2026, 3:17 PM, Victoriia Obenour <vobenour86@yahoo.com> wrote:

> Dear Mr. Swanson,
>
> I am vehemently opposed to the Greystar development East of NEC of Power Rd. and Germann Rd. For s and Rittenhouse Roads. We do not need another rental community built so close. We also have around 6 Germann Rd. which dead ends. That parcel needs to remain zoned for commercial purposes.
>
> Thank You.
> Victoria Obenour
> James Obenour

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Proposed Summerwell Residences at Power/Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 8:00 AM
Subject: Fwd: Proposed Summerwell Residences at Power/Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

---------- Forwarded message ---------
From: **Zackary Paustian** <zpaustian@gmail.com>
Date: Sun, Aug 16, 2026 at 7:54 AM
Subject: Fwd: Proposed Summerwell Residences at Power/Germann
To: <towncouncil@queencreekaz.gov>

As a resident of Cortina, I'm asking that you please do no approve the rezoning of this site.

Thanks, 19188 E Macaw Drive, Queen Creek

Zackary Paustian

---------- Forwarded message ---------
From: **Krista Bilsten** <kmbilsten@yahoo.com>
Date: Tue, Aug 4, 2026, 07:13
Subject: Proposed Summerwell Residences at Power/Germann
To: Tom Bilsten <tom.bilsten@gmail.com>

Neighbors near in the Cortina and Power Ranch areas,

My name is Krista Bilsten, and I am conducting community outreach on behalf of Greystar, a real estate developer who is looking to bring a new home community to Power and Germann, just south of Home Depot. We know that you expressed questions about previous apartment developments that have been proposed on this site and we wanted you to be the first to hear about this new exciting proposal.

Summerwell Residences would be a gated community of 150 single family attached and detached homes with garages and private backyards, ranging in size between 1,295 to 1,726 square feet. The homes would be a different architectural styles and colors. Amenities for the development would include a community pool and spa, greenbelt, and dog park, and community center. The homes will be leased, managed and maintained by a professional management company.

Please see the attached proposed site plan and draft renderings. We would be happy to follow up over email, with a phone conversation, or meet at your front porch if you have additional questions.

Just reach out!

Or, please feel free to attend our upcoming neighborhood meeting which will be:

Tuesday, August 18th at 6pm at Queen Creek Town Hall, 20727 Civic Parkway in Queen Creek.

Thank you!

Krista Bilsten
Bilsten Consulting
cell-602-999-7452

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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4 attachments



Summerwell 1.png
4803K



Summerwell 2.png
8721K



Summerwell 3.png
7616K

Summerwell site plan draft.pdf
3434K

Subject: Fwd: Opposition to Proposed Summerwell Residences

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Kyleen Pritchett** <kyluvsdance5@gmail.com>
Date: Tue, Aug 18, 2026 at 4:40 PM
Subject: Opposition to Proposed Summerwell Residences
To: <towncouncil@queencreekaz.gov>

To whom it may concern:

I am writing to respectfully express my opposition to the proposed rezoning of approximately 15.52 acres for the S approximately 150 attached and detached homes.

I believe this requires careful consideration. Queen Creek is growing at an incredible rate and with that growth cor property to support restaurants, retail, services, businesses, employment opportunities, and the sales-tax revenue

Some questions I would like to be considered and answered, as a Queen Creek resident that this development wc

- What traffic issues will approximately 150 additional residences have on traffic in the surrounding area? I approximately 300 Cars, as the average homeowner or renter has 2 vehicles?
- What will the development's impact be on schools, roads, public safety, water, sewer, and other infrastru
- What commercial opportunities, businesses, jobs, and future tax revenue could Queen Creek lose by ch
- Most importantly, how does changing this parcel from commercial to residential make Queen Creek a be

Cortina is uniquely positioned as a thoroughfare to Queen Creek. This area has the potential to provide meaningfu

I respectfully ask that you carefully consider the long-term consequences of this rezoning request and prioritize the a clear and meaningful benefit to the community that outweighs the loss of commercially zoned land.

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: New Development

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Aug 17, 2026 at 7:37 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Aug 16, 2026 at 5:08 PM
Subject: Fwd: New Development
To: Development Town of Queen Creek <development@queencreekaz.gov>

Please make this part of the public record for "Summerwell" proposal - Cases P26-0058 & P26-0059

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Dora Shumway** <dorashumway@gmail.com>
Date: Sun, Aug 16, 2026 at 3:14 PM
Subject: New Development
To: <towncouncil@queencreekaz.gov>

Town Council Members,
I am writing about my objection to changing the zoning of the area by the Home Depot on Power and Germann.
Please honor the General Plan and preserve the commercial zoning at Power & Germann.
Sincerely,
Mark and Darlene Shumway

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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Subject: Fwd:

Jeff Brown <jeff.brown@queencreekaz.gov>
to Development Town of Queen Creek

Please make this part of the public record for "Summerwell" proposal - Cases P26

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Joanna Stevens** <jlsconsultinginc@gmail.com>
Date: Tue, Aug 18, 2026 at 4:55 PM
Subject:
To: TownCouncil@QueenCreekAZ.gov <TownCouncil@queencreekaz.gov>

Dear Queen Creek Town Council,

I am writing to express my opposition to the proposal for 150 multi-unit rental homes at Power & Germann. This pr

Commercial development at this location would provide the restaurants, shopping, services, jobs, and tax revenue requirements that apply to other projects.

The area is becoming saturated with multi-unit rentals, many of which stand empty.

Thank you for your time and consideration.

Best regards,

Mark & Joanna Stevens
Encanterra Residents
35501 Morello Dr, Queen Creek
AZ 85140
Phone: 206-799-1220

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Commercial Zoning at Power and Germann

1 message

Erik Swanson <erik.swanson@queencreekaz.gov> Mon, Aug 24, 2026 at 7:57 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Erik Swanson
Planning Manager
t: (480) 358-3013
e: erik.swanson@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Shea Joachim** <shea.joachim@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 1:21 PM
Subject: Fwd: Commercial Zoning at Power and Germann
To: Erik Swanson <erik.swanson@queencreekaz.gov>, Brett Burningham <brett.burningham@queencreekaz.gov>

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **'Monica Zabel' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Mon, Aug 17, 2026 at 12:07 PM
Subject: Commercial Zoning at Power and Germann
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Please honor the General Plan and preserve the commercial zoning at Power and Germann.

Monica Zabel
18943 S 211th Way
Queen Creek

Yahoo Mail: Search, Organize, Conquer

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Support

1 message

Donald Oakes <donald.oakes@copperstatemachine.com> Tue, Sep 1, 2026 at 8:13 AM
To: Les.johnson@queencreekaz.gov

Town of Queen Creek Planning Commission and Council,

Please accept this letter and my SUPPORT for the residential project south of Home Depot at Power and Germann. I live one street away from this project and can see the dirt lot from my backyard. I'm sure you're hearing from a lot of Cortina residents because of an AI generated flyer that was posted on our community Facebook page. I'm not sure that my neighbors have all of the facts about the project and saw the word "rentals" and got spooked to send in emails to you.

I support this project because commercial won't work here and hasn't worked here, ever. I know that the general plan has the land designated for commercial, but when a dirt lot has sat vacant after being marketed for 20+ years, there's an economic reason why it isn't working. These homes are way more desirable than a strip mall or another big box store. We have plenty of shopping, restaurants, drive thrus, and schools around us. Saying "Keep the General Plan" is so short sighted.

I will say, I do think this new plan is better than the 2024 apartment plan. There are less than half of the units and these are houses in a really beautiful looking gated community. I would much rather look at a nicely landscaped, secure neighborhood than the eyesore of a dirt lot that everyone dumps their trash on.

In regards to traffic, Power and Germann are busy. So are every other major intersection in the East Valley! I can't imagine how busy that intersection would be if that lot was developed commercially, so having these homes here will be a small drop in the bucket with traffic compared to what it could be.

So, take whatever emails you are getting with a grain of salt as the keyboard warriors are fired up about a topic that they haven't researched and have only learned about from the AI flyer. I am a Cortina resident who supports this project and I hope you will do the same.

Donald Oakes
18506 E. Ranch Road
Queen Creek, AZ 85142

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Project behind The Shooting Range

1 message

Brett Burningham <brett.burningham@queencreekaz.gov> Tue, Sep 1, 2026 at 4:28 PM
To: Les Johnson <les.johnson@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>

Please include for the public record.
Brett

Brett Burningham, *AICP*
Development Services Director
t: (480) 358-3097
e: brett.burningham@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **liz theshootingrangeaz.com** <liz@theshootingrangeaz.com>
Date: Tue, Sep 1, 2026 at 4:19 PM
Subject: Project behind The Shooting Range
To: Brett Burningham <brett.burningham@queencreek.org>

Hi Brett,

The builders who are looking to build the project behind our building came in a few weeks ago and showed me the plans for what they are proposing to build. I was very impressed with what I saw and with the layout.

As one of the business owners with property backing up to the project I couldn't ask for a better and more secure neighbor. With the backyards using our existing fence it will eliminate people hoping our fence and secure our building even more.

Thank you.

Elizabeth Robinson
Leaf Sheep, LLC
DBA The Shooting Range

liz@theshootingrangeaz.com
Cell 480-364-4758

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059

1 message

Erik Swanson <erik.swanson@queencreekaz.gov> Mon, Sep 28, 2026 at 10:13 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

FYI

Erik Swanson
Planning Manager
t: (480) 358-3013
e: erik.swanson@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Shea Joachim** <shea.joachim@queencreekaz.gov>
Date: Mon, Sep 28, 2026 at 8:17 AM
Subject: Fwd: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **'Adrian Velez' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Thu, Sep 24, 2026 at 7:07 PM
Subject: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Dear Mayor and Members of the Queen Creek Town Council,

I am writing regarding the proposed Summerwell Residences development, cases P26-0058 and P26-0059, near Germann and Power Roads.

Although my home is technically within the Town of Gilbert, I am a **Power Ranch resident**, and this property is immediately adjacent to the community where I live. The fact that I do not reside within Queen Creek's municipal boundary does not mean that a major land-use decision at Germann and Power will not directly affect my neighborhood, my family, and the roads and businesses we use every day.

I am very concerned about the proposal to rezone approximately 16.8 acres of commercially zoned property for a 150-unit rental residential development.

My concern is not simply that these homes would be rentals. It is the cumulative effect of continuing to convert property that has been designated for commercial use into additional residential development in an area that already has substantial residential density. Commercial land serves an important purpose for surrounding communities by providing nearby shopping, dining, services, employment opportunities, and a broader tax base. Once commercially zoned land like this is converted to residential use and developed, that opportunity is essentially gone.

I am also concerned about the additional traffic that 150 residences would introduce into the Germann and Power corridor and the surrounding streets. Anyone who lives in Power Ranch and routinely travels Germann Road knows how heavily traveled this area already is. Before approving a change of this significance, I believe the Council should carefully consider not only projected traffic counts on paper, but the real-world cumulative impact of continued residential growth throughout this portion of the Southeast Valley.

I also find it frustrating that residents in communities immediately surrounding this property can be significantly affected by a Queen Creek zoning decision while technically living outside Queen Creek's boundaries. **A municipal boundary does not stop traffic at the town line, nor does it isolate the effects of development decisions from the neighboring communities.** Power Ranch residents should have their concerns taken seriously in this process.

I am not opposed to responsible development. I understand that vacant land will eventually be developed and that property owners have legitimate interests in the use of their property. But changing this parcel from commercial zoning to a 150-home rental development is a substantial and effectively permanent change in land use. I believe there should be a compelling community benefit before making that change, and I have not seen enough to convince me that converting this commercially zoned property to residential use provides that benefit.

I respectfully ask the Town Council to carefully consider the concerns of Power Ranch residents and other nearby homeowners before taking final action on P26-0058 and P26-0059, particularly regarding traffic, loss of commercial land, infrastructure impacts, neighborhood compatibility, and the long-term consequences of continued residential conversion in this area.

Thank you for considering the perspective of those of us who may live just outside Queen Creek's municipal boundary but will nevertheless live with the consequences of this decision.

Sincerely,

Adrian Velez
Power Ranch Resident
Gilbert, Arizona

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Summerwell Project - NO Rezoning

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:16 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 7:28 PM
Subject: Fwd: Summerwell Project - NO Rezoning
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Kathy Alford** <qwk351cell@gmail.com>
Date: Mon, Oct 5, 2026 at 5:52 PM
Subject: Summerwell Project - NO Rezoning
To: <towncouncil@queencreekaz.gov>

No rezoning for Power & Germann for the Summerwell project.

This properly should remain zoned COMMERCIAL DEVELOPMENT ONLY for businesses, restaurants, etc to provide more job opportunities and tax revenue for our community.
More residential properties will further impact traffic for the area as well as long term water demands.

I oppose the rezoning at Power & Germann for the Summerwell Project>

Thank you for listening to residents of our community.

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
QUEEN CREEK
ARIZONA

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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Opposition to More Multi-Unit Rentals in Queen Creek

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:39 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 6:58 PM
Subject: Fwd: Opposition to More Multi-Unit Rentals in Queen Creek
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Walter** <walter.beckmann@gmail.com>
Date: Sun, Oct 4, 2026, 6:56 PM
Subject: Opposition to More Multi-Unit Rentals in Queen Creek
To: <TownCouncil@queencreekaz.gov>

We have owned a home in Queen Creek for 5 years. This is where we live. We have seen too many multi unit rentals being developed. Investors are selling more units than buying. In particular, we are against the proposed project at Power and Germann. Please vote against this proposal.
Thanks
Walter and Joy
Sent from Walter's iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Summerwell Residences Development Opposition

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:16 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 7:27 PM
Subject: Fwd: Summerwell Residences Development Opposition
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Rick & Jenny Carr** <carr.jen.rick@gmail.com>
Date: Mon, Oct 5, 2026 at 5:29 PM
Subject: Re: Summerwell Residences Development Opposition
To: <towncouncil@queencreekaz.gov>

Hello,

Just making sure this is still in queue for opposition to the Power & Germann requested zoning change to residential from C-2.

On Tue, Aug 18, 2026 at 6:44 PM Rick & Jenny Carr <carr.jen.rick@gmail.com> wrote:

> Hello,
>
> I would like to voice my support to keep the original zoning of the C-2 class for the property by Home Depot by Germann and Power Rds in Queen Creek.
>
> I have lived in the Cortina subdivision since 2007. In that time, the traffic on Germann from the re-routing of the road makes it so hard for anyone to come East down Germann and turn Right into the subdivision because everyone flows into 1 lane. This causes a huge bottleneck in traffic. Often, we see cars speeding to cut traffic down 188th Street due to the backup.
>
> Weekly it seems there is a bad crash at Power and Germann Roads in the intersection. If we add more cars to the roads the traffic will increase causing both of these problems to increase.
>
> I bought my home knowing the lot was a C-2 zoned lot. We already lost 1 grocery store in the area and need more commercial services and stores closer to us than we need residential high density housing.
>
> Please deny the zoning change.
>
> Sincerely,
> Jennifer Carr
> 18911 E Canary Way (Resident and Owner of Property)

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Opposing to department builds on Germann and Power

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:41 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 12:22 PM
Subject: Fwd: Opposing to department builds on Germann and Power
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **'JORGE CASTRO' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Sun, Oct 4, 2026, 12:21 PM
Subject: Opposing to department builds on Germann and Power
To: <towncouncil@queencreekaz.gov>

Hello,
I saw that there will be a hearing again I trying to approve the development of multi-unit rentals on Power and Germann roads here in Queen Creek. I live here in Cortina and traffic is already too bad with so many departments and houses around, it's honestly becoming very populated and what we need is more merchants and schools around, not more apartments or houses!
I vote against this development just like we did before, not sure why this developer is pushing it again, it may translate in lots of money for them but you got to think about people first not business companies trying to make more money,
Hope you could at least hear to this complaint and await an answer, thank you very much.

Regards,

Jorge Castro.
4802493239

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Vote NO on Summerwell Residences please

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Fri, Oct 2, 2026 at 5:09 AM
Subject: Fwd: Vote NO on Summerwell Residences please
To: Development Town of Queen Creek <development@queencreekaz.gov>

please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Myron C.** <myroncheckettts@gmail.com>
Date: Thu, Oct 1, 2026 at 9:06 PM
Subject: Vote NO on Summerwell Residences please
To: <Towncouncil@queencreekaz.gov>

Please vote NO on Summerwell Residences please.

There is no way to put 150 homes on this small lot south of Home Depot. What a horrible idea. Their rendering shows the road bordering their north boundary to be Rittenhouse Rd. This is not correct. This is the road to access Home Depot south parking lot.

Thank you.

Myron Checketts
Cortina Resident since 2003

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power and germann rezoning- summerwell project

1 message

Shea Joachim <shea.joachim@queencreekaz.gov> Mon, Oct 5, 2026 at 4:39 PM
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>, Les Johnson <les.johnson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Chantille Crewse** <chantille.crewse@gmail.com>
Date: Mon, Oct 5, 2026 at 4:33 PM
Subject: Power and germann rezoning- summerwell project
To: <towncouncil@queencreekaz.gov>

Hello,
As a resident of Queen creek, I am **opposed** to the rezoning of current commercial property to residential at Power and germann- summerwell project.

Queen creek needs more commercial development- say no to more housing in this area!

Thank you,
Chantille Crewse
19924 e. Vía de Arboles, Queen Creek, AZ 85142

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: More proposed multifamily unit's

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 10:53 AM
Subject: Fwd: More proposed multifamily unit's
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Cathy Cuevas** <cathy@4dsafety.com>
Date: Sun, Oct 4, 2026, 8:50 AM
Subject: More proposed multifamily unit's
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Dear Town Council,

Please consider stopping the approvals of MORE multi unit housing developments. This is making our Town more like San Tan, and less like the Town we moved to with more class. The infrastructure cannot support this, and it also brings less desirable neighbors, for the most part. They have less vested interest in the Community they live in. On the other hand, we who pay property taxes AND live in our Community (unlike developers and Corporate conglomerates) have a vested interest in our daily quality of life. Thank you for your time.
Cathy Cuevas

--

Development Town of Queen Creek
e: development@queencreekaz.gov
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: NO on rezoning

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:17 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Tue, Oct 6, 2026 at 4:24 AM
Subject: Fwd: NO on rezoning
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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---------- Forwarded message ---------
From: **Kelly Denton** <dentonfour@gmail.com>
Date: Mon, Oct 5, 2026 at 9:02 PM
Subject: NO on rezoning
To: <towncouncil@queencreekaz.gov>

I am against ANY more multi family housing approvals. The traffic and water issues are significant, more density compounds that. The majority of residents are definitely against any additional rezoning or multi family approvals. Listen to the people. NO to the rezoning of Power and German.

Kelly Denton
19732 E Reins Road
Queen Creek, AZ 85142

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Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Support for Power and Germann

1 message

Nathan King <iamnate78@gmail.com> Fri, Oct 2, 2026 at 3:56 PM
To: Les.johnson@queencreekaz.gov

Queen Creek Planning and Zoning,
I am a resident of the Cortina Neighborhood and I support the Summerwell Residences project just north of us. Honestly, this property has been an eyesore for years now and it makes the whole area look unfinished. There have been dead and dying trees and shrubs throughout the Power Marketplace for years. Let's bring some life back to it!! The drawings of what the neighborhood will look like upon completion are truly beautiful! A neighborhood of regular looking homes that are rentals is a type of housing that doesn't exist anywhere in Queen Creek. That makes it perfect for this infill parcel. Preserving commercial and retail land is important, in areas where it feasibly makes sense. It hasn't at this corner for a long LONG time. Big box stores and office space needs have shifted. Please support this rezoning.

Sincerely,
Maddie King
18818 E Reins Rd Queen Creek

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Multi family housing.

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sat, Oct 3, 2026 at 4:52 PM
Subject: Fwd: Multi family housing.
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **GEORGE GEORGE KNEESHAW** <twoks@cox.net>
Date: Sat, Oct 3, 2026, 4:35 PM
Subject: Multi family housing.
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

I am against ANY more multi family housing approvals. The traffic and water issues are significant, more density compounds that. The majority of residents are definitely against any additional rezoning or multi family approvals. Listen to the people.

George Kneeshaw
20956 E Mewes Rd
QC 85142

Sent from Yahoo Mail for iPad

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Vote NO on Summerwell Rentals

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:40 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 4:16 PM
Subject: Fwd: Vote NO on Summerwell Rentals
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Adela Kolnick** <kolnickadela@gmail.com>
Date: Sun, Oct 4, 2026, 3:29 PM
Subject: Vote NO on Summerwell Rentals
To: <towncouncil@queencreekaz.gov>, maria.gonzalez@queencreekaz.gov <maria.gonzalez@queencreekaz.gov>

To Queen Creek Town Council,

Hello. I am a young adult who has lived my entire life in the same house in Cortina. I just registered to vote now that I am 18 and I'm excited to participate in all the things I learned about in school.

First, I love Queen Creek! I love my neighborhood! And I love my house! What I haven't loved growing up in Queen Creek is that there is not a lot of things young people can do for fun. I spent way too many days and nights just aimlessly walking around Market Place. Lots of times my friends and I just stay home because there isn't anything fun to do.

Also, it can be really challenging finding a job. I've been very lucky to have steady employment working at my family's Cold Stone. We have also been able to hire many of my friends. But I know lots of young people can't find jobs. Putting more housing does not create more job opportunities. Especially for young people.

I drive around a lot and see all the new housing coming in to such a small area. The Sossaman and Rittenhouse intersection has two new big housing communities. One is still under construction. We don't need more crammed in housing out here in such a small defined area.

But what we do need out here is more shopping options and some more restaurant options (please!) and it would be really awesome to have some places kids and teens could go for fun.
Maybe some places to do art like pottery painting. Maybe a place where kids can hang out and buy snacks and drinks and even do their homework.

I know there are options around Market Place and further in to Queen Creek. I know there are newer options around Ironwood. I know there are options all along Ellsworth. But what about all of us who live over on this side of Queen Creek?

I want to make my recommendation that you vote no to the Summerwell rental community. Please keep that property as commercial so that we can have more options in Queen Creek, especially for us on this side of town!

Thank you for your time! I would like my letter to be added to the public record showing I am against the proposed project.

Respectfully,

Adela Kolnick
18585 E Raven Drive
Queen Creek AZ 85142

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Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: No to Summerwell rental community

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:39 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 4:19 PM
Subject: Fwd: No to Summerwell rental community
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Daniel Kolnick** <kolnick.daniel@gmail.com>
Date: Sun, Oct 4, 2026, 4:02 PM
Subject: No to Summerwell rental community
To: <towncouncil@queencreekaz.gov>
Cc: <maria.gonzalez@queencreekaz.gov>

Queen Creek Town Council and all interested parties,

I am writing to you asking for you to vote no on converting the parcel of land on the intersection of Power and Germann from commercial to residential space.

I am currently a third year student at ASU, but I know the area very well growing up in the neighborhood of Cortina for my entire life. Throughout my college experience, I have had the opportunity to speak with many people of different backgrounds who are all worried about future employment. By changing the zoning from commercial to medium density housing, a precedent is set that diminishes job opportunities for all locals regardless of age and/or experience.

Being on the border of Gilbert, a large amount of tax revenue from these properties will flow over instead of being used to improve Queen Creek. I already cross the street into Gilbert for the EOS, Starbucks, and new Chipotle at this intersection while there is a lack of options on our side of the street. Keeping this land commercial provides the opportunity to increase the competitiveness of our town.

Another concern shared by many in my generation is the usage of constrained resources, especially clean water. With Lake Mead reaching record lows and Colorado River allocations being cut, an already strained system is facing many more problems. Although Queen Creek only receives 10% of its water usage from these sources, the areas that are more reliant will need to draw from the groundwater that Queen Creek needs to make up for any losses. This raises prices and potentially creates a scarcity problem that we cannot come back from.

Ultimately I am very against the transition of this land from commercial to residential. I believe this land has amazing potential to benefit our town and I respectfully ask that you add my statement to the record. Thank you for taking my opinion into consideration.

Best regards,
Daniel Kolnick
Long time resident
18585 e Raven dr

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Please Preserve Commercial Zoning at Power & Germann

1 message

Shea Joachim <shea.joachim@queencreekaz.gov> Mon, Oct 5, 2026 at 3:42 PM
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>, Les Johnson <les.johnson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Joe Kolnick** <pahana@worldpeaceday.com>
Date: Mon, Oct 5, 2026 at 3:39 PM
Subject: Please Preserve Commercial Zoning at Power & Germann
To: <towncouncil@queencreekaz.gov>

Dear Mayor and Council,

I'm asking you to please vote NO on the Summerwell rezoning at Power & Germann.

Our community has already been through this once. Residents strongly opposed changing this property from commercial to residential, and I believe that message deserves to be respected.

Queen Creek has added tremendous residential growth. Commercial land provides something residential development cannot: jobs, restaurants, grocery and retail opportunities, services, private investment and ongoing sales-tax revenue that helps fund the Town and the infrastructure and services required by our growing population.

I am also concerned about water. In a desert community facing long-term water-supply challenges, every decision that adds residential demand deserves careful scrutiny. Before converting commercial property to residential use, I believe the Town should be able to demonstrate why the additional residential water demand is preferable to preserving the site's commercial potential.

We also need to be extremely thoughtful about adding more residential water demand. In Arizona, protecting our long-term water resources should remain a priority in every major land-use decision.

This is valuable commercial property in an increasingly important corridor. Once it's converted to residential, that commercial opportunity is gone.

There are plenty of appropriate places for housing in Queen Creek. We don't need to sacrifice land specifically planned for commercial development to create more of it.

Please listen to the community, preserve the commercial zoning at Power & Germann, and vote NO on the rezoning.

Thank you for your service and for listening to the people you represent.

Sincerely,
Joe Kolnick
18585 E. Raven Dr.
Queen Creek, AZ 85142

480-236-9436

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Please VOTE NO to proposed Summerwell Residential Community

1 message

Shea Joachim <shea.joachim@queencreekaz.gov> Mon, Oct 5, 2026 at 2:46 PM
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>, Les Johnson <les.johnson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **'Laura Kolnick' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 2:45 PM
Subject: Please VOTE NO to proposed Summerwell Residential Community
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Dear Mayor and Members of the Town Council,

I'm asking you to vote no to the proposed rezoning of approximately 16.8 acres at Power and Germann from commercial to residential for the Summerwell development. I want to be clear.. I am not opposed to rental housing. However, I'd like you to consider whether this is the right use of this particular property, especially at this specific time in Queen Creek's growth.

I have done a deep dive into the Town's own 2018 General Plan and identified an important economic imbalance. At that time, approximately 95% of Queen Creek's workforce commuted outside of town for their jobs, and the Plan specifically identified *long-term employment diversity, economic stability, private investment and job creation* as priorities.

Today, commercial investment in Queen Creek is accelerating. After years of waiting for the population, infrastructure and market conditions to support greater commercial development, we are finally seeing that investment occur. And as a long-time resident (coming up on 23 years), I am thrilled!

I believe this is precisely the time to be especially thoughtful before permanently converting strategically located commercial land to residential use.

I thought deeply about some of the challenges facing current and future Queen Creek residents, so I also considered this proposal in the context of comparable rental housing already being provided within the town limits. I quickly identified more than 2,000 rental homes across 11 comparable rental-home communities already built or under construction in Queen Creek (please see attached spreadsheet).

More importantly, less than one mile to the east, located at Sossaman and Rittenhouse are two communities providing single family rental homes. The Stately and Amavi alone represent 352 existing or planned rental homes in the immediate Power and Germann area.

Queen Creek's recent housing analysis indicates that the Town has adequate vacant land already planned or zoned for residential development to accommodate projected housing needs through 2030. So please see the distinction. This is not a choice between providing housing and providing no housing. This is about taking away currently designated commercial and economic opportunities to provide housing outside of the Town's projected needs.

The question is whether 150 additional rental homes are the best long-term use of 16.8 acres currently designated for commercial development along an important growth corridor. I strongly believe it is not.

I understand the argument that this property has been difficult to develop commercially in the past. But Queen Creek today is not the Queen Creek of five, ten or twenty years ago. Our population, residential rooftops, traffic, infrastructure and commercial market have changed dramatically. Just look at how the downtown footprint has changed in the last year alone.

It is important to highlight that commercial development represents more than traffic counts. It means jobs, restaurants, shopping, services, private investment and ongoing taxable economic activity that all help to support the public services and infrastructure required by residential growth. In other words, it provides a balanced LIFE for our residents—offering a more holistic all-in-one approach to meeting most of what they need right here at home!

One last point I'd like you to consider in keeping this property available for commercial development is that there is absolute value in diversifying your economic interests beyond the town center. By encouraging creative commercial growth along strategic corridors like Rittenhouse/Germann/Power at the Queen Creek/Gilbert border you are creating easily accessible services and taxable economic activity to those on the east side of Queen Creek and easily drawing in people from the surrounding Gilbert neighborhoods. All while helping to reduce traffic congestion in the downtown.

So before changing this designation, I ask the Council to consider the long-term opportunity cost:

What economic opportunities might Queen Creek permanently give up by making this decision?

We have waited a long time for Queen Creek's commercial momentum to arrive. Now that it is finally here, I believe we should protect strategically located commercial opportunities, encourage economic development throughout our community, and ensure that our continued residential growth is supported by a strong and diverse economic base.

I respectfully ask you to vote no on the Summerwell rezoning.

Thank you for your consideration,

Laura Kolnick

18585 E Raven Drive
Queen Creek AZ 85142

Queen_Creek_Rental_Home_Community_Snapshot_2026-10-05.xlsx
16K

COMPARABLE RENTAL HOME COMMUNITIES LOCATED WITHIN QUEEN CREEK TOWN LIMITS

**this was a quick search and is not considered to include allactual rental home communities

Community	Total Units	Advertised Available Units	Advertised Leasing $ Range
The Stately Queen Creek	186	16	$1,792–$2,800
Amavi Queen Creek	166	0	Not yet advertised
Tavalo Queen Creek	276	24	$1,510–$2,495+
VLux at Queen Creek	241	27	$1,664–$2,045
Village at Schnepf Farms	144	9	$1,695–$2,595
Olive Queen Creek	225	16	$1,507–$2,111
Avanterra Queen Creek	130	12	$1,829–$2,987
Cadia Queen Creek	100	13	$1,498–$2,764
Bungalows on Combs	317	3	$1,314.50–$2,739.50
EVR Spur Cross	**174**	**13**	**$1,599–$2,399**
Village Greens of Queen Creek	50	5	$1,438–$3,197
TOTAL	*2009*	*138*	
POWER/GERMANN AREA HIGHLIGHT			
WITHIN ONE MILE OF PROPOSED SUMMERWELL RENTAL COMMUNITY			
The Stately + Amavi Communities	352	16	Two identified rental-home communities in the ~1-mile Power/Germann area; Amavi is under construction and not yet leasing.

Snapshot prepared October 5, 2026. Prices, concessions and availability change frequently.

"Advertised Available Units" counts publicly listed homes/units or matching listings visible in the cited source; it should not be interpreted as an audited vacancy count

Amavi is included in total planned/under-construction supply but has no current leasing inventory advertised.

"Advertised Leasing $ Range" does not always include manadatory monthly fees charged by poroperties

Source Notes

Community	Status / Notes	Unit Count Source	Availability / Rent Source
The Stately Queen Creek	Completed 2025; availability count reflects publicly advertised listings, not vacancy rate.	https://ascentcos.com/properties/stately-queen-creek.html	https://www.zillow.com/apartments/queen-creek-az/the-stately-queen-creek/CqRDQT/
Amavi Queen Creek	Under construction; first move-ins anticipated spring 2027.	https://millcreekplaces.com/community/amavi-queen-creek/	https://millcreekplaces.com/community/amavi-queen-creek/
Tavalo Queen Creek	Build-to-rent; availability count reflects advertised listings.	https://sodella.com/projects	https://www.zillow.com/apartments/queen-creek-az/tavalo-queen-creek/Cb2WJ8/
VLux at Queen Creek	Build-to-rent; 27 matching units shown on community floor-plan page.	https://d3n9y02raazwpg.cloudfront.net/queencreekaz/b1765a70-acf6-11ef-ab4b-005056a89546-6817fa9d-16f6-4420-9aff-167700143cbe-1744753244.pdf	https://www.vluxqueencreek.com/floor-plans/
Village at Schnepf Farms	Single-family rental homes; 9 units listed across current/future move-in dates.	https://d3n9y02raazwpg.cloudfront.net/queencreekaz/b1765a70-acf6-11ef-ab4b-005056a89546-6817fa9d-16f6-4420-9aff-167700143cbe-1744753244.pdf	https://villageatschnepffarms.com/floorplans
Olive Queen Creek	Home-like rental community; 16 units publicly advertised across floor plans.	https://www.yardimatrix.com/property-types/multifamily/phoenix/olive-queen-creek-20450-east-ocotillo-road-az-85142--350100/	https://queencreeksgt.liveatinland.com/availableunits.aspx
Avanterra Queen Creek	Single-family rental community; availability includes current and upcoming listings.	https://www.cproperties.com/news/avanterra-queen-creek-grand-opening	https://hotpads.com/avanterra-queen-creek-queen-creek-az-85142-24fd4u3/pad
Cadia Queen Creek	BTR; unit count from development supply table; current advertised base-rent ranges include promotional pricing.	https://d3n9y02raazwpg.cloudfront.net/queencreekaz/b1765a70-acf6-11ef-ab4b-005056a89546-6817fa9d-16f6-4420-9aff-167700143cbe-1744753244.pdf	https://cadiaqueencreek.com/floorplans/
Bungalows on Combs	BTR; site advertises all three floor-plan types as available now; listing count shown as 3 floor-plan listings.	https://d3n9y02raazwpg.cloudfront.net/queencreekaz/b1765a70-acf6-11ef-ab4b-005056a89546-6817fa9d-16f6-4420-9aff-167700143cbe-1744753244.pdf	https://www.bungalowsoncombs.com/floorplans
EVR Spur Cross	**Detached single-family rental homes; 13 units currently advertised across 1–3 bedroom floor plans.**	**https://www.queencreekaz.gov/home/showpublisheddocument/40469/638944043362570000**	**https://www.forrent.com/az/queen-creek/evr-spur-cross/2we5eyb**
Village Greens of Queen Creek	50-unit build-to-rent community; 5 units advertised across current/future move-in dates.	https://www.northmarq.com/transactions/build-rent-community-sale-2021-03	https://www.villagegreensofqueencreek.com/floorplans

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: No to rezoning at power rd and German

1 message

Shea Joachim <shea.joachim@queencreekaz.gov> Mon, Oct 5, 2026 at 4:38 PM
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>, Les Johnson <les.johnson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Joan Kurus** <jmkurus@cox.net>
Date: Mon, Oct 5, 2026 at 4:36 PM
Subject: No to rezoning at power rd and German
To: <towncouncil@queencreekaz.gov>

Sent from my iPhone

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: NO MORE RENTALS....

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 8:00 AM
Subject: Fwd: NO MORE RENTALS....
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Judy Lewsadder** <judy.lewsadder@sbcglobal.net>
Date: Sun, Oct 4, 2026, 6:26 AM
Subject: NO MORE RENTALS....
To: <towncouncil@queencreekaz.gov>

Council Members:

We would like to register our concerns regarding BUT ANOTHER rental community that you are wanting to approve at the NE corner of Power and Germann.

Not only will another rental community add to more traffic in a community thats transportation infrastructure is already seriously compromised and underdeveloped, but what about the "demonstration of water" that we already have an issue with? Prove in writing (published) to Queen Creek residents the 100-year assured water supply for these developments has been met OR reveal to them that the Developers don't have to prove water supply on "rentals".....a potential reason why so many Developers are submitting rental community approvals!!!

As needed as some of the newer commercial developments has been, we are still traveling to Gilbert, Mesa and Chandler for some of our doctoring specialists and shopping needs. Queen Creek NEEDS more of those things here.

Occupancy rate.....With the approval of SO MANY other Queen Creek rental communities, is there a quantifiable need for housing? Why are rentals being approved rather than for purchase properties? Publish on social media the current occupancy rate for all rentals within Queen Creek, so all the residents can see that supposed need, transparency by our government elected officials!

Lastly, I've been hearing many now referring to what was once a nice community as "the city of mushroom houses", that's how many of those type of developments are already established here. Not a favorable representation....

More town government transparency and better planning for the needs of the residents already here!

Thank you,
Greg and Judy Lewsadder
Queen Creek residents

Sent from my iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Summerwell Residences

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:17 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Tue, Oct 6, 2026 at 4:24 AM
Subject: Fwd: Summerwell Residences
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



TOWN OF
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---------- Forwarded message ---------
From: **'Victoriia Obenour' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 8:53 PM
Subject: Summerwell Residences
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

I am vehemently opposed to the Greystar development East of NEC of Power Rd. and Germann Rd. For starters that is way too many homes on that small plot of land. Not to mention that there is a rental home development already in place and another one being built right across Sossamon and Rittenhouse Roads. We do not need another rental community built so close. We also have around 6 apartment communities that are within a 10 minute drive. There is already a problem with traffic that goes speeding through the Cortina neighborhood on Rittenhouse Rd., as well as Germann Rd. which dead ends. That parcel needs to remain zoned for commercial purposes. I wasn't sure if the letters carry forward to each meeting and I wanted to make my opinion known.
Thank you for your time.

Jim and Victoria Obenour

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: No Rental units

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:41 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

TOWN OF QUEEN CREEK ARIZONA

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 4:13 PM
Subject: Fwd: No Rental units
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **pam orr-associates.com** <pam@orr-associates.com>
Date: Sun, Oct 4, 2026, 3:30 PM
Subject: No Rental units
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Please don’t ok more high concentration rental units.
Sent from my iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Stop!!! Don't Build Rentals and Residential Homes on Power and German

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:16 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 7:29 PM
Subject: Fwd: Stop!!! Don't Build Rentals and Residential Homes on Power and German
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Carol Pavlak** <carol.pavlak@gmail.com>
Date: Mon, Oct 5, 2026 at 6:20 PM
Subject: Stop!!! Don't Build Rentals and Residential Homes on Power and German
To: <towncouncil@queencreekaz.gov>

To whom it may concern,
Enough with the rental homes in Queen Creek! We are getting so overcrowded with residential housing!
All we have here is fast food takeout places which is terrible nutritionally for the thousands of families that live here Orthodontic, dental and medical offices, Circle K's etc...Why can't we model after Gilbert instead of driving 40 minutes on our overcrowded streets to enjoy a healthy decent sit down meal in Gilbert!
Please let us spend our hard earned money in Queen Creek not in Gilbert.
Respectfully,
Carol Pavlak

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Support Power and Germann

1 message

Katie King <iamk8king@gmail.com> Fri, Oct 2, 2026 at 2:24 PM
To: Les.johnson@queencreekaz.gov

Dear Mayor and Town Council,
As a nearby resident, I have seen mailings regarding the new development at Power and Germann by CVS and I wanted to express my support. I can't think of anything that would help traffic more than a single-family home residential development. A commercial strip mall, grocery store, or a teen Recreation Center would greatly add to the traffic at that corner and these rental homes that look like the Cortina neighborhood would be a really welcome addition. I actually know a few friends with young families in Cortina that are looking for newer rentals, but didn't want to move into the apartments in the area.

I have lived in this area for 12 years and I know that there were people who were not a fan of the apartment building that was proposed to a few years ago, but just wanted to let you know that I'm hearing from my neighbors that they are supportive of this project so I wanted to make sure to reach out because I'm traveling on October break with my kids for the October 7th meeting. Vote yes!

Thank you!

Katie Pennell
602-316-7640

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Proposed apartments at Germann/Power

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 10:54 AM
Subject: Fwd: Proposed apartments at Germann/Power
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Steve Poe** <poemanea1@gmail.com>
Date: Sun, Oct 4, 2026, 9:15 AM
Subject: Proposed apartments at Germann/Power
To: <towncouncil@queencreekaz.gov>

Dear council members. In July, I voted for common sense from our town council. This includes having independent studies on the number of rental vacancies and traffic studies before approving more apartment rentals.

Queen Creek is quickly becoming a mess. With the number of rentals, and out of control traffic, QC will soon be an undesirable town to live in.

Please don't approve the apartment project at German/Power and the building of rentals by greedy developers/investors, and let them do it in someone else's town!

Thanks for your consideration.
Steve & Linda Poe
760-567-3136
poemanea1@gmail.com
688 E Myrtle Pass, Queen Creek, AZ 85140

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Summer well residence

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:43 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Fri, Oct 2, 2026 at 5:13 AM
Subject: Fwd: Summer well residence
To: Development Town of Queen Creek <development@queencreekaz.gov>

please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Alissa Pope** <alissapope@gmail.com>
Date: Thu, Oct 1, 2026 at 6:58 PM
Subject: Summer well residence
To: <towncouncil@queencreekaz.gov>

Please do not approve the rezoning of the plot of land near Home Depot on power to change the lot from commercial to medium density. There are already way to many rental properties in Queen Creek and the traffic in that area is already terrible. Queen Creek doesn't need more density! Please vote note on this rezoning proposal. Thank you
Alissa Pope
21283 E. Excelsior Ave
Queen Creek, 85142

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: VOTE NO Summerwell Residences P26-0058/P26-0059 – Please Preserve Commercial Zoning at Power & Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:41 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 4:15 PM
Subject: Fwd: VOTE NO Summerwell Residences P26-0058/P26-0059 – Please Preserve Commercial Zoning at Power & Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov

22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **Lara Coleman** <lennox.4390@gmail.com>
Date: Sun, Oct 4, 2026, 2:59 PM
Subject: VOTE NO Summerwell Residences P26-0058/P26-0059 – Please Preserve Commercial Zoning at Power & Germann
To: maria.gonzalez@queencreekaz.gov <maria.gonzalez@queencreekaz.gov>, <towncouncil@queencreekaz.gov>

Dear Town Council and all concerned,

I am a resident of Queen Creek, in Sossaman Estates, and greatly enjoy living here. Except for, of course, the growing pains associated with all the new housing and people. As someone who lives on the border of Queen Creek and Gilbert I most often find myself driving in to Gilbert for my shopping and entertainment. Largely because this side of Queen Creek and into the center has had limited opportunities, variety etc. Also, the traffic congestion of Rittenhouse and surrounding the Market Place are undesirable. Therefore, currently, a majority of my shopping and spending money goes in to Gilbert. I want to keep those dollars in Queen Creek! Please don't give up on developing the Germann parcel commercially. I see an exciting development trend finally making its way out here. It's all about the timing!

Please record my comments—I am opposed to rezoning the commercial property for residential of any kind. Please vote NO to Greystar and Summerwell.

Sincerely,

Daniel M Rodriguez

18876 E Carriage Way

Queen Creek AZ 85142

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Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: QC Residents Opposed to rezoning at Power & Germann for the proposed Summerwell Project

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Tue, Oct 6, 2026 at 6:17 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Tue, Oct 6, 2026 at 4:26 AM
Subject: Fwd: QC Residents Opposed to rezoning at Power & Germann for the proposed Summerwell Project
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Wendy R** <w.m.rood.0115@gmail.com>
Date: Mon, Oct 5, 2026 at 8:51 PM
Subject: QC Residents Opposed to rezoning at Power & Germann for the proposed Summerwell Project
To: <towncouncil@queencreekaz.gov>

Queen Creek Town Council Members,

As residents of Queen Creek we are opposed to the proposed rezoning at Power & Germann for the proposed Summerwell Project. While some residents are assuming this development is an answer to the "affordable housing" needs, there are some key points that are being overlooked or glossed over. Single family rental units - if that is indeed the proposal - are not exactly "affordable housing" in this area. Any quick scan of the market can tell you that. A lot of smaller homes being rented out go for about $2K to $3K a month, not counting the addition of utilities, amenities and the more and more prevalent HOA (or HOA-adjacent) costs.

Secondly, the proposed area isn't a huge parcel of land. How many homes are realistically being built here? It's doubtful enough to make any real dent in the housing needs of Queen Creek - not when entire subdivisions are being developed all across the area. Based on information we've seen, the proposed homes are quite small and tightly crammed together in a relatively small footprint.

Thirdly, commercial zoning makes far more sense than residential zoning for the area. There is already existing commercial property in that area, which creates synergy with the surrounding infrastructure. Also, it provides jobs and services to the community as a whole while putting less stress on the current utilities - power, water, sewer, internet and cell service. Queen Creek is already growing faster than it can realistically keep up with, and more housing is going to mean things like: more difficulty getting reliable cell coverage and internet bandwidth which is already an issue, increases in strain to the power grid (which can lead to the always popular rolling brownouts that California is so famous for - something that a lot of people here couldn't afford in, say, the dead of summer when it's 120 degrees outside), increased strain on the water table - water being a very finite resource here in the desert. Let's not forget that this will eventually necessitate the widening of roads like Germann and possibly even Sossaman - widening that goes hand in hand with road closures, detours and traffic congestion that can affect a great many people.

To illustrate: we currently reside at the Encantada at Queen Creek apartments. I'll use the Stately at Queen Creek as an example here. An "affordable home" in that community that's comparable (albeit a tiny bit smaller) than our current apartment has a base cost that's almost $1000 higher than what we pay now, on top of which are levied a number of fees for various services and - if not an outright HOA, something very similar to one in all but name that has a mandatory cost. Therefore, "affordable" doesn't seem to be the most accurate word. With Greystar at the helm, I wouldn't expect Summerwell to be any more affordable or well managed. They have a reputation and not a good one - it's all out there in black and white and is very much worth a deeper dive.

Queen Creek should be focused on the core issues that will help ensure the continued growth of our community.

Jeremy and Wendy Rood

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Summerell Residences

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 5:59 AM
Subject: Fwd: Summerell Residences
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **kjs1297** <kjs1297@cox.net>
Date: Sat, Oct 3, 2026, 9:31 PM
Subject: Summerell Residences
To: <towncouncil@queencreekaz.gov>

Hi QC Town Council,

As a Cortina resident, I am writing to say that I am STRONGLY OPPOSED to the rezoning on Germann Road to allow this housing development.

We already have two new communities at Rittenhouse & Sossaman Roads - one of which is still under construction. Traffic in this area is already increasingly becoming congested with less than 100% occupancy, so it will only get busier even without another housing development.

We need more retail areas not more housing.

I implore you to consider your constituents and oppose this rezoning request.

Sincerely,
Kara Schilling
Cortina Resident

Sent from Yahoo Mail for iPhone

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: COMMUNITY OPPOSITION TO PROPOSED DEVELOPMENT @ POWER & GERMANN

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 6:41 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Sun, Oct 4, 2026 at 4:11 PM
Subject: Fwd: COMMUNITY OPPOSITION TO PROPOSED DEVELOPMENT @ POWER & GERMANN
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Sheridan Amy** <amyinthesky@yahoo.com>
Date: Sun, Oct 4, 2026, 3:50 PM
Subject: COMMUNITY OPPOSITION TO PROPOSED DEVELOPMENT @ POWER & GERMANN
To: julia.wheatley@queencreekaz.gov <julia.wheatley@queencreekaz.gov>, travis.padilla@queencreekaz.gov <travis.padilla@queencreekaz.gov>, dawn.oliphant@queencreekaz.gov <dawn.oliphant@queencreekaz.gov>, robin.benning@queencreekaz.gov <robin.benning@queencreekaz.gov>, Jeff Brown <jeff.brown@queencreekaz.gov>, towncouncil@queencreekaz.com <towncouncil@queencreekaz.com>
Cc: AB Sheridan <amyinthesky@yahoo.com>

My name is Amy Sheridan. I have been a homeowner in Queen Creek for twenty-four years.

I VEHEMENTLY OPPOSE the proposed building of the Summerwell Residences ~ a 150 plus combined housing complex at the NEC of Power and Germann.

According to AZBEX.com, all of these units will be RENTAL units. The lack of pride in ownership and possible foreign country management deeply concerns me. With the massive, planned development of Gateway airport, THE INFRASTRUCTURE ABSOLUTELY DOES NOT SUPPORT such a project. And it appears the residential
taxes from these properties will be slim in contributing to our schools, water and current fire and police protection requirements. With all the issues now and in the future concerning the Ellsworth projects, the main way out of and into our community from the north and west, continues to be through this thoroughfare. This route is already congested past its maximum capacity. We are at the last rung of our patience.

You are being urged, both the Mayor and the Town Council, to deeply consider the QUALITY of LIFE for Queen Creek's CURRENT residents and homeowners and, VOTE AGAINST this poorly placed proposal.

Thank you for your time and serious consideration.

Amy

4 October 2026

amyinthesky@yahoo.com

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Multi Unit Rentals

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 1:08 PM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 12:57 PM
Subject: Fwd: Multi Unit Rentals
To: Development Town of Queen Creek <development@queencreekaz.gov>
Cc: Maria Gonzalez <maria.gonzalez@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov

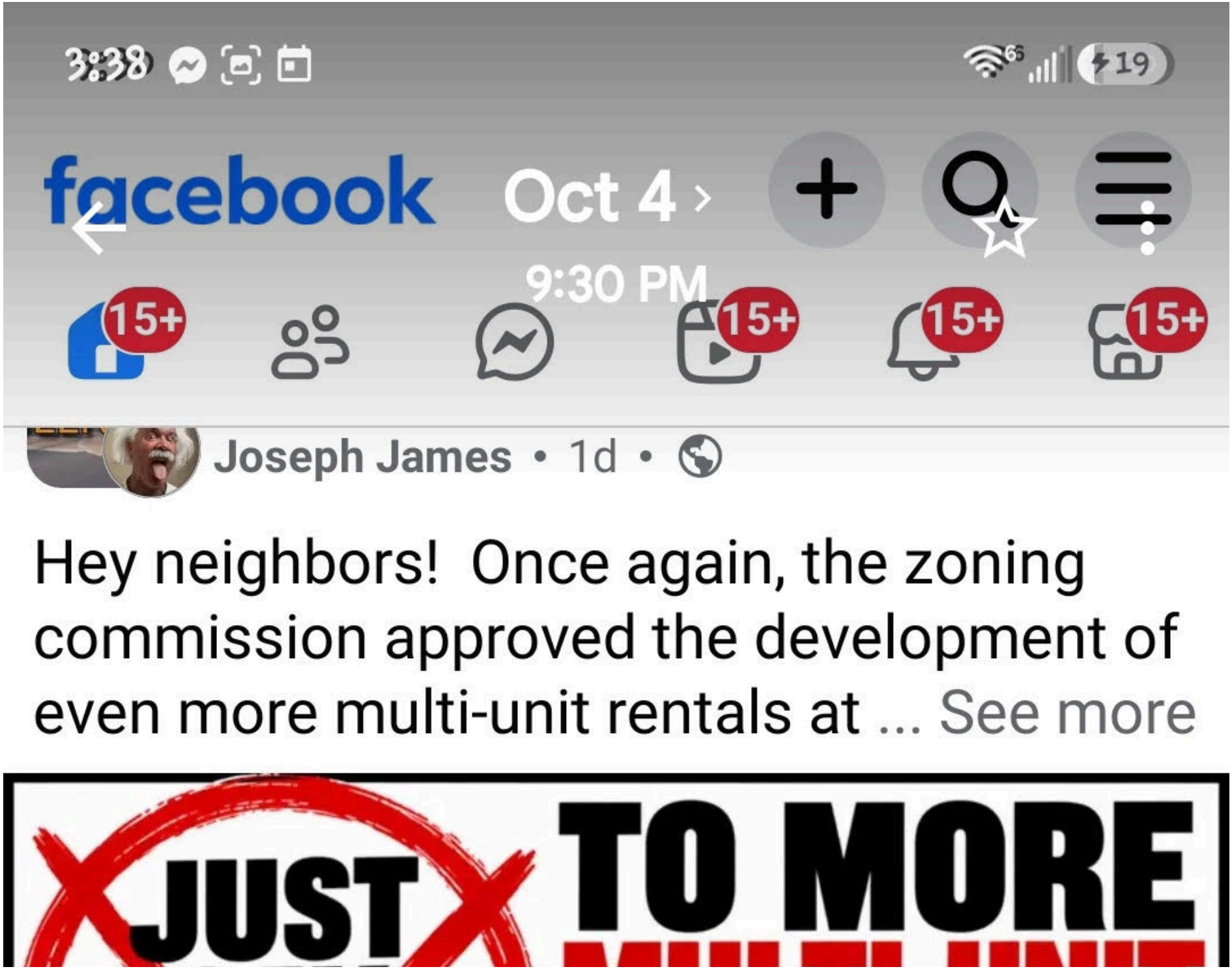
22358 S Ellsworth Road, Queen Creek, AZ 85142
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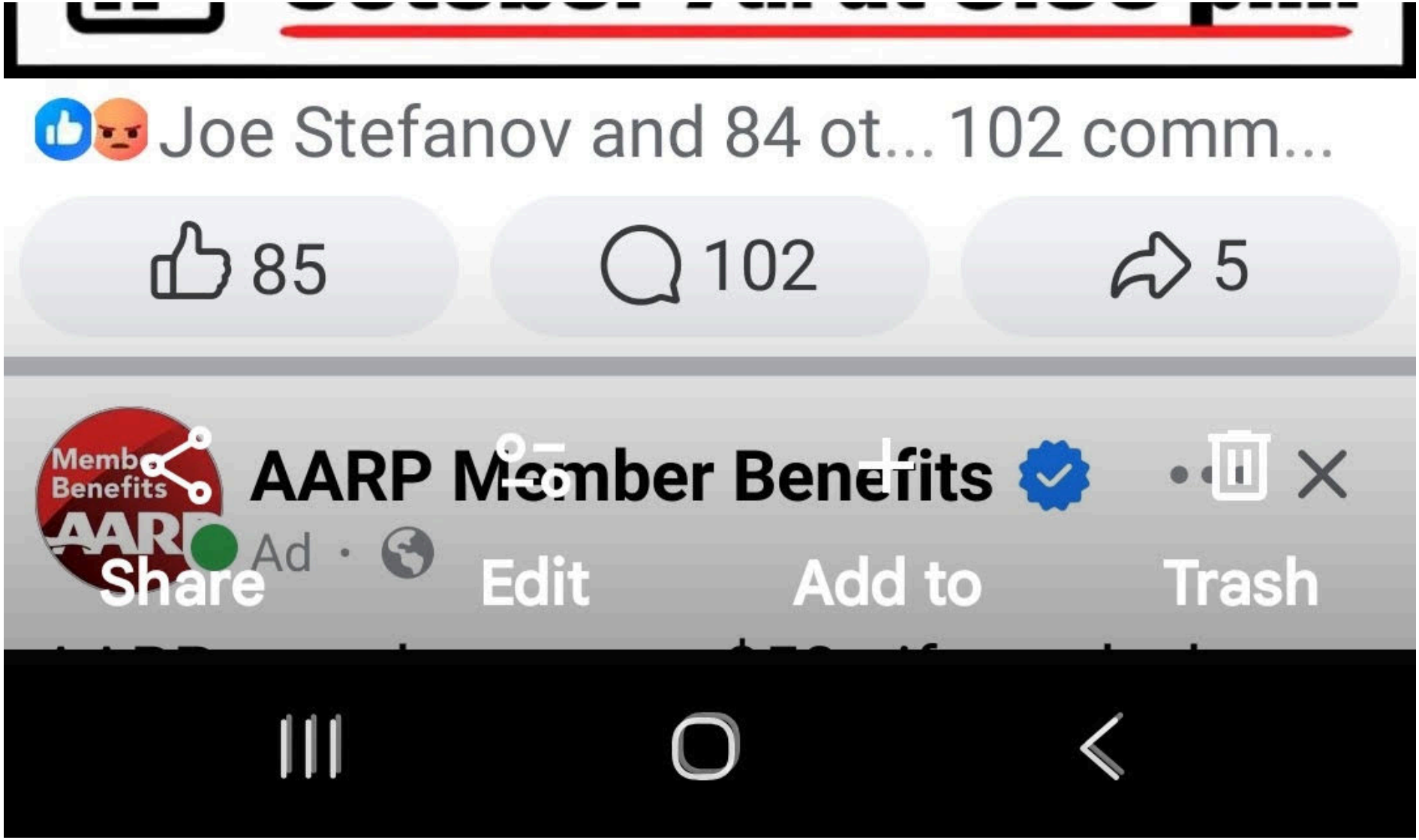
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---------- Forwarded message ---------
From: **Kathy Stefanov** <kathy.stefanov@gmail.com>
Date: Mon, Oct 5, 2026, 12:46 PM
Subject: Multi Unit Rentals
To: <towncouncil@queencreekaz.gov>


3:38
19
facebook
Oct 4 ›
9:30 PM
15+
15+
15+
15+
Joseph James • 1d •
Hey neighbors! Once again, the zoning commission approved the development of even more multi-unit rentals at ... See more
JUST
TO MORE


SAY NO
MULTI-UNIT RENTALS
IN OUR COMMUNITY!
Please send your thoughts of opposition to:
towncouncil@queencreekaz.gov
Public meeting:
October 7th at 6:30 pm.



I am a registered voter visiting in New York until later this month. I am against any multi rental units in Queen Creek, as it is causing problems with driving, scheduling events and longer wait times to drive one place to the other.I am also against any data centers in our area. We need to keep our utilities and water supplies at proper levels.
Thank you for giving attention to my concerns.
Sincerely,
Mary Kathleen Stefanov

--

Development Town of Queen Creek
e: development@queencreekaz.gov

22358 S Ellsworth Road, Queen Creek, AZ 85142
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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059

1 message

Erik Swanson <erik.swanson@queencreekaz.gov> Mon, Sep 28, 2026 at 10:13 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

FYI

Erik Swanson
Planning Manager
t: (480) 358-3013
e: erik.swanson@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Shea Joachim** <shea.joachim@queencreekaz.gov>
Date: Mon, Sep 28, 2026 at 8:17 AM
Subject: Fwd: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **'Adrian Velez' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Thu, Sep 24, 2026 at 7:07 PM
Subject: Power Ranch Resident Concern – Summerwell Residences P26-0058 / P26-0059
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Dear Mayor and Members of the Queen Creek Town Council,

I am writing regarding the proposed Summerwell Residences development, cases P26-0058 and P26-0059, near Germann and Power Roads.

Although my home is technically within the Town of Gilbert, I am a **Power Ranch resident**, and this property is immediately adjacent to the community where I live. The fact that I do not reside within Queen Creek's municipal boundary does not mean that a major land-use decision at Germann and Power will not directly affect my neighborhood, my family, and the roads and businesses we use every day.

I am very concerned about the proposal to rezone approximately 16.8 acres of commercially zoned property for a 150-unit rental residential development.

My concern is not simply that these homes would be rentals. It is the cumulative effect of continuing to convert property that has been designated for commercial use into additional residential development in an area that already has substantial residential density. Commercial land serves an important purpose for surrounding communities by providing nearby shopping, dining, services, employment opportunities, and a broader tax base. Once commercially zoned land like this is converted to residential use and developed, that opportunity is essentially gone.

I am also concerned about the additional traffic that 150 residences would introduce into the Germann and Power corridor and the surrounding streets. Anyone who lives in Power Ranch and routinely travels Germann Road knows how heavily traveled this area already is. Before approving a change of this significance, I believe the Council should carefully consider not only projected traffic counts on paper, but the real-world cumulative impact of continued residential growth throughout this portion of the Southeast Valley.

I also find it frustrating that residents in communities immediately surrounding this property can be significantly affected by a Queen Creek zoning decision while technically living outside Queen Creek's boundaries. **A municipal boundary does not stop traffic at the town line, nor does it isolate the effects of development decisions from the neighboring communities.** Power Ranch residents should have their concerns taken seriously in this process.

I am not opposed to responsible development. I understand that vacant land will eventually be developed and that property owners have legitimate interests in the use of their property. But changing this parcel from commercial zoning to a 150-home rental development is a substantial and effectively permanent change in land use. I believe there should be a compelling community benefit before making that change, and I have not seen enough to convince me that converting this commercially zoned property to residential use provides that benefit.

I respectfully ask the Town Council to carefully consider the concerns of Power Ranch residents and other nearby homeowners before taking final action on P26-0058 and P26-0059, particularly regarding traffic, loss of commercial land, infrastructure impacts, neighborhood compatibility, and the long-term consequences of continued residential conversion in this area.

Thank you for considering the perspective of those of us who may live just outside Queen Creek's municipal boundary but will nevertheless live with the consequences of this decision.

Sincerely,

Adrian Velez
Power Ranch Resident
Gilbert, Arizona

Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Opposition to Proposed Summerwell Development at Power & Germann

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 7:42 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 6:56 AM
Subject: Fwd: Opposition to Proposed Summerwell Development at Power & Germann
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Erin West** <erinwest616@gmail.com>
Date: Mon, Oct 5, 2026, 5:13 AM
Subject: Opposition to Proposed Summerwell Development at Power & Germann
To:

Dear Queen Creek Town Council,

I am a Queen Creek homeowner and resident, and I am writing to express my strong opposition to the proposed Summerwell rental community near Power and Germann.

I am also a local healthcare provider and business owner with an established acupuncture and integrative medicine clinic in Gilbert near Lindsay and Germann. For several years, I have hoped to eventually relocate my practice closer to my home in Queen Creek, and I have followed this property with the hope that it would remain available for commercial or mixed-use development.

Beyond my personal interest in seeing additional commercial development in this area, I have significant concerns about changing the existing plan for this property to accommodate approximately 150 additional rental homes. As a Queen Creek resident, I am particularly concerned about the long-term impact of continued high-density residential development on our infrastructure, traffic, public services, and limited water resources.

Adding another large residential community in place of land intended for commercial development feels short-sighted, particularly as Queen Creek continues to grow rapidly. Our community also needs thoughtfully planned commercial space, professional services, healthcare providers, and businesses that allow residents to work, shop, and receive care closer to home.

I strongly oppose the proposed Summerwell rental community at Power and Germann and respectfully request that the Town Council vote no on this project. I would instead like to see this property remain available for commercial development consistent with the community's long-term needs and existing planning for the area.

Please include this letter in the public record regarding the proposed Summerwell development.

Thank you for your time and for considering the concerns of Queen Creek residents as you make decisions that will shape the future of our community.

Sincerely,

Erin West
Queen Creek Resident
Gilbert Business Owner

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Vote NO on Proposed Summerwell Rental Community

1 message

Development Town of Queen Creek <development@queencreekaz.gov> Mon, Oct 5, 2026 at 11:27 AM
To: Les Johnson <les.johnson@queencreekaz.gov>

Please see below. Thank you, Jennifer

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **Jeff Brown** <jeff.brown@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 11:25 AM
Subject: Fwd: Vote NO on Proposed Summerwell Rental Community
To: Development Town of Queen Creek <development@queencreekaz.gov>

Re: Summerwell - please add to public record for the item and include in staff report to council

Jeff Brown
Council Member
e: jeff.brown@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays

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---------- Forwarded message ---------
From: **R** <desius98@gmail.com>
Date: Mon, Oct 5, 2026, 10:36 AM
Subject: Vote NO on Proposed Summerwell Rental Community
To: <Towncouncil@queencreekaz.gov>

Dear Mayor and Town Council Members,

I am a Queen Creek resident writing to ask you to vote NO on the proposed Summerwell rental community near Power and Germann.

My wife and I operate an established acupuncture and integrative medicine clinic in Gilbert. When our current lease ends in a little over two years, we intend to look seriously at relocating closer to our home in Queen Creek. Commercial space in this area would be extremely appealing to us, and I believe businesses like ours are exactly why it is important to preserve well-located commercial property as Queen Creek grows.

Power and Germann is a heavily traveled corridor with the potential to support far more than another residential development. Dining, entertainment, specialty retail, healthcare and wellness, recreation, and other destination businesses could serve not only Queen Creek residents, but also draw customers from Gilbert and the surrounding Southeast Valley.

That kind of development creates ongoing business activity and sales tax revenue while giving residents more places to work, shop, eat, and receive services closer to home. It also helps spread commercial activity beyond the Town's traditional core rather than concentrating everything in one area.

I strongly oppose changing this property from commercial use to residential use of any kind, and I respectfully ask the Council to vote no on the proposed Summerwell project.

Please include my comments in the public record regarding this proposal.

Thank you,

Rob West
Queen Creek Resident

--

Development Town of Queen Creek
e: development@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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Town of QUEEN CREEK Arizona

Les Johnson <les.johnson@queencreekaz.gov>

Fwd: Power & Germann Rezoning - Summerwell Project

1 message

Shea Joachim <shea.joachim@queencreekaz.gov> Mon, Oct 5, 2026 at 5:13 PM
To: Brett Burningham <brett.burningham@queencreekaz.gov>, Erik Swanson <erik.swanson@queencreekaz.gov>, Les Johnson <les.johnson@queencreekaz.gov>

FYI...

Shea Joachim
Assistant Town Manager
t: (480) 358-3914
e: shea.joachim@queencreekaz.gov
22358 S Ellsworth Road, Queen Creek, AZ 85142
Office hours: Monday – Thursday, 7 a.m. – 6 p.m., closed on Fridays



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---------- Forwarded message ---------
From: **'Ramona Williams' via towncouncil@queencreek.org** <towncouncil@queencreekaz.gov>
Date: Mon, Oct 5, 2026 at 4:47 PM
Subject: Power & Germann Rezoning - Summerwell Project
To: towncouncil@queencreekaz.gov <towncouncil@queencreekaz.gov>

Good afternoon,

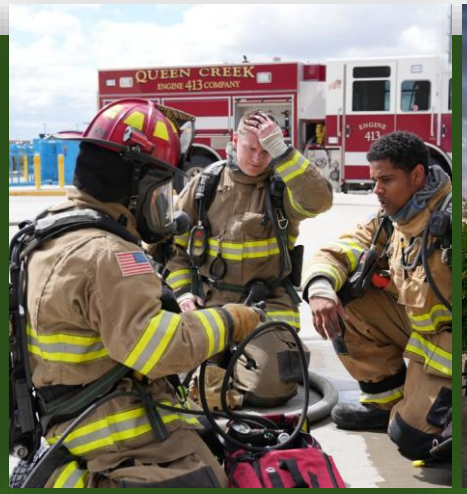
Please allow this email to serve as our opposition in the rezoning at Power and Germann.

Thank you,
John and Ramona Williams

TOWN OF QUEEN CREEK ARIZONA









Summerwell Residences Rezone P26-0058 and Site Plan P26-0059

Town Council October 7, 2026

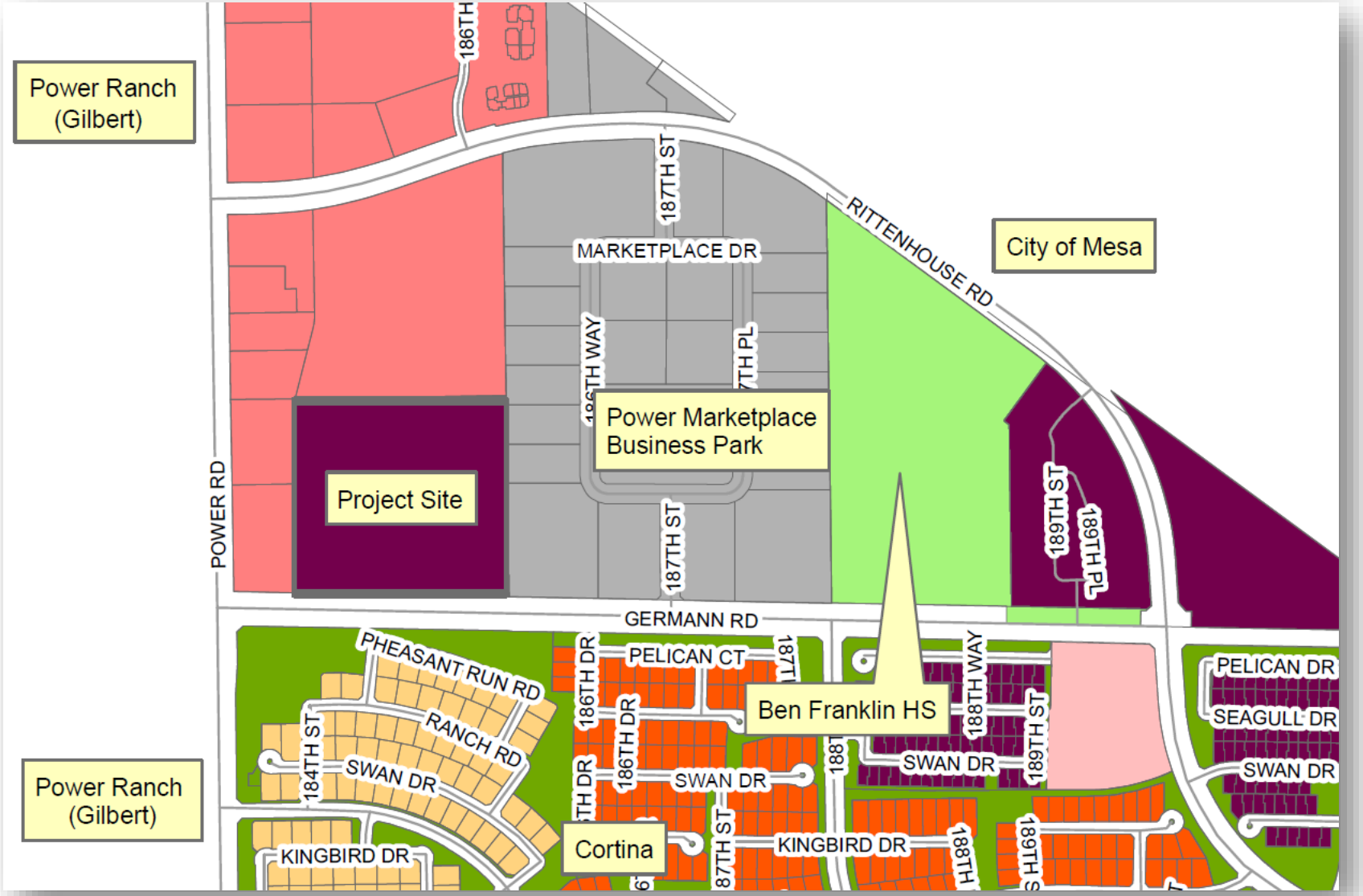
PROJECT SUMMARY - LOCATION

- 16.8 acre vacant site.
- Located 300’ east of Power Rd. & Germann Rd.
- Power Marketplace to west and north (Home Depot)
- Power Marketplace Business Park to east
- Cortina residential community to south



PROJECT SUMMARY - ZONING

- Current Zoning: C-2 (General Commercial)
- Proposed Zoning: MDR/PAD (Medium Density Residential/Planned Area Development).
- General Plan Land Use - Commercial



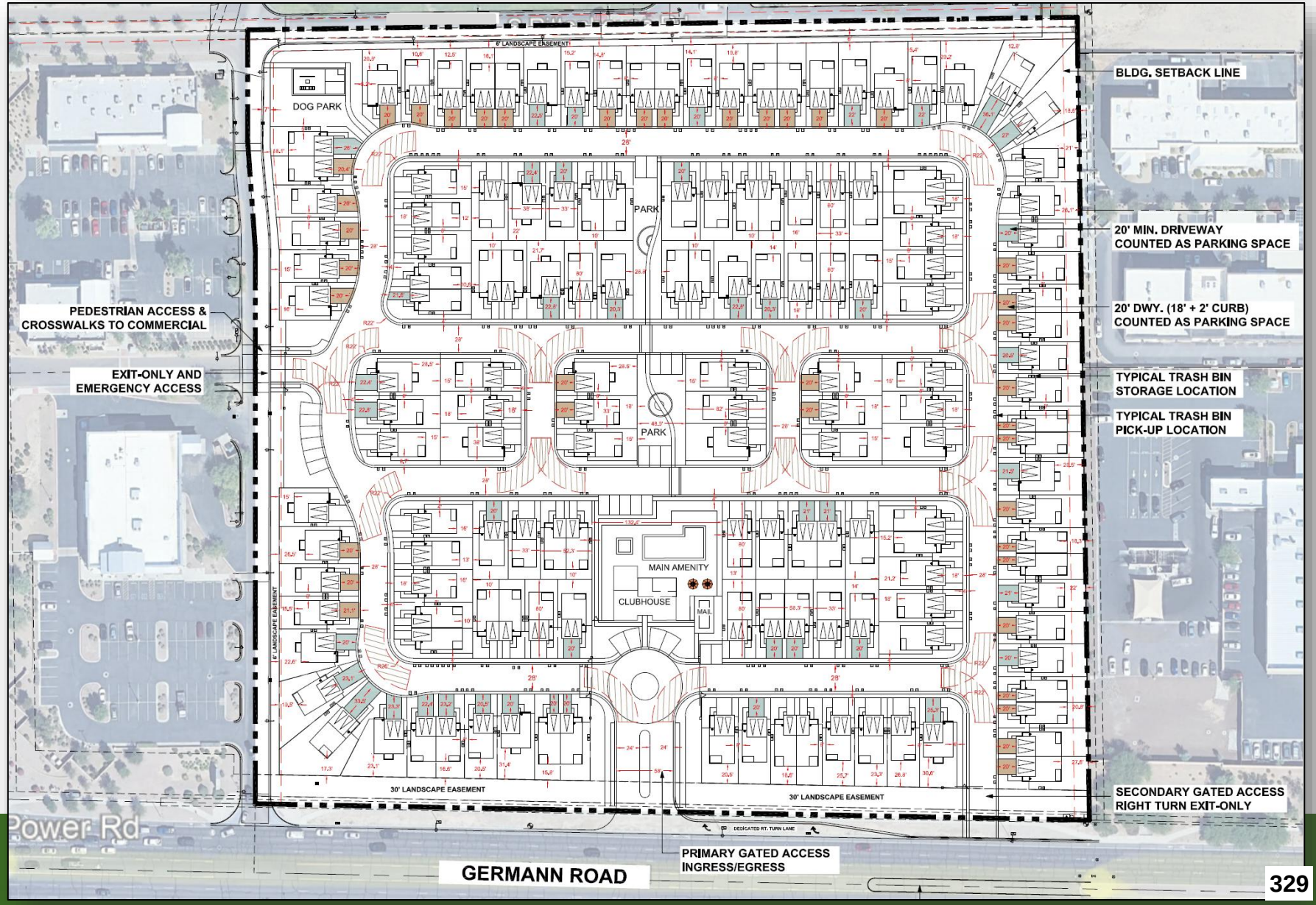
SITE PLAN

- 15.51 net acres
- 150 residential units
- 102 single and 48 duplex units
- Gated community
- Main entrance on Germann Rd. (ingress and egress)
- Two exit only points
- Pedestrian gate in NW corner
- Clubhouse, pool, dog park, linear park



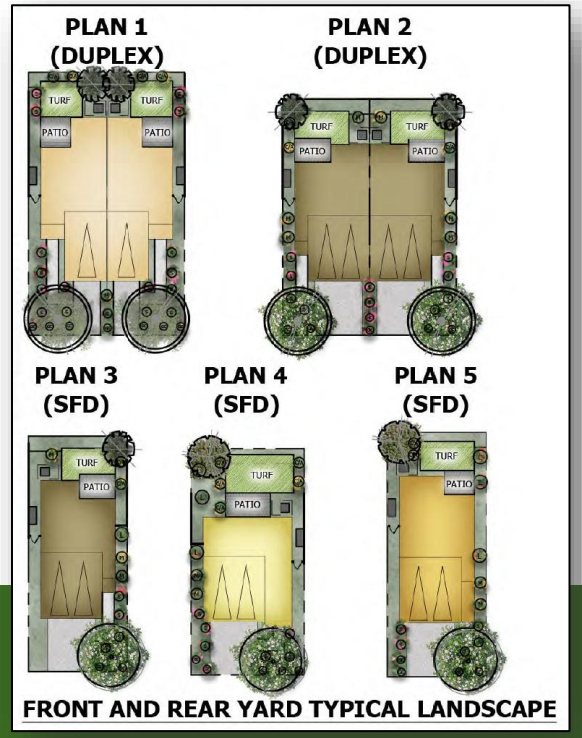
SITE PLAN - CONTINUED

- Private streets
- 427 parking spaces
- 247 garage, 155 driveway, and 25 standard spaces
- Fenced and gated rear yards



LANDSCAPE PLAN

- Standard plant palette – variety of trees, shrubs, and groundcover
- 30’ landscape setback along Germann Rd
- 6’ landscape setback along north and west property lines





RESIDENTIAL UNITS

- 5 building plans
- 30 2-bedroom, 85 3-bedroom, 35 4-bedroom
- 3 color schemes
- Farmhouse exterior design (stucco, board and batten, flat tile roofs, coach lights









PROJECT RENDERINGS



MAIN ENTRANCE – LOOKING NORTH



CLUBHOUSE & POOL – LOOKING SOUTH

PROJECT RENDERINGS

TOWN OF QUEEN CREEK ARIZONA



MAIN ENTRANCE – LOOKING NORTH



INTERIOR STREET – LOOKING NORTHWEST

PUBLIC COMMENT AND PLANNING COMMISSION

TOWN OF QUEEN CREEK ARIZONA

Neighborhood Meeting:

- Held August 26, 2026
- 6 attended

Planning Commission:

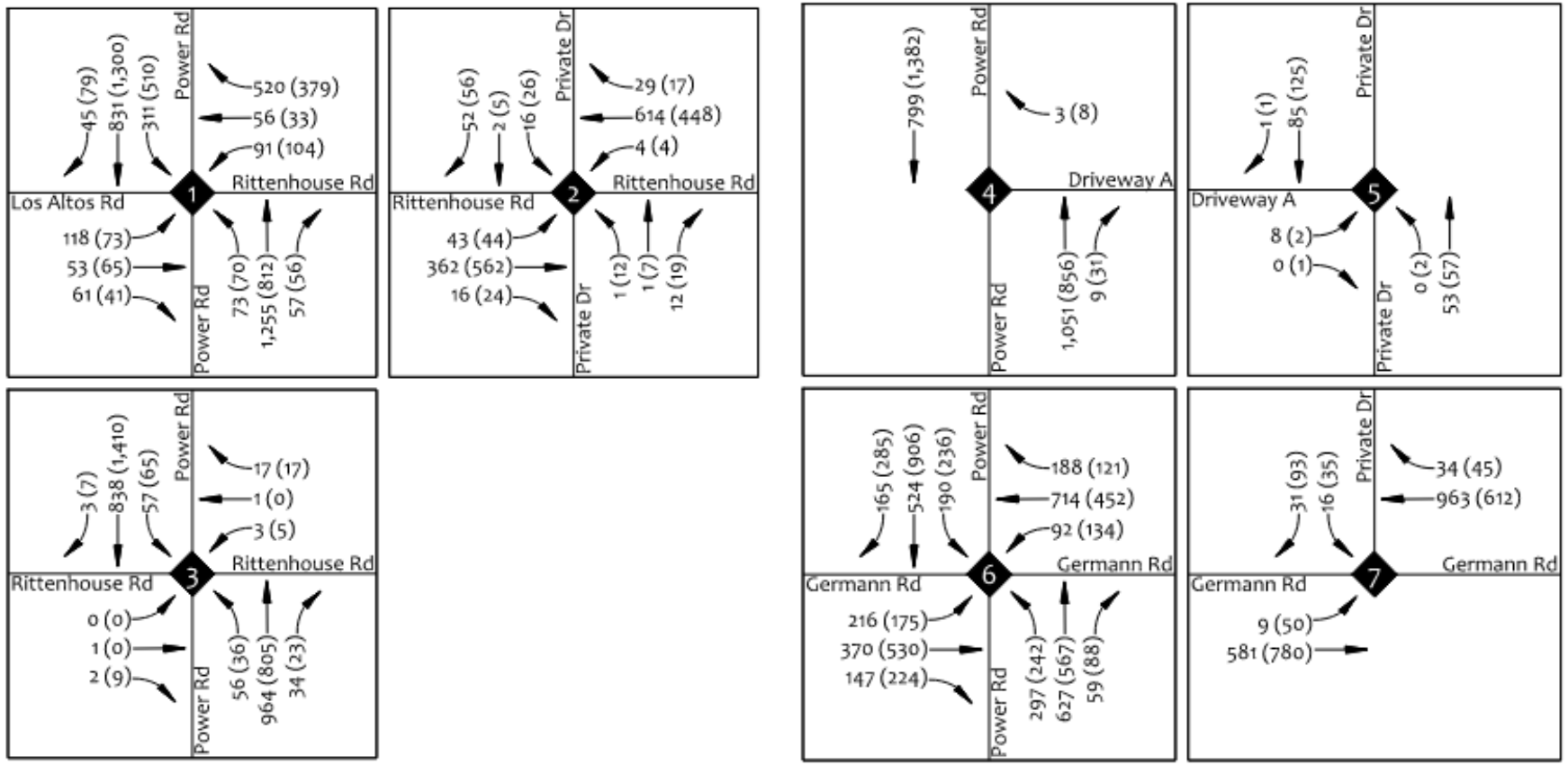
- Considered item during September 9, 2026 meeting
- Two residents spoke – 1 opposed and 1 in favor
- 6-0 recommendation to approve as submitted

Public Comments:

- 74 comments received (56 opposed/18 support)

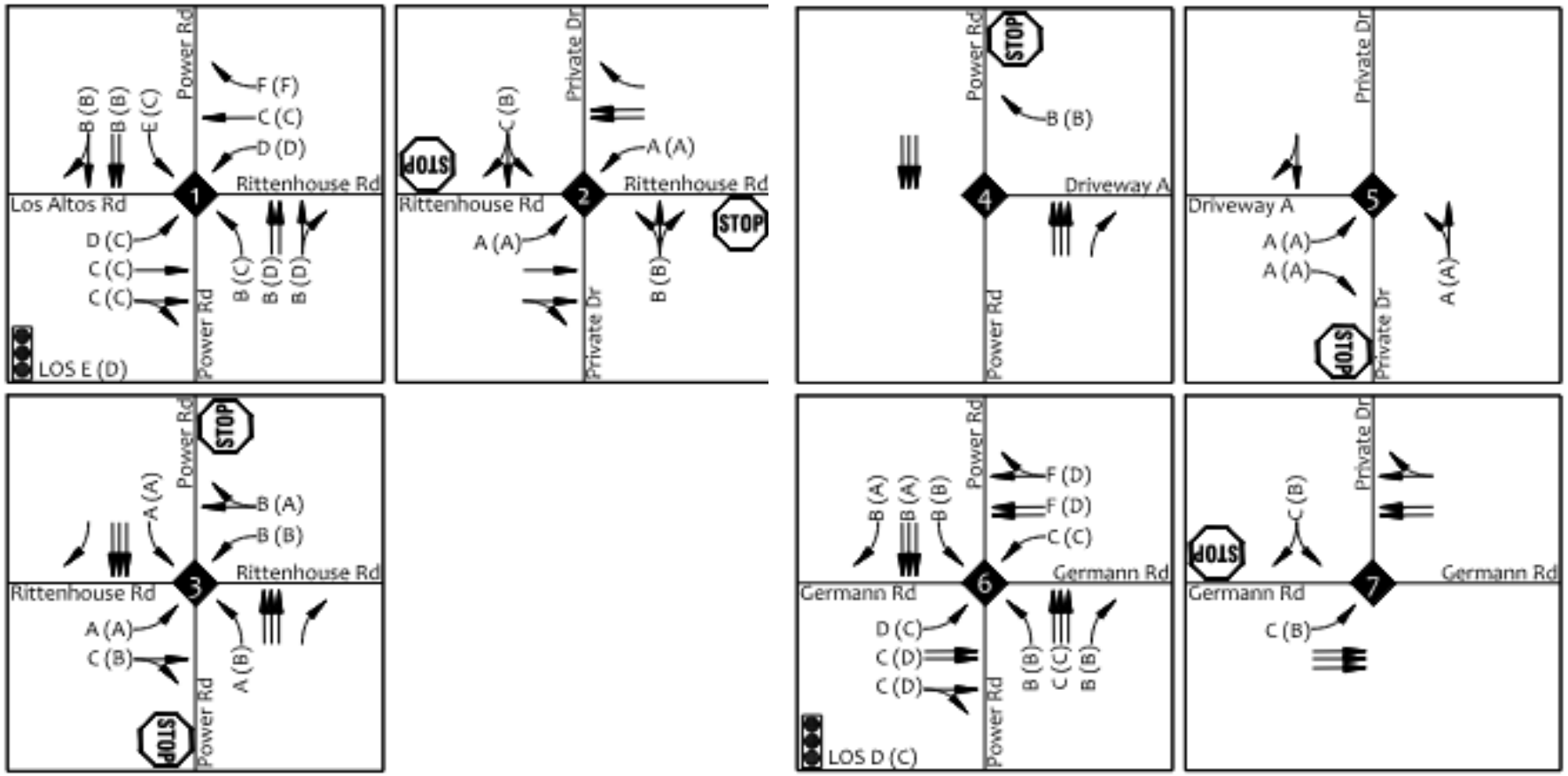

Thank You

Existing Counts





Existing LOS





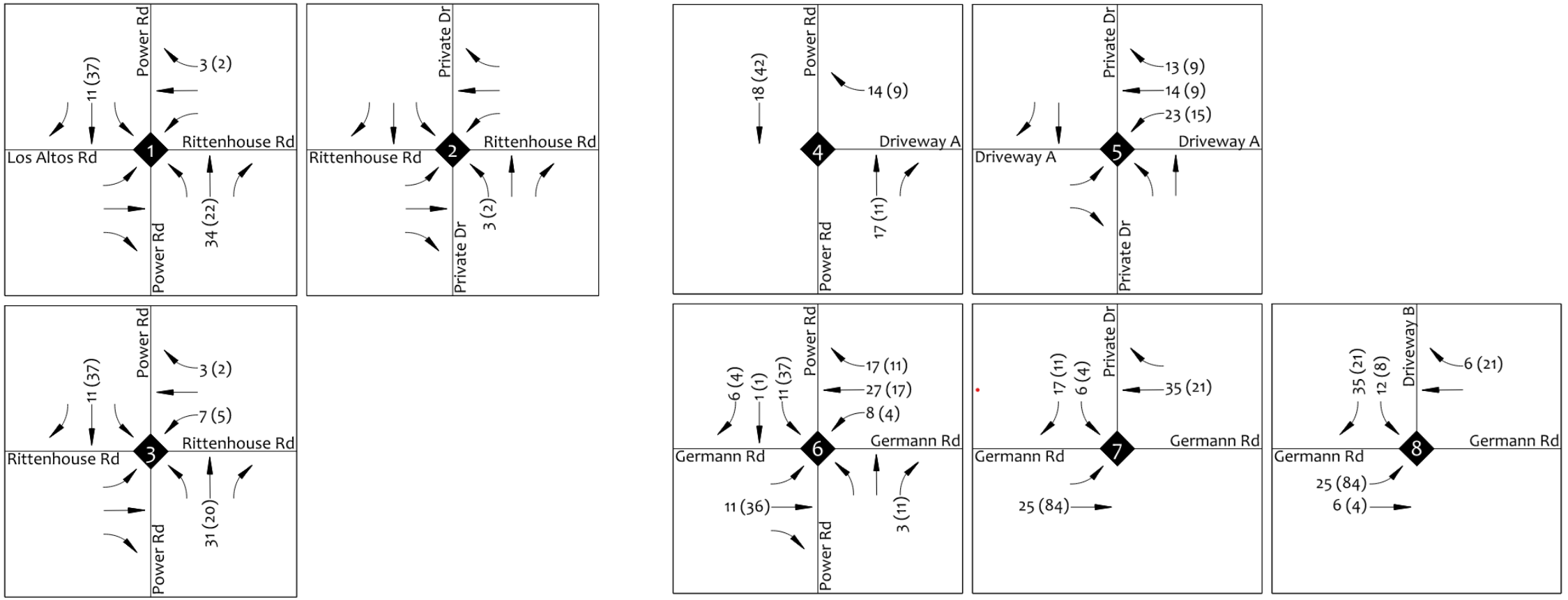
TOWN OF QUEEN CREEK ARIZONA

Trip Generation

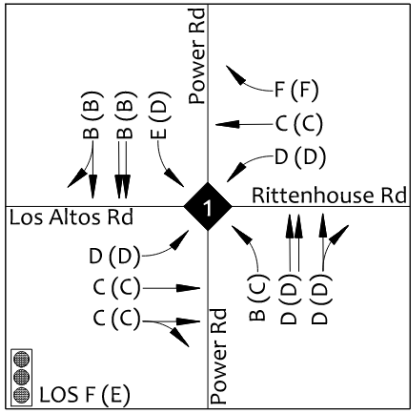
Table 1 – Trip Generation – Proposed Development

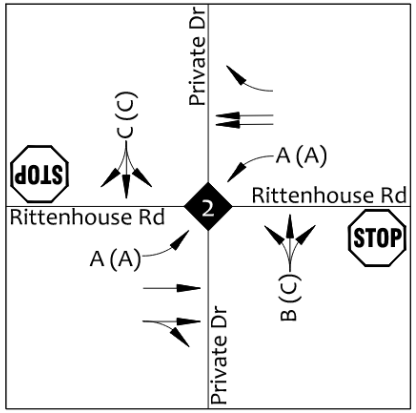
Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Attached Housing	215	150	1000 SF GFA	986	71	18	53	77	44	33

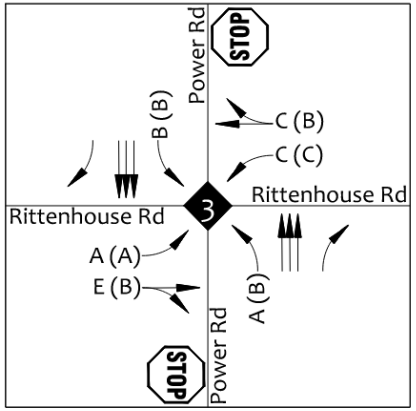
Site Trip Generation

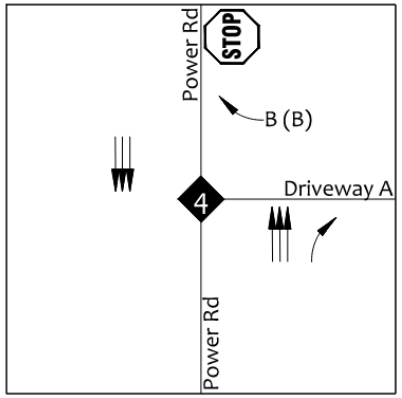


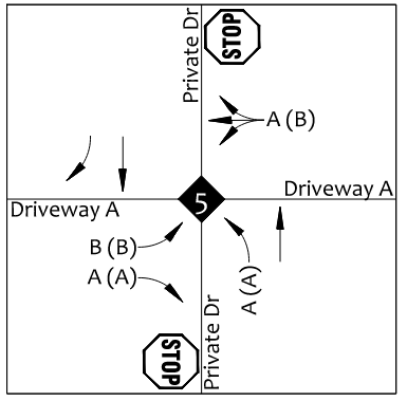
Future LOS (Build)

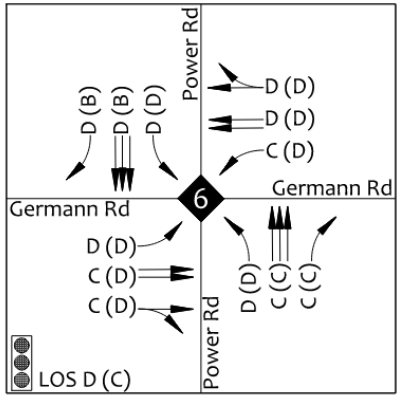


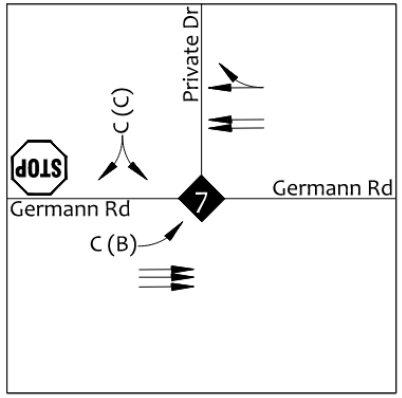


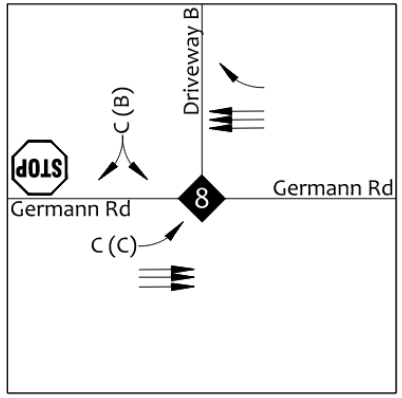




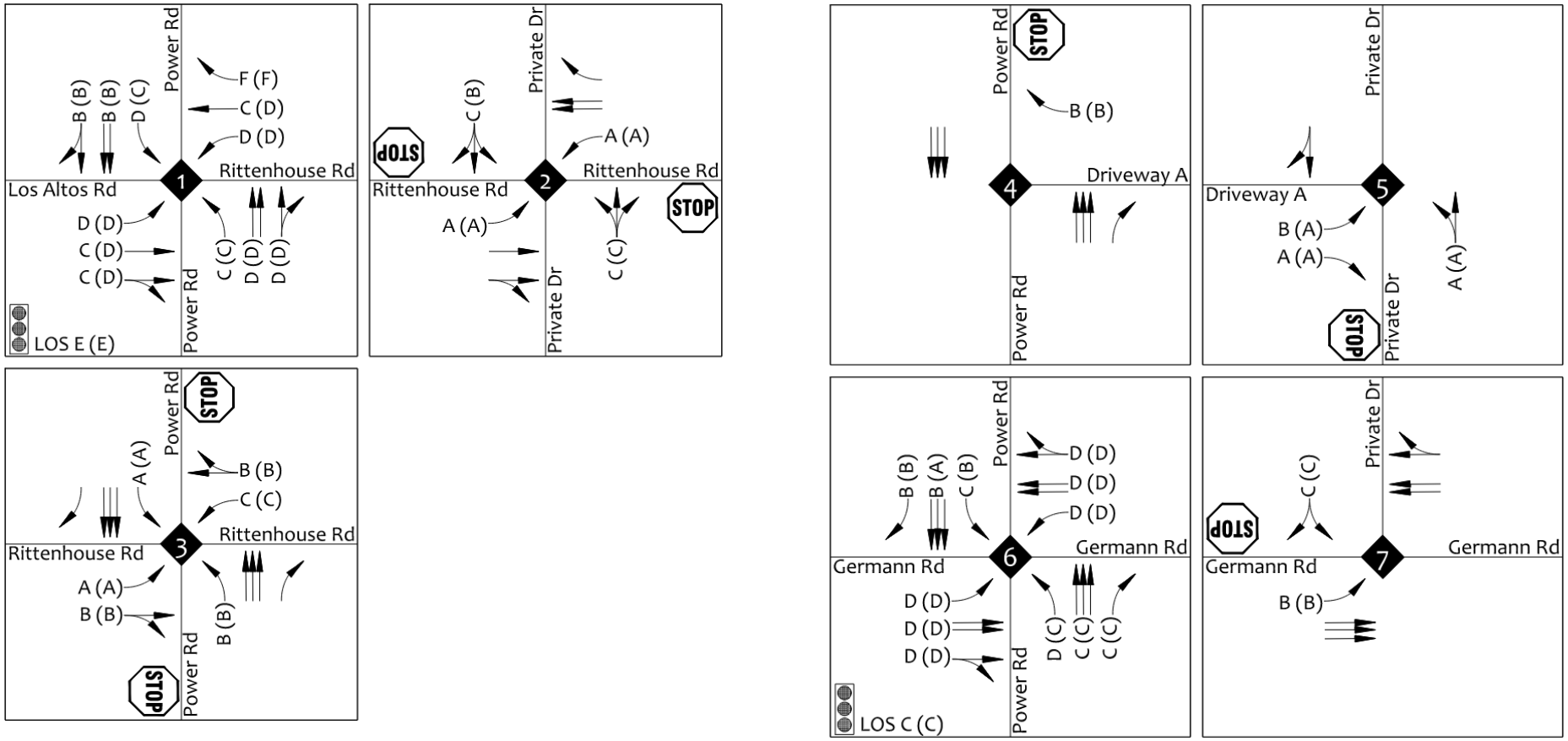








Future LOS (No Build)



TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **MARC SKOCYPEC, UTILITIES DIRECTOR**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF RESOLUTION 1685-26 APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF QUEEN CREEK AND THE QUEEN CREEK IRRIGATION DISTRICT ("DISTRICT") RELATED TO THE TRANSFER OF RESIDENTIAL IRRIGATION SERVICE TO THE DISTRICT; AND FURTHER DELEGATING THE AUTHORITY TO THE TOWN MANAGER, TOWN CLERK AND TOWN ATTORNEY TO TAKE ANY AND ALL ACTIONS NECESSARY TO CARRY OUT THE INTENT AND IMPLEMENT THE TERMS OF THE RESOLUTION AND THE IGA; AND DECLARING AN EMERGENCY.**

DATE: **October 7, 2026**

Suggested Action:

Move to approve Resolution 1685-26 approving and authorizing the execution of an Intergovernmental Agreement Between the Town of Queen Creek and the Queen Creek Irrigation District ("District") related to the transfer of residential irrigation service to the District; and further delegating the authority to the Town Manager, Town Clerk and Town Attorney to take any and all actions necessary to carry out the intent and implement the terms of the resolution and the IGA; and declaring an emergency.

Relevant Council Goal(s):

Secure Future: KRA Environment

Discussion:

The Utilities Team has been working with the Queen Creek Irrigation District (QCID) on the possible transfer of the Town's Irrigation System to the QCID. The draft intergovernmental agreement (IGA) sets forth the basic conditions and interests relative to the transfer. Final form of the IGA is anticipated within the next 90 days. Given the operational, financial and budgetary impacts of the transfer to both the Town and QCID, staff is requesting approval of the draft IGA and authorizing the Town Manager and Town Attorney to negotiate, modify, finalize, and sign the final intergovernmental agreement.

The final form of the transfer and related actions by both the Town and QCID will be presented for consideration to the Town Council and QCID at a future date.

Staff is reviewing the most efficient and effective form of the transfer, which may require multiple steps or phases. Should any approvals be required of the Bureau of Reclamation and the Department of Water Resources be necessary, time allowances can exceed 12-18 additional months.

Fiscal Impact:

Given the anticipated transfer, Finance Staff is recommending that the Council direct staff to

complete the final Water Resource Fee Report and to exclude irrigation water deliveries from the fee calculation. This recommended action includes no change to the current inclusion of potable water service to this same customer base.

A more complete financial impact and analysis of this action will be included in a separate discussion with the Council on the status and related policy decisions on the Water Resource Fee.

Alternatives:

Should there be issues of concern regarding the proposed agreement, staff would work to address those concerns and revisit the Council's consideration of the agreement at a future date.

Attachment(s):

1. Presentation
2. Resolution 1685-26
3. Draft IGA

TOWN OF QUEEN CREEK ARIZONA









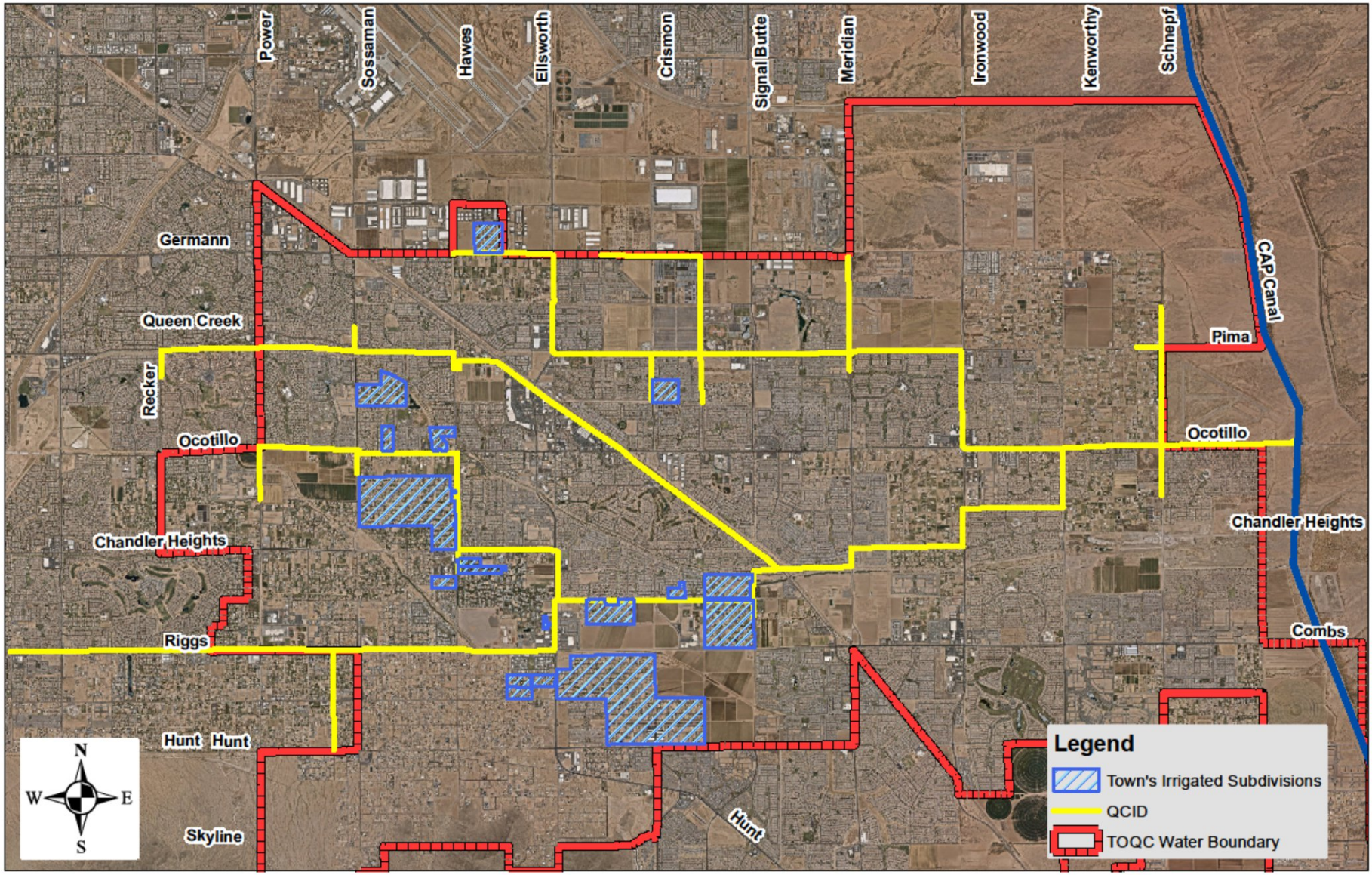
Consideration of an IGA Between the Town of Queen Creek & QC Irrigation District

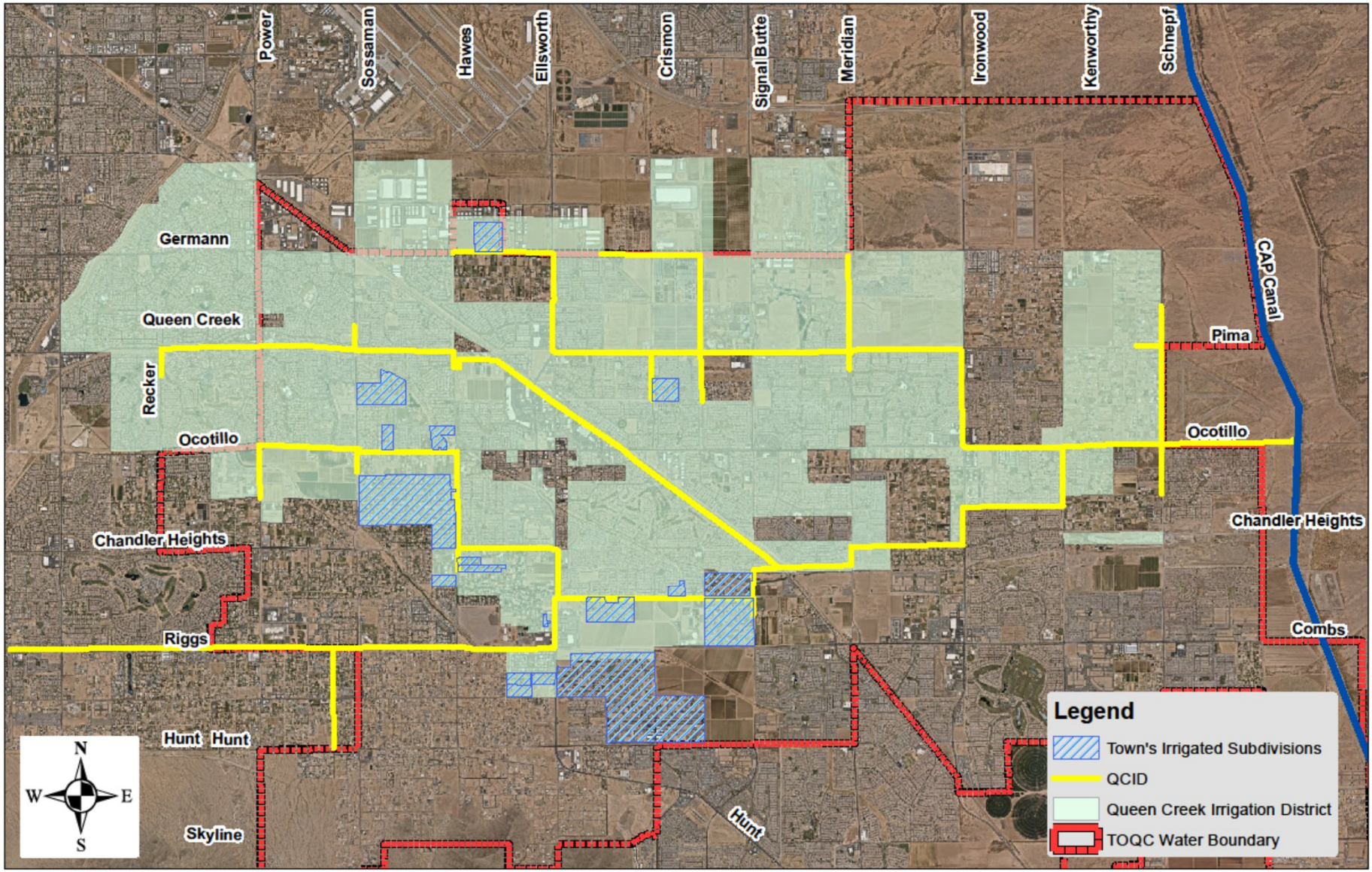
Town Council Meeting

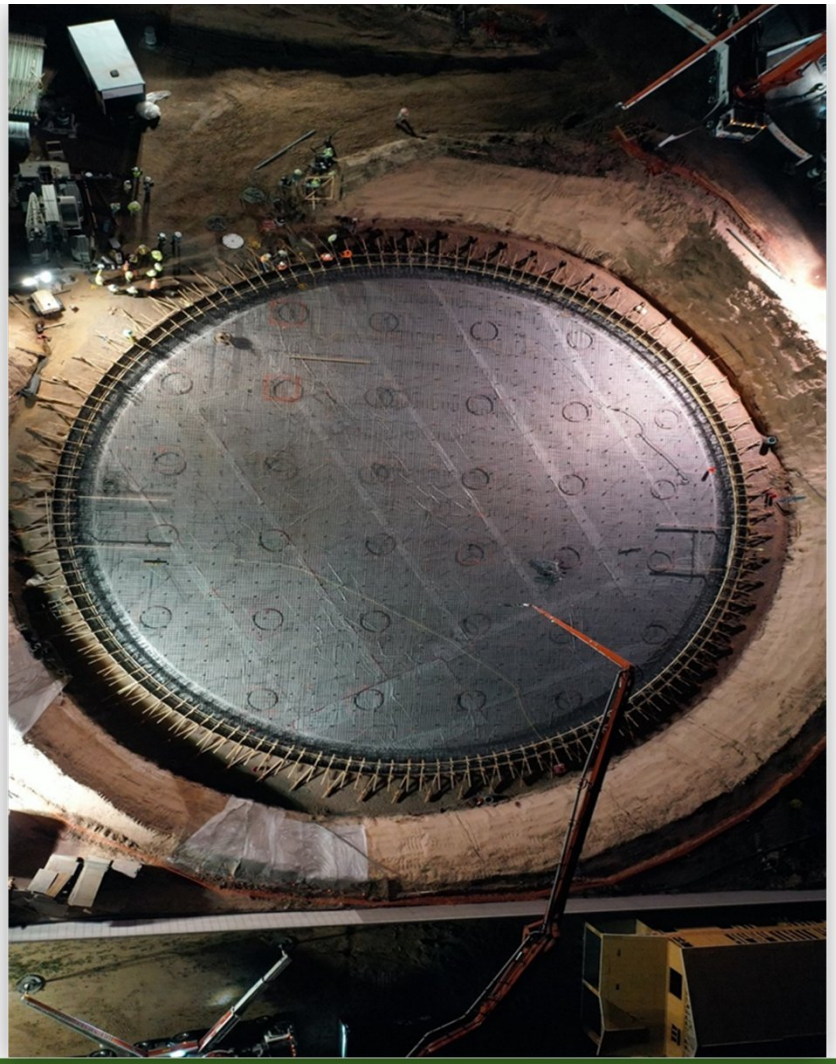
Presentation Purpose

- Overview / History of the Queen Creek Irrigation System (QCID)
- Framework of an Intergovernmental Agreement Between Queen Creek and the Queen Creek Irrigation District
- Water Resource Fee Impacts & Follow-Up Action
- Next Steps



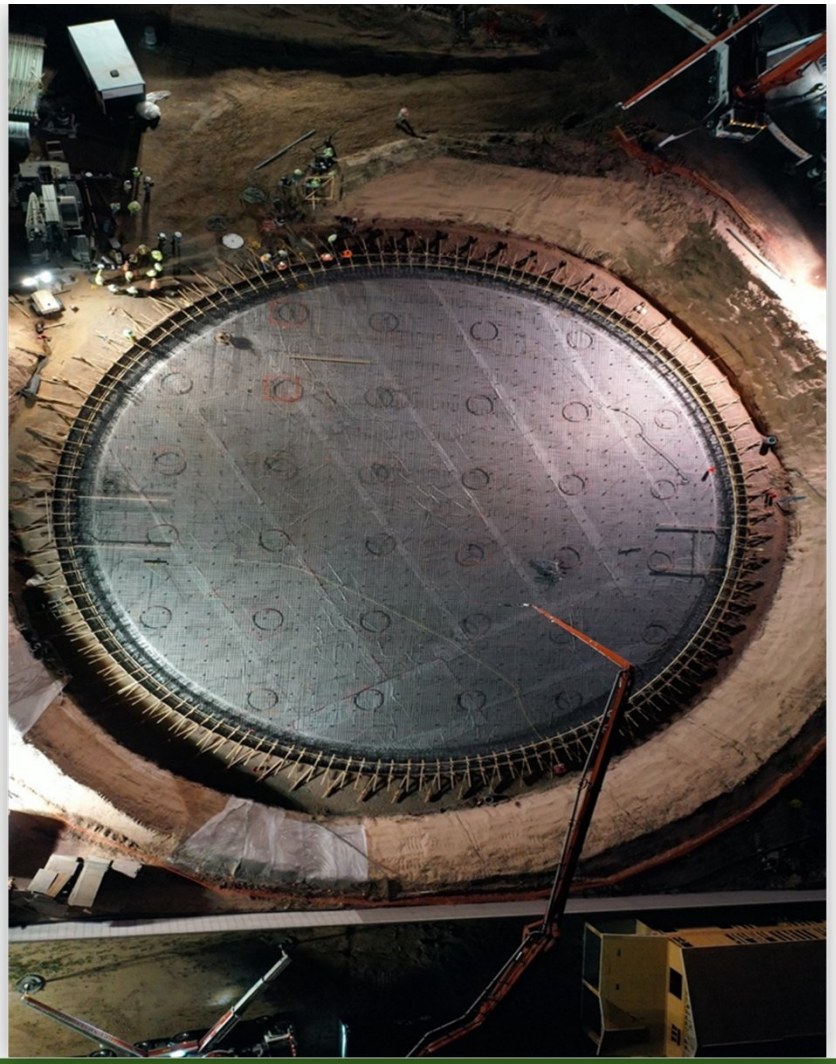

Power
Sossaman
Hawes
Ellsworth
Crismon
Signal Butte
Meridian
Ironwood
Kenworthy
Schnepf
CAP Canal
Germann
Queen Creek
Recker
Ocotillo
Chandler Heights
Riggs
Hunt
Hunt
Skyline
Hunt
Pima
Ocotillo
Chandler Heights
Combs
N
W
E
S
Legend
Town's Irrigated Subdivisions
QCID
TOQC Water Boundary


Power
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Hunt
Skyline
Hunt
Pima
Ocotillo
Chandler Heights
Combs
N
W
E
S
Legend
Town's Irrigated Subdivisions
QCID
Queen Creek Irrigation District
TOQC Water Boundary



Overview

- Over 500 Customers / 1,400 AF of Demand
- It's a Legacy Town Program – Not a Core Growing Town Service
- QCID is a Historical Irrigation Provider with Large Untreated Water Provider Status
- Irrigation is QCID's Core Competency
- QCID Service Area Overlaps the Town's Irrigation Service Area
- QCID is in a Better Position to Service this Unique Customer Base – Efficient & Effective



IGA Framework

- Intergovernmental Agreement Sets forth the Parties Intentions
- Transfer of Town Irrigation System to QCID
- Form and Process of the Transfer will Need to Be Worked Out between the Town and QCID
- Target Transfer Date Uncertain “2028”
- Staff Flexibility to Work Out the Details – Current Unknowns Need to Be Identified and Resolved
- Final Transaction will Require Additional Action of Both the Town and QCID

Water Resource Fee Financial Impact

- Create an Exemption for Flood Irrigation Water Use Until Accounts are Transferred to QCID
  - Year 1 Estimated Cost: $1.4M (1.4K Acre Feet)
    - Cost of Exemption will be Paid by the Town's Operation Budget to Ensure Rates Are Not Increased for Any Other Customers

- Potable Water Use of Flood Irrigation Customers will be Subject to the New Water Resource Fee

Next Steps

Town Staff work with QCID on the Transfer of the Irrigation System Under Mutually Agreeable Terms and Conditions



Ongoing Conversations Between Town and Queen Creek Irrigation District



Series of Stakeholder Meetings with Irrigation Customers



Questions and Comments

RESOLUTION NO. 1685-26

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF QUEEN CREEK ("TOWN") AND THE QUEEN CREEK IRRIGATION DISTRICT ("DISTRICT") RELATED TO THE TRANSFER OF RESIDENTIAL IRRIGATION SERVICE TO THE DISTRICT; AND DECLARING AN EMERGENCY

WHEREAS, Town and District acknowledge the importance of preserving adequate irrigation water service in the community and share an interest in managing regional water supplies for the benefit of their respective customers; and

WHEREAS, Town and District recognize that the interests of their customers are intertwined and include the delivery of irrigation water to preserve continuation of agricultural, ranching and farming practices; and

WHEREAS, Town delivers irrigation water to residential customers ("Queen Creek System"); and

WHEREAS, District is a Large Untreated Water Provider and delivers irrigation water to both agricultural uses and other non-Town large lot irrigation customers ("District System"); and

WHEREAS, District's core function and expertise is the delivery of water irrigation through the District System and for that reason desires to expand the District System and customer base as the only irrigation district with adequate authority to acquire the Queen Creek System; and

WHEREAS, Town desires to pursue a transaction involving the transfer of the Queen Creek System, including its residential irrigation service to the District thereby potentially creating significant operational efficiencies and substantial cost savings for customers by relieving them of the escalating legal and financial burdens associated with groundwater replenishment requirements; and

WHEREAS, Town and District desire to work toward a mutually acceptable and equitable transfer of the Queen Creek System, including related services and obligations, to the District; and

WHEREAS, Pursuant to A.R.S. § 11-951, *et seq*., Town and District are authorized to enter the attached IGA;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Queen Creek, Arizona, as follows:

Section 1: <u>Approval</u>. The form, terms and provisions of the Intergovernmental Agreement Between the Town of Queen Creek and the Queen Creek Irrigation District Related to the Transfer of Residential Irrigation Services ("IGA"), attached hereto and incorporated herein as **Exhibit "A"** is adopted and approved.

Section 2: Incorporation of Recitals. The recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 3: Delegation of Authority. The Town Manager, Town Clerk, and Town Attorney are hereby authorized and directed to take any and all actions necessary to carry out the intent and implement the terms and conditions of both this Resolution and the IGA, including but not limited to, the preparation, execution and filing of agreements, applications, contract amendments, change orders, addenda or other substantive documents, including amendments to the referenced IGA and to expend budgeted funds.

Section 4: Declaring Emergency. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public health, safety and welfare and for the further reason that the transfer of the Town's residential irrigation service at the earliest possible date is urgently needed to avoid the costs and expenses attributed to groundwater replenishment obligations; therefore, an emergency is hereby declared to exist and this Resolution is enacted as an emergency measure and shall be in full force and effect from and after the passage and adoption by the Mayor and Common Council of the Town, as required by law, and this Resolution is hereby exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

Section 5: Public Record. This Resolution shall be included as of the date hereof in the publicly available official records of the Town, such records being maintained and supervised by the Clerk of the Town of Queen Creek, being the main administrative office of the Town, and shall remain available for public inspection on a reasonable basis.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Queen Creek, Arizona, this 7th day of October 2026.

FOR THE TOWN OF QUEEN CREEK:	ATTESTED TO:
Julia Wheatley, Mayor	Maria Gonzalez, Town Clerk
REVIEWED BY:	APPROVED AS TO FORM:
Bruce Gardner, Town Manager	Clifford Mattice, Town Attorney

EXHIBIT “A”

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF QUEEN CREEK AND THE QUEEN CREEK IRRIGATION DISTRICT RELATED TO THE TRANSFER OF RESIDENTIAL IRRIGATION SERVICE

This Intergovernmental Agreement ("Agreement" or "IGA") is made and entered into by and between the Town of Queen Creek, Arizona, a municipal corporation of the State of Arizona ("Queen Creek" or "Town"), and the Queen Creek Irrigation District, Arizona, a municipal irrigation district ("District") pursuant to A.R.S. § 11-952. The Town and the District may be referred to in the Agreement collectively as the "parties" and each individually as a "party".

RECITALS

A. Queen Creek and the District may contract for services, jointly exercise common powers, enter into agreements with one another for joint or cooperative action to perform services or exercise joint powers pursuant to A.R.S. § 11-951, *et seq*;
B. Queen Creek delivers irrigation water to residential customers (the "Queen Creek Service");
C. Queen Creek serves approximately 1,200 lots with a total irrigation water demand of approximately 1,400-acre feet annually. Physical irrigation water is delivered through a decentralized combination of dedicated irrigation wells, potable water wells, and surface water for use on lots in approximately 19 subdivisions (the "Queen Creek System");
D. The District currently holds a Large Untreated Water Status under the Arizona regulations. The District delivers irrigation water to both agricultural uses and other non-Town large lot irrigation customers (the "District System");
E. Queen Creek and the District recognize each as a governmental entity with mutual responsibility for the welfare of its customers and the authority to acquire and transfer real estate, irrigation infrastructure and personal property as deemed necessary for their respective systems and customers;
F. Queen Creek recognizes that all Town-delivered irrigation water, under an anticipated Town Designated Water Status from the Arizona Department of Water Resources, will require replenishment, regardless of the status of the lots in each subdivision it now serves;
G. Queen Creek desires to pursue a transaction with the District potentially creating significant operational efficiencies and substantial cost savings for customers by relieving them of the escalating legal and financial burdens associated with groundwater replenishment requirements;
H. The District desires to expand its System and customer base and is the only irrigation district with the authority to acquire and accept the Queen Creek System.
I. Further, the physical components (excluding one well) in the Queen Creek System exclusively serve the purposes of water irrigation customers;

J. Over the years, the Parties have established a cooperative and mutually beneficial government-to-government relationship that enhances the quality of life for all area residents;
K. The Parties further recognize that the interests of their customers are intertwined and include the delivery of irrigation water to preserve continuation of agricultural, ranching and farming practices;
L. The District has identified that 17 of the 19 subdivisions within Queen Creek's System are located within the District's service area and no physical improvements are necessary for the District to serve Queen Creek's irrigation customers; and that the District desires to acquire, or as otherwise permitted by law, obtain the Queen Creek System allowing the District to serve all of Queen Creek's current water irrigation customers; and
M. Given the importance of preserving adequate water irrigation service in the area and the Parties' common interest in managing regional water supplies for the benefit of their respective customers, Queen Creek and the District further pledge to continue negotiations to work toward a mutually acceptable and equitable transfer of Queen Creek's System to the District allowing for a mutually beneficial irrigation water delivery program;

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

AGREEMENTS

1. **The District's Desire to Acquire Queen Creek's System.**
Consistent with all applicable state, federal and local regulations and within a reasonable time after the IGA's Effective Date, District will meet and confer with the Town for good faith negotiations relating to the potential acquisition of the Queen Creek System, including but not limited to its customers, real property, personal property, infrastructure, and wells described in **Exhibit "A"** attached hereto and incorporated herein. The District shall meet and confer with the Town prior to accepting the transfer of any component of the identified Queen Creek System to ensure continued and uninterrupted water irrigation delivery services to the customers currently receiving the Queen Creek Service in the Queen Creek System. The District intends to acquire all water irrigation infrastructure, including two (2) dedicated wells and to enter into a long-term irrigation use agreement with the Town involving one potable well, all as described in **Exhibit "A"**. The District also intends to facilitate the acquisition of the Queen Creek System by taking all necessary legal and timely actions to modify its district boundaries as appropriate to serve all 19 subdivisions as District customers. The District recognizes, acknowledges and

agrees that if the Parties reach a final purchase and sale agreement regarding the transfer of the Queen Creek Irrigation System that adequate consideration for such transfer of assets is the Town's debt avoidance and operational cost avoidance of irrigation replenishment obligations.

2. **The Town's Desire to Transfer the Queen Creek System.**
Consistent with all applicable state, federal and local regulations and within a reasonable time after the IGA's effective date, Town will meet and confer with the District for good faith negotiations involving the potential transfer of the Queen Creek System, as described in **Exhibit "A"** to the District. The Town hereby expresses its desire, for itself and on behalf of its customers, to avoid the financial and operational burdens for irrigation replenishment requirements.

3. **Good Faith and Best Efforts Required**.
In performing their respective obligations under this Agreement, the District and the Town shall act in good faith and use their best efforts to consider and resolve concerns expressed by the other Party regarding the future transfer of the Queen Creek Irrigation System to the District. If a Party believes the other Party is not acting in good faith or using their best efforts, this matter may be resolved using the dispute resolution and enforcement process prescribed by Section 4 of this Agreement.

4. **Dispute Resolution**. The District and Town agree that all disputes, claims or controversies arising out of or in relation to the performance, interpretation, application , or enforcement of this Agreement, including but not limited to a breach of the Agreement (collectively, "dispute"), shall first be submitted to a qualified, neutral mediator who will work to achieve with the Parties a mutually acceptable resolution of the dispute, claim or controversy in the following manner, although the mediator is not empowered to impose a solution on the parties:

   4.1 **Mediation Initiation Date; Costs; Selection of Mediator.** Either Party may commence mediation by providing the other Party a written request for mediation ("Initiation Date"), setting forth the subject of the dispute and the relief requested. The Town and District will share equally in the costs of mediation. The Parties will cooperate with one another in selecting a qualified mediator and in scheduling the mediation proceedings. In the event the Town and the District are unable to agree on a mediator, the Parties will allow a qualified disinterested third party to select the mediator.

   4.2 **Parties to Participate in Good Faith;** Statements in Mediation Protected. The Town and District agree to participate in the mediation in good faith. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator or its employees , are confidential, privileged and inadmissible for any purpose, including impeachment, in any arbitration or other proceeding involving the Parties, provided that evidence that is otherwise

admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

4.3 **Initiation of Litigation.** At no time prior to the Initiation Date shall either side initiate any action related to this Agreement except to pursue a provisional remedy that is authorized by law or through an agreement of the Parties. However, this limitation on initiation of litigation is inapplicable if the other Party refuses to participate in the process of the selection of a qualified mediator or in scheduling the mediation proceedings.

4.4 **Form of Relief Permitted.** The District and Town agree that injunctive relief is permitted under this Agreement. In addition to the foregoing, the liability of the Parties for any financial recovery under this Agreement shall be limited to actual unpaid financial obligations arising under the Agreement (compensatory damages) and/or specific performance, and shall not in any case include general, consequential, incidental, special, indirect, punitive or any other damages, whether in tort or contract, all of which are herby expressly declared to be outside the scope of any court action authorized under this Agreement.

5. **Term**. This IGA will be effective on the date it is fully executed by both parties ("Effective Date") and will continue for a period of three (3) years unless it is, prior to the expiration of such period, extended or terminated by agreement of the parties. Upon the expiration of the three (3) year term, this Agreement shall be automatically renewed for a period of three (3) years and shall be automatically renewed for successive three (3) year periods thereafter. This Agreement may be terminated only by mutual consent of the Parties. The Parties' decision to terminate the Agreement must be in writing and signed by the District and Town under the same formalities and authorities exercised by the Parties in entering into this Agreement. Expiration or earlier termination will not relieve either party from liabilities or costs already incurred under this IGA, nor affect ownership of property, which will remain owned by the party in whose name it is titled.
6. **Indemnification**. To the fullest extent permitted by law, the District (as "Indemnitor"), its successors, assigns and guarantors, agrees to pay, indemnify, defend and hold harmless the Town of Queen Creek, its Mayor, Council members, employees, agents, representatives and officials from and against any and all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, liability, or cost (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising, directly or indirectly, wholly or partially, out of actions taken in performance of this IGA to the extent that such Claims are caused by the acts, omissions, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers. If a Claim or Claims by third parties becomes subject to this Section, the governmental parties to this IGA that are the subject of the Claim or Claims shall expeditiously meet to

agree upon a common and mutual defense, including proportionate liability and proportionate payment of litigation fees, expenses and damages. The obligations under this Section shall survive the termination or expiration of this IGA.

7. **Notices**. Except as expressly provided for herein, all notices, demands, consents, approvals, requests or other communications which either party to this Agreement may desire or be required to give hereunder (collectively "Notices") shall be in writing and shall be given by (a) personal delivery; or (b) a nationally recognized overnight courier service, fees prepaid, addressed as follows:

   If to the District to:

   If to the Town to:
   Town of Queen Creek
   Attn: Town Manager
   22350 S. Ellsworth Road
   Queen Creek, Arizona 85142

8. **Arizona Law and Venue**. The laws and regulations of the State of Arizona will govern the rights of the parties, the performance of this IGA and any dispute. Any action relating to this IGA will be brought in a court in Maricopa County.
9. **Other Duties Imposed by Law**. Nothing in this Agreement shall be construed as relieving the involved public agencies of any obligation or responsibility imposed on it by law. The parties will comply with all federal, state and local laws, rules, regulations, standards, and Executive Orders.
10. **Recitals and Exhibits**. The Recitals set forth at the beginning of this Agreement and the Exhibits referenced herein constitute material and operative provisions of this Agreement and are fully incorporated by this reference and made a part of the Agreement as if set forth fully herein.
11. **Interpretation**. The District and Town have jointly negotiated this Agreement and, thus, neither this Agreement nor any provision will be interpreted for or against either Party on the basis that it or its attorney drafted the Agreement or the provision at issue. Ambiguities, inconsistencies, or conflicts in this Agreement will not be strictly construed against the drafter of the language but shall be resolved by applying the most reasonable interpretation under the circumstances, giving full consideration of the Parties' intentions at the time this Agreement becomes effective. Each Party hereto agrees that it has consulted with, or had ample opportunity to consult with, legal counsel of its own choosing concerning the terms of this Agreement.
12. **Amendment**. This IGA may only be modified, amended, altered or changed by written agreement signed by the Parties.

13. **Conflict of Interest**. This Agreement is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated herein by reference.
14. **Israel Boycotts**. To the extent required by law, the Parties hereby acknowledge and affirm that, pursuant to A.R.S. § 35-393 *et seq*., each party is not currently engaged in, and for the duration of this Agreement will not engage in, a boycott of Israel.
15. **Legal Authority**. Neither party warrants to the other its legal authority to enter into this IGA. If a court, at the request of a third person, should declare that either party lacks authority to enter into this IGA, or any part of it, then the IGA, or parts of it affected by such order, will be null and void, and no recovery may be had by either party against the other for lack of performance or otherwise.
16. **Counterparts**. This agreement may be executed in two or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and attached to a single instrument.
17. **No Third-Party Beneficiaries**. Nothing in this IGA is intended to create duties or obligations to or rights to third parties not parties to this IGA or affect the legal liability of either party to the IGA by imposing any standard of care with respect to the maintenance of public facilities different from the standard of care imposed by law.
18. **Severability**. If any provision of this IGA, or any application of a provision to the parties or any person or circumstances, is found by a court to be invalid, that invalidity will not affect other provisions or application of this IGA that can be given effect without the invalid provision or application.
19. **Preservation of State-Shared Revenues**. Notwithstanding any other provision of, or limitation in, this Agreement to the contrary, if pursuant to A.R.S. § 41-194.01 the Attorney General determines that this Agreement violates any provision of state law or the Constitution of Arizona (including but not limited to A.R.S. § 42-6201 *et seq.*) in such a manner that results in the Town losing its portion of shared revenue from the State of Arizona, the parties shall use all and best faith efforts to modify this Agreement so as to fulfill each party's rights and obligations in the Agreement while resolving the violation with the Attorney General. If within thirty (30) days of notice from the Attorney General pursuant to and under the provisions of A.R.S. § 41-194.01(B)(1), the parties cannot agree to modify this Agreement so as to resolve the violation with the Attorney General, the provisions of this Agreement that caused such violation shall be ineffective to the extent of such violation, but the remaining provisions of this Agreement shall remain in full force and effect. Additionally, if the Attorney General determines that this Agreement may violate a provision of state law or the Constitution of Arizona under A.R.S. § 41-194.01(B)(2), and the Arizona Supreme Court requires the posting of a bond under A.R.S. § 41-194.01(B)(2), the parties shall have the option to post such bond or terminate this Agreement. In the event of such termination, the parties shall have no

further rights, interests, or obligations under this Amendment or claim against the other party for a breach or default under this Agreement.

20. **Entire Agreement**. This document, and any exhibits attached to it, constitutes the entire agreement between the parties pertaining to the subject matter addressed, and all prior or contemporaneous agreements and understandings, oral or written, are superseded and merged into this IGA.

[Signatures on following pages.]

Town of Queen Creek ("Town")

By: _____ Date: _____

Mayor

ATTEST:

By: _____ Date: _____

Clerk of the Town

Intergovernmental Agreement Determination

The foregoing Intergovernmental Agreement between the Town of Queen Creek and the Queen Creek Irrigation District has been reviewed pursuant to A.R.S. § 11-952 by the undersigned, who has determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the party to the Intergovernmental Agreement represented by the undersigned.

APPROVED AS TO FORM

By: _____ Date: _____

Town Attorney

Queen Creek Irrigation District ("District")

By: _____ Date: _____

Its: _____

ATTEST:

By: _____ Date: _____

Its: _____

Intergovernmental Agreement Determination

The foregoing Intergovernmental Agreement between the Town of Queen Creek and the Queen Creek Irrigation District has been reviewed pursuant to A.R.S. § 11-952 by the undersigned, who has determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the party to the Intergovernmental Agreement represented by the undersigned.

APPROVED AS TO FORM

By: _____ Date: _____

District Attorney

EXHIBIT “A”

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF QUEEN CREEK AND THE QUEEN CREEK IRRIGATION DISTRICT RELATED TO THE TRANSFER OF RESIDENTIAL IRRIGATION SERVICE

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D. The District currently holds a Large Untreated Water Status under the Arizona regulations. The District delivers irrigation water to both agricultural uses and other non-Town large lot irrigation customers (the "District System");
E. Queen Creek and the District recognize each as a governmental entity with mutual responsibility for the welfare of its customers and the authority to acquire and transfer real estate, irrigation infrastructure and personal property as deemed necessary for their respective systems and customers;
F. Queen Creek recognizes that all Town-delivered irrigation water, under an anticipated Town Designated Water Status from the Arizona Department of Water Resources, will require replenishment, regardless of the status of the lots in each subdivision it now serves;
G. Queen Creek desires to pursue a transaction with the District potentially creating significant operational efficiencies and substantial cost savings for customers by relieving them of the escalating legal and financial burdens associated with groundwater replenishment requirements;
H. The District desires to expand its System and customer base and is the only irrigation district with the authority to acquire and accept the Queen Creek System.
I. Further, the physical components (excluding one well) in the Queen Creek System exclusively serve the purposes of water irrigation customers;

J. Over the years, the Parties have established a cooperative and mutually beneficial government-to-government relationship that enhances the quality of life for all area residents;
K. The Parties further recognize that the interests of their customers are intertwined and include the delivery of irrigation water to preserve continuation of agricultural, ranching and farming practices;
L. The District has identified that 17 of the 19 subdivisions within Queen Creek's System are located within the District's service area and no physical improvements are necessary for the District to serve Queen Creek's irrigation customers; and that the District desires to acquire, or as otherwise permitted by law, obtain the Queen Creek System allowing the District to serve all of Queen Creek's current water irrigation customers; and
M. Given the importance of preserving adequate water irrigation service in the area and the Parties' common interest in managing regional water supplies for the benefit of their respective customers, Queen Creek and the District further pledge to continue negotiations to work toward a mutually acceptable and equitable transfer of Queen Creek's System to the District allowing for a mutually beneficial irrigation water delivery program;

NOW, THEREFORE, in consideration of the mutual promises and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

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agrees that if the Parties reach a final purchase and sale agreement regarding the transfer of the Queen Creek Irrigation System that adequate consideration for such transfer of assets is the Town's debt avoidance and operational cost avoidance of irrigation replenishment obligations.

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Consistent with all applicable state, federal and local regulations and within a reasonable time after the IGA's effective date, Town will meet and confer with the District for good faith negotiations involving the potential transfer of the Queen Creek System, as described in **Exhibit "A"** to the District. The Town hereby expresses its desire, for itself and on behalf of its customers, to avoid the financial and operational burdens for irrigation replenishment requirements.

3. **Good Faith and Best Efforts Required**.
In performing their respective obligations under this Agreement, the District and the Town shall act in good faith and use their best efforts to consider and resolve concerns expressed by the other Party regarding the future transfer of the Queen Creek Irrigation System to the District. If a Party believes the other Party is not acting in good faith or using their best efforts, this matter may be resolved using the dispute resolution and enforcement process prescribed by Section 4 of this Agreement.

4. **Dispute Resolution**. The District and Town agree that all disputes, claims or controversies arising out of or in relation to the performance, interpretation, application , or enforcement of this Agreement, including but not limited to a breach of the Agreement (collectively, "dispute"), shall first be submitted to a qualified, neutral mediator who will work to achieve with the Parties a mutually acceptable resolution of the dispute, claim or controversy in the following manner, although the mediator is not empowered to impose a solution on the parties:

   4.1 **Mediation Initiation Date; Costs; Selection of Mediator.** Either Party may commence mediation by providing the other Party a written request for mediation ("Initiation Date"), setting forth the subject of the dispute and the relief requested. The Town and District will share equally in the costs of mediation. The Parties will cooperate with one another in selecting a qualified mediator and in scheduling the mediation proceedings. In the event the Town and the District are unable to agree on a mediator, the Parties will allow a qualified disinterested third party to select the mediator.

   4.2 **Parties to Participate in Good Faith;** Statements in Mediation Protected. The Town and District agree to participate in the mediation in good faith. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the Parties, their agents, employees, experts and attorneys, and by the mediator or its employees , are confidential, privileged and inadmissible for any purpose, including impeachment, in any arbitration or other proceeding involving the Parties, provided that evidence that is otherwise

admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation.

4.3 **Initiation of Litigation.** At no time prior to the Initiation Date shall either side initiate any action related to this Agreement except to pursue a provisional remedy that is authorized by law or through an agreement of the Parties. However, this limitation on initiation of litigation is inapplicable if the other Party refuses to participate in the process of the selection of a qualified mediator or in scheduling the mediation proceedings.

4.4 **Form of Relief Permitted.** The District and Town agree that injunctive relief is permitted under this Agreement. In addition to the foregoing, the liability of the Parties for any financial recovery under this Agreement shall be limited to actual unpaid financial obligations arising under the Agreement (compensatory damages) and/or specific performance, and shall not in any case include general, consequential, incidental, special, indirect, punitive or any other damages, whether in tort or contract, all of which are herby expressly declared to be outside the scope of any court action authorized under this Agreement.

5. **Term**. This IGA will be effective on the date it is fully executed by both parties ("Effective Date") and will continue for a period of three (3) years unless it is, prior to the expiration of such period, extended or terminated by agreement of the parties. Upon the expiration of the three (3) year term, this Agreement shall be automatically renewed for a period of three (3) years and shall be automatically renewed for successive three (3) year periods thereafter. This Agreement may be terminated only by mutual consent of the Parties. The Parties' decision to terminate the Agreement must be in writing and signed by the District and Town under the same formalities and authorities exercised by the Parties in entering into this Agreement. Expiration or earlier termination will not relieve either party from liabilities or costs already incurred under this IGA, nor affect ownership of property, which will remain owned by the party in whose name it is titled.
6. **Indemnification**. To the fullest extent permitted by law, the District (as "Indemnitor"), its successors, assigns and guarantors, agrees to pay, indemnify, defend and hold harmless the Town of Queen Creek, its Mayor, Council members, employees, agents, representatives and officials from and against any and all allegations, demands, proceedings, suits, actions, claims, damages, losses, expenses, liability, or cost (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising, directly or indirectly, wholly or partially, out of actions taken in performance of this IGA to the extent that such Claims are caused by the acts, omissions, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers. If a Claim or Claims by third parties becomes subject to this Section, the governmental parties to this IGA that are the subject of the Claim or Claims shall expeditiously meet to

agree upon a common and mutual defense, including proportionate liability and proportionate payment of litigation fees, expenses and damages. The obligations under this Section shall survive the termination or expiration of this IGA.

7. **Notices**. Except as expressly provided for herein, all notices, demands, consents, approvals, requests or other communications which either party to this Agreement may desire or be required to give hereunder (collectively "Notices") shall be in writing and shall be given by (a) personal delivery; or (b) a nationally recognized overnight courier service, fees prepaid, addressed as follows:

   If to the District to:

   If to the Town to:
   Town of Queen Creek
   Attn: Town Manager
   22350 S. Ellsworth Road
   Queen Creek, Arizona 85142

8. **Arizona Law and Venue**. The laws and regulations of the State of Arizona will govern the rights of the parties, the performance of this IGA and any dispute. Any action relating to this IGA will be brought in a court in Maricopa County.
9. **Other Duties Imposed by Law**. Nothing in this Agreement shall be construed as relieving the involved public agencies of any obligation or responsibility imposed on it by law. The parties will comply with all federal, state and local laws, rules, regulations, standards, and Executive Orders.
10. **Recitals and Exhibits**. The Recitals set forth at the beginning of this Agreement and the Exhibits referenced herein constitute material and operative provisions of this Agreement and are fully incorporated by this reference and made a part of the Agreement as if set forth fully herein.
11. **Interpretation**. The District and Town have jointly negotiated this Agreement and, thus, neither this Agreement nor any provision will be interpreted for or against either Party on the basis that it or its attorney drafted the Agreement or the provision at issue. Ambiguities, inconsistencies, or conflicts in this Agreement will not be strictly construed against the drafter of the language but shall be resolved by applying the most reasonable interpretation under the circumstances, giving full consideration of the Parties' intentions at the time this Agreement becomes effective. Each Party hereto agrees that it has consulted with, or had ample opportunity to consult with, legal counsel of its own choosing concerning the terms of this Agreement.
12. **Amendment**. This IGA may only be modified, amended, altered or changed by written agreement signed by the Parties.

13. **Conflict of Interest**. This Agreement is subject to cancellation for conflict of interest pursuant to A.R.S. § 38-511, the pertinent provisions of which are incorporated herein by reference.
14. **Israel Boycotts**. To the extent required by law, the Parties hereby acknowledge and affirm that, pursuant to A.R.S. § 35-393 *et seq*., each party is not currently engaged in, and for the duration of this Agreement will not engage in, a boycott of Israel.
15. **Legal Authority**. Neither party warrants to the other its legal authority to enter into this IGA. If a court, at the request of a third person, should declare that either party lacks authority to enter into this IGA, or any part of it, then the IGA, or parts of it affected by such order, will be null and void, and no recovery may be had by either party against the other for lack of performance or otherwise.
16. **Counterparts**. This agreement may be executed in two or more counterparts, each of which shall be deemed original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from such counterparts and attached to a single instrument.
17. **No Third-Party Beneficiaries**. Nothing in this IGA is intended to create duties or obligations to or rights to third parties not parties to this IGA or affect the legal liability of either party to the IGA by imposing any standard of care with respect to the maintenance of public facilities different from the standard of care imposed by law.
18. **Severability**. If any provision of this IGA, or any application of a provision to the parties or any person or circumstances, is found by a court to be invalid, that invalidity will not affect other provisions or application of this IGA that can be given effect without the invalid provision or application.
19. **Preservation of State-Shared Revenues**. Notwithstanding any other provision of, or limitation in, this Agreement to the contrary, if pursuant to A.R.S. § 41-194.01 the Attorney General determines that this Agreement violates any provision of state law or the Constitution of Arizona (including but not limited to A.R.S. § 42-6201 *et seq.*) in such a manner that results in the Town losing its portion of shared revenue from the State of Arizona, the parties shall use all and best faith efforts to modify this Agreement so as to fulfill each party's rights and obligations in the Agreement while resolving the violation with the Attorney General. If within thirty (30) days of notice from the Attorney General pursuant to and under the provisions of A.R.S. § 41-194.01(B)(1), the parties cannot agree to modify this Agreement so as to resolve the violation with the Attorney General, the provisions of this Agreement that caused such violation shall be ineffective to the extent of such violation, but the remaining provisions of this Agreement shall remain in full force and effect. Additionally, if the Attorney General determines that this Agreement may violate a provision of state law or the Constitution of Arizona under A.R.S. § 41-194.01(B)(2), and the Arizona Supreme Court requires the posting of a bond under A.R.S. § 41-194.01(B)(2), the parties shall have the option to post such bond or terminate this Agreement. In the event of such termination, the parties shall have no

further rights, interests, or obligations under this Amendment or claim against the other party for a breach or default under this Agreement.

20. **Entire Agreement**. This document, and any exhibits attached to it, constitutes the entire agreement between the parties pertaining to the subject matter addressed, and all prior or contemporaneous agreements and understandings, oral or written, are superseded and merged into this IGA.

[Signatures on following pages.]

Town of Queen Creek ("Town")

By: _____ Date: _____

Mayor

ATTEST:

By: _____ Date: _____

Clerk of the Town

Intergovernmental Agreement Determination

The foregoing Intergovernmental Agreement between the Town of Queen Creek and the Queen Creek Irrigation District has been reviewed pursuant to A.R.S. § 11-952 by the undersigned, who has determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the party to the Intergovernmental Agreement represented by the undersigned.

APPROVED AS TO FORM

By: _____ Date: _____

Town Attorney

Queen Creek Irrigation District ("District")

By: _____ Date: _____

Its: _____

ATTEST:

By: _____ Date: _____

Its: _____

Intergovernmental Agreement Determination

The foregoing Intergovernmental Agreement between the Town of Queen Creek and the Queen Creek Irrigation District has been reviewed pursuant to A.R.S. § 11-952 by the undersigned, who has determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona to the party to the Intergovernmental Agreement represented by the undersigned.

APPROVED AS TO FORM

By: _____ Date: _____

District Attorney

EXHIBIT “A”

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **SCOTT MCCARTY, DEPUTY TOWN MANAGER/CHIEF FINANCIAL OFFICER**

RE: **DISCUSSION AND DIRECTION REGARDING WATER DELIVERY, WASTEWATER, AND SOLID WASTE UTILITY RATES.**

DATE: **October 7, 2026**

Suggested Action:

Receive presentations regarding elements of the recommended Water Resource Monthly Fee (Including Flood Irrigation Service Area and Septic Effluent/Sewer Credits), Water Capacity Fees, Water Delivery, Wastewater, and Solid Waste Utility Rates

Relevant Council Goal(s):

Effective Government: KRA Financial Management, Internal Services & Sustainability

Discussion:

On September 2, 2026, staff introduced the proposed utility rates and fees to the Town Council. On September 16, 2026, the Council initiated the Notice of Intention process for the proposed rates and fees. The proposed rates and fees under consideration include Water delivery rates, Wastewater rates, Solid Waste rates, Water Resource Fee (new), New Development Water Capacity Fee, and New Development Water Resource Capacity Fee (new).

The Council is scheduled to conduct a public hearing with the intention of taking final action on the proposed rates and fees on November 18, 2026. Between the initiation of the Notice of Intention process and final action, staff will provide a series of presentations to the Council addressing individual rate and fee components, staff recommendations, and questions raised during the review process. For the October 7 meeting, staff will present on the following topics:

1. **Flood Irrigation Service Area** – Review and consideration of the proposed flood irrigation service area.
2. **Septic Effluent/Sewer Credit** – Review and consideration of septic customers' Water Resource Fee sewer credit and the ability for the Town to provide such credit.
3. **New Development Water Resource Capacity Fee and Existing Water Capacity Fee (Delivery)** – Review the results of staff and consultant analysis and discuss options for establishing the New Development Water Resource Capacity Fee and increasing the existing Water Capacity Fee (Delivery).
4. **Water Delivery Rates –** Provide an overview of Water Delivery programs and services and review staff's recommendations for water delivery rates and fees.
5. **Wastewater Rates –** Provide an overview of wastewater programs and services and review staff's recommendations for wastewater rates and fees.
6. **Solid Waste Rates –** Provide an overview of solid waste programs and services and review staff's recommendations for solid waste rates and fees.

Fiscal Impact:

There is no fiscal impact to consider for these presentations.

Alternatives:

There are no alternatives for this agenda item.

Attachment(s):

1. 12A - 100726 Utility Items.pptx
2. 12.A - 1 Solid Waste Rates and Fees DRAFT - 10-7-26 REVISED.pptx
3. 12.A - 2 Wastewater Delivery Presentation 10-7-26 REVISED.pptx
4. 12.A - 3 Water Delivery Presentation 10-7-26 REVISED.pptx

TOWN OF QUEEN CREEK ARIZONA









Utility Rates and Fees

Town Council Meeting
October 6, 2026

Presentation Overview

TOWN OF QUEEN CREEK ARIZONA

1. Timeline and Implementation Dates
2. New Water Resource Fee (Monthly Bill)
   - Septic Credit for New Water Resource Capacity Fee
   - Common Questions
3. Water Capacity Fees
   A. Increase to the Water Capacity Fee (Delivery)
   B. Creation of New Water Resource Capacity Fee
4. Solid Waste / Recycling Monthly Rates
5. Water Delivery Monthly Rates
6. Wastewater Monthly Rates

1. Timeline and Implementation Date







Town Council Decision Timeline and Implementation Dates

September 16 Town Council Meeting

APPROVE Notice of Intentions (NOI). Starts 60-Day Notice Period for:

Capacity Fees

1. Existing New Development Water Capacity Fee (Delivery)
2. New Development Water Resource Capacity Fee (New)

Monthly Rates / Other Fees

3. Existing Water Rates (Delivery)
4. New Water Resource Fee
5. Existing Wastewater
6. Existing Solid Waste / Recycling*

* NOI Posted September 17th, NOI Published October 29 with other fees

Town Council Decision Timeline and Implementation Dates
(continued)

October 19*: NOIs **POSTED** (30 Days Prior to the November 18th Public Hearing) with final consultant reports

- October 7 Town Council Meeting Last Meeting Prior to this Date

October 29*: NOIs **PUBLISHED** (20 Days Prior to the November 18th Public Hearing

* Excludes Solid Waste / Recycling Rates and Fees

Town Council Decision Timeline (concluded)

November 18th Town Council Public Hearing

Possible APPROVAL of Fee Resolutions with the Following Implementation Dates

Fee / Rate	Implementation Date
2 Capacity Fees	December 21, 2026
4 Utility Rates / Fees	January 27, 2027 March 9, 2027 (First Bills Produced)

2. New Water Resource Fee (Monthly Bill)







Incidental Recharge Credit (Septic Credit)

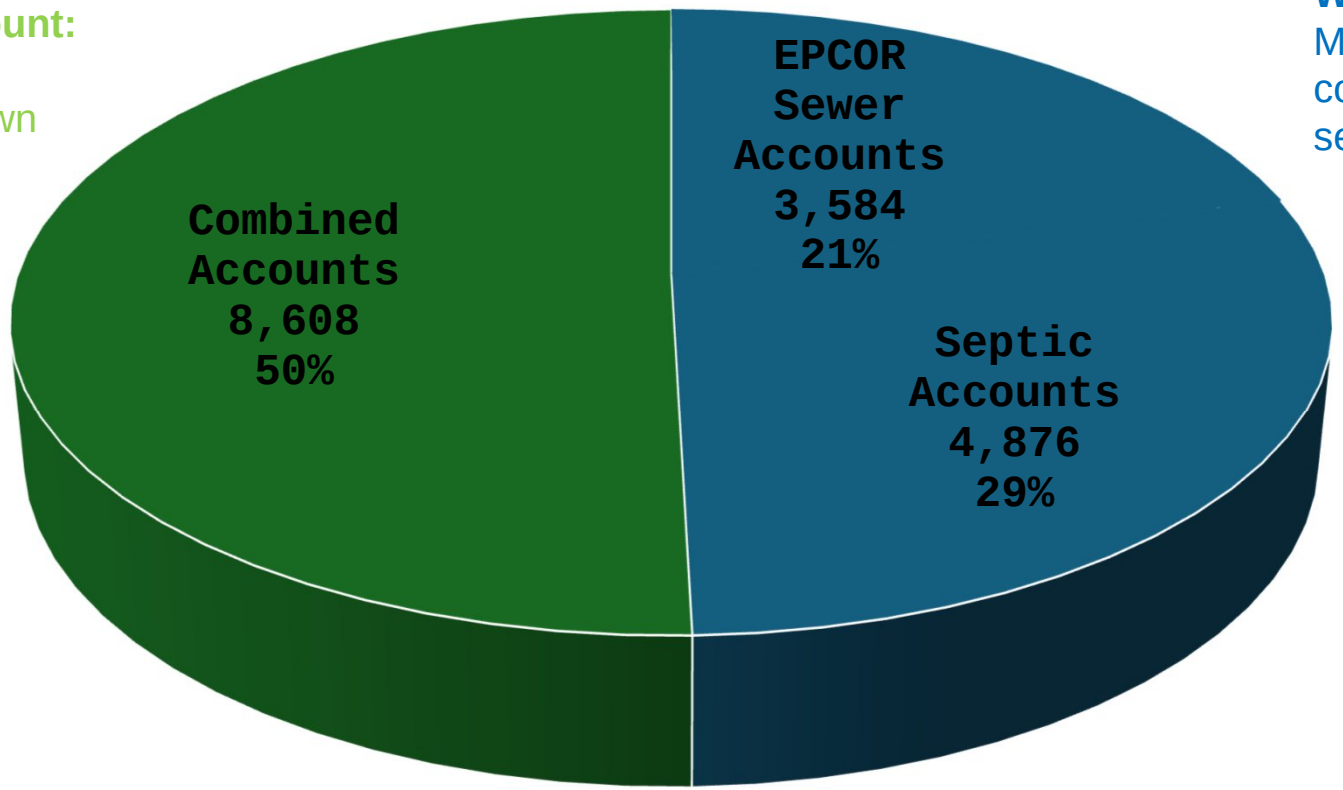
- Mostly 1+ Acre Lots
- 91% (483 out of 530 Accounts) of Flood Irrigation Account are on Septic
- Obtaining Records of Septic Accounts will Take Time
  - Best Available Census in Schedule Below

	Number of Accounts	Annual AF
In-Town	2,130	2.6K
Out-of-Town	3,100	2.3K
Total	5,430	4.9K

Single-Family Water Potable DEMAND: 17.1K AF

Water Only vs. Combined Accounts 44K Accounts

Combined Account:
Metered is connected to Town sewer system



Water Only Account:
Metered use is ***not*** connected to Town sewer system

*Excludes Flood Irrigation

Septic System Water Resource Credit

Base Incidental Recharge Value @ Designation	4%	35,000 AF x 4%	1,400 AF
*Alt Incidental Recharge Value @ Designation	6%	35,000 AF x 6%	2,100 AF
			700 AF

Total Septic Account Demand 4,876 AF

Total Septic Credit Amount 195 AF

Total Septic Account WRF Credit % **4%**

Septic Credit will be Approximately 20% Credit on Calculated Indoor Use. Future Credit Adjustments to be Determined Based Upon Alternate Incidental Recharge Allowances to be Approved by ADWR
No Recharge Credit for Landscaping – 100% Consumptive (Use and Evaporation)

Septic Credit – Recommendation

- Create a Credit for Septic Accounts
  - Year 1: 200AF ($200K)
    - $40 Average Account Annual Credit
  - Year 6: 200AF ($700K)
    - $140 Average Account Annual Credit

- Designation Application Will be Modified to Request Additional Incidental Recharge Credit (From Standard 4% to 6%)
  - $60 / $210 Average Annual Credit @ 6%

Customer Outreach

Common Comments/Questions

1. Topic: Queen Creek Growth

- Question: Does new growth put stress on the Town's utilities and water resource needs?
- Answer: Growth contributes to infrastructure through development-related fees, but existing customers also have ongoing water resource obligations.

2. Topic: Proposed Wastewater Credit

- Question: How was the sewer/effluent credit developed?
- Answer: The credit is tied to wastewater that can be recovered, treated and recharged, resulting in a corresponding water resource benefit to the Town.

Customer Outreach (continued)

Common Comments/Questions

3. Topic: 40-Year Debt for a 100-year Asset

- **Question:** Why did the Town choose a 40-year repayment period?
- **Answer:** The financing structure for our strategic water purchases is constrained by available market conditions; staff is evaluating ways to smooth the financial impact over a longer period.

Customer Outreach (continued)

Common Comments/Questions

4. Topic: Future Fee Estimates

- **Question:** Will Council approve multiyear rates and fees?
- **Answer:** Council action is limited to Year 1; each subsequent year will be reviewed using updated financial, consumption, water supply and expenditure information before rates are established.

	Indicative Rates (Per 1K Gallons)
Year 1	$3.07
Year 2	$4.60
Year 3	$6.14
Year 4	$7.67
Year 5	$9.21
Year 6	$10.74

Customer Outreach (concluded)

Common Comments/Questions

5. Fair Allocation of Rates

- **Question:** Why are some customers are being charged more than other customers?
- **Answer:** Cost-of-service approach/principles allocate costs based on how different customer classes use the system and the resources required to serve them; the goal is for each customer class to pay its fair share of water delivery and water resource/replenishment costs.

3.A. Update to Water Capacity Fee Increase (Delivery)







Impact and Capacity Fees: Single-Family House

Fee	Current	Oct 6
Water (Delivery)	$2,382	**$4,591**
Water (Resource)	N / A	**$6,119 / $10,199 ***
Wastewater	$6,144	$6,144
Parks	$1,933	$1,933
Transportation	$1,189	$1,189
Fire	$840	$840
Police	$422	$422
Trails	$128	$128
TOTAL	$13,038	$21,366 / $25,446

*$6,119 Represents a Combined Water and Wastewater Account, $10,199 Represents a Water Only Account in which the 40% wastewater credit does not apply

Water Capacity Fee History

	Amount
August 1, 2014 (Initial Fee)	$4,014
February 10, 2020	$2,382

Recommended Fee Increase

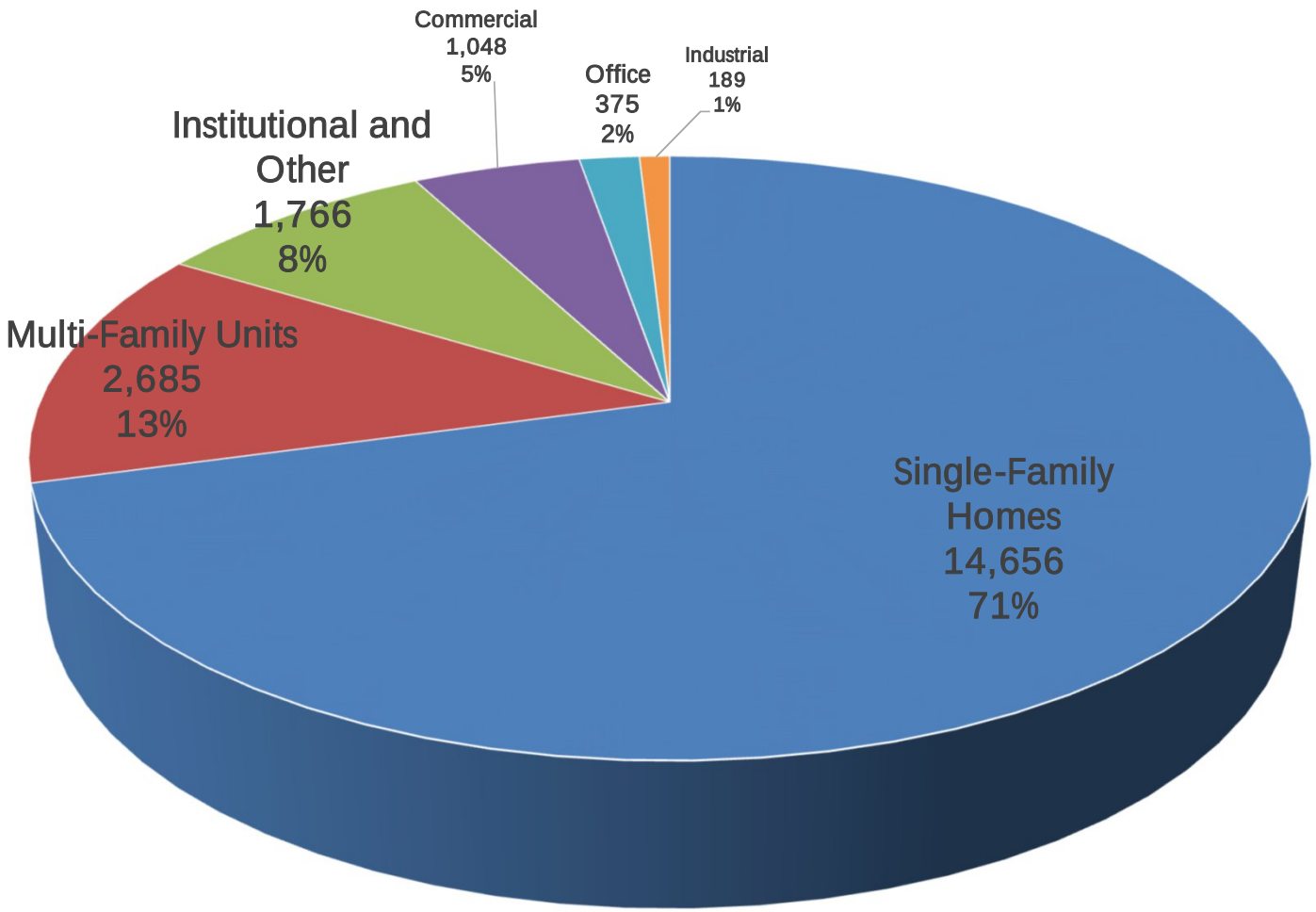
TOWN OF QUEEN CREEK ARIZONA

"Fair and Reasonable" Standard

	Sept 29 Meeting	Oct 6 Meeting
Proposed Fee per ERU (House)	$5,267 *	$4,591 *
Existing Fee per ERU / House (LAST UPDATED IN 2019)	$2,382	$2,382
Increase per ERU (House)	$2,885 (121%)	$2,209 (93%)

**** NOTE: Differs from Currently Published Report, Financing Costs Still being Evaluated, Amended Report Forthcoming***

10-Year Demand Projections: 20.7K ERUs



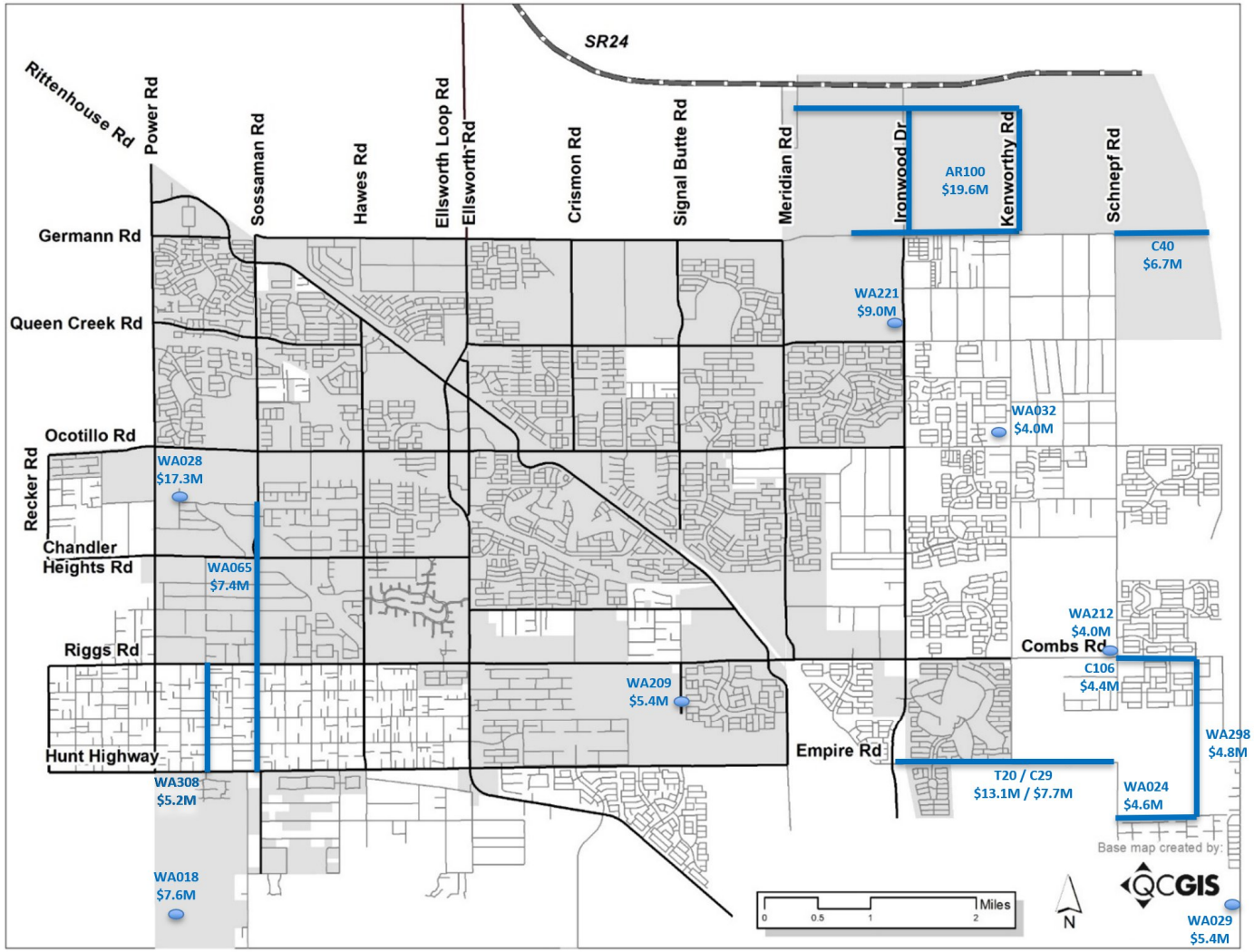
10-Year IIP: $186.2M (46 Projects)

TOWN OF QUEEN CREEK ARIZONA

90% of Projects Are Growth Related

Type of Project	Total	Growth	Non-Growth
Water Lines	$ 103.5M	$ 87.6M	$ 15.9M
Tank & Booster Stations	$ 33.1M	$ 29.6M	$ 3.5M
Wells	$ 31.1M	$ 30.9M	$ 0.2M
Box Canyon	$ 16.7M	$ 16.7M	-
Fleet Expansion	$ 2.0M	$ 2.0M	-
Total	$ 186.2M	$ 166.7M	$ 19.6M
Percent	100%	90%	10%
10-Year Growth Share		$76.0M (46%)	

Major Water IIP Projects: Major Projects Greater than $4M



Items that Reduced the Fee Increase

1. Applied $20.7M of ARPA funding to 6 water projects in the IIP
   - Fee Reduction: $800 per ERU

2. Applied $8.4M of Title 42 (State Funding) to water-related State Land Infrastructure Included in the IIP
   - Fee Reduction: $145 per ERU

3. Allocated $90.6M (54%) of $166.7M IIP growth costs to future benefit

4. Removed Financing from Years 6 to 10

Recommendation: Project Timing / Financing Charges

- Building Ahead of Growth, Funded by Debt
- $66.4M Project Costs Expected Over the Next 2 Years

Type of Project	FY 2026-27	FY 2027-28
Water Lines	$ 23.4M	$ 5.1M
Tank & Booster Stations	$ 1.8M	-
Wells	$ 12.3M	$ 5.5M
Box Canyon	$ 7.7M	$ 8.8M
Fleet Expansion	$ 1.8M	-
Total	**$ 47.0M**	**$ 19.4M**

Recommendation: Project Timing / Financing Charges (concluded)

- 90% of IIP is Growth Related

- Financing Costs Are Significant
  - Principal Financing Needs: $69M
  - Interest Cost Recovered from Fee: $31.5M

Fee Calculation (1 of 3)

		Amount
Total 10-Year IIP		$186.2M
Growth Related Share of IIP	90%	$166.7M
10-Year Demand Growth (Maximum Day MGD)	17.54 (a)	
Demand Growth to Build Out (Maximum Day MGD)	39.0 (b)	
Allocation to 10-Year Growth (a / b)	45%	
10-Year IIP Allocated to Growth		**$76.0M**

Note: The allocation is applied project by project. FOF Fleet Expansion is allocated 100% to the 10-year window per Town direction.

Fee Calculation (2 of 3)

	Sept 29 Meeting	Oct 6 Meeting
10-Year IIP Allocated to Growth (Prior Slide)	$76.0M	$76.0M
Financing	***$45.5M***	***$31.5M***
Program Administration	$3.7M	$3.7M
Total Eligible Costs	$125.2M	$111.2M
Less Cash Available	($16.1M)	($16.1M)
Costs to be Recovered from Capacity Fee	**$109.1M**	**$95.1M**

Fee Calculation (3 of 3)

	Sept 29 Meeting	Oct 6 Meeting
Costs to be Recovered from Capacity Fees (Prior Slide)	$109.1M	$95.1M
Incremental ERUs of Demand per ERU	20,719	20,719
Proposed Fee per ERU (House)	**$5,267 ***	**$4,591 ***
Existing Fee per ERU (House)	$2,382	$2,382
Increase per ERU (House)	*$2,885 (121%)*	$2,209 (93%)

**** NOTE: Differs from Currently Published Report, Financing Costs Still being Evaluated, Amended Report Forthcoming***

Fee Components

1. Projects / Existing Debt	$2,892
2. Future Financing (Principal and Interest)	$1,519
3. Program Administration	$180
Total Fee	**$4,591**

Other Changes

1. Changing Multi-Family Fee Methodology
   - Significant Fee Increase
   - Same per Unit Fee
     - Same Methodology as Recommended New Water Resource Capacity Fee and Wastewater Capacity Fee

2. Changing “Large Meter” Fee Methodology
   - Water Use is Determined Site Specific
     - Same Methodology as Recommended New Water Resource Capacity Fee and Wastewater Capacity Fee

#1: Multi-Family Methodology

- Recommendation
  - Per Unit Amount at 25% of a Single-Family Home
  - Multi-Family per Unit Fee: $1,148 (25% of $4,591)

- Fees Will Increase Significantly
  - Currently, Per Unit Fees VaryMulti-Family Units Pay **Between 4% and 19%** of a Single-Family Home
  - Per Unit Fees Vary ($100 to $454)

#2: "Large Meter" Methodology

- "Large Meters" are 2-Inches or Greater
  - Commercial and Industrial Uses

- Recommendation: Fee Based on Project Specific Flow Calculation
  - Fee will be the Greater Of:
    - AWWA Conversion Ratio **OR**
    - ERUs per Project Specific Calculation

- Why the Change?
  - The Current Method . . .
    - Can Under-Assess Flows and Capacity Fees

3.B. Creation of a New Developmen Water Resource Capacity Fee







Water Inventory

TOWN OF QUEEN CREEK ARIZONA

Current Inventory

- 100-Year Supply, **3.1M Acre Feet** (for 46K Accounts)
- Cost: **$730M** over 40 Years

10-Year Growth Projection

- ERUs: 20.7K
- Acre Feet: 270K (100-Year Supply)
- Estimated Cost: **$170M** Paid for From 2 Dedicated Revenues
  1. 50% from New Water Resource Fee (Monthly Bill): $85M
  2. 50% from New Water Resource Capacity Fee: $85M

Recommended New Water Resource Capacity Fee

- Intended to Pay for the Water Supply and Infrastructure Necessary to Replenish the Aquifer Associated with New Development
- Significant Infrastructure and Population Growth is Expected in the Water Service Area
  - (10-Year Projection: +20.7K ERUs, +64K Population Equivalent, 270K AF of New Water)
- If New Water Purchase Costs are **NOT Recovered by this Capacity Fee**, that Financial Burden Will be Shifted to the Water Resource Fee (Monthly Bill)
- Developer Has the Ability to "Bring Their Own Water" to the Project

Cost of Water

- Queen Creek's Last Purchase: $20K per Acre Foot (2025)

Approach to Estimate Future Water Purchase	Price per AF
Starting Price (2026)	$22,500
At Re-Designation (2040)	$61,192*

* Assumes 8% Cost Increase Annually (14 Years Compounded)

Resource Capacity Fee Calculation

Type of Infrastructure	Growth Amount
Cost per Acre Foot	$61,192
Portion Allocated to Resource Capacity Fee	50% *
Acre Foot Cost Allocated to Resource Capacity Fee	$30,596

* 40% Wastewater credit for Effluent Water Component reflecting water returned to the system

Recommended Water Resource Capacity Fee

"Fair and Reasonable" Standard

Single-Family Home	Water Only Account	Combined Account (Water and Wastewater)*
¾ Inch Meter (Based on 1/3 AF Cost)	$10,199	$6,119
1 Inch Meter (Based on 1/3 AF Cost)	$10,199	$6,119

* 40% Wastewater credit for Effluent Water returned via the QC Wastewater System

Recommended Resource Capacity Fees – Multi Family

- Assessed Per Unit (Same as Water Capacity Fee (Proposed) and Wastewater Capacity Fee)

- Per Unit Amounts
  - Water Only Account: $2,550 (25% of Single-Family Home)
  - Water and Wastewater Account: $510 (20% of MF Water Only Account)

Recommended Resource Capacity Fees – Commercial / Industrial

- "Large Meters" are 2-Inches or Greater
  - Commercial and Industrial Uses

- Fee Assessed Based on Project Specific Flow Calculation (Same as Water Capacity Fee (Proposed) and Wastewater Capacity Fee)

  - Fee will be the Greater of:
    - AWWA Standard Ratio **OR**
    - ERUs per Project Specific Calculation

TOWN OF QUEEN CREEK ARIZONA









Solid Waste Rate Study

Town of Queen Creek Utility Rate Study

October 7, 2026

SOLID WASTE PROGRAM OVERVIEW

Core Residential Operations & Base Rates

CURRENT MONTHLY FEE

$16.22

~28,000



Residential Curbside Household Accounts
Active Town residential services managed daily.
Town does not provide Commercial Services.

~63,000



Active Cart Footprint
Total cart asset count deployed throughout the municipal field and in the warehouse.

23%



Diversion Benchmark
Current town-wide residential recycling diversion rate.

Same-Day



Curbside Convenience
Simultaneous trash and recycling collection schedules per sector.

DIVERSION PROGRAMS & COMMUNITY DROP-OFFS

Targeted Environmental Recycling Initiatives Included in Base Monthly Fee



(3) SPECIALIZED ANNUAL RECYCLING DROP-OFF EVENTS
107,000 lbs. diverted annually – 1,200 participants

Accepted items include Latex Paint, Metals, Appliances, Electronics, Tires, Document Shredding & Batteries.

NEIGHBORHOOD CENTER

370,000 lbs. Diverted annually from area landfills via localized neighborhood recycling center drops.

HOUSEHOLD HAZARDOUS

14,000 lbs. Safely managed and processed across roughly ~384 drop offs annually (32 per month).

GLASS RECYCLING

49,000 lbs. Pure Glass Stream dedicated recycling infrastructure containers to capture target glass items c



HOLIDAY TREE DROPS

15,000 lbs. Seasonal Allocation special post-holiday collection framework to cycle organic trees into reuse mulching.

COMPREHENSIVE BULK & SELF-HAUL BENEFITS

Convenient Disposal Pathways Outside the Cart – Also Included in Base Monthly Fee

CURBSIDE BULK PICKUPS

~26,500 Annual Collections
5 Million lbs. Collected Annually

Standard framework provides bulk pick up once a month per residential service that pay Town Trash & Recycling Monthly Fee



REDUCED SELF-HAUL ADVANTAGE

~6,500 Drop-offs Annually

Town Residents pay only $10 per 1,000 lbs.
(non-residential rate is $126.50 per ton)



Executive Summary

Rate Results

- Bi-annual rate adjustments between $1-4 to the monthly service charge for standard residential service from FY 2027 through FY 2035
- March 2027 customer bills go out with new effective rates
- Subsequent bi-annual rate adjustments go into effect January 1
- Forecast incorporates cart purchase schedule, utility billing fee adjustments
- Includes updated cart fees/revenues

Key Assumptions

- Expense forecast driven primarily by contractor services expense
- Forecast includes planned cart replacements and associated revenues

Base Data Assumptions

Data Inputs

- Estimated FY 2027 beginning balances
- FY 2026 adopted revenue and expense budget
- FY 2027 proposed revenue and expense budgets
- Town growth projections

Modules Developed in Study

- Cart replacement alternatives
- Reserve target analysis
- Customer Service Cost Sharing

Schedule of Key Operating Costs

	Expense Basis	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Contractor Expense	Based on weighted avg. CPI & Diesel (3.9%)	$5.1M	$5.5M	$5.8M	$6.2M	$6.8M
Cart Replacement	~3,200 carts/year	$330k	$340k	$350k	$360k	$370k
Customer Service Cost Allocation	Phase in to account based fee	$320k	$320k	$385k	$460k	$540k
Support Cost Allocation	Town's internal analysis	$130k	$133k	$137k	$142k	$145k

- Contractor expense escalated by customer growth and 3.9% weighted. Avg of CPI and Diesel Costs
- CPI Estimate = 3.77%, 85% of calculation
- Diesel = 4.61%, 15% of calculation

How is a dollar spent in the fund?



Contractor	$0.73
Other Operating	$0.13
Cart Replacement	$0.08
Customer Service Costs	$0.05
Reserve	$0.01

Revenue and Customer Growth Projections

	FY 2027*	FY 2028	FY 2029*	FY 2030	FY 2031*
Total Accounts	28,793	29,879	30,546	31,358	33,070
New Accounts	1,223 (4.4%)	1,086 (3.8%)	667 (2.2%)	812 (2.7%)	1,712 (5.5%)
Total Revenue, incl rate revenue and carts	$6.3M	$7.3M	$8.0M	$8.8M	$9.8M

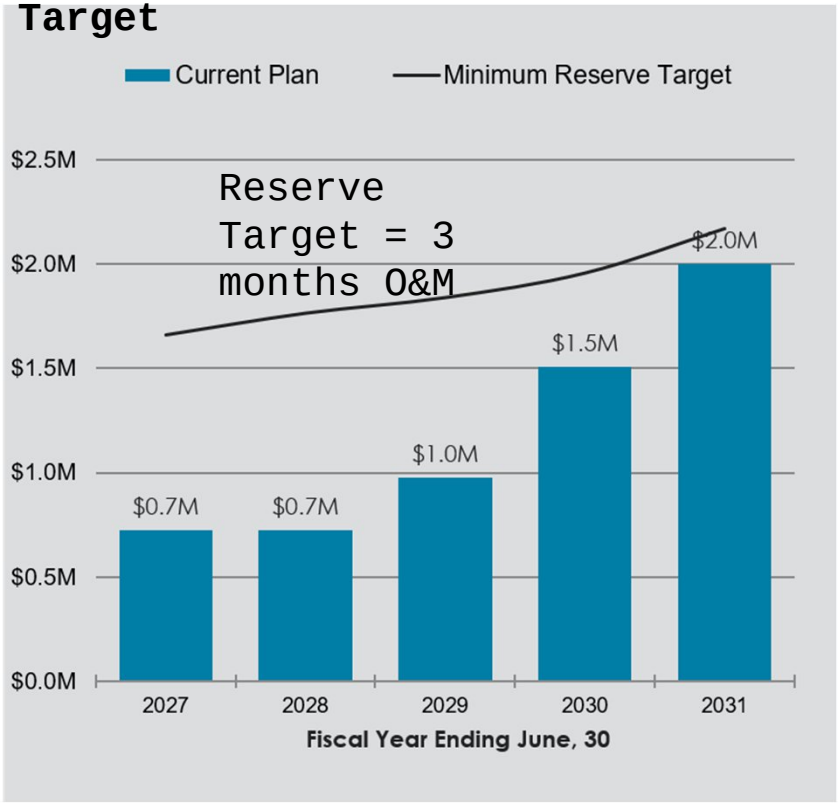
* Indicates rate increase year

Solid Waste Rate Plan

Rate Plan

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Rate Adoption Date		Jan 27, 2027	Jan 1, 2028	Jan 1, 2029	Jan 1, 2030	Jan 1, 2031
Current Rate Plan		**23.3%**	**0.0%**	**15.0%**	**0.0%**	**4.4%**
Typical Bill (2 cans)	$16.22	$20.00	$20.00	$23.00	$23.00	$24.00
$ Change	$0.00	$3.78	$0.00	$3.00	$0.00	$1.00

Operating Fund and Reserve Target



Operating Reserve Targets

TOWN OF QUEEN CREEK ARIZONA

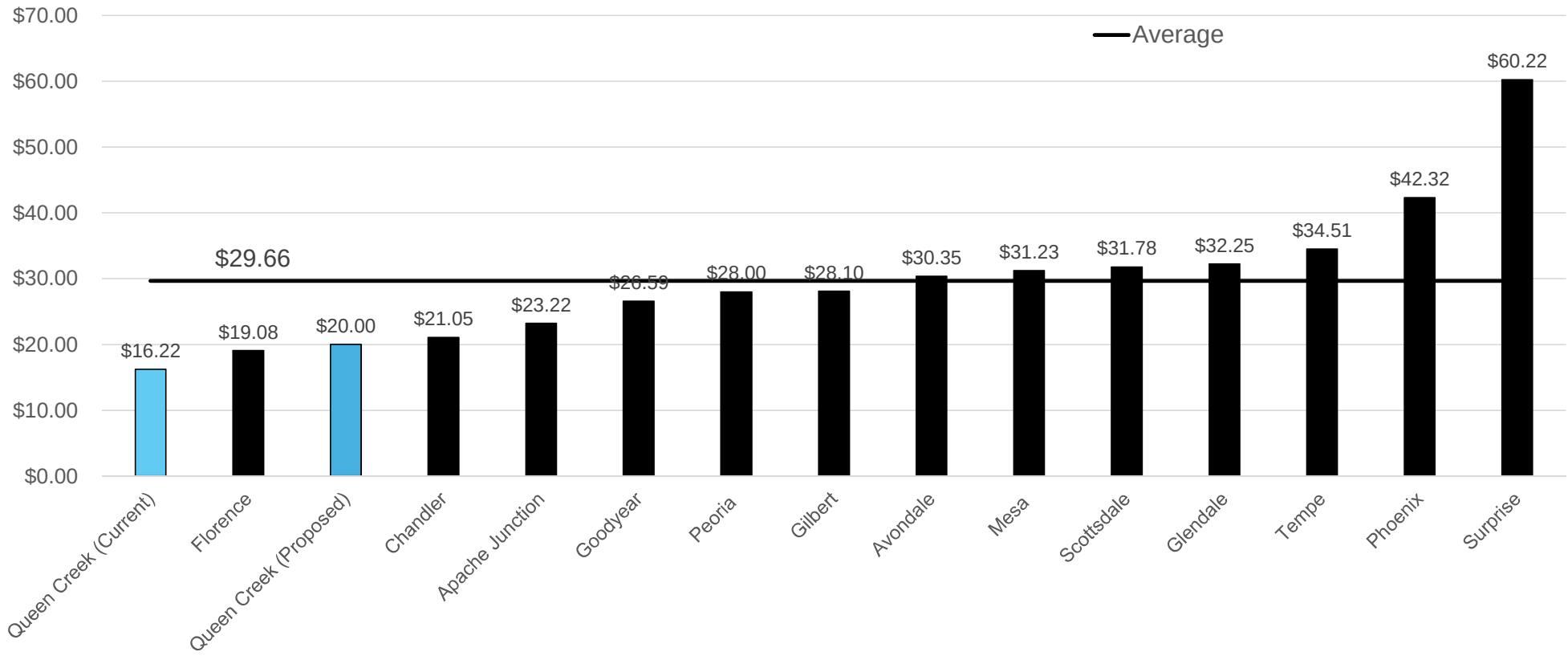
Reserve Targets

Reserve Considerations	Amount	Basis	FY 2027	FY 2028	FY 2029
Cart Replacement Reserve	1	Year(s) of cart replacement expense	333,023	343,014	353,304
General Contingency	2.0%	Percentage of Operating Expenses	132,726	141,051	147,035
Liquidity	60	Days of Operating Expense	1,159,320	1,208,509	1,285,770
Total Recommended Reserves			**1,625,069**	**1,692,573**	**1,786,110**
Reserve in Days of O&M Expense			84	84	83
Reserve in Months of O&M Expense			2.77	2.76	2.74

Fee Schedule

Service Rates and Fees	Current Rate as of July 2026	Proposed Rate March 2027
Standard Monthly Service Fee	$16.22	$20.00
Exempt Property Monthly Service Fee (Recycling Only)	$6.75	$8.00
Additional Trash Cart*	$7.15	$9.00
Additional Recycling Cart*	No monthly charge	No monthly charge
Full Manure Cart*	$15.15	$19.00
Half Manure Cart*	$11.15	$14.00
Non-Collection Day or Missed Pickup Fee	$21.75	$27.00
Exchange Cart Fee	$15.00	$18.00
Extra Bulk Pickup	$82.00	$102.00
Temporary Discontinuance Application Fee	$25.00	$31.00
Cart Replacement Fee	$100.00	$100.00
Initial Cost of Carts	$100.00 or market	$100.00 or market

Solid Waste Rate Survey – FY 2027, Once Weekly Collection



Questions & Discussion

TOWN OF QUEEN CREEK ARIZONA





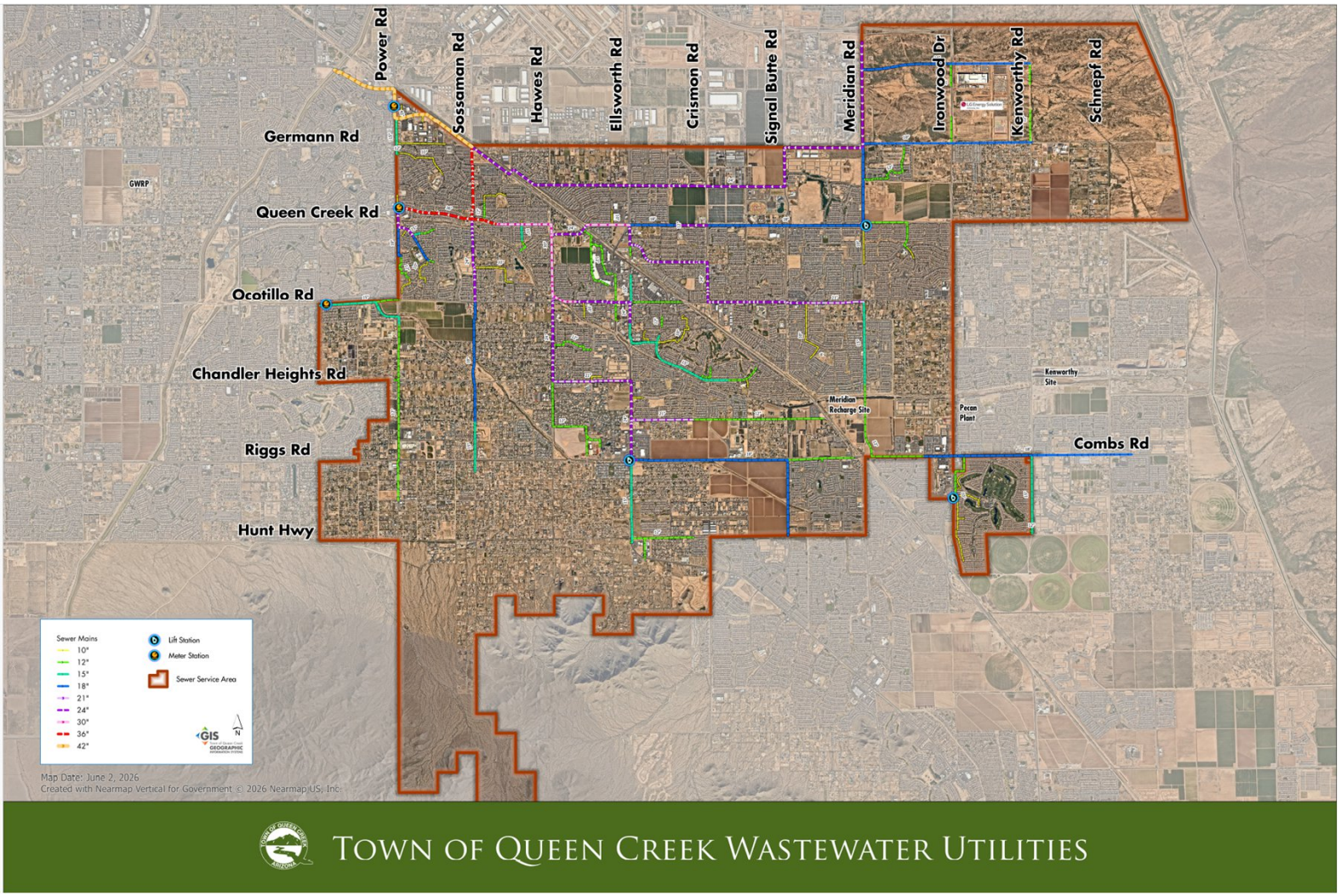




Wastewater Rate Study Results

Town of Queen Creek Utility State Study

October 7, 2026



TOWN OF QUEEN CREEK WASTEWATER UTILITIES

TOWN OF QUEEN CREEK ARIZONA

- 25k Accounts
- 99% Gravity – Saves $$$
- Treatment at Greenfield Water Reclamation Plant

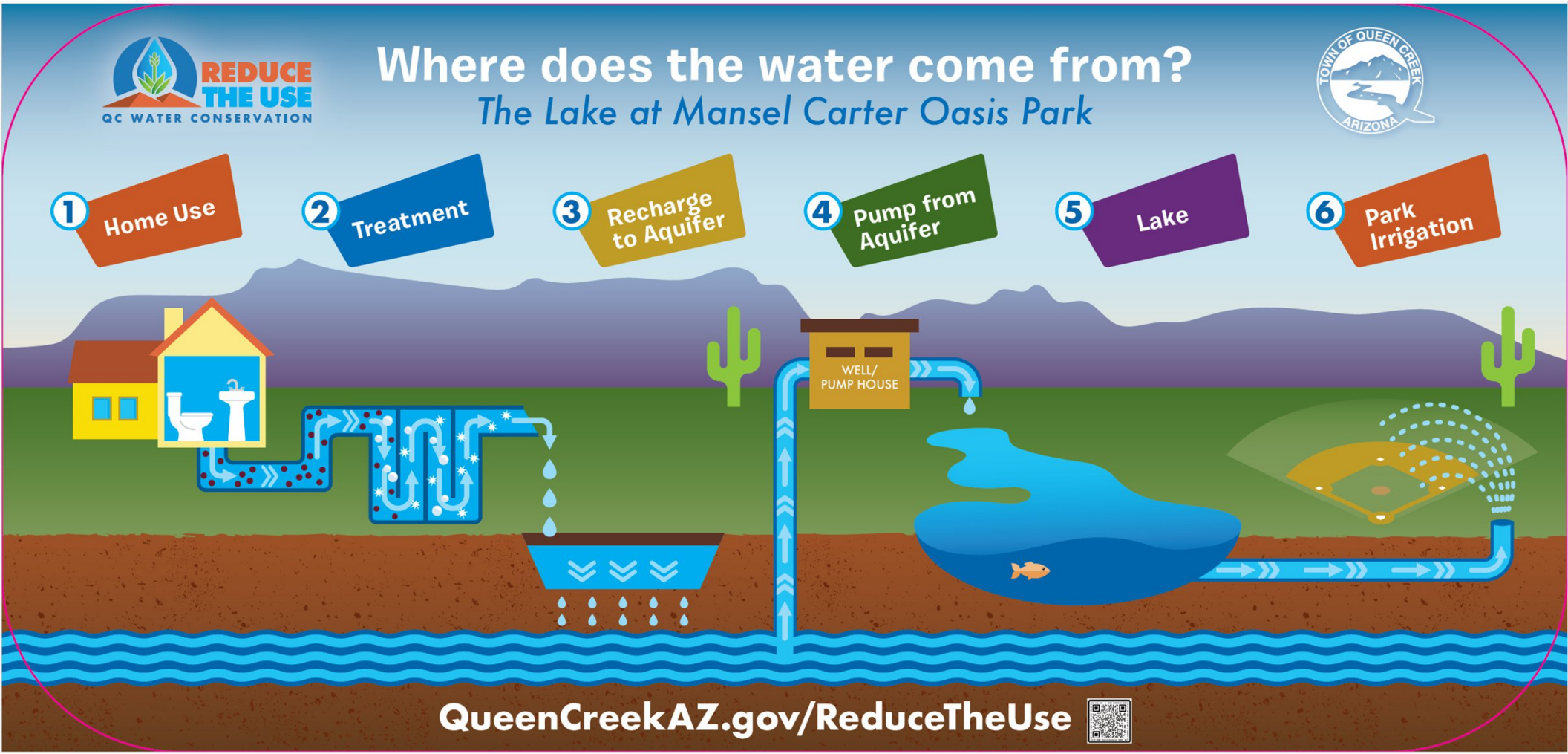
Wastewater Treatment

Greenfield Water Reclamation Plant (GWRP)

- Town of Queen Creek, Town of Gilbert & City of Mesa
  - Current Flow: ~5 MGD
  - Queen Creek Capacity: 4 + 2 MGD
  - Build Out Queen Creek WW Flow: 10-12 MGD
  - Total Plant Capacity: 30 MGD
  - 2028 – 2030 Next Expansion






REDUCE THE USE
QC WATER CONSERVATION
Where does the water come from?
The Lake at Mansel Carter Oasis Park
TOWN OF QUEEN CREEK ARIZONA
1 Home Use
2 Treatment
3 Recharge to Aquifer
4 Pump from Aquifer
5 Lake
6 Park Irrigation
WELL/ PUMP HOUSE
QueenCreekAZ.gov/ReduceTheUse

Wastewater Rates

TOWN OF QUEEN CREEK ARIZONA

BACKGROUND

- Last Updates:
  - Single-Family Rates
    - 2019: $5 (5%) monthly reduction (lowered return flow from 90% to 70%)
    - 2021: Created Single-Family Residential 17K Gallon Cap
    - 1,432 Accounts Saving $392K in FY 25-26
  - Commercial Rates: 2015 Increase
- Average Single-Family Monthly Bill: $44
  - Reminder: 3-Month Winter Average Resets Annually in July
    - Bill changes are based on water use changes from prior year
- Current Update
  - Perform cost of service analysis to establish proportional distribution of costs
  - Evaluate opportunities to align rate structure with industry practices

Revenue and Customer Growth Projections

1 ERU = 3/4" Meter Equivalent	FY 2027*	FY 2028	FY 2029	FY 2030	FY 2031
Total ERUs	24,828	25,924	26,592	27,404	29,116
New ERUs	1,223 (5.18%)	1,086 (4.37%)	667 (2.57%)	812 (3.05%)	1,712 (6.25%)
Rate Revenue	$11.8M	$12.8M	$13.6M	$14.4M	$15.8M

Operating Reserve Targets

TOWN OF QUEEN CREEK ARIZONA

Reserve Targets

Performance Indicators	Target 1	Basis	FY 2027	FY 2028	FY 2029
General Contingency	2.0%	Percentage of Operating Expenses	153,322	161,479	186,358
Liquidity	60	Days of Operating Expense & Debt Service	1,511,869	1,578,659	1,660,130
Rate Stabilization Reserve	2.5%	% Variations in billed volume (volumetric rate revenue)	442,755	481,331	508,516
Emergency R&R Reserve	$ 1,000,000	Estimated cost of unplanned line repair/replacement	1,030,000	1,060,900	1,092,727
Emergency GWRP R&R Reserve	$ 500,000	To withstand fluxuation in annual capital expenses	515,000	530,450	546,364
Asset Replacement Reserve	3.0%	3% of Net Capital Assets	3,613,530	3,639,176	3,662,383
Pension Reserve	$ 750,000	Requirement per staff	750,000	750,000	750,000
Minimum Recommened Reserves (excludes Asset Reserve)			**4,402,946**	**4,562,820**	**4,744,094**
Min. Reserve in Days of O&M Expense			210	206	186
Min. Reserve in Months of O&M Expense			6.89	6.78	6.11
Future Reserve Target (included build-up for Fixed Asset Replacement)			**8,016,477**	**8,201,997**	**8,406,477**
Future Reserve Target in Months of O&M Expense			381.68	370.79	329.30
Future Reserve Target Reserve in Months of O&M Expense			12.55	12.19	10.83

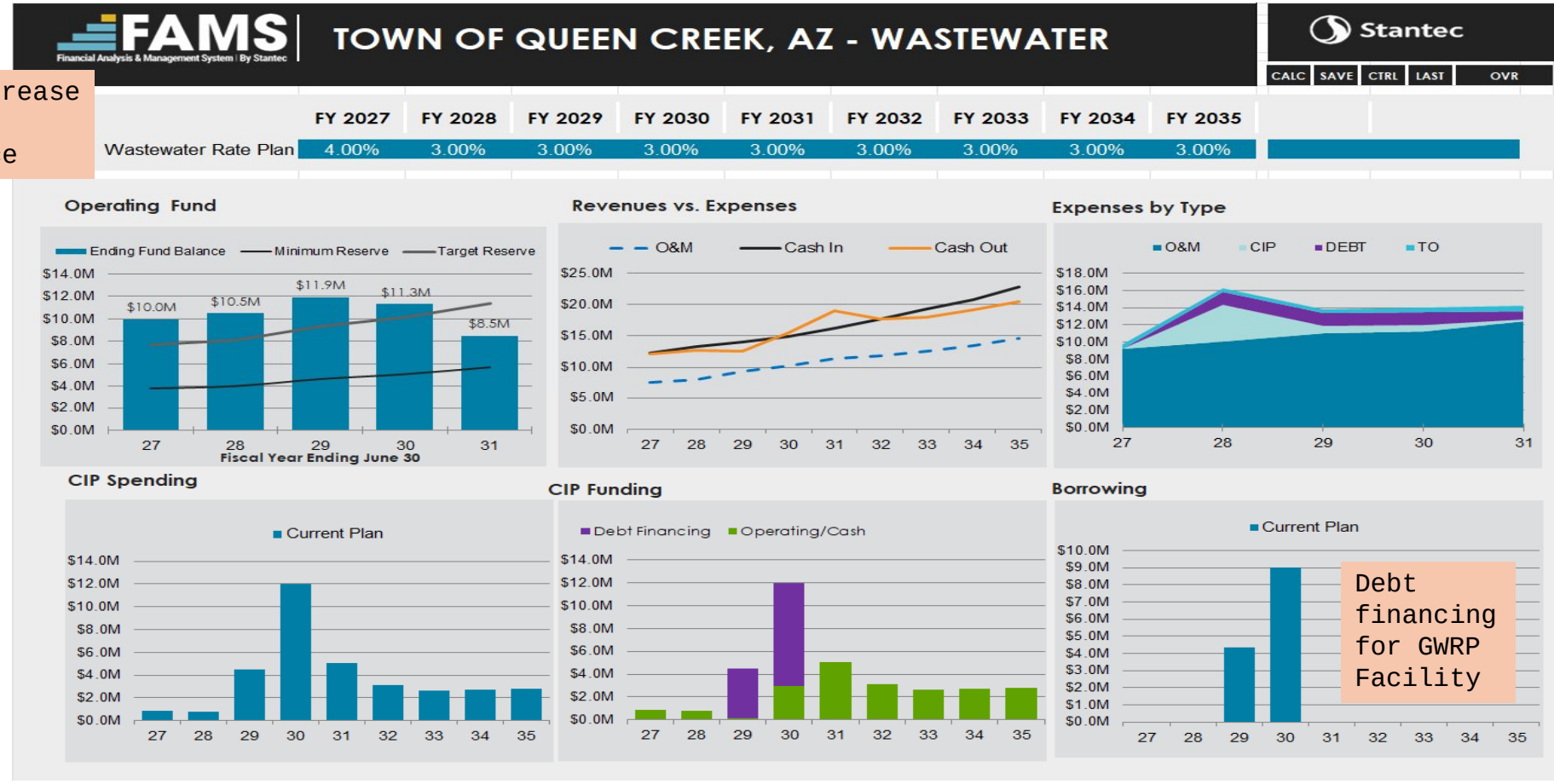
Schedule of Key Operating & Capital Costs

	Expense Basis	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
GWRP	Rental Rate, Charges for loadings 9-15% avg. increase	$3.5M	$3.8M	$4.9M	$5.6M	$6.6M
Other Operating (collection, customer service, admin, shared services)	~5.0% for chemical, electric costs, 3.0% default	$6.7M	$7.5M	$8.4M	$8.5M	$9.6M
Customer Service Cost Allocation	Phase in to GWRP costs based on account fee	$564K	$602K	$579K	$621K	$680K

- Stantec worked with the Town to create a standalone module to forecast GWRP Facility CIP $16M FY 2029 - 2031

Wastewater Fund Forecast

4% revenue increase as a result of cost-of-service analysis

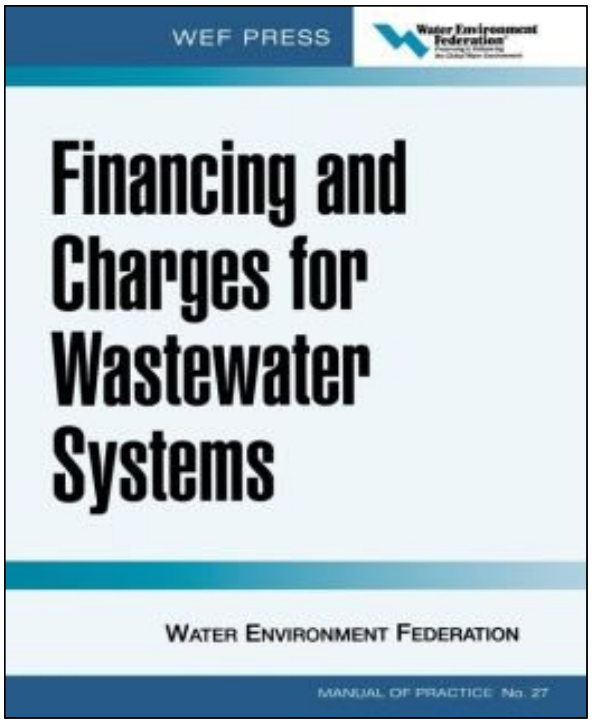


Debt financing for GWRP Facility

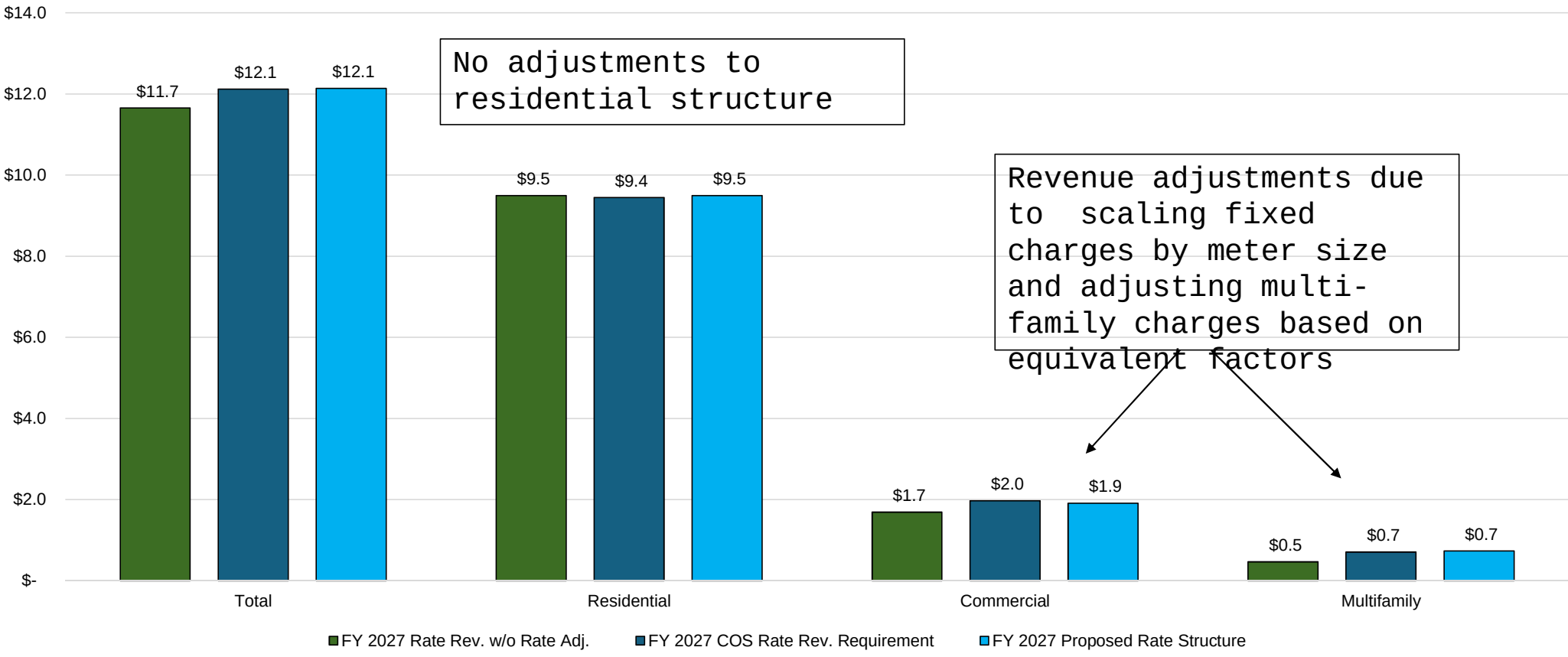
Cost Allocation Methods

- Goal: Determine equitable distribution of revenue to be recovered by customer class based on cost to serve each class

- Approach: Allocate to customers based on volume and strength of flows



FY 2027 Cost-of-Service (COS) Results



Current Rates & Rate Design Objectives

Current Rates	Residential	Multifamily (no current distinct class: commercial rates)	Commercial
Fixed Rate	$10.25	$11.96	$11.96
Volumetric Rate/KGAL	$4.82	$5.61	$5.61

Objectives

1. Align rate adjustments with results of COS study
2. Calculate a multifamily fixed rate per unit at 75% of residential fixed rate
3. Align multifamily volumetric rate with residential class
4. Scale commercial fixed rates by meter size

Proposed Rate Structure

Meter Size	Residential per Account	Multifamily per Unit	Commercial
3/4 Inch	$10.25	$7.69	$10.25
1 Inch			$17.08
1.5 Inch			$34.17
2 Inch			$54.67
3 Inch			$119.58
4 Inch			$170.83
6 Inch			$341.67
Volumetric Rate/KGAL	$4.82	$4.82	$5.61

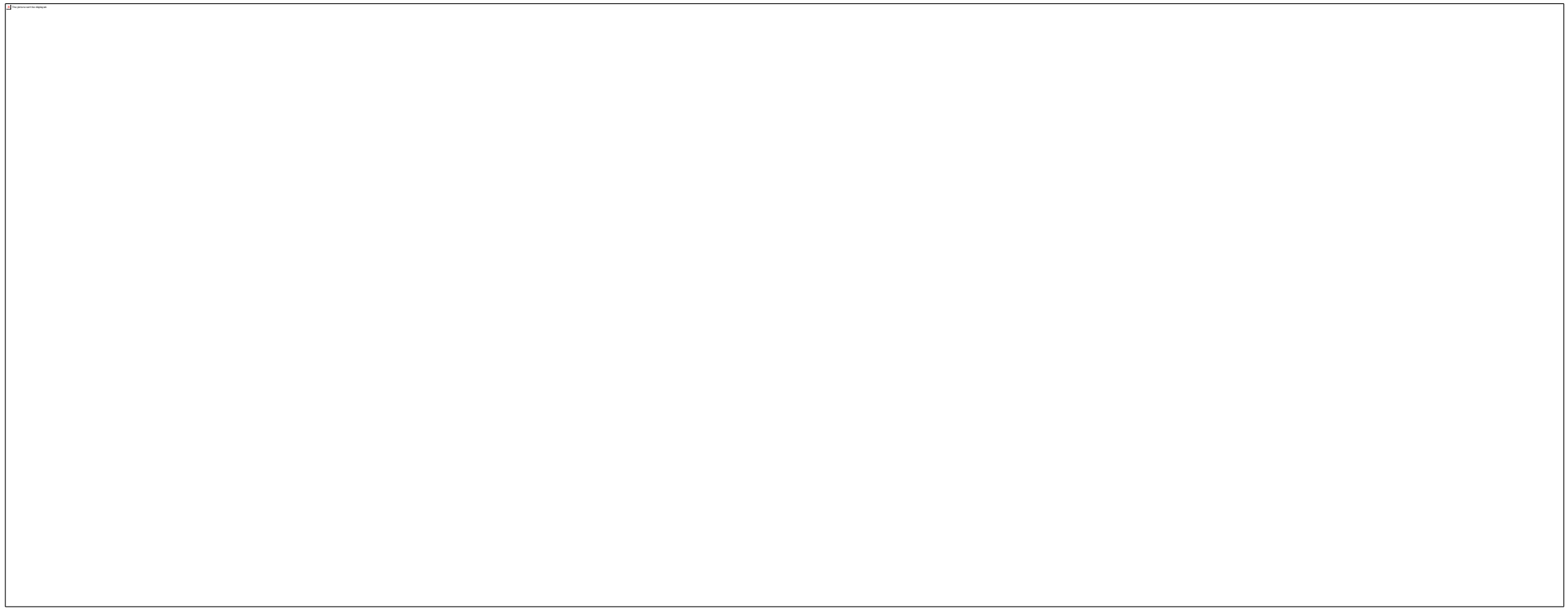
Scaled using flow rates from installed meters by size

Monthly Bill Impacts: Single-Family Residential

- No proposed changes to single-family residential rates -> $0 monthly bill impacts under same Average Winter Water Use (AWWU).
- Only change to monthly bill would be from annual AWWU update.

$0 Bill Impact for Single-Family Residential Customers

Single Family – FY 2027 WW Benchmarking

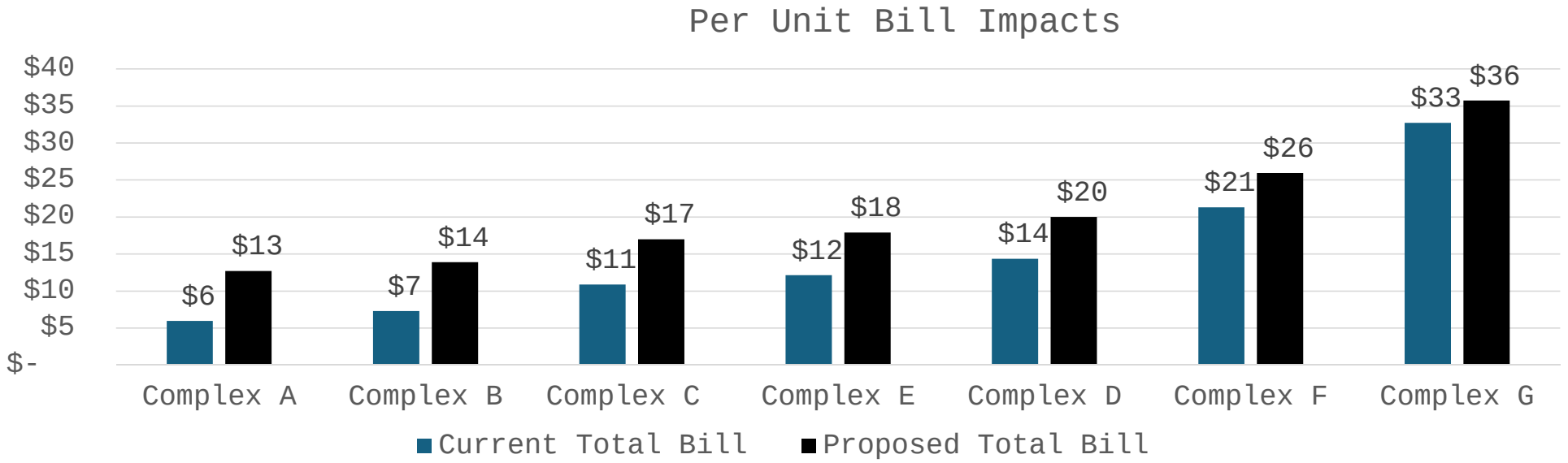


Wastewater Bill Comparison – Commercial

Meter Size	Number of Accounts	Typical Customer Monthly Use (KGAL)	Current Monthly Bill	Proposed Monthly Bill	Wastewater Monthly Bill Impact ($)	Wastewater Monthly Bill Impact (%)
3/4 inch	44	15	$96.11	$94.40	-$1.71	-2%
1 inch	78	25	$152.21	$157.33	$5.12	3%
1.5 inch	120	75	$432.71	$454.92	$22.21	5%
2 inch	198	135	$769.31	$812.02	$42.71	6%
3 inch	16	205	$1,162.01	$1,269.63	$107.62	9%
4 inch	8	495	$2,788.91	$2,947.78	$158.87	6%

- Each individual customer impact will vary – these bill impacts are limited to wastewater, and the ultimate total utility bill would include all services.

Multi-Family Bill Impacts – By Complex (Using complex-specific average monthly usage)



- Well established, high occupancy complexes: **$3-$6** monthly bill impacts.
- Bill impacts reflect rate structure changes informed by COS results.

Wastewater Rates (continued)

TOWN OF QUEEN CREEK ARIZONA

RATE RECOMMENDATIONS

- Annual Revenue Increase: $0.4M from rate adjustments
- Single-Family Homes: No Changes
    - Multi-Family: +$0.2M Annually from structure changes
        - Fixed charge @ 75% of Single-Family Rate per unit
        - Align with Single-Family Flow Rates (lower)
    - Commercial: +$0.2M Annually from structure changes
        - Fixed rates scaled by meter size (industry practice)
        - No change to flow rate
- Consider future rate indexing based on W&S CPI (or 3%)



Discussion

TOWN OF QUEEN CREEK ARIZONA









Water Delivery Rate Study Results

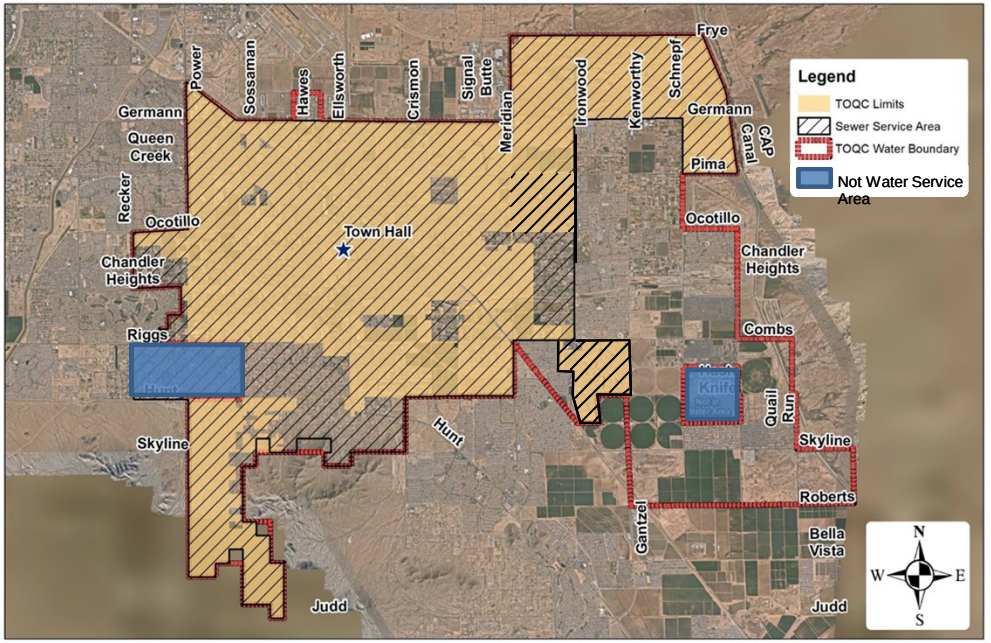
Town of Queen Creek Utility State Study

October 7, 2026

Utility Operations

Water Services

- 46,000 Accounts
  - ~140,000 residents
- 30 Potable Wells
- 26 Water Tanks
- 30-35 kAF Annual Production





TOWN OF QUEEN CREEK ARIZONA

Colorado River Basin Entitlements

Upper Basin States (7.5 MAF Total):

- Wyoming (1.0 MAF)
- Colorado (3.9 MAF)
- Utah (1.8 MAF)
- New Mexico (0.8 MAF)

Upper Basin has not grown into their full entitlement

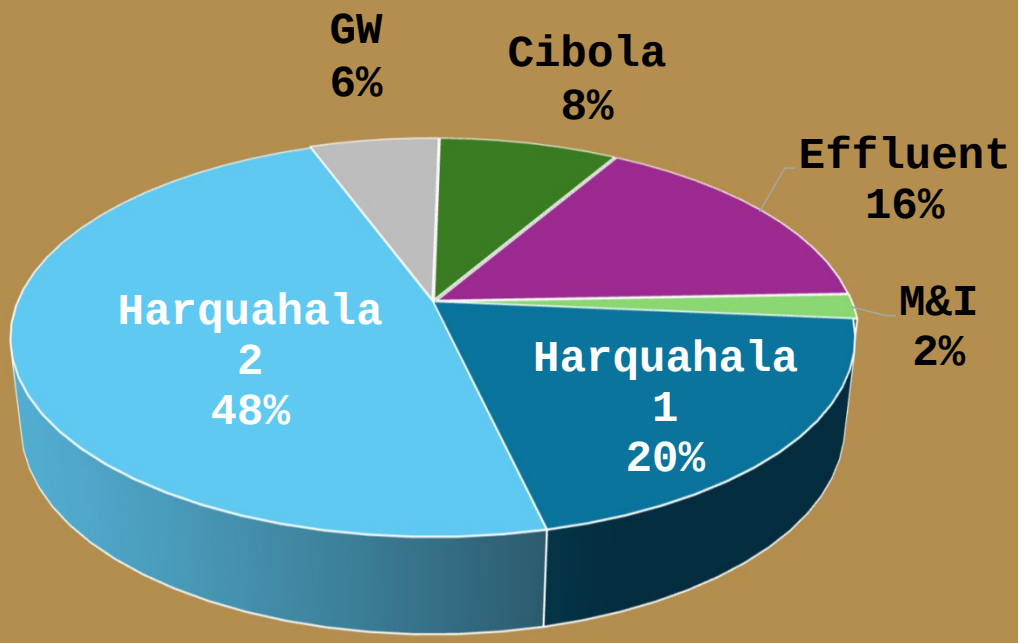
Lower Basin States (7.5 MAF Total):

- Arizona (2.8 MAF)
- California (4.4 MAF)
- Nevada (0.3 MAF)

Expected Inflows at Powell are 5 MAF to 8MAF

Mexico (1.5 MAF)

7 State River Basin + Mexico



QC's Water Strategy

Become water self-sufficient

- Own a water portfolio with 100-year assets that are less susceptible to drought conditions and cuts to the river (Harquahala is drought proof)
- Reduce reliance on local groundwater pumping
- Move customers away from CAGRD
- Ensure more stable & sustainable costs for customers
- Become a designated water provider

Water Conservation

- Residential Assistance
  - Leak Notifications
  - Water Audits
  - DIY Leak Detection Videos
- Large Landscape Assistance
  - WaterFluence
  - Collaborate w/ HOAs, Landscapers
- Incentives
  - Turf Conversions and Efficient Technologies



Water Rates (Existing)

BACKGROUND

- Last Fee Increase: +15% in October 2025
  - Previously: 2010
  - Water & Sewer CPI has increased 70% since 2010

- Single-Family Monthly Bill Averages
  - Water Only Account: $57 (Uses More Water than Combined Account)
  - Combined Account: $41

- Current Update:
  - Perform cost of service analysis to establish proportional distribution of costs
  - Evaluate opportunities to align rate structure with industry practices

Revenue and Customer Growth Projections

1 ERU = 3/4" meter equivalent	FY 2027	FY 2028*	FY 2029	FY 2030	FY 2031
Total ERUs	62,762	64,768	66,113	67,703	70,205
New ERUs	2,234 (3.7%)	2,006 (3.2%)	1,345 (2.08%)	1,590 (2.4%)	2,502 (3.7%)
Water Retail Rate Revenue (Excl. WRF)**	$38.2M	$40.0M	$40.7M	$41.5M	$42.8M

*Increase in rate revenue from new customers only, no rate adjustments in plan after FY 2027

**Excludes diversified rate revenue

Operating Reserve Targets

Reserve Type	Amount	Basis	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Renewal and Replacement Reserve	1	Years Depreciation	4,690,979	4,925,528	5,171,804	5,430,395	5,701,914
General Contingency	3.0%	Percentage of Operating Expenses	711,780	738,750	766,729	797,494	829,452
Liquidity	60	Days of Operating Expense & Debt Service	5,210,112	5,357,349	5,509,946	5,822,689	5,871,105
Rate Stabilization Reserve	8.0%	% Variations in billed volume (volumetric rate revenue)	3,003,743	3,129,433	3,162,476	3,206,147	3,291,385
Total Recommended Reserves			**13,616,614**	**14,151,060**	**14,610,955**	**15,256,724**	**15,693,856**
Reserve in Days of O&M Expense			209	210	209	209	207
Reserve in Months of O&M Expense			7	7	7	7	7

- Minimum reserve target 6-7 months of O&M, management target of 12 months of O&M over the long-term
- Reserve target consistent with strong utilities for credit rating purposes

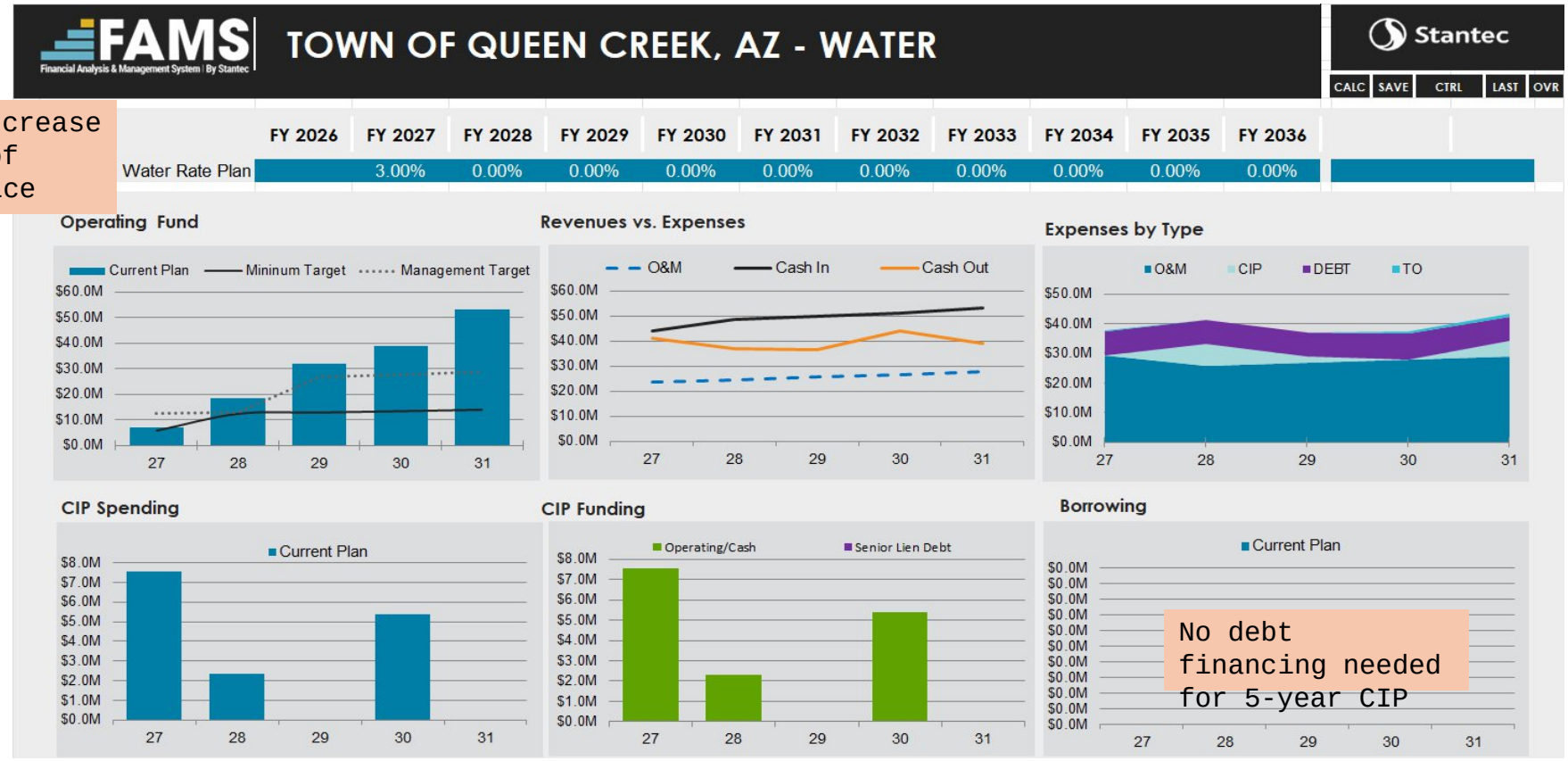
Schedule of Key Operating & Capital Costs

	Expense Basis	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Personnel, Salaries, Wages, Benefits	3.5%-6.5% escalator for salaries, benefits	$9.8M	$10.2M	$10.6M	$11.0M	$11.4M
Other Operating (Dist., customer service, admin, shared services)	~4.0% for pumping, electric costs, 3.0% default	$13.9M	$14.4M	$15.0M	$15.6M	$16.2M
CIP	Town Budget, Non-Growth Related	$7.5M	$2.3M	$0.0M	$5.4M	$0.0M

- Water fund reimbursed by other Utilities funds for billing and customer service costs ($1.2-2.3M/yr)
- $5.7M of annual operating costs move to Water Resource Fund

Water Retail Fund Forecast

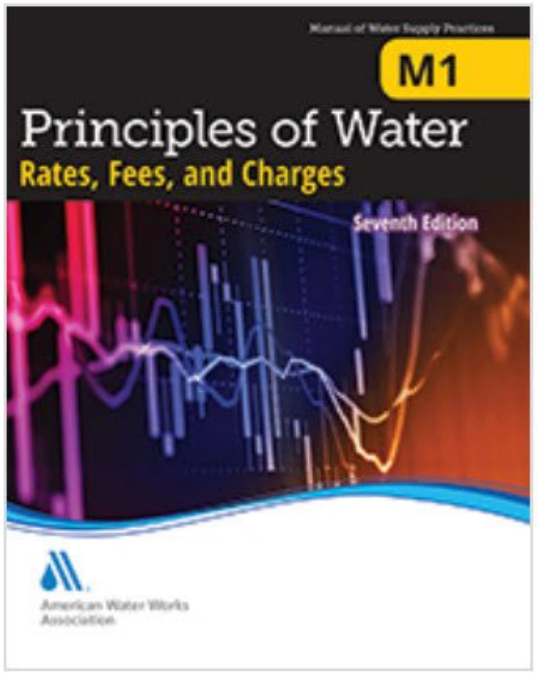
3% revenue increase as a result of cost-of-service analysis



Cost Allocation Methods

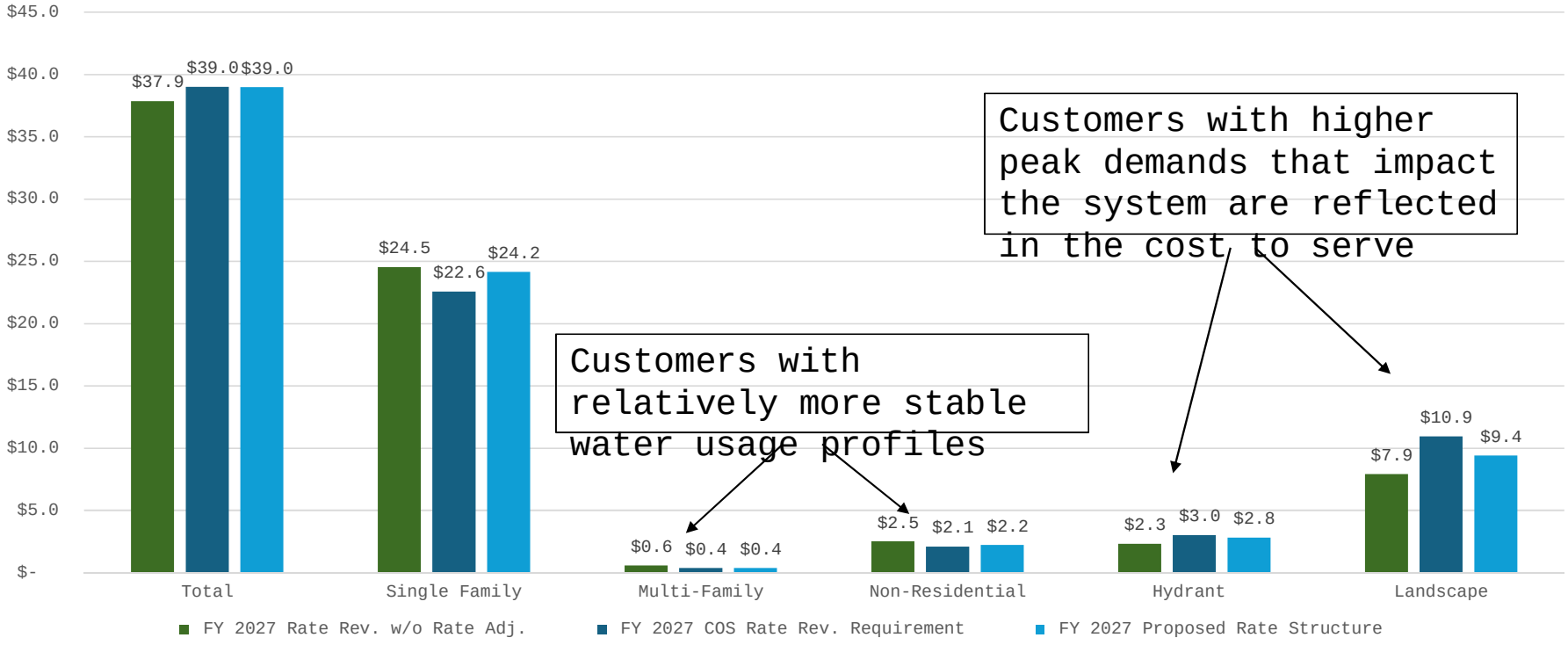
- Goal: Determine equitable distribution of revenue to be recovered by customer class based on cost to serve each class

- Approach: Allocate costs based on customer service and water use characteristics (i.e peak demand)



FY 2027 Cost-of-Service (COS) Results

- Revenue requirement excludes flood irrigation, diversified, and LG revenue and units of service



Proposed Fixed Rate Structure

Meter Size	Current Fixed Charges	Proposed Fixed Charges
3/4 Inch	$21.08	$21.08
1 Inch	$35.65	$35.13
1.5 Inch	$52.90	$70.27
2 Inch	$88.55	$112.43
3 Inch	$211.60	$351.33
4 Inch	$350.75	$878.33
6 Inch	$1,546.75	$1,756.67
8 inch		$2.810.67
10 inch		$4,567.33
12 inch		$5,621.33
Construction Meter	$115	$115

Scaled using flow rates from installed meters by size

Multi-Family	Fixed Charge
Per Unit	$5.27, 25% of ¾" charge

2025 Billing Data	
SF - Monthly Use/Customer	10.00 kgal
MF - Monthly Use/Unit	2.56 kgal

Proposed Volumetric Rate Structure

- Residential same tier structure with rate adjustments towards COS
- Non-Res, Construction/Temp, Landscape pay uniform rate consistent with COS

Residential Structure	
Volumetric Rates	Unit Rate per KGAL
Tier 1 (10,000 gal)	$1.50
Tier 2 (20,000 gal)	$2.50
Tier 3 (20,000+ gal)	$4.00
WRF ($1.0k/AF)	**$3.07**

Volumetric Rates Comparison		
Tier	**Queen Creek Current ***	**Queen Creek Proposed w/WRF**
Tier 1	$2.04	$4.57
Tier 2	$2.73	$5.57
Tier 3	$3.40	$7.07

*Paid by all customers except construction

Other Classes, All Use	
Volumetric Rates	Unit Rate per KGAL
Non-Residential	$2.50
Multi-Family	$1.50
Construction	$9.00 (Current $4.60)
Landscape	$4.00
WRF ($1.0k/AF)	**$3.07**

Fixed and Volumetric Revenue Recovery for FY 2027

Current Rates ($M)	Residential	Multifamily	Non-Residential	Construction	Landscape	Total
Base Revenue	$12.7	$0.2	$1.0	$0.4	$0.9	$15.2
Volumetric Revenue	$11.8	$0.4	$1.5	$2.0	$7.0	$22.7
Total Revenue	**$24.6**	**$0.6**	**$2.5**	**$2.3**	**$7.9**	**$37.9**

COS ($M)	Residential	Multifamily	Non-Residential	Construction	Landscape	Total
Base Revenue	$7.3	$0.2	$0.9	$1.6	$5.6	$15.6
Volumetric Revenue	$15.3	$0.2	$1.2	$1.4	$5.3	$23.4
Total Revenue	**$22.6**	**$0.4**	**$2.1**	**$3.0**	**$10.9**	**$39.0**

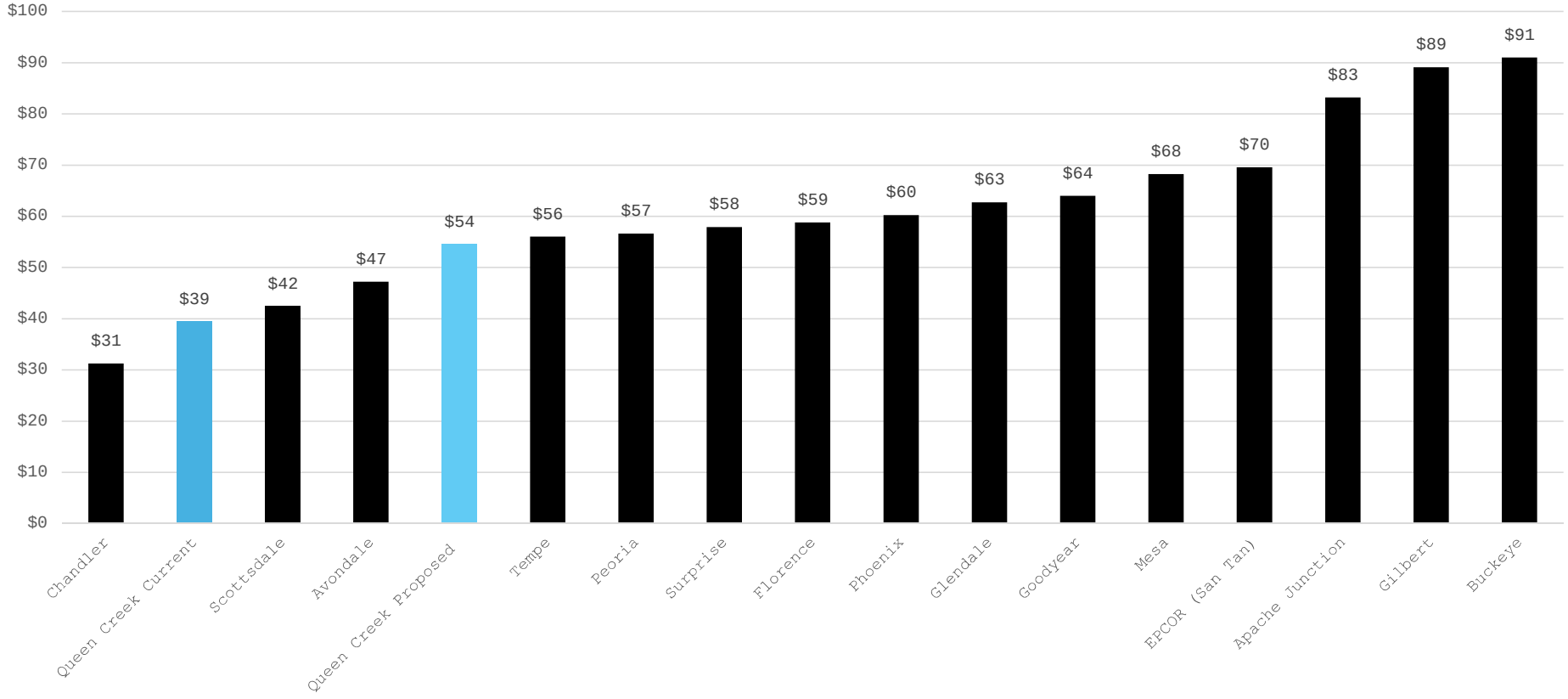
Proposed Rate Structure ($M)	Residential	Multifamily	Non-Residential	Construction	Landscape	Total
Base Revenue	$12.7	$0.2	$1.0	$0.4	$0.9	$15.2
Volumetric Revenue	$11.5	$0.2	$1.3	$2.4	$8.5	$23.8
Total Revenue	**$24.2**	**$0.4**	**$2.2**	**$2.8**	**$9.4**	**$39.0**
% Fixed	52%	50%	45%	14%	10%	39%

Price response assumption: Proposed rate revenue reflects 95% of current SF Tier 3 usage, 90% of current landscape usage, 95% of current MF usage, 95% of current Non-Res usage & 95% of current Construction usage

Water Bill Comparison – Single Family

Single Family Combined – 10,000 Gallons/Month			
	Current	**Proposed**	**Change**
Base Charge	$21.08	$21.08	$0
Volumetric Charge	$18.36	$15.00	-$3.36
Total Water Retail Bill	**$39.44**	**$36.08**	**-$3.36**
WRF @ $1,000/AF, $3.07/KGAL	N/A	$18.42	+$18.42
Total Proposed Bill	**$39.44**	**$54.50**	**+$15.06 (38%)**

FY 2027 Regional Benchmarking 10,000 Gallons, includes WRF



Customer Water Bill Comparison – Non-Residential

Non-Residential: Various Customer Profiles					
	Current	**Proposed Water Base + Volume**	**Proposed WRF**	**Total Proposed (W+WRF)**	**$ Change**
Multi-Family Unit (100 Unit Complex w/2″ Meter) 2,500 gallons	$5.99	$9.02	$1.54	**$10.56**	+$4.57
Commercial SC1 2″ 100,000 gallons	$406.21	$362.43	$30.70	**$393.13**	-$13.08
Landscape 1″ 25,000 gallons	$98.31	$135.13	$76.75	**$211.88**	+$113.57
Construction 10,000 gallons	$161.00	$205.00	$30.70	**$235.70**	+$74.70

- Multi-Family and Commercial customers receive effluent credits on WRF
- Town prepared to facilitate meter downsizing or separate landscape meters

Water Rates (continued)

TOWN OF QUEEN CREEK ARIZONA

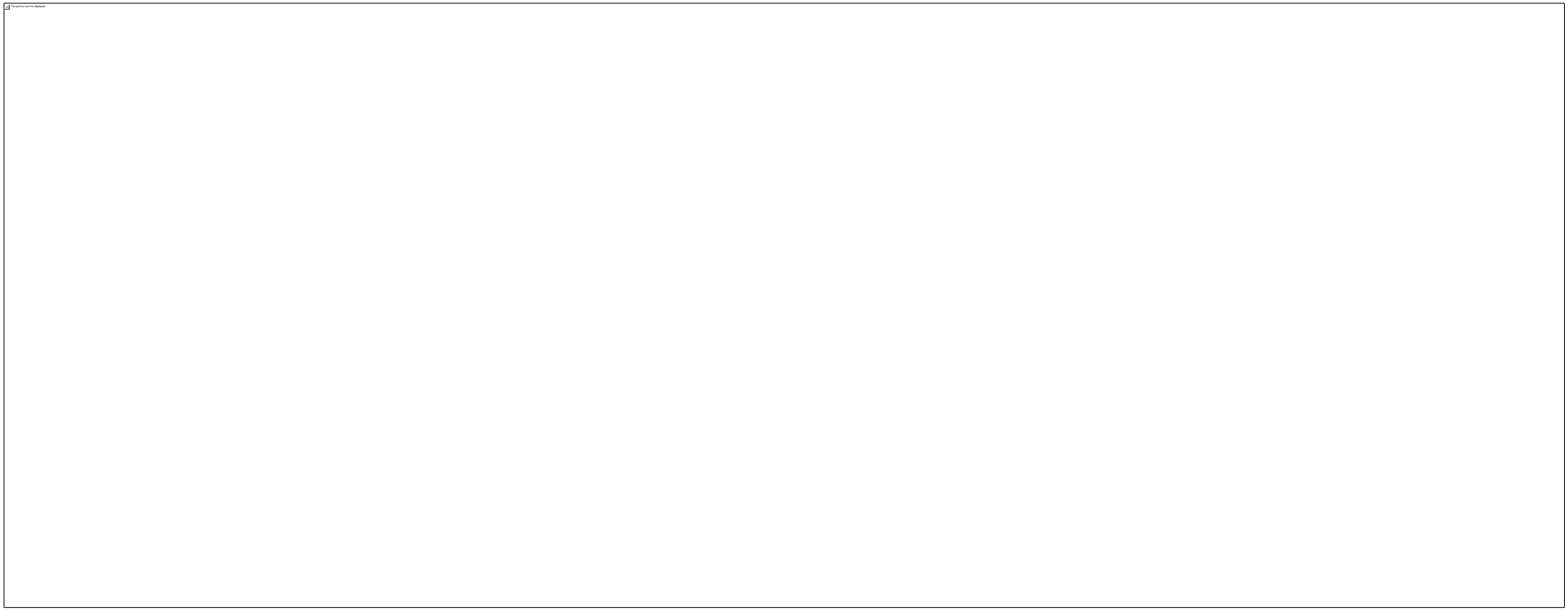
RECOMMENDATIONS

1. Move $5.7M of Operating Expenses to New Water Resource Fee
2. Annual Revenue Increase: ~$1M from rate adjustments
   - Increase Irrigation Rates, Construction Rates: ~$2.0M Annually from Structure
   - COS lower revenue for SF, Multi-Family, Non-Residential ~(-$1.0M)
   - Remove 1,000 Gallon Minimum in Fixed Charge
   - Multi-Family Fixed Charge to per unit basis = 25% SF Rate
   - Adjust Single Family tier rates to enhance conservation:
     - From: Tier 1 (up to 10k) = $2.04, Tier 2 (10-20) = $2.73, Tier 3 (>20) = $3.40
     - To: Tier 1 (up to 10k) = $1.50, Tier 2 (10-20) = $2.50, Tier 3 (>20) = $4.00
   - Commercial uniform rate = Tier 2; MF uniform rate = Tier 1; Irr uniform = Tier 3
   - Program to facilitate meter downsizing or separate landscape meters

Combined Bill Comparison – Single Family

Single Family Combined – 10,000 Gallons/Month			
	Current	**Proposed**	**Change**
Water Bill	$39.44	$36.08	-$3.36
WRF Bill (40% effluent credit)	N/A	$18.42	+$18.42
Wastewater Bill (70% RFF)	$43.99	$43.99	$0.00
Total Bill	**$83.43**	**$98.49**	**+15.06 (18%)**

Single Family – Water and Sewer Monthly Bill Benchmarking



Customer Water Bill Comparison – Non-Residential

Non-Residential: Various Customer Profiles					
	Current	**Proposed Water Base + Volume**	**Propose d WRF**	**Total Proposed (W+WRF)**	**$ Change**
Multi-Family Unit (100 Unit Complex w/6″ Meter) 2,500 gallons	$20.57	$9.02	$1.54	**$10.56**	-$10.01
Commercial SC1 2″ 100,000 gallons	$406.21	$362.43	$30.70	**$393.13**	-$13.08
Landscape 1″ 25,000 gallons	$98.31	$135.13	$76.75	**$211.88**	+$113.57
Construction 10,000 gallons	$161.00	$205.00	$30.70	**$235.70**	+$74.70

- Multi-Family and Commercial customers receive effluent credits on WRF
- Town prepared to facilitate meter downsizing or separate landscape meters



Discussion