TOWN OF QUEEN CREEK ARIZONA

AGENDA
Queen Creek Town Council Regular Session
November 4, 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. If unable to attend in-person, you may submit your comment regarding a matter within the Town of Queen Creek's jurisdiction or for any item listed under the consent agenda, public hearing, and/or final action. 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

5. 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.

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

1. Economic Development Commission (October 28)
2. Downtown Arts & Placemaking (October 29)

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 October 21, 2026 Special Meeting and Regular Meeting of the Queen Creek Town Council.

B. Consideration and possible approval of Expenditures over $75,000 and items that are of Public Policy and Interest, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract and authorize the purchase from another approved vendor/contract based on availability and price. (FY26/27 Budget Items)

1. Entellus, Inc. - Drainage study for Horseshoe Park and Equestrian Centre: $76,040 (CIP/HPEC)
2. Consultant Engineering, Inc. - Amendment #2 to Project Order #4 for Construction Management Services: Additional spending authority request of $851,076. Council previously approved $841,479 on July 16, 2025. This request will increase spending authority by $851,076 for a total of $1,692,555.

C. Consideration and possible approval of FY25-26 funding transfers and related budget adjustments related to the LG Energy Solution Development Agreement as applied to the project Invested Sinking Fund; Also establishing funding sources to finance the infrastructure expenses and pay off the interim loan.

D. Consideration and possible approval of a Fiber Access Agreement with the City of Mesa.

E. Consideration and possible approval of an Intergovernmental Agreement with the Arizona Board of Regents, University of Arizona for the Queen Creek Arizona Water Festival in an amount not to exceed $14,700.

9. PUBLICH HEARING CONSENT AGENDA

A. Consideration and possible recommendation of approval on a new Series 12 Restaurant Liquor License application submitted by Brian Charles Glass on behalf of Jinya Ramen Bar, 21144 S Ellsworth Loop Road #101, Queen Creek.

B. Public Hearing and possible action on the Circle K fuel station and car wash Conditional Use Permit (Case P25-0159) and Site Plan (Case P25-0160), a request by Brennan Ray of Ray Law Firm for Conditional Use Permit and Site Plan approval of a fuel service station, convenience store, and car wash located at the southwest corner of Germann and Meridian roads.

C. A CONTINUANCE TO THE DECEMBER 2, 2026, TOWN COUNCIL MEETING HAS BEEN REQUESTED. Public hearing and possible action on Ordinance 899-26, The Union PAD Rezone (P25-0095), a request by Brennan Ray (Ray Law Firm) for a PAD Rezone from Mixed-Use (MU) Planned Area Development (PAD) to MU PAD for an approximate 25-acre mixed-use development consisting of commercial retail, office, hotel, and multi-family residential, located at the southwest corner of Queen Creek and Ellsworth roads.

10. ITEMS FOR DISCUSSION *(These items are for Town Council discussion only and no action or public comments will be taken.)*

A. Proposed Water Resource Fee - An Update on Implementation

11. ADJOURNMENT

7.A

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 OCTOBER 21, 2026 SPECIAL MEETING AND REGULAR MEETING OF THE QUEEN CREEK TOWN COUNCIL.**
DATE:	**November 4, 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. Special Meeting Minutes 10-21-26.pdf
2. Regular Meeting Minutes 10-21-26.pdf

TOWN OF QUEEN CREEK ARIZONA

MINUTES
Queen Creek Town Council
Community Chambers
20727 E Civic Parkway

Special Meeting and Possible Executive Session – October 21, 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 (Remote @ 5:35 p.m.)
Dawn Oliphant, Council Member
Travis Padilla, Council Member

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 State regulatory proceedings, property acquisition and construction contract impacts related to improvements of the intersection of Sossaman and Germann Roads. 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 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)

C. 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)

MOTION:	**To adjourn to executive session**
RESULT:	**Approved unanimously (6-0)**
MOVER:	**Robin Benning, Council Member**
SECONDER:	**Dawn Oliphant, Council Member**
AYES:	Julia Wheatley, Robin Benning, Jeff Brown, Bryan McClure, Dawn Oliphant, Travis Padilla
ABSENT:	Leah Martineau

4. ADJOURNMENT

The meeting was adjourned by Mayor Wheatley at 5:33 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 October 21, 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: _____

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 (Telephonically)
Dawn Oliphant, Council Member
Travis Padilla, Council Member

3) PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Wheatley.

4) INVOCATION / MOMENT OF SILENCE

The invocation was given by Pastor David Jablonsky, Life Church Queen Creek.

5) COMMITTEE REPORTS

5.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.

5A - Committee Reports 10-21-2026

There were no comments.

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

1. Parks and Recreation Advisory Committee Report (October 13, 2026)

2. Mayor's Teen Advisory Committee Report (October 20, 2026)

Denine Ryder, Chair of the Parks and Recreation Advisory Committee, said the Committee met to receive a presentation from Queen Creek Little League about their season accomplishments and challenges. The Committee heard staff presentations on Queen Creek's water strategy, general plan update, senior program overview, and the FY 2027 work plan and meeting schedule.

Tristan Streets, Chair of the Mayor's Teen Advisory Committee, said the

Committee received a presentation about the Town's water strategy. The Committee discussed the Teen Fall Fest event which had approximately 800 teens and improvements for next year. Staff provided an overview of teen recreation programs and upcoming community events.

Mayor Wheatley said the event was fantastic and had great turnout.

Council Member Oliphant said the Committee had great questions about the Town's water strategy.

6) PUBLIC COMMENT

David Wooddell, 24950 S. 195th St., Queen Creek, said they live on a one-acre water retention lot without flood irrigation. The HOA requires grass or artificial turf in 50% of the front yard. They need to embrace water conservation however turf is very expensive. The proposed water resource fee would cost them an additional $1,277 a year in year one. Mr. Wooddell suggested the Town require HOA's to use waterwise planting and gave an example that was done in Scottsdale.

Jessica Keaster, 20622 E. Ryan Rd, Queen Creek, said she has been a teacher for many years in the community. Ms. Keaster said as a citizen it is important to be involved and spoke about how it is unclear what is happening with the water. Ms. Keaster said there are residents on fixed incomes and it can be detrimental to them and it feels punitive for those not on the sewer system.

Mayor Wheatley noted that staff is available during office hours to answer questions about the rate changes.

Doreen Connor,19014 E. Cloud Rd., Queen Creek, said she lives on an irrigated lot and is on a fixed income. Maintaining the water system costs money and recognized that the fees need to be paid. Ms. Connor said she was concerned about the additional fee for those on septic tanks and why this is much higher than those connected to the sewer system. Ms. Connor asked for clarification on how the fee was calculated for those on septic and spoke about the impact for her over the next few years.

Heather Ferenz, 19130 E. Via Park St., Queen Creek, said she has received conflicting stories from different sources and wanted clear answers for septic system users. Ms. Ferenz said she was against the additional septic fee because they have no choice to connect into the sewer system or not.

7) CONSENT AGENDA

7.A) Consideration and possible approval of the minutes from the September 29, 2026 Special Meeting, the October 7, 2026 Special Meeting, and Regular Meeting of the Queen Creek Town Council.

Department: Town Clerk's Office
Staff Report

Special Minutes 09-29-26.pdf
Special Minutes 10-07-26.pdf
Regular Meeting Minutes 10-07-26.docx

7.B) Consideration and possible approval of Expenditures over $75,000 and items that are of Public Policy and Interest, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract and authorize the purchase from another approved vendor/contract based on availability and price. (FY26/27 Budget Items)

Department: Finance Staff Report
Expenditures over $75,000.pdf

7.C) Consideration and possible acceptance of a grant from the Arizona Governor's Office of Highway Safety for funds that will support Personnel Services (Overtime) and Employee Related Expenses to enhance DUI/Impaired Driving Enforcement throughout the Town of Queen Creek in an amount not to exceed $60,000, and a budget adjustment from the grant contingency fund in the amount of $60,000.

Department: Police Staff Report
Queen Creek PD 2027-405d-045.pdf

7.D) Consideration and possible acceptance of a grant from the Arizona Governor's Office of Highway Safety to support Personnel Services (Overtime), Employee Related Expenses, and material/supplies to enhance Selective Traffic Enforcement (STEP) throughout the Town of Queen Creek in an amount not to exceed $111,660, and approval of a budget adjustment from the grant contingency fund in the amount of $111,660.

Department: Police Staff Report
Queen Creek PD 2027-PTS-060.pdf

7.E) Consideration and possible approval of a renewed Data Access/Exchange Agreement with the Arizona Department of Transportation (ADOT) for Queen Creek Police Department access to the Crash Records Information System (CRIS) and Arizona Crash Information System (ACIS) to submit electronic crash records and access, retrieve, and analyze crash data for traffic safety purposes.

Department: Police Staff Report
09.18.26-To Entity Review-26-11905-Town of Queen Creek-DAE-DRAFT 2.docx

7.F) Consideration and possible approval of Amendment No. 1 to the Intergovernmental Agreement (IGA) with Maricopa County for participation in the Maricopa County Sheriff's Office Sworn Basic Training Academy, increasing the non-refundable registration fee from $750 to $1,500 per recruit, with an

amendment term of July 1, 2026, through March 31, 2029 (Budgeted item).

Department: Police
Staff Report
IGA - Queen Creek PD - Sworn Academy AMENDMENT 1.pdf
2025-042 IGA MCSO Sworn Academy.pdf

7.G) Consideration and possible approval of the Intergovernmental Agreement with the City of Chandler for Back Up Ambulance Services.

Department: Fire & Medical
Staff Report
City of Chandler - IGA Ambulance Backup Final.pdf

7.H) Consideration and possible approval of an Intergovernmental Agreement (IGA) with participating Arizona cities, towns, and the tribal nation for Transportation Mutual Aid.

Department: Public Works
Staff Report
IGA - Waste Collection and Transportation Mutual Aid 2026(43679.3).pdf

7.I) Consideration and possible approval of the creation of a new CIP project WW106 - MSB sewer line replacement; approval of a change order in the amount of $220,046 for the construction of new wastewater facilities for the Municipal Services Building and Fire Admin Building; and further authorizing necessary budget adjustments to establish the project budget of $220,046.

Department: Capital Improvement Projects
Staff Report
Location Exhibit.pdf
Change Order 01.pdf

MOTION:	**To approve the Consent Agenda.**
RESULT:	**Approved unanimously (7-0)**
MOVER:	Robin Benning, Council Member
SECONDER:	Bryan McClure, Vice Mayor
AYES:	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

8) ITEMS FOR DISCUSSION

8.A) Discussion and direction regarding Water Delivery, Wastewater, and proposed CAGRD reimbursement program.

Department: Finance Staff Report

Presentation: Town of Queen Creek Water Delivery Rate Study Results
Presentation: Town of Queen Creek Wastewater Rate Study Results
Presentation: Proposed CAGRD Reimbursement Program
Presentation: Water Resource Fee Outreach Update

Council Member Brown asked for staff to clarify the $40 fee for users.

Constance Halonen-Wilson, Communications and Marketing Director, introduced the item and said they are currently in the public education phase. Ms. Halonen-Wilson said it is a complex topic and reviewed a summary that is presented to explain how they are working to achieve water self-sufficiency. The fee is going through the process and will replace the CAGRD fee. Ms. Halonen-Wilson reviewed the fees and average monthly impact. There is an online rate calculator to help individuals know what their new bill would be.

Council Member Brown recommended for residents to utilize the calculator and asked if the CAGRD portion could be moved up so it is not missed when residents are using it.

Ms. Halonen-Wilson said the calculator pulls for different databases so to move it they would need to retool it but they could add additional text.

Council Member Brown said they have not had many users of the calculator yet and encouraged more people to utilize the tool. Council Member Brown said he would also do more to get the word out.

Ms. Halonen-Wilson reviewed the website traffic statistics, other methods of outreach they have conducted, and other outreach still scheduled.

Marc Skocypec, Utilities Director, said Queen Creek Ranchettes and Terra Ranch where infrastructure was installed in the neighborhood but a deal was cut for those who did not want to connect into the sewer system and were charged a $40 fee which is only 60 customers. The Town is not charging septic customers with anything other than the water resource fee.

Mayor Wheatley clarified it effects two neighborhoods and it is not assessed on all septic users.

Mr. Skocypec said they are reviewing if that fee should be sunseted and that would be determined by Council.

Council Member Brown asked how long that fee had been around. Mr. Skocypec said around 2006 or 2007.

Council Member Brown asked if those houses were developed in the Town.

Bruce Gardner, Town Manager, said yes, they were developed in the Town and not the County.

Council Member Brown asked if the Town was a party to that since the water company was not purchased until 2008.

Mr. Gardner said the Town has always owned the sewer system.

Ms. Halonen-Wilson continued the presentation and reviewed the next steps of the outreach being conducted.

Mayor Wheatley said Queen Creek always does public outreach well and spoke about how many different types of outreach they have conducted to try to get the word out. Mayor Wheatley spoke about the online calculator and how helpful it is to see how it impacts people individually. Mayor Wheatley spoke about how many emails the Council has received and they continue to find ways to get the information out and connect with residents.

Council Member Padilla thanked staff for putting together these tools and how difficult it is to complete for attention online. Council Member Padilla thanked the residents for talking about their concerns and coming to hear the facts. Council takes that very seriously especially in the inflationary environment.

Mr. Skocypec continued the presentation and reviewed the Town's water and wastewater system. Mr. Skocypec reviewed the Colorado River Basin states and their entitlements. There are currently debates between the Upper and Lower Basin States and due to the original compact, the entitlement cuts disproportionately impact Arizona. Mr. Skocypec reviewed the Town's water portfolio and water conservation efforts.

?? gave the background on the water rates and the different factors that go into determining an appropriate fee. ?? spoke about revenue and customer growth projections, operating reserve targets, and operating and capital costs.

?? reviewed the cost allocation methods and cost of service results. ?? explained the proposed changes to the rate structure for different user types and bill comparisons.

Mayor Wheatley asked about the fixed charge.

?? said the usage rates do not start until after 1,000 gallons as that is a base charge but the proposed change would just charge for usage.

Mr. Skocypec reviewed the wastewater system, wastewater treatment, and water reuse cycle.

?? reviewed the current wastewater rates, revenues and customer growth projections, operating reserve targets, and fund forecasts. ?? spoke about cost allocation methods, cost of service results, rate design objectives, and proposed rates. ?? gave examples of monthly bills by customer type.

Council Member Brown said it has always been important that growth pays for growth and apply the financial aspect to where there is consumption. The Greenfield Reclamation Plant is something they need to be cognizant of and their growth trajectory has slowed a bit because they are not yet a designated water provider.

Scott McCarty, Deputy Finance Director and Chief Financial Officer, stated the presentation on CAGRD would be moved to the following meeting.

Mayor Wheatley commented about the water credits received from ADWR for sewer users and noted that they do not get a credit back for septic users.

Council Member Brown said the Town also works within parameters that are set by ADWR and are largely driven by 1980's Groundwater Act and asked staff to ensure that is communicated to the public as well.

Mayor Wheatley said to be a designated water provider they have had to purchase more water which is a higher cost to the Town.

Mr. Gardner said they would include that as part of the next meeting.

9) ADJOURNMENT

The meeting was adjourned by Mayor Wheatley at 8:02 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 October 21, 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:_____

7.B

TOWN OF QUEEN CREEK ARIZONA

TO: HONORABLE MAYOR AND TOWN COUNCIL

THROUGH: BRUCE GARDNER, TOWN MANAGER

FROM: MELISSA BAUER, PROCUREMENT MANAGER

RE: CONSIDERATION AND POSSIBLE APPROVAL OF EXPENDITURES OVER $75,000 AND ITEMS THAT ARE OF PUBLIC POLICY AND INTEREST, PURSUANT TO TOWN PURCHASING POLICY AND TO AUTHORIZE THE PURCHASE FROM A NEW AWARDED VENDOR/CONTRACT BASED ON THE EXPIRATION OF THE CURRENT CONTRACT AND AUTHORIZE THE PURCHASE FROM ANOTHER APPROVED VENDOR/CONTRACT BASED ON AVAILABILITY AND PRICE. (FY26/27 BUDGET ITEMS)

DATE: November 4, 2026

Suggested Action:

To approve the Expenditures over $75,000 and items that are of Public Policy and Interest, pursuant to Town Purchasing Policy and to authorize the purchase from a new awarded vendor/contract based on the expiration of the current contract and authorize the purchase from another approved vendor/contract based on availability and price.

Discussion:

The following items being requested are budgeted in FY26/27

1. Entellus, Inc. - Drainage study for Horseshoe Park and Equestrian Centre: $76,040 (CIP/HPEC)
2. Consultant Engineering, Inc. - Amendment #2 to Project Order #4 for Construction Management Services: Additional spending authority request of $851,076. Council previously approved $841,479 on July 16, 2025. This request will increase spending authority by $851,076 for a total of $1,692,555.

Fiscal Impact:

The fiscal impact of the requested spending authority for the above expenditures is $927,116. Funds have been identified within the line item budget as approved by Council in the FY26/27 budget or subsuquently approved by Council.

Attachment(s):

1. Expenditures Over $75,000.pdf

Attachment: Expenditures $75,000 and Over
Budgeted in Fiscal Year 26/27
November 4, 2026

Item #	Vendor(s)	Description	Purpose	Requesting Dept(s)	Fiscal Impact $	Procurement Method	Alternative
1	Entellus, Inc.	Drainage study for Horseshoe Park and Equestrian Center	Drainage study for Horseshoe Park and Equestrian Center	CIP/HPEC	$76,040	Town Contract 2022-062	Council may choose not to approve the expenditure at this time which will prevent completion of the study and may delay site improvements.
2	Consultant Engineering, Inc. (CEI)	Amendment #2 to Project Order #4 for Construction Management Services	Additional contract spending authority for construction management services associated with the Google Fiber License and Right-of-Way use agreement. CEI provides consulting staff to support the Google fiber infrastructure installations for project management and field inspections. The additional spending authority will allow services to continue through December of 2027 under Amendment No. 2 to Project Task Order No. 4, which includes a 10% contingency. Council approved the project on July 16, 2025. All costs associated with the Project Task Order will be reimbursed by Google Fiber, creating a net-zero impact to the Town's operating budget.	Development Services	Additional spending authority request of $851,076. Council previously approved $841,479 on July 16, 2025. This request will increase spending authority by $851,076 for a total of $1,692,555.	Town Contract No. 2022-005	Council may choose not to approve the expenditure at this time which will prevent completion of the fiber project.

7.C

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 FY25-26 FUNDING TRANSFERS AND RELATED BUDGET ADJUSTMENTS RELATED TO THE LG ENERGY SOLUTION DEVELOPMENT AGREEMENT AS APPLIED TO THE PROJECT INVESTED SINKING FUND; ALSO ESTABLISHING FUNDING SOURCES TO FINANCE THE INFRASTRUCTURE EXPENSES AND PAY OFF THE INTERIM LOAN.

DATE: November 4, 2026

Suggested Action:

Motion to approve FY25-26 funding transfers and related budget adjustments related to the LG Energy Solution Development Agreement as applied to the project Invested Sinking Fund; Also establishing funding sources to finance the infrastructure expenses and pay off the interim loan.

Attachment(s):

1. Staff Report

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 FY25-26 FUNDING TRANSFERS AND RELATED BUDGET ADJUSTMENTS RELATED TO THE LG ENERGY SOLUTION DEVELOPMENT AGREEMENT AS APPLIED TO THE PROJECT INVESTED SINKING FUND; ALSO ESTABLISHING FUNDING SOURCES TO FINANCE THE INFRASTRUCTURE EXPENSES AND PAY OFF THE INTERIM LOAN.**
DATE:	**November 4, 2026**

Suggested Action:

Motion to approve FY25-26 funding transfers and related budget adjustments related to the LG Energy Solution Development Agreement as applied to the project Invested Sinking Fund; Also establishing funding sources to finance the infrastructure expenses and pay off the interim loan.

Relevant Council Goal(s):

Effective Government: KRA Financial Stability

Discussion:

Receiving Town Council approval of budget amendments and other adjustments on a regular basis is a best practice to address budget-to-actual variances. The proposed adjustments help to establish a correct budget so that our analysis and comparison of budget to actual results are more accurate and meaningful.

The Town's Financial Policies require Town Council approval of budget amendments in the following circumstances:

1. Appropriation transfers between Town funds or Town departments;
2. Budget adjustments to increase Town estimated revenues;
3. Appropriation transfers greater than $75,000 between capital project accounts;
4. Appropriation transfers from contingency accounts; and
5. Requests to add new full-time equivalent (FTE) positions.

Budget adjustments to expense budgets do not increase or decrease the total adopted budget; rather, these changes reallocate expenditure authority between line items and from contingency accounts in order to reduce year-end reporting variances.

The Town entered into a Development Agreement with LG Energy Solution (LGES) on April 19, 2022 to build new infrastructure associated with the LGES Development Area. Town-constructed

infrastructure associated with the first phase of this development (Alpha) currently totals just over $51M for roads, water and wastewater improvements. It was the Town's intent at the outset of these projects to use LGES-generated revenues to pay for improvements to the roads and utilities surrounding their site. The Council's direction was that the cost of these projects would not use general tax dollars or other fees paid by Town customers. This goal has been achieved.

Several funding and financing sources have been used to pay for these projects. These sources include an Intergovernmental Agreement (IGA) with the Arizona Department of Revenue (ADOR) related to the receipt of the Title 42 program reimbursements, transportation development impact fees, and water and wastewater capacity fees. The Town used a $50M interim loan to carry the up-front costs of these projects until the Title 42 reimbursements and impact and capacity fee revenues could accumulate sufficiently to pay off the loan.

Title 42 reimbursement funds received through the State have paid for nearly 80% of the Town's infrastructure costs related to the LGES facility. This infrastructure reimbursement program allows the State to return construction sales tax revenues to local cities, towns, and counties for qualifying manufacturing projects. These Title 42 revenues were initially collected by the ADOR through LGES' prime contractor's payment of Transaction Privilege Tax (TPT) throughout the project construction. The Town's IGA with the State specifically identifies the roadway and utility improvements associated with LGES as eligible for reimbursement of up to 80% of the infrastructure cost or LGES' prime contractor's TPT receipts (whichever is less). The IGA further stipulates that the Town is responsible for the remaining (at least) 20% of the expenses not reimbursed by the State.

Roadway and utility improvements adjacent to LGES on Ironwood, Kenworthy, Germann, and Pecos are included in the Town's respective master plans and are eligible for impact and capacity fee funding under the Town's Infrastructure Improvement Plans (IIPs). These arterial street and utility growth projects will not only serve LGES, but will also serve future development in the northeast reaches of the Town. Impact and capacity fee revenues are dedicated to the utilities and street improvements in the Town's IIP, including the projects listed above. These funds meet the requirement of the Town's IGA with the State to "be paid from the Town's Capital Improvement Project ("CIP") budget". Although using impact and capacity fees varies from the original intent of using only LGES-generated revenues to pay for the improvements, doing so will fairly allocate a portion of the project costs, consistent with the IIPs, to new development that will benefit from the road and utility improvements that were funded almost entirely by LGES-related construction sales tax.

Fiscal Impact:

In FY 23-24, the Town issued a $50M "bridge loan" until revenues were generated from the various sources that would ultimately be used to fund the LGES-related infrastructure. The Series 2023A, Subordinate Lien Excise Tax and State-Shared Revenue Obligations has a due date of June 2027. The Town established an "Invested Sinking Fund" following the Council's direction on November 5, 2025. The intent of this fund is to have a fully-funded source to pay off the loan's principal ($50,000,000) and interest ($7,221,690) as they come due. That total is $57,221,690. The Town has already paid $375,000 of principal and $5,192,028 of interest on the loan. The remaining $51,654,662 will be paid during FY 26-27, with the final payment due on June 1, 2027.of principal and $5,192,028 of interest on the loan. The remaining $51,654,662 will be paid during FY 26-27, with the final payment due on June 1, 2027.

To do so, the following funding sources were transferred into the Invested Sinking Fund:

CURRENT SINKING FUND DEPOSITS		
Title 42 Reimbursements	$	39,843,811
2023A Loan Proceeds (FY25 Entries)	$	1,097,086
2023A Loan Proceeds (FY25 Entries)	$	2,045,000
2023A Investment Income on Loan Proceeds earned during construction (FY25 Entries)	$	1,493,436
2023A Investment Income allocated to the Sinking Fund (FY26 Entries)	$	1,189,841
Transportation Impact Fees	$	3,278,276
Wastewater Capacity Fees	$	4,096,979
TOTAL DEPOSITS	**$**	**53,044,429**

Actual expenses for the Transportation Impact Fee came in lower than the projected amount in the table above. This requires a correction to decrease the Transportation Impact Fee amount in the sinking fund to $2,712,136 (a reduction of $566,140). Also, the $39,843,811 Title 42 Reimbursements total in the table above includes a recent transfer of $8,394,855 reimbursed by ADOR for the final eligible costs of FY25-26. The following FY25-26 funding transfers and budget adjustments are therefore required:

FUND / ACCOUNT	**FY25-26 BUDGET INCREASE (DECREASE)**
General Fund / Sinking Fund – Transfer In	($566,140)
Transportation Impact Fee Fund – Transfer Out	($566,140)
General Fund / Sinking Fund – Transfer In	$8,394,855
Drainage & Transportation CIP Fund – Transfer Out	$8,394,855

These transfers will result in an Invested Sinking Fund balance of $52,478,286 as of June 30, 2026, consistent with the following table:

ADJUSTED SINKING FUND DEPOSITS		
Title 42 Reimbursements	$	39,843,811
2023A Loan Proceeds (FY25 Entries)	$	1,097,086
2023A Loan Proceeds (FY25 Entries)	$	2,045,000
2023A Investment Income on Loan Proceeds earned during construction (FY25 Entries)	$	1,493,436
2023A Investment Income allocated to the Sinking Fund (FY26 Entries)	$	1,189,841
Transportation Impact Fees	$	2,712,136
Wastewater Capacity Fees	$	4,096,979
TOTAL DEPOSITS	**$**	**52,478,289**

The remaining $4,743,401 to fully fund the Invested Sinking Fund and pay off the $57,221,690 total loan amount is expected to be funded by Water Capacity Fees following a fee study update in

December, 2026. Until the new fee is effective, these monies cannot be transferred to the sinking fund.

Once the final interest earnings have been determined at the payoff of the loan, Town staff will return with a final staff report reconciling how the entire project was funded. Again, no general Town taxes or fees were used to construct this infrastructure.

Alternatives:

None. These funding transfers are required to correctly and accurately account for the Town's financial responsibility associated with the LGES Development Agreement.

TOWN OF QUEEN CREEK ARIZONA

TO: **HONORABLE MAYOR AND TOWN COUNCIL**

THROUGH: **BRUCE GARDNER, TOWN MANAGER**

FROM: **MIKE BLACK, INFORMATION TECHNOLOGY DIRECTOR, SHAWNY EKADIS, GISP, AICP, GIS MANAGER**

RE: **CONSIDERATION AND POSSIBLE APPROVAL OF A FIBER ACCESS AGREEMENT WITH THE CITY OF MESA**

DATE: **November 4, 2026**

Suggested Action:

Consideration and possible approval of a Fiber Access Agreement with the City of Mesa

Relevant Council Goal(s):

- Effective Government
- Safe Community
- Superior Infrastructure

Discussion:

Emergency service personnel are experiencing issues with radio coverage in the southwest region of town. The town is a member agency of the TOPAZ Regional Wireless Cooperative (TRWC) which facilitates mission-critical public safety radio communications for the nine members of the TRWC, which includes the City of Mesa.

To improve radio communications, the town has been working with the City of Mesa to connect a single strand of fiber that runs from Queen Creek Fire Station 2 and connects with the City of Mesa Fire Station 219. In order to establish the connection for the TRWC, Queen Creek and Mesa will use available Town of Queen Creek and City of Mesa fiber, based on fiber availability in existing paths that reach a fiber connection point in Mesa to make our connection for the TRWC. The IT Department has already been working on the fiber connection and installation of the fiber and the TRWC cabinet that is required to house communication equipment.

The purpose of the fiber agreement is to ensure connectivity between Mesa's and Queen Creek's fiber infrastructure and to enable connection of radio communications equipment for the TOPAZ Regional Wireless Cooperative (TRWC) networks. Key benefits of the fiber access agreement include:

- Reduced operational and capital costs in support of the TRWC network;
- Improved public safety radio communications coverage, service resiliency, and efficiency;
- Stronger regional partnerships and collaboration.

Fiscal Impact:

Approval of the agreement has no fiscal impact. Costs associated with connecting the City of Mesa fiber to the Town of Queen Creek fiber network have been already funded by the Town of Queen Creek and much of the work has already taken place in anticipation of this agreement moving

forward. There is no additional cost for the use of the fiber connection.

Alternatives:

- Council could choose not to approve the agreement, keeping the radio coverage as it currently exists, which may result in continued radio coverage challenges in the southwest region of town.
- Council could direct staff to pursue wireless or privately leased connectivity alternatives to Mesa; however, these options would significantly increase costs and operational complexity while likely delivering lower performance and reliability than the existing fiber infrastructure.

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 AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA BOARD OF REGENTS, UNIVERSITY OF ARIZONA FOR THE QUEEN CREEK ARIZONA WATER FESTIVAL IN AN AMOUNT NOT TO EXCEED $14,700**

DATE: **November 4, 2026**

Suggested Action:

Move to approve an Intergovernmental Agreement with the Arizona Board of Regents, University of Arizona for the Queen Creek Arizona Water Festival in an amount not to exceed $14,700.

Relevant Council Goal(s):

Secure Future: KRA Environment

Discussion:

The Arizona Project WET Water Festival (the festival) is a statewide, hands-on water education program developed by the University of Arizona that engages 4th grade students in high-impact, evidence-based, interactive learning about water science, local watersheds, the water cycle, groundwater, sustainability, and conservation technologies. The festivals are supported by trained educators, community volunteers, local businesses and water agencies. This educational opportunity provides enrichment beyond traditional classroom learning.

- Educational and Community Benefits
    1. The festivals strengthen water literacy by equipping students with foundational knowledge critical for living in Arizona's arid environment by covering the water cycle, watersheds, groundwater, and conservation in ways that align with statewide curriculum standards.
    2. The festivals support educators by providing participating teachers professional development, training, and curriculum tools and resources to integrate water topics into classroom instruction, reinforcing learning beyond the festival day.
    3. The program fosters education and collaboration among local water utilities, schools, community organizations, government bodies and volunteers who work directly with students.
    4. The festival nurtures an ethic of water stewardship among students, and all involved allowing them to become more conscientious about water use and better prepared to act as responsible community members.

- Alignment with City Goals
    1. The festival supports Town sustainability goals by educating current and future generations about responsible water use.
    2. The festival activities reinforce science, technology, engineering, and math (STEM) concepts through creative experiential lessons.
    3. The festivals encourage civic involvement and build stronger partnerships among schools, water providers, civic organizations, and the community.

- Impacts and Outcomes
    1. The festivals report successful community engagement, measurable learning gains, and broad participation across multiple organizations and agencies.
    2. The festivals reinforce collaborative support for water literacy.
    3. The festivals document significant increases in student understanding of water concepts through pre- and post-festival surveys, reflecting improved comprehension of water systems and sustainability. The Inaugural Queen Creek Water Festival reflected an average increase of 99% to student understanding of the watershed and over 70% to their understanding of the water cycle and conservation technology.

Funding the Arizona Project WET Water Festival program in the Town will deliver measurable educational benefits, increase water awareness among youth, and reinforce local sustainability goals. Investing in this proven initiative supports long-term water stewardship and cultivates an informed, water-wise community.

Fiscal Impact:

Funding for this project has been included in the Utilities FY26/27 Water operating budget.

Alternatives:

Council may choose not to approve the agreement. The effect of this will be that Town staff will need to inform the Queen Creek Schools who were planning to participate, that the program has been pulled potentially damaging the new relationships that have been established with their administrative and teaching staffs. This will also have the effect of preventing already budgeted funds from being used. Lastly, it will remove the community's opportunity to build and grow effective water conservation education at the community level for adults and youth participants alike.

Attachment(s):

1. IGA - U of A Services Agreement
2. Water Festival Cost Breakdown

Services Agreement

This Agreement is entered into between Town of Queen Creek ("Sponsor") and The Arizona Board of Regents, University of Arizona ("University") in support of Queen Creek, Arizona Water Festival, effective on the date of the last signed signed below ("Effective Date"). This Agreement is subject to the following terms and conditions:

1. The University Project Director for the project will be Kirstyn Kay.
2. The Period of Performance for the project will be from the Effective Date to April 30, 2027.
3. The activities covered by this Agreement are described in the Scope of Work (Attachment 1).
4. The amount of funding for the project will not exceed $14,700, payable upon receipt of an invoice from the University. Invoices shall be sent to Town of Queen Creek, Water Conservation Division, 19715 S 220th St, Queen Creek, AZ 85142, POC email: conserve@queencreekaz.gov
5. Payment shall be made to the University within 30 days of receipt of invoice. Payment shall be sent to **Arizona Project WET, ENVS Business Office, 1140 E. South Campus Drive, P.O. Box 210036, 303 Forbes Building, Tucson, AZ 85721-0036**.
6. Reports will be provided by the Project Director to Sponsor as required by the Scope of Work.
7. Administrative Notices shall be sent to, for University, Arizona Project WET, ENVS Business Office, 1140 E. South Campus Drive, P.O. Box 210036, 303 Forbes Building, Tucson, AZ 85721-0036, and for Sponsor, Town of Queen Creek, Water Conservation Division, 19715 S 220th St, Queen Creek, AZ 85142.
8. Each party shall be responsible for its negligent acts or omissions and the negligent acts or omissions of its employees, officers, or directors, to the extent allowed by law.
9. SPONSOR ACKNOWLEDGES THAT THE UNIVERSITY MAKES NO WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT, REGARDING THE SERVICES DELIVERED UNDER THIS AGREEMENT.
10. Either party may terminate this agreement with thirty days written notice to the other party.
11. This Agreement shall be interpreted pursuant to the laws of the State of Arizona, with venue and jurisdiction in Pima County, Arizona. The parties acknowledge that disputes arising from this Agreement may be subject to arbitration in accordance with applicable law and court rules.
12. The parties agree to comply with the provisions of applicable state and federal regulations governing equal employment opportunity, non-discrimination and immigration.
13. This Agreement is subject to cancellation pursuant to A.R.S. § 38-511 regarding conflict of interest on the part of individuals negotiating contracts on behalf of the State of Arizona.
14. This Agreement embodies the entire understanding of the parties and supersedes any other agreement or understanding between the parties relating to the subject matter hereof. Any modification to the above understandings shall be in writing and signed by authorized individuals of both parties. Notwithstanding the foregoing, purchase orders related to the subject matter hereof do not amend or supplement the terms of this Agreement, regardless of whether the University signs such purchase orders.

In Witness thereof, the parties execute this Agreement as of the date written below.

The Arizona Board of Regents, on behalf of The University of Arizona	Town of Queen Creek
October 19, 2026	
Name: Christopher J. Barnhill Date	Name: Date
Title: Sr. Manager, Office of Research Contracts	Title:

ATTACHMENT 1

Arizona Water Festival

Scope of Work

Festival Name	Festival Date(s)	Festival Location
Queen Creek Water Festival	February 10 & 11, 2027	Frontier Family Park, 20039 S 220th St., Queen Creek, AZ 85142

The Arizona Project WET Water Festival Unit of Study delivers:

- *Foundations of Water Education* **professional development workshop** for participating 4th grade teachers
  - Arizona Science Standard connection and integration
  - 3-Dimensional Learning approaches
  - Best practices for the 6-lesson classroom module
- A pre-Festival survey to gauge students' existing subject-area knowledge
- 3 teacher-led, in-classroom Unit of Study lessons before the Water Festival
- **THE WATER FESTIVAL** (2-day consecutive festival)
  - Event materials, set-up and strike
  - 2 – 8 area schools
  - 8 – 32 classes, on average
  - 200 – 780 students, on average
  - Community volunteer training and place-based event support
  - Municipal Park permits, when needed
- 3 teacher-led, in-classroom Unit of Study lessons after the Water Festival
- Program Evaluation and Feedback
  - Post-Festival STUDENT survey to measure knowledge gain
  - Post-Festival TEACHER survey to evaluate programming and Unit of Study content elements
  - Post-Festival VOLUNTEER survey to evaluate training, event experience, and reflection on practice
  - Summative report

Arizona Water Festivals (AWF) instill a deeper understanding of water in the earth systems and Arizona's water resources through a 4th grade interdisciplinary Unit of Study driven by exploration and inquiry.

- ***Water Cycle*** – students track the movement of water molecules through the Arizona landscape reflecting its changing states of matter. The form and function of water varies depending on the molecules' position in the cycle. Students (and adults) reflect on how they fit into the closed circuit and the implications of human impact.
- ***Groundwater*** – students manipulate groundwater models to interpret the connection between groundwater recharge and discharge. Precipitation flowing through the watershed percolates into the ground, and groundwater well-pumped for surface use (agriculture, mining, manufacturing, utility, etc.) affects the levels of surface water. Students reflect on how they might use/misuse groundwater.
- ***Watershed*** – students gather insights into the features of a watershed, exchanges between the elements, and the effects of human impact. Water flowing through our resident watershed(s) supports all life in the region. Students reflect on how their behaviors may help or hinder watershed health and heat exchange.
- ***Water Sustainability*** – students synthesize their water cycle, groundwater, and watershed reflections by connecting the challenges facing Arizonans to household water technology as well as mindful, sustainable, and practical personal choices. Students commit to water conservation!

Queen Creek 2-day Water Festival - Estimate

Date Completed: 9/1/2026

Organization Name	Town of Queen Creek
Primary Contact	Deina Burns
Email	deina.burns@queencreekaz.gov
Phone	(480) 358-3425
Invoice Address	19715 S 220th St, Queen Creek, AZ 85142

Water Festival Cost Breakdown

Number of color areas required	16	(8 color areas per day allowing for up to 32 classes each day)
Total Number of Festivals	1	(2-day consecutive festival)

Costs Associated per water festival	**Cost**		
Planning *this includes activities such a* **s** *meeting with LC or committee and program communication*	$ 537.00		
Teacher Recruitment & Training *This includes activities such as development and management of teacher registration, vitrual training and communciation with teachers*	$ 1,696.00		
Volunteer Coordination *this includes activties such as development and management of Volunteer recruitment and Volunteer training.*	$ 835.00		
Festival Logistics *this includes activities such as Pre-festival site vists, press releases and websitee updates*	$ 228.00		
Equipment Maintenance *this includes costs associated with pre festival equipment preparation, restocking kits and Groundwater model repairs*	$ 1,064.00		
Event Management *this includes activties such as Pre Festival set up, volunteer coordination,managing the Festvial and PostFestival Clean up.*	$ 219.00		
Program Supervision *this includes activities such as contracting, project oversight, Evaluation and production of final report*	$ 2,042.00	**$ 6,621.00**	
Travel Day 1	In County	**$ 567.00**	
Travel Day 2	In County	**$ 567.00**	

Color Area - *these are costs associated with Color areas for participating students and are presented separately as they change based on the number of color areas required for each Water festival*

	Cost				
Planning, Management & Assessment	$ 306.00				
Color Area Materials & Supplies	$ 288.00	**$ 594.00**	per color area		
		$ 9,504.00	**total for**	**16**	**color areas**

Add-ons:

Volunteer Support	None	**$ -**	Covered by Town of Queen Creek

*Overnight Security (not included)

Total Cost for Project WET Programs	$ 16,692.00	
Co-Sponsor Contribution, if applicable	$ 2,000.00	Covered by supplemental grant support
Total Cost	**$ 14,692.00**	

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 BRIAN CHARLES GLASS ON BEHALF OF JINYA RAMEN BAR, 21144 S ELLSWORTH LOOP ROAD #101, QUEEN CREEK.**

DATE: **November 4, 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 Brian Charles Glass on behalf of Jinya Ramen Bar, 21144 S Ellsworth Loop Road #101, 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 Brian Charles Glass on behalf of Jinya Ramen Bar, 21144 S Ellsworth Loop Road #101, 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 (October 5 - October 26, 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.

In addition, the Queen Creek Police Department was provided with a copy of the application for the purpose of conducting an investigation. A summary report for the Council's review is forthcoming.

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 Report 414567_Redacted.pdf

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 09/29/2026 @ 03:35:35 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	JINYA RAMEN BAR		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	21144 S ELLSWORTH LOOP ROAD #101 QUEEN CREEK, AZ 85142 USA		
Mailing Address:	PO BOX 1189 TOLLESON, AZ 85353 USA		
Phone:	(623)302-2234		
Alt. Phone:			
Email:	[redacted]		

AGENT

Name:	BRIAN CHARLES GLASS
Gender:	Male
Correspondence Address:	21144 S ELLSWORTH LOOP ROAD #101 QUEEN CREEK, AZ 85142 USA
Phone:	(951)203-8296
Alt. Phone:	
Email:	[redacted]

OWNER

60th Day-
11/28/26

Name:	FULL GLASS GROUP LLC
Contact Name:	BRIAN CHARLES GLASS
Type:	LIMITED LIABILITY COMPANY
AZ CC File Number:	23312710 State of Incorporation: AZ
Incorporation Date:	12/27/2021
Correspondence Address:	21144 S ELLSWORTH LOOP ROAD #101 QUEEN CREEK, AZ 85142 USA
Phone:	(951)203-8296
Alt. Phone:	
Email:	[redacted]

Officers / Stockholders

Name:	Title:	% Interest:
BRIAN CHARLES GLASS	Member	100.00

FULL GLASS GROUP LLC - Member

Name:	BRIAN CHARLES GLASS
Gender:	Male
Correspondence Address:	21144 S ELLSWORTH LOOP ROAD #101 QUEEN CREEK, AZ 85142 USA
Phone:	(951)203-8296
Alt. Phone:	
Email:	[redacted]

MANAGERS

Name:	BRIAN CHARLES GLASS
Gender:	Male
Correspondence Address:	21144 S ELLSWORTH LOOP ROAD #101 QUEEN CREEK, AZ 85142 USA
Phone:	(951)203-8296
Alt. Phone:	
Email:	[redacted]

APPLICATION INFORMATION

Application Number: 414567
Application Type: New Application
Created Date: 09/18/2026

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
   TENANT
3) Is there a penalty if lease is not fulfilled?
   Yes
   What is the penalty?
   TERMINATION OF LEASE
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.
   N/A
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?
   02/01/2027
9) What type of business will this license be used for?
   RESTAURANT

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 THE CIRCLE K FUEL STATION AND CAR WASH CONDITIONAL USE PERMIT (CASE P25-0159) AND SITE PLAN (CASE P25-0160), A REQUEST BY BRENNAN RAY OF RAY LAW FIRM FOR CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL OF A FUEL SERVICE STATION, CONVENIENCE STORE, AND CAR WASH LOCATED AT THE SOUTHWEST CORNER OF GERMANN AND MERIDIAN ROADS.**

DATE: **November 4, 2026**

Suggested Action:

Move to recommend approval of the Circle K fuel station and car wash Conditional Use Permit (Case P25-0159) and Site Plan (Case P25-0160), subject to the conditions of approval outlined in the report.

Planning Commission Recommendation:

The Planning Commission recommended approval of P25-0159 and P25-0160, Circle K at Germann and Meridian Conditional Use Permit and Site Plan, with a vote of 5-0 at their regularly scheduled October 14, 2026 meeting.

Summary:

This proposal consists of a request from Brennan Ray (Ray Law Firm) for a Conditional Use Permit (CUP) for a fuel station and carwash along with Site Plan approval on the approximate 2.8-acre site located at the southwest corner of Germann and Meridian roads.

History:

- Sept. 16, 2015: Town Council approved the North Specific Area Plan.
- Dec. 16, 2015: Town Council approved the North Specific Area Plan Major General Plan Amendment (Resolution 1076-15) and Rezone (Ordinance 652-15), zoning the subject site to EMP-A/PAD.
- April 5, 2023: Town Council approved Ordinance 808-23, Barney Farm Germann/Meridian Commercial Rezone, zoning the subject site to C-2/PAD.

Project Information:

- Project Name: Circle K Fuel Station and Car Wash Conditional Use Permit and Site Plan
- Site Location: Southwest corner of Germann and Meridian roads
- Current Zoning: C-2 (General Commercial)/PAD
- General Plan Designation: Industrial
- Gross Acreage: 2.79 acres (119,000 S.F.)
    - Surrounding Zoning:
      North: Germann Road, General Industrial (GI) Mesa
      South: C-2 (General Commercial), Barney Farms Commercial, and R1-5 (Urban

Residential), Barney Farms Phase 5
East: Meridian Road, C-2 (General Commercial) - vacant
West: C-2 (General Commercial), Barney Farms Commercial, and EMP-A (Employment A)- vacant

- Building Height:
  - Convenience store: 24'
  - Fuel canopy: 19'-2"
  - Car Wash: 30'
- Building Area:
  - Convenience store: 5,200 S.F.
  - Fuel canopy: 4,600 S.F.
  - Car Wash: 4,714 S.F.
- Lot Coverage: Approximately 12%
- Parking:
  - Required: 32 parking stalls (convenience store)
  - Provided: 45 stalls (convenience store)
  - Required: 8 (car wash)
  - Provided: 19 (car wash)

Discussion:

This is a request by Brennan Ray of Ray Law Firm for a Conditional Use Permit and Site Plan approval of a Circle K fuel service station with a 4,600-square-foot fuel canopy with seven (7) fueling positions, a 5,200-square-foot convenience store, and a 4,714-square-foot car wash located on a 2.8-acre site at the southwest corner of Germann and Meridian roads, within the Barney Farms Commercial corner, which is currently vacant.

On April 5, 2023, the Town Council approved Ordinance 808-23, Case P22-0278, Barney Farm Germann/Meridian Commercial Rezone, zoning the subject site from EMP-A (Employment A) to C-2 (General Commercial) from a portion of the Germann Employment A zoning district. On May 11, 2026, a formal site plan application (Case P26-0057) was submitted to the Planning Division for the remaining commercial property in conjunction with Circle K. The application includes plans for four office/medical spaces, with sizes ranging from 8,775 square feet to 11,050 square feet. In addition, a drive-thru PAD is being proposed and will require a separate review located west of the convenience store for Circle K. At this time, there has been no formal submittal regarding the future drive-thru PAD. The site plan and preliminary plat for the commercial corner are currently under the entitlement review process and will not require a public hearing process.

The site is designed to locate the convenience store and fuel canopy closest to the arterial intersection corner, with the fuel canopy and dispensers adjacent to Meridian Road. On a separate parcel, the car wash will be internally connected just south of the fuel canopy and convenience store. The Circle K orientation places the fuel canopy at the farthest point from the residential development to the south. The fuel canopy is approximately 470 feet from the nearest residential property. The car wash is approximately 270 feet from the nearest residential property, with the exit tunnel facing east directly towards Meridian Road and future general commercial property. In addition to the Circle K and car wash, the use is separated by the proposed office/medical office building(s) directly south of the car wash, a 25' wide drive aisle, and a 25' landscape buffer. The Fulton Homes under the Barney Farms property south of the Circle K project and proposed office/medical building share an additional 25' of landscaped buffering. The applicant states that additional noise mitigation is provided through the selection of materials and equipment. The applicant's noise impact study is attached to this report. Per the Town's Zoning Ordinance, in any case where in-vehicle service facilities are adjacent to any residential zoning district, the service facility shall not emit audible noise greater than forty-five (45) decibels (dBA) beyond the property line. In the case of the proposed Circle K car wash, the noise impact study indicates that the residential properties south of the car wash will not be affected by the noise generated by the car wash. No deviations are proposed.

The developers representing the remaining Germann/Meridian commercial corner will complete landscaping improvements along Germann and Meridian roads, immediately north and east of the

site. The Engineering Division has processed and approved off-site improvements associated with the commercial center (Case E25-0583). Landscaping for the property site will include Red Push Pistache, Fan Tex Ash, and Palo Verde trees. The landscaping within the right-of-way along Meridian Road will be clear of trees due to the existing 50-foot-wide Irrigation District and Gas Line Easement. Landscaping has been adjusted to be clear of the easement while providing the landscaping standards outlined in Article 5, Section 3 of the Zoning Ordinance. To meet landscaping coverage requirements under the Zoning Ordinance, additional shrubs are planted within the easement, and double rows of trees are planted north along Germann Road. These planting materials must be consistent with the landscape palette for the center.

Screen walls will be constructed along Germann and Meridian roads to block vehicle headlights and conceal fuel pumping stations. The main developer for the commercial corner is responsible for building these screen walls for the commercial center, using a design that incorporates three materials: standard concrete masonry units (CMU), split-face CMU, and stone veneer.

Architecturally, the style and theme of the buildings share similarities in color, materials, and design with the larger commercial corner. The elevations of the convenience store and car wash complement each other with the inclusion of Nichiha Canyonbrick, Tuffblock, and seam metal awnings. The proposed elevations meet the Town Design Standards while providing consistency with the proposed office/medical buildings for the commercial corner. Staff will continue to work on behalf of the Barney Farms commercial corner to ensure all development standards and design standards are met, and complement the Circle K fuel station, convenience store, and car wash.

The Zoning Ordinance requires "All above-grade equipment at gasoline service or public garages for the service of gasoline, oil, air, or water shall be completely screened from public view and no closer than ten feet (10') to any public right-of-way", which includes fuel vents. The fuel vents are designed within each column and go through the fuel canopy, fully screened from the canopy parapet. The site does not offer any outdoor merchandise display; instead, the sale and display of goods will take place inside the proposed convenience store.

Fuel service stations are required to receive additional permitting approval through other state and local agencies, which ensure that the fuel station meets all state and federal environmental requirements for such facilities. Such agencies include the Arizona Department of Environmental Quality for construction and ongoing renewals, and the Maricopa County Air Quality Control Department for gasoline storage and dispensing.

Public Participation:

The applicant held a neighborhood meeting on August 24, 2026, with no members of the public attending. Staff have not received any inquiries or comments from the public regarding this request.

In addition, there were no public speaker cards or comments during the regularly scheduled Planning & Zoning Commission meeting on Ocotober 14, 2026.

Analysis:

Conditional Use Permit (CUP) Review:
The proposed gasoline station is considered "In-Vehicle Service Facilities" according to Article 6, Section 5 of the Zoning Ordinance. All "In-Vehicle Service Facilities" are subject to a Conditional Use Permit review procedure.

Conditional Uses are those land uses that may be desirable in a community, but may, by their nature, require special site and design considerations to ensure that they are compatible with adjacent uses and community standards. The Planning Commission and ultimately the Town Council are charged with demonstrating whether or not a proposed location is suitable for such uses. The purpose of the Conditional Use Permit is to have an additional tool to maintain development standards. The Conditional Use review in the Zoning Ordinance sets forth approval criteria for evaluating a proposed Conditional Use (as outlined in Article 3.5 of the Zoning Ordinance) as provided below:

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Applicant Response: The proposed use is allowed in the C-2 zoning district subject to CUP approval. The Site and building design conform to the requirements of the Queen Creek Zoning Ordinance, including Articles 4, 5, and 6. All applicable standards related to setbacks, screening, signage, lighting, parking, and landscaping will be met or exceeded.

2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

Applicant Response: The proposed Circle K is integrated into the Avalon Meridian Master Site Plan, which establishes a coordinated vision for commercial development across the larger site. As one component of a multi-tenant commercial center, the building has been thoughtfully designed to reflect a consistent architectural character, appropriate massing, and complementary landscaping in relation to adjacent uses. The height, orientation, and materials of the structure are compatible with what is anticipated in the C-2 zoning district and contribute to a cohesive and visually unified development pattern within the broader commercial area.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Applicant Response: The development will connect to existing Town infrastructure and utility services. Public water and sewer are available to the Site. Drainage will be handled via on-site retention in accordance with the Town's Engineering Design Standards. Fire protection access has been integrated into the site layout with appropriate turning radii and unobstructed access for emergency response.

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Applicant Response: The site plan includes two driveways to allow full access from Ocotillo Road and Meridian Road. Driveway spacing and internal circulation have been designed to minimize traffic conflicts and congestion. Adequate queuing space is provided for fuel customers without obstructing drive aisles or parking.

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;

Applicant Response: The proposed use will not result in vibration, odor, dust, or smoke that would be detrimental to surrounding uses. Noise from daily operations will be typical of a commercial use. Lighting will comply with dark-sky standards and be directed downward to avoid glare beyond the property line.

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood;

Applicant Response: The proposed development includes landscape setbacks along all property boundaries, with specific attention to separation from adjacent parcels. Site layout ensures fuel operations are oriented inward, away from sensitive edges. The development will not diminish nearby property values and is consistent with other commercial development patterns in the area.

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Applicant Response: The proposed Circle K is part of the approved Avalon Meridian Master Site Plan, which contains complementary commercial uses. The use will not impede the development of surrounding properties. The development is consistent with the underlying zoning and land use designation.

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

Applicant Response: The facility will operate in a safe and well-maintained manner in compliance with all local and state regulations. Lighting, security cameras, and visibility measures will promote safety, and the fuel system will meet all applicable fire code and environmental protection requirements.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Applicant Response: The development serves a clear public need by providing essential goods and services in a convenient, accessible location. Its development represents an investment in the local economy and adds to the availability of neighborhood-serving uses in the Town of Queen Creek. The benefits to the public outweigh any potential impacts, which have been carefully mitigated through site design and adherence to Town standards.

General Plan Review: The General Plan Land Use Category for this property is Neighborhood, and the proposed request is in conformance with its underlying General Plan Land Use designation.

Zoning Review: The property is zoned C-2 (General Commercial)/PAD. The proposed fuel station and associated convenience store are permitted within the C-2 district with the approval of a Conditional Use Permit and are consistent with the Avalon Meridian PAD. The development meets all Zoning Ordinance and Engineering Design Standards.

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 the project will provide adequate public facilities.

Engineering, Utilities, and Transportation Review: The project has been reviewed by the Engineering, Utilities, and Transportation departments. Conditions of Approval have been added to address any applicable development requirements for this project.

Parking and Access: The Project includes 31 parking spaces, as required by the Zoning Ordinance. The site will be accessed through a right-in-right-out driveway on Meridian Road and a right-in-right-out access point on Ocotillo Road. The commercial site for Avalon Meridian will have a second future driveway (full access point) on Ocotillo, west of the Circle K site.

Landscape/Open Space Review: In the C-2 zoning district, a total of 15% (10,976sf) open space is required. A total of 27% (19,600sf) is proposed. The applicant has revised the landscape plan for the site to reflect the existing SRP transmission line easement on both Ocotillo and Meridian roads. Any trees and ground covers within the easement have been cleared for SRP activity. The project includes 33% (24,175sf) of landscaped area and meets street frontage requirements by providing one (1) tree and six (6) shrubs for every thirty feet of street frontage.

Conditions of Approval:

1. This project shall be developed in accordance with the plans attached to cases P25-0080 and

P25-0081, as outlined in the staff memo, and all the provisions of the Zoning Ordinance applicable to this case.
2. This project shall be developed in accordance with all Conditions of Approval outlined in Ordinance 621-16 Case P25-0080, and with Case P23-0147 Avalon Meridian Site Plan.
3. 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.
4. All signage shall be reviewed and approved under separate permitting and shall be in conformance with the Zoning Ordinance. Banners advertising product shall be prohibited.
5. Any gasoline tank vent piping shall be screened from arterial streets and public view.
6. For any off-site public improvements, the Town requires cash, an 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.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
8. The site shall be maintained in a clean and orderly manner.
9. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
10. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The Site Plan approval shall be good for a period of eighteen (18) months upon the date of approval, at which point in time an extension of the Site Plan approval shall require an extension.

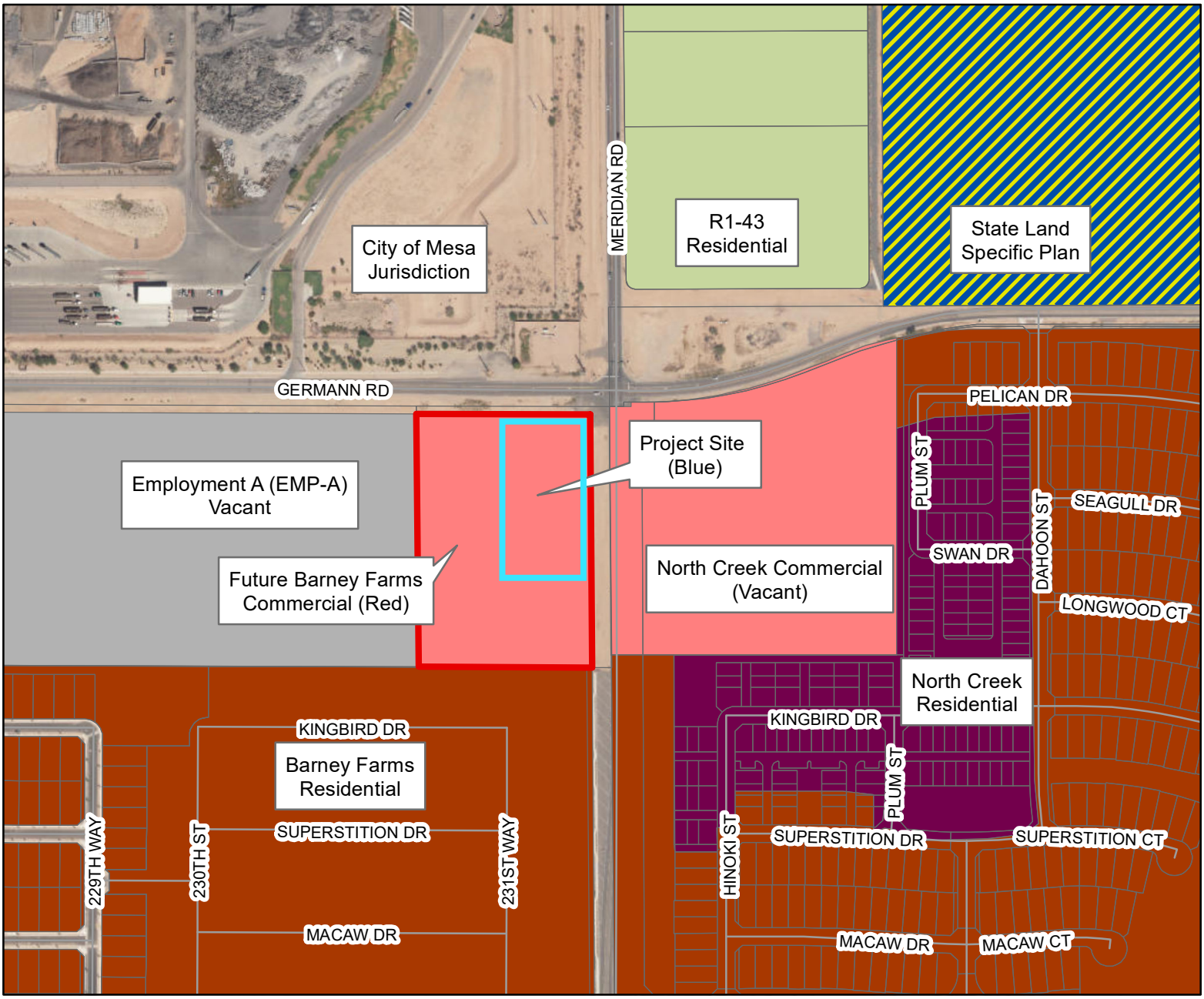
Attachment(s):

1. Aerial Exhibit.pdf
2. Zoning Exhibit.pdf
3. General Plan_Exhibit.pdf
4. Proposed Professional Plaza Site Plan.pdf
5. Circle K & Car Wash Site Plan.pdf
6. Landscape Plan.pdf
7. Landscape Rendering.pdf
8. Elevations.pdf
9. Narrative.pdf
10. Circle K Car Wash Noise Study.pdf
11. Staff Presentation.pptx

Project Name: Circle K Germann/Meridian Aerial Exhibit
Case Number: P25-0159 & P25-0160
Hearing Date: November 14, 2026 (Town Council)



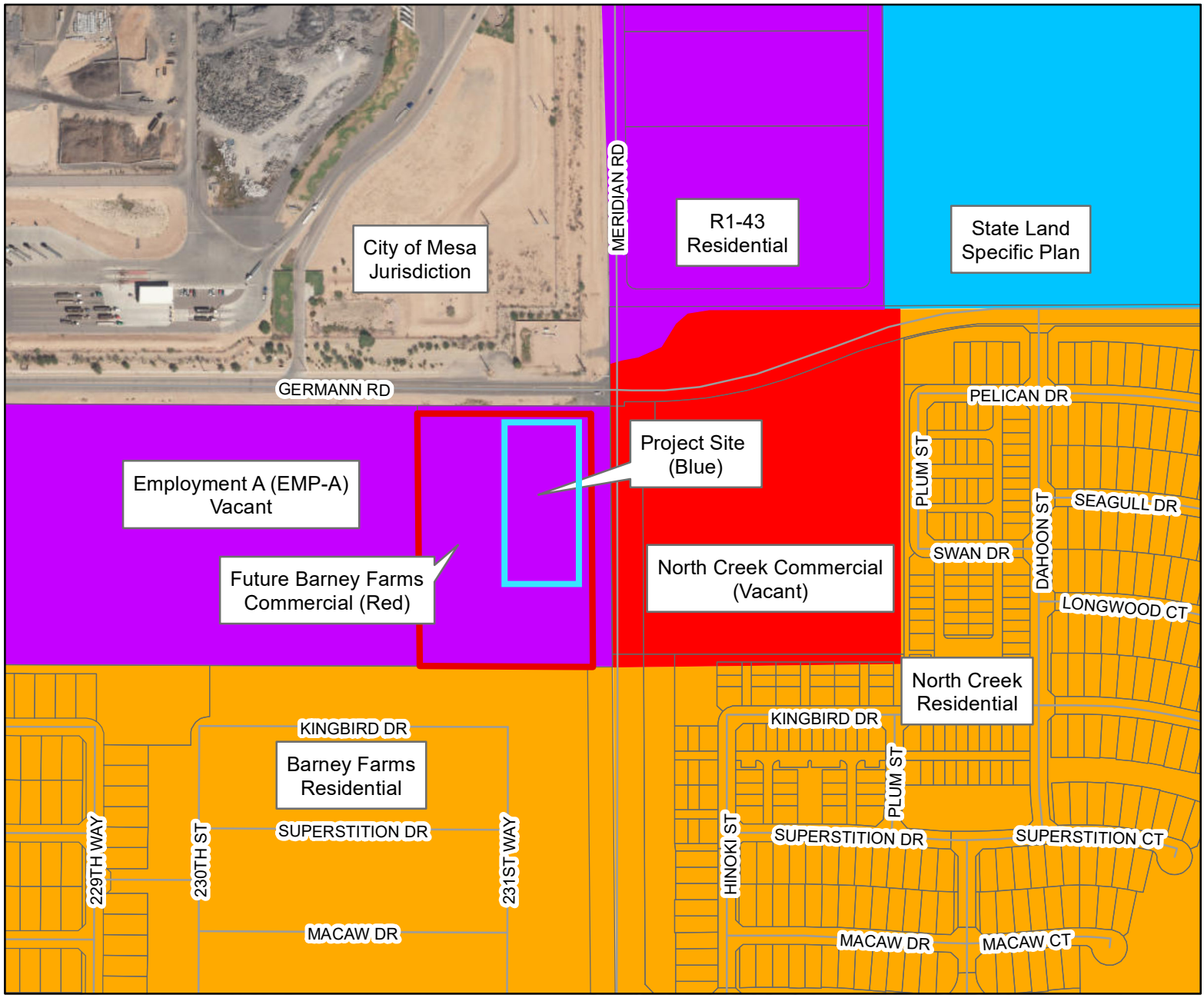
Project Name: Circle K Germann/Meridian Zoning Exhibit
Case Number: P25-0159 & P25-0160
Hearing Date: November 4, 2026 (Town Council)



Zoning Districts

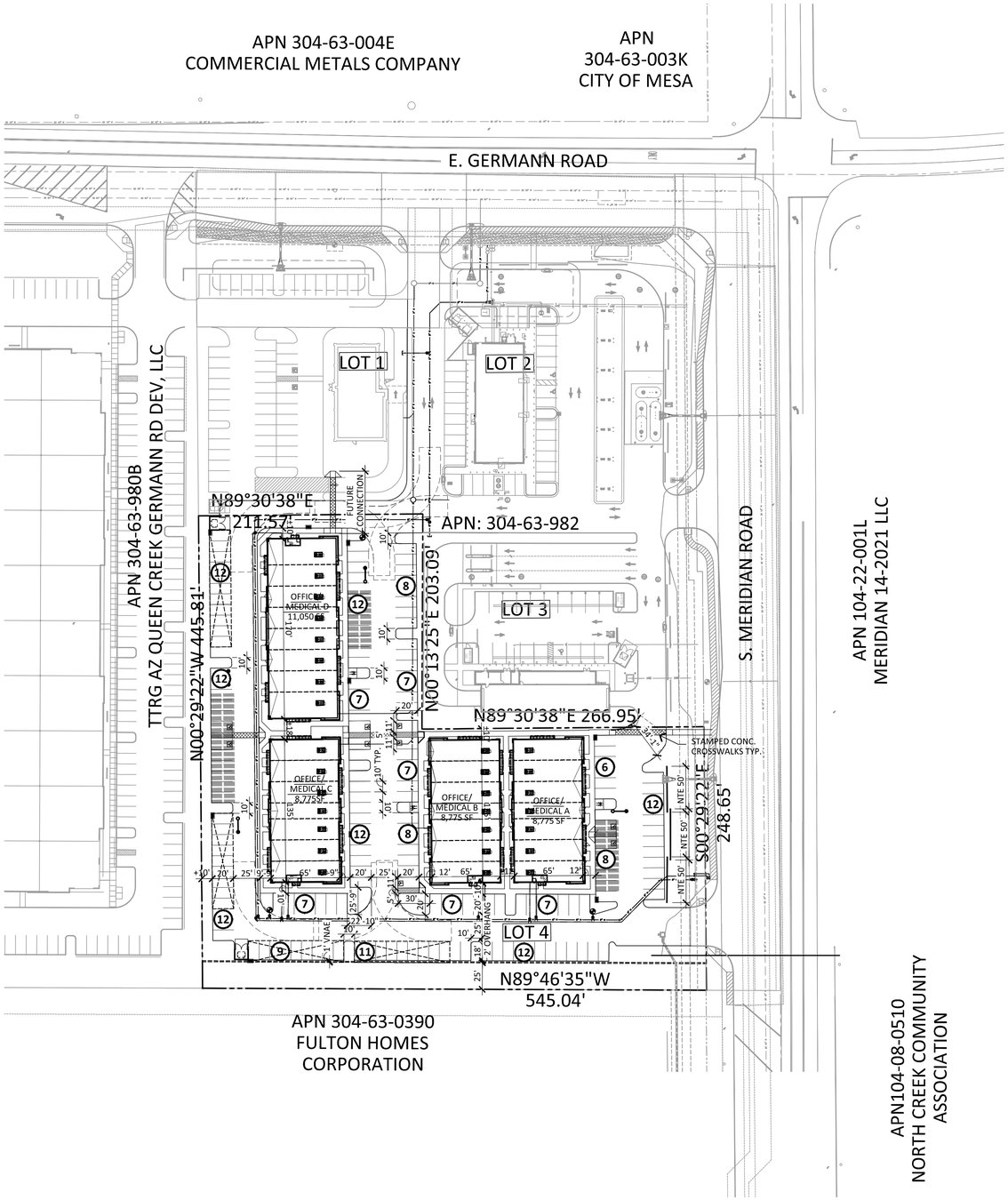
- C-1 - Commercial
- C-2 - Commercial
- C-3 - Commercial
- DC - Downtown Core
- RC - Residential Commercial
- EMP A - Office/Industrial Park
- EMP B - General Industrial
- PQP - Public/Quasi Public
- PRC - Parks
- R1-190 - Residential
- R1-54 - Residential
- R1-43 - Residential
- R1-35 - Residential
- 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: Circle K Germann/Meridian Gemeral Plan Exhibit
Case Number: P25-0159 & P25-0160
Hearing Date: November 4, 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



GENERAL NOTES:

OFFSITE IMPROVEMENTS AND RIGHTS OF WAY DEVELOPMENTS ARE BEING COMPLETED BY THE MASTER/OVERALL DEVELOPER.
TOQC No. P26-0057

PROJECT DIRECTORY

ARCHITECT:
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

PARCEL NUMBER:	304-63-982(PART)
EXISTING ZONING: QUEEN CREEK	C-2
EXISTING GENERAL PLAN CLASSIFICATION:	INDUSTRIAL
GROSS SITE AREA:	4.06 ACRES (176,827 S.F.)
PROPOSED NET SITE AREA:	3.66 ACRES (159,412 S.F.)
PROPOSED LANDSCAPE AREA:	37,252 SF/ 159,412SF= 23.4%
PROPOSED USE:	MEDICAL / OFFICE
BUILDING AREA:	37,375 S.F.
TOTAL AREA:	37,375 S.F.
SITE COVERAGE:	23.44 %
TOTAL PARKING PROVIDED:	176 SPACES
80% MEDICAL: 1/200 (29,900)	150 SPACES
20% OFFICE: 1/350 (7,475)	21 SPACES
TOTAL PARKING REQUIRED:	173 SPACES
ACCESSIBLE SPACES REQUIRED:	9 SPACES
ACCESSIBLE SPACES PROVIDED:	9 SPACES
BICYCLE SPACES REQUIRED: 1 PER 30 SPACES 4 MIN	6 SPACES
BICYCLE SPACES PROVIDED:	6 SPACES

LEGAL DISCRIPTION

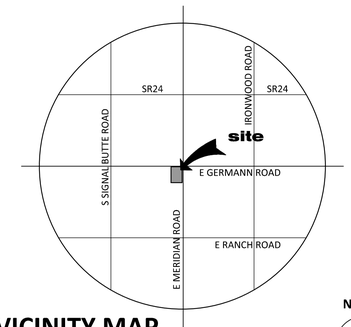
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE PLAN

SCALE: 1" = 60'-0"

NORTH

0' 30' 60' 120'



VICINITY MAP

SCALE: N.T.S.

NORTH

MERIDIAN PROFESSIONAL PLAZA

43217 S. MERIDIAN RD.
QUEEN CREEK, ARIZONA 85142
DATE: 06-25-2026 (PRELIMINARY)

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SP-1

RKAA# 25175.50

RKAA ARCHITECTS, INC

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879

OWNER

BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL:
HEATHERD.ROBERTS@KIMLEY-HORN.COM

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH RANGE 7 EAST WAS ASSUMED TO BE SOUTH 89°46'35" EAST.

BENCHMARK

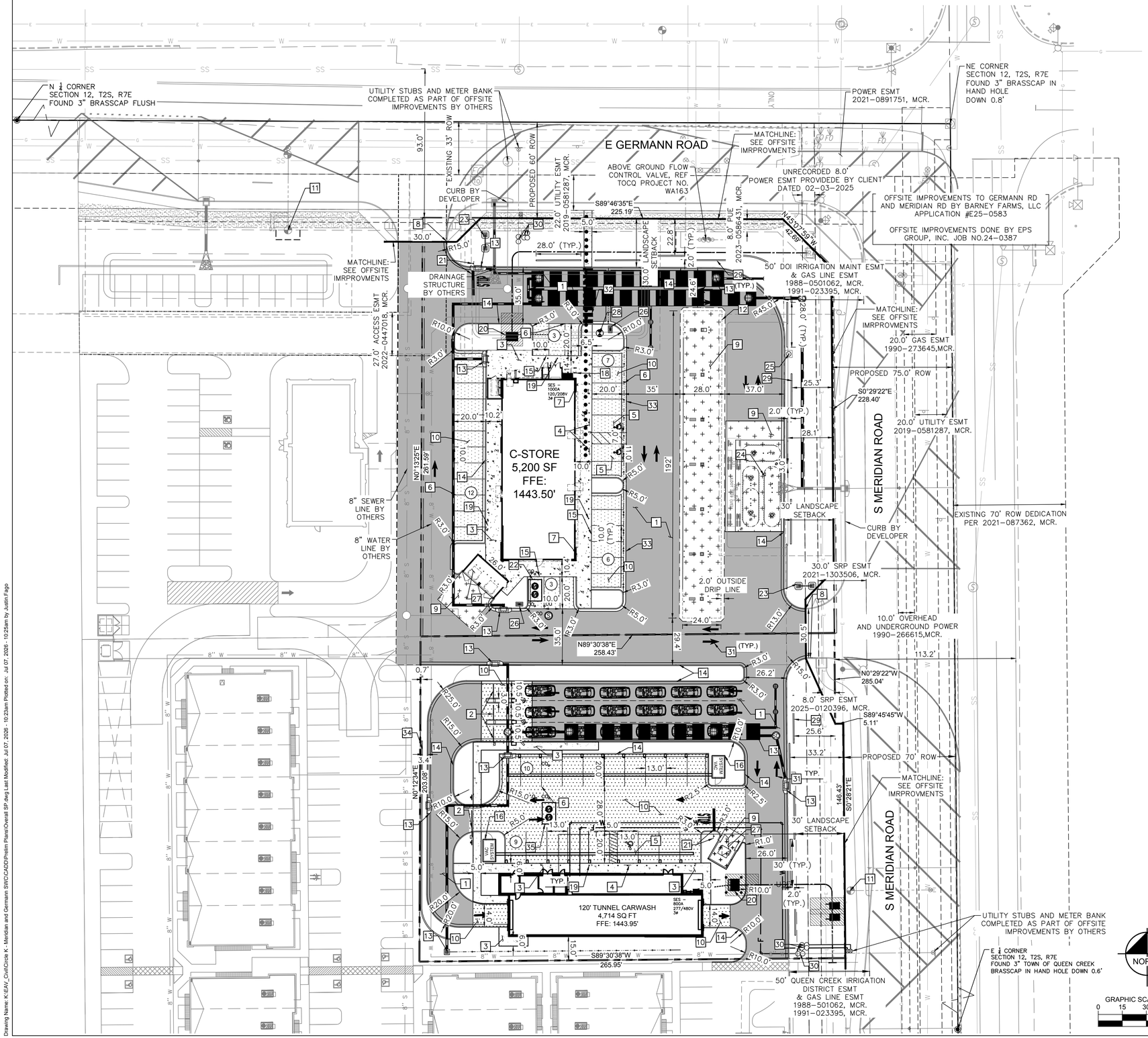
NGS PID DS2046 – A 2" ALUMINUM DISK SET FLUSH IN TOP OF CURB NORTH OF CENTERLINE OF SCUPPER APPROX 1000' NORTH OF THE INTERSECTION OF PECOS AND MERIDIAN ROADS. ELEVATION=1446.00.

TBM #1 CHISELED BOX ON TOP NORTHEAST OF SOUTH TRNASFORMER PAD AT NORTHEAST CORNER OF THE SITE. ELEVATION=1446.74.

TBM #2 SET CHISELED BOX ON TOP OF NORTHEAST CORNER OF NORTHEAST TRANSFORMER PAD AT NORTHEAST CORNER OF SITE. ELEVATION=1446.77.

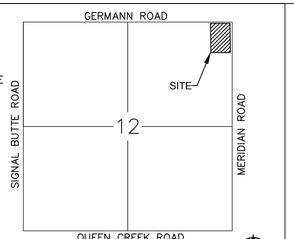
FLOOD INFORMATION

ZONE "X" IS DEFINED AS "ASREAS OF 0.2% ANNUAL FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."



LEGEND

- PROPERTY LINE
- EASEMENT
- PROPERTY SETBACK LINE
- LIMIT OF DISTURBANCE
- HEAVY DUTY ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- FIRE TURNING RADIUS PER COAJ STANDARDS (55')
- SITE LIGHT
- (#) NUMBER OF PARKING SPACES



VICINITY MAP
MARICOPA COUNTY, ARIZONA
S12, T2S, R7E, G&SRB & M
N.T.S. N.T.S.

CONSTRUCTION NOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. PROPOSED AUTOMATED TRAFFIC ARM.
3. 4" THICK SIDEWALK CONCRETE PER MAG STD DET 230. WIDTH AS NOTED ON PLANS.
4. ADA ACCESSIBLE SIGN PER DET ON SHT 2.5.1.
5. ACCESSIBLE PARKING SPACE.
6. 4" WIDE WHITE 90° SOLID PARKING STRIPE, TWO COATS MIN.
7. EMERGENCY SHUTOFF BUTTON..
8. MATCH EXISTING.
9. HEAVY DUTY CONCRETE.
10. STANDARD DUTY CONCRETE.
11. EXISTING FIRE HYDRANT BY OTHERS.
12. PROPOSED FUEL CANOPY.
13. DRAINAGE STRUCTURE. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION.
14. 6" VERTICAL CURB.
15. FLUSH CURB, LENGTH PER PLAN.
16. PROPOSED VACUUM SYSTEM, REF ARCH PLANS.
17. RISER ROOM.
18. BIKE RACK.
19. 4" BOLLARD, 6' O.C. SPACING
20. PROPOSED TRANSFORMER, REF ARCH PLANS FOR PAINT COLOR, PAINT TO BLEND IN WITH ADJACENT BLDG/LANDSCAPE.
21. PROPOSED STOP BAR AND STOP SIGN.
22. PROPOSED GREASE INTERCEPTOR
23. PROPOSED MONUMENT SIGN, REF ARCH PLANS.
24. PROPOSED FUEL TANKS.
25. PROPOSED AIR AND WATER.
26. PROPOSED DIRECTIONAL SIGN, REF ARCH PLANS.
27. PROPOSED TRASH ENCLOSURE.
28. PROPOSED FIRE HYDRANT.
29. PROPOSED 3' SCREEN WALL. REF ARCH PLANS.
30. PROPOSED WATER STRUCTURE, REF UTILITY PLANS
31. PAVEMENT MARKING, REF ARCH PLANS.
32. PROPOSED CROSSWALK
33. PROPOSED VALLEY GUTTER PER MAG STD DET 240.
34. PROPOSED SITE WALL, REF ARCH PLANS.
35. PROPOSED SAND/OIL INTERCEPTOR.

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.
3. A NATURAL RESOURCES SURVEY AND PROTECTION PLAN IS NOT REQUIRED.

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	SWC S MERIDIAN RD AND E GERMANN RD
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL

ZONING INFORMATION

JURISDICTION:	QUEEN CREEK, AZ
EXISTING ZONING:	GENERAL COMERCIAL
PROPOSED ZONING:	GENERAL COMERCIAL
MAX BUILDING HEIGHT:	30'
SETBACKS:	
FRONT:	0'
STREET:	N/A
SIDE:	6'
REAR:	15'

SITE DATA

PARCEL#:	APN: 304-63-982
CURRENT LAND USE:	UNDEVELOPED
CIRCLE K NET SITE AREA	±1.524 ACRES (±66,364 S.F.)
TOTAL GROSS SITE AREA:	±2.792 ACRES (±119,000 S.F.)

BUILDING AREA

CONVENIENCE STORE AND BUILDING AREA:	5,200 S.F.
FUEL CANOPY AREA: (BASED ON 5,200 S.F C-STORE BUILDING, AND 4,608 S.F. FUEL DIESEL CANOPY, AND ±2.792 AC OF CIRCLE K SITE AREA)	4,608 S.F. ±12.59%

PARKING REQUIREMENTS

CIRCLE K PARKING PROVIDED:	(9'X18')
SIX (6) SPACES PER 1000 S.F. OF GROSS AREA:	(5200/1000)(6) = 32 SP
ACCESSIBLE PARKING SPACES:	2 SP
CIRCLE K PARKING PROVIDED:	(10'X20')
STANDARD PARKING PROVIDED:	29 SP
ACCESSIBLE PARKING SPACES:	2 SP
PUMP SPACES:	14 SP
TOTAL PARKING PROVIDED:	45 SP

PARKING REQUIREMENTS

CIRCLE K PARKING REQUIRED:	(9'x18')
ONE AND A HALF (1.5) SPACES PER 1000 S.F. OF GROSS SITE AREA:	(4714/1000)(1.5) = 8 SP
ACCESSIBLE PARKING SPACES:	1 SP
CIRCLE K PARKING PROVIDED:	(13'X20')
STANDARD PARKING SPACES:	18 SP
ACCESSIBLE PARKING SPACES:	1 SP
TOTAL PARKING PROVIDED:	19 SP

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A 3 INCH BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 33 MINUTES 11 SECONDS EAST (BASIS OF BEARING), 2627.69 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 2632.29 FLEET, TO THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OD SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 737.06 FEET;

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER SECTION 12, NORTH 89 DEGREES 46 MINUTES 54 SECONDS WEST, 545.05 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 22 SECONDS WEST, 737.11 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 545.04 FEET TO THE POINT OF BEGINNING.

Kimley»Horn

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2046 RIVERVIEW AUTO DR, Suite 400
MESA, ARIZONA 85201 (480) 207-2666

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DATE:	DESCRIPTION:

PROFESSIONAL SEAL:

Registered Professional Engineer (Civil) CERTIFICATE NO 47693 HEATHER ROBERTS Date Signed 07/07/26 ARIZONA
Exp. Date 03/31/29

PROFESSIONAL IN CHARGE: HDR
PROJECT MANAGER: HDR
QUALITY CONTROL: HDR
DRAWN BY: JTH
DATE ISSUED: 07/07/2026

PROJECT NAME:
MERIDIAN ROAD & GERMANN ROAD QUEEN CREEK, AZ

CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
1 OF 4

P25-0160

Drawing Name: K:\EAV_Civil\Circle K - Meridian and Germann SWC\CAD\Prelim Plans\Overall SP.dwg Last Modified: Jul 07, 2026 - 10:23am Plotted on: Jul 07, 2026 - 10:23am Plotted by: Justin Fago

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879

OWNER

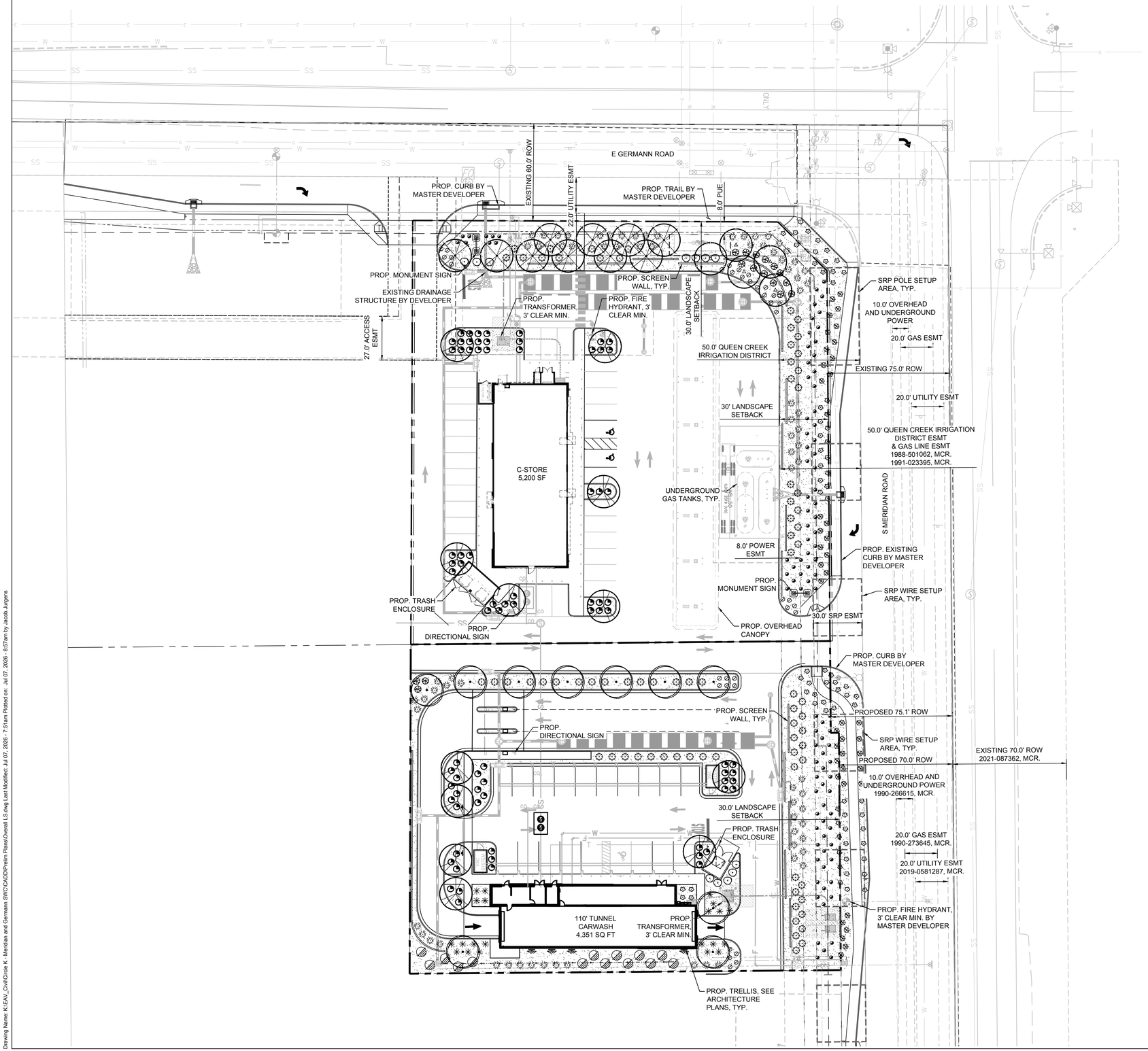
BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

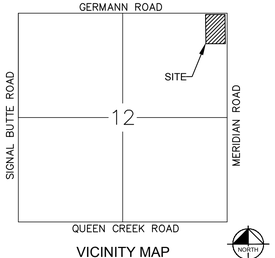
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
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LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (602) 371-4579
CONTACT: JACOB JURGENS, PLA
EMAIL: JACOB.JURGENS@KIMLEY-HORN.COM





VICINITY MAP
MARICOPA COUNTY, ARIZONA
S12, T2S, R7E, G&SRB & M
N.T.S.

N.T.S.

PLANTING LEGEND

TREES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Fraxinus velutina 'Fan Tex' Fan Tex Ash	1½" Cal. Min., 8' Ht. Min., 4' Sp. Min., 24" Box Min.	10
	Parkinsonia x 'Desert Museum' Museum Palo Verde	1½" Cal. Min., 6' Ht. Min., 4' Sp. Min., 24" Box Min.	5
	Pistacia x 'Red Push' Red Push Pistache	1½" Cal. Min., 8' Ht. Min., 4' Sp. Min., 24" Box Min.	12
	Prosopis 'Rio Salado' Rio Salado Mesquite	1½" Cal. Min., 6' Ht. Min., 4' Sp. Min., 24" Box Min.	10

SHRUBS & ACCENTS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Aristida purpurea Purple Threeawn	5 Gal.	97
	Encelia farinosa Brittlebush	5 Gal.	41
	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.	16
	Hesperaloe 'Sandia Glow' Sandia Glow Red Yucca	5 Gal.	21
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.	76
	Muhlenbergia rigens Deer Grass	5 Gal.	78
	Ruellia brittoniana Baja Ruellia	5 Gal.	77
	Tecoma stans Yellow Bells	5 Gal.	12
	Tecoma stans 'Orange Jubilee' Orange Jubilee	5 Gal.	14

GROUNDCOVERS & VINES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Bougainvillea 'Barbara Karst' Barbara Karst Bougainvillea	15 Gal. Staked	4
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gal.	72
	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	35

MATERIALS

	DESCRIPTION	QTY
	Decomposed Granite 1" Screened, Apache Gold, 2" Depth Min.	32,055 SF

TOWN OF QUEEN CREEK LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• 50% MIN. 24" BOX+ TREES (37 TOTAL TREES)	(19) 24" BOX+ TREES	(37) 24" BOX+ TREES
• 30% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS (1 GAL.)	30% LIVE COVERAGE (1 GAL.)	PROVIDED
• 15% OF LOT AREA MUST BE LANDSCAPED (113,881 SF LOT)	17,082 SF (15.0%)	29,922 SF (25.4%)
• RETENTION BASIN SLOPES 3:1 MAX SLOPES	3:1 MAX SLOPES	PROVIDED
• 15 GALLON MIN. TREE SIZES	6' HT., 1" CAL	PROVIDED
• 24" BOX MIN. TREE SIZES	6' HT., 1.5" CAL.	PROVIDED
• 5 GALLON MIN. SHRUB SIZES	5 GAL. SHRUBS	PROVIDED
STREETSCAPE LANDSCAPE SETBACKS		
• 1 TREE, 6 SHRUBS / 30 LF (632 LF TOTAL)	22 TREES (24" BOX) 120 SHRUBS (5 GAL.)	*22 TREES (24" BOX) 269 SHRUBS (5 GAL.)
COMMERCIAL DEVELOPMENTS		
• 1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA (28,922 SF)	30 TREES (24" BOX) 300 SHRUBS (5 GAL.)	37 TREES (24" BOX) 415 SHRUBS (5 GAL.)
PARKING LOT		
• 1 TREE PER 200 SF ISLAND (10 TOTAL)	10 TREES (24" BOX)	11 TREES (24" BOX)
• SHRUBS (1 GAL.) REQUIRED	30% COVERAGE	PROVIDED

**DUE TO 50' QUEEN CREEK IRRIGATION EASEMENT RESTRICTING ANY TREES, SEVEN (7) OF THE REQUIRED STREET TREES HAVE BEEN RELOCATED ELSEWHERE ON SITE.*

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn

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2046 RIVERVIEW AUTO DR, Suite 400
MESA, ARIZONA 85201 (480) 207-2666

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DATE:	DESCRIPTION:

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT CERTIFICATE NO. 78906 JACOB A. JURGENS Date Signed 07/07/26 ARIZONA U.S.A.

Jacob Jurgens

PROFESSIONAL IN CHARGE: HDR
PROJECT MANAGER: JAJ
QUALITY CONTROL: JAJ
DRAWN BY: JJO
DATE ISSUED: 07/07/2026

PROJECT NAME:
MERIDIAN ROAD & GERMANN ROAD QUEEN CREEK, AZ

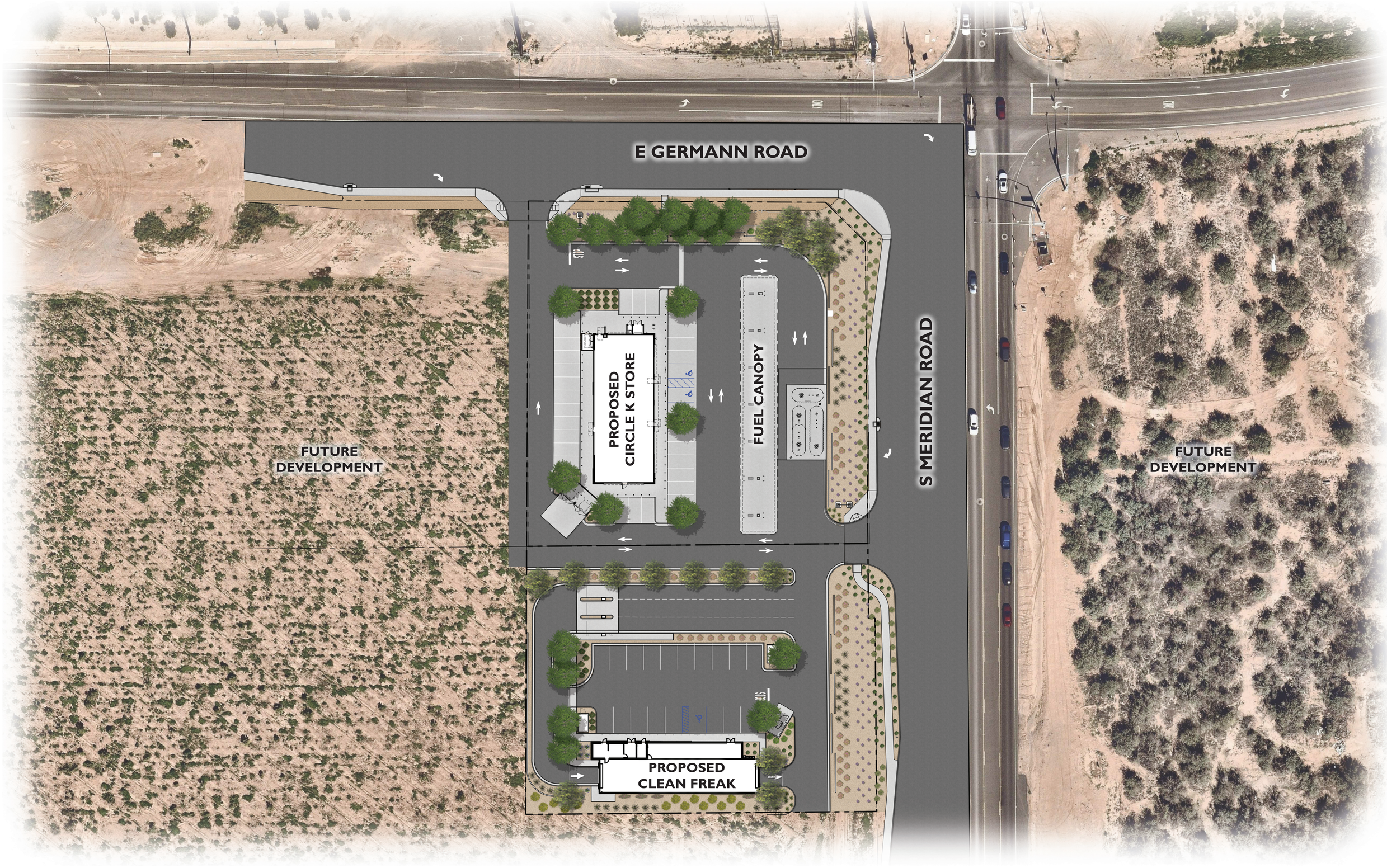
CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
1 OF 1

Drawing Name: K:\EAV_Civil\Circle K - Meridian and Germann SWC\CADD\Prelim Plans\Overall LS.dwg Last Modified: Jul 07, 2026 - 7:51am Plotted on: Jul 07, 2026 - 8:57am by: Jacob Jurgens



CIRCLE K & CLEAN FREAK - SWC MERIDIAN & GERMANN

QUEEN CREEK, AZ

JULY 2026

Kimley»Horn

1. NICHIHA CANYONBRICK
"SHALE BROWN"

2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6255 " MORNING FOG"

3. METAL COPING, CORNICE AND GUTTER
SHERWIN WILLIAMS 7004 " SNOWBOUND"

4. 1" INSULATED CLEAR GLASS

5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DARK BRONZE

6. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 7075 "WEB GRAY"

7. SPANDREL GLASS

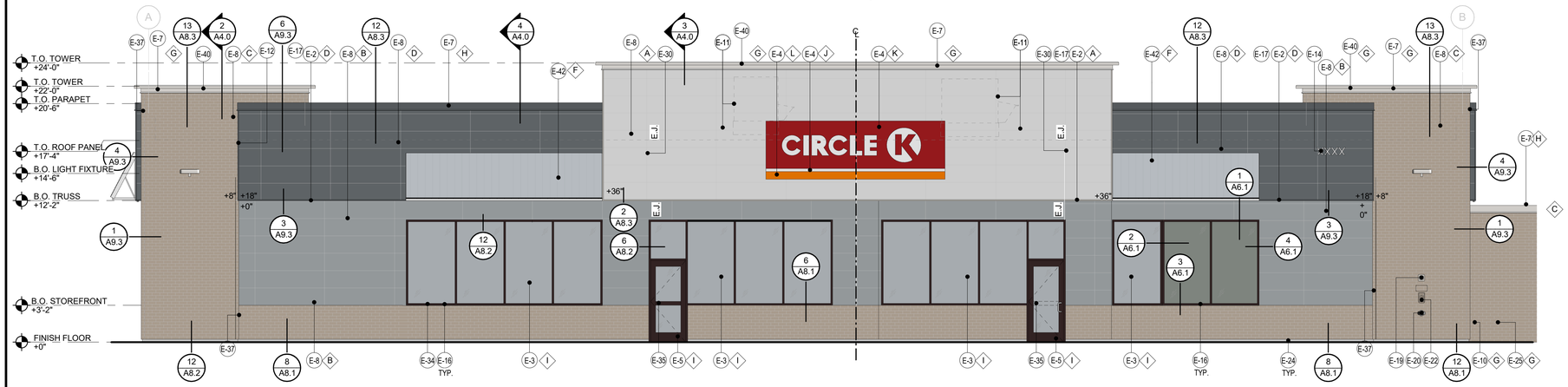
8. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"

9. METAL COPING, CORNICE AND GUTTER
SHERWIN WILLIAMS 7075 "WEB GRAY"

10. STANDING SEAM METAL ROOF
COLOR TO MATCH SHERWIN WILLIAMS 6255 " MORNING FOG"

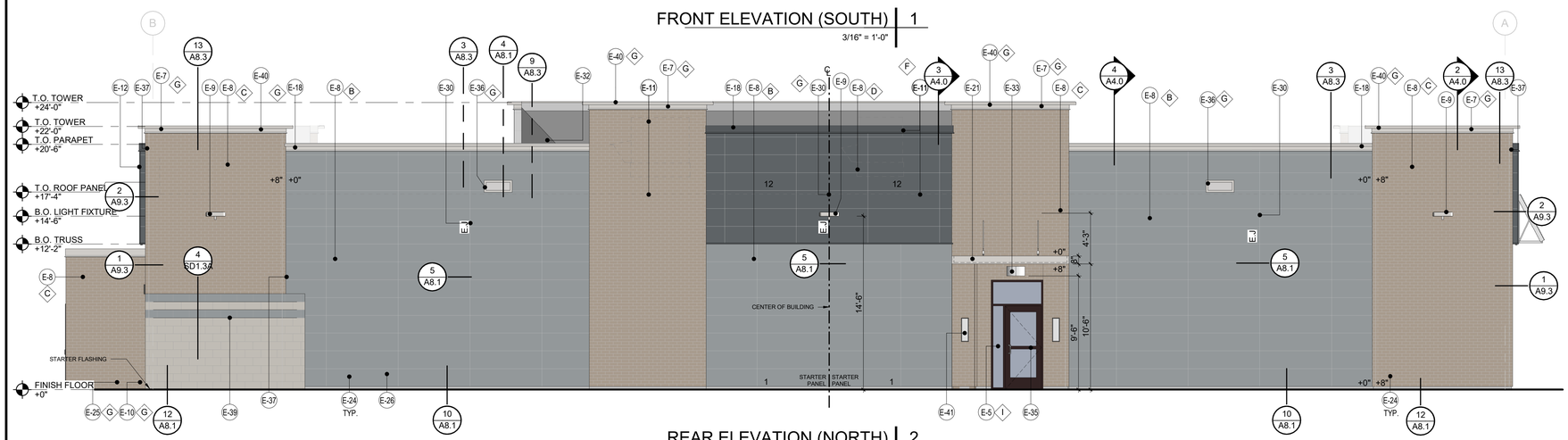
MATERIAL LEGEND

N.T.S.



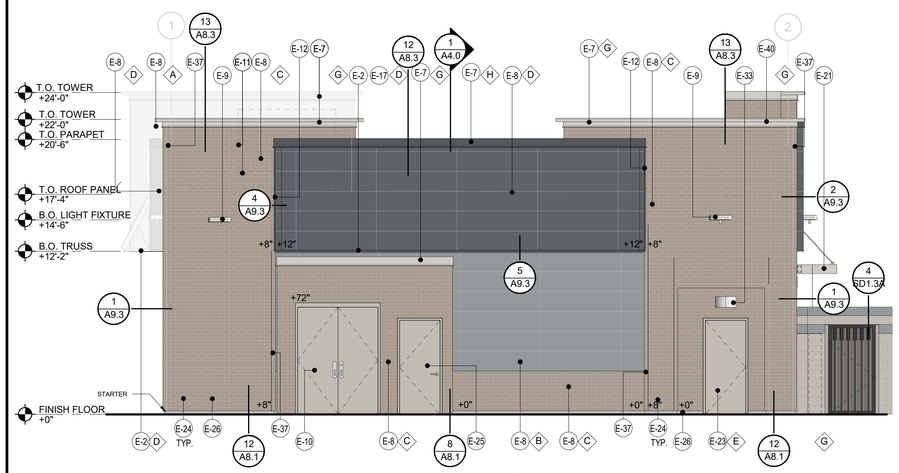
FRONT ELEVATION (SOUTH) | 1

3/16" = 1'-0"



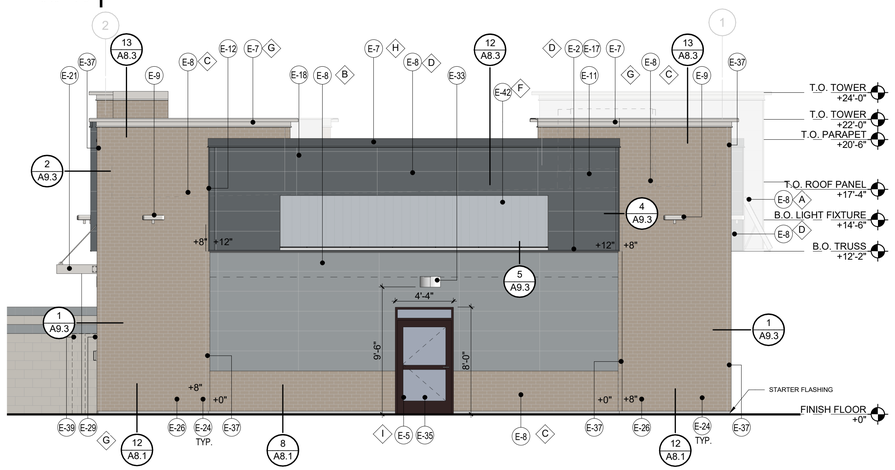
REAR ELEVATION (NORTH) | 2

3/16" = 1'-0"



SIDE ELEVATION (EAST) | 3

3/16" = 1'-0"



SIDE ELEVATION (WEST) | 4

3/16" = 1'-0"

KEY

NUMBER	DESCRIPTION
E-2	LINE OF CANOPY/SOFFIT.
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN. SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0.
E-4	INTERNALLY ILLUMINATED SIGN (UNDER SEPERATE PERMIT) GC TO PROVIDE COMPRESSION SLEEVES AND BLOCKING FOR THRU-BOLT CONNECTIONS, SEE SIP PLANS AND COORDINATE WITH SIGNAGE VENDOR AS REQ.
E-5	DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
E-7	PRE-FINISHED METAL FASCIA
E-8	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-9	WALL MOUNTED LIGHT FIXTURE, COLOR: WHITE. SEE ELECTRICAL PLANS
E-10	SERVICE DISCONNECT LOCATION. SEE ELECTRICAL PLAN
E-11	ROOF LINE AND HVAC UNITS
E-12	1 -1 /2" NICHIHA CORNER KEY EDGE. TYP. TO ALL CORNERS.
E-14	ADDRESSING LOCATION: 8" TALL INCH WHITE NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
E-16	HEMMED EDGE FLASHING. INSTALL PER MFR. SPECS. COLOR TO MATCH #SW 6255 "MORNING FOG".
E-17	NICHIHA OVERHANG FLASHING. SEE DETAIL 2/A8.3. COLOR TO MATCH #SW 9166 "DRIFT OF MIST".
E-18	PARAPET WALL BEYOND
E-19	(KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT).
E-20	FIRE DEPARTMENT CONNECTION (IF REQUIRED).
E-21	ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PREFER SIP VENDOR DRAWINGS FOR DETAIL.
E-22	EMERGENCY FUEL SHUT-OFF SWITCH, LOCATE PER FUEL SHEETS
E-23	INSULATED METAL DOOR.
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE.
E-25	CO2 TANK WITH METAL LOUVERED CONTAINER.
E-26	EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 8/A8.1.
E-29	METAL ROOF ACCESS LADDER (#SW 7004 "SNOWBOUND"), SEE DETAIL 7/A8.3
E-30	CONTROL/EXPANSION JOINT "E.J." LOCATION, SEE DETAIL 5/A8.1
E-32	PARAPET BRACING. SEE SIP VENDOR SHEETS.
E-33	WALL MOUNTED EMERGENCY LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL.
E-34	DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS.
E-35	DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR.
E-36	SCUPPER AND OVER FLOW DRAIN, SEE A1.7 & DETAIL 4/A8.1 & 9/A8.3 FOR SIZE.
E-37	NICHIHA FIBER CEMENT PANEL CORNER SYSTEM.
E-39	EXTERIOR SWITCHGEARS, SEE ELECTRICAL DRAWINGS.
E-40	LIGHT BAR FOR LED LINEAR LIGHTING, SEE DETAIL 13/A8.3.
E-41	WALL SCONCE, SEE ELECTRICAL DRAWINGS.
E-42	GC TO PROVIDE STANDING SEAM METAL ROOF ON ALUMINUM FRAME AWNING, COLOR TO MATCH SW 6255. BLOCKING TO BE PROVIDED AS REQ'D.

FINISH

A - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 9166 "DRIFT OF MIST"

B - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 6255 "MORNING FOG"

C - ***NICHIHA CANYONBRICK
- SHALE BROWN

D - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 7075 "WEB GRAY"

E - *SHERWIN WILLIAMS #SW 9166 "DRIFT OF MIST"

F - *SHERWIN WILLIAMS #SW 6255 "MORNING FOG"

G - *SHERWIN WILLIAMS #SW 7004 "SNOWBOUND"
- ELEVATE BONE WHITE SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)

H - *SHERWIN WILLIAMS #SW 7075 "WEB GRAY"
- ELEVATE CHARCOAL GRAY SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)

I - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS

J - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE

K - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED

L - CIRCLE K ORANGE #PMS 144

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
***TO BE PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CK CM AND OWNER'S REP circlek@nichiha.com

FASTENING SCHEDULE FOR NICHIHA PANEL

5 FASTENERS PER ULTIMATE CLIP @ 6" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG

FASTEN STARTER TRACK @ 12" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG

FACE FASTENERS TO CDX PLYWOOD @ 8" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1-1/2" LONG

FACE FASTENERS BACK TO STUDS @ 16" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 3-1/2" LONG,

Castles Design Group
A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

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R0	01/10/25

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PROJECT

CIRCLE K STORES, INC.

S MERIDIAN RD & GERMANN RD, SWC
QUEEN CREEK, AZ

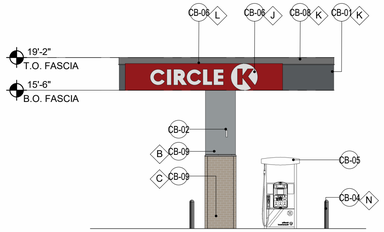
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CIRCLE K STORES,

PROJECT NUMBER: XXXX

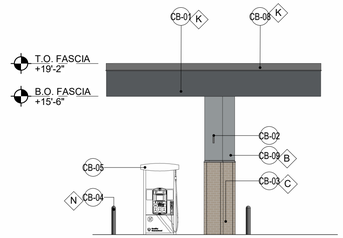
EXTERIOR ELEVATIONS

A2.1 RE



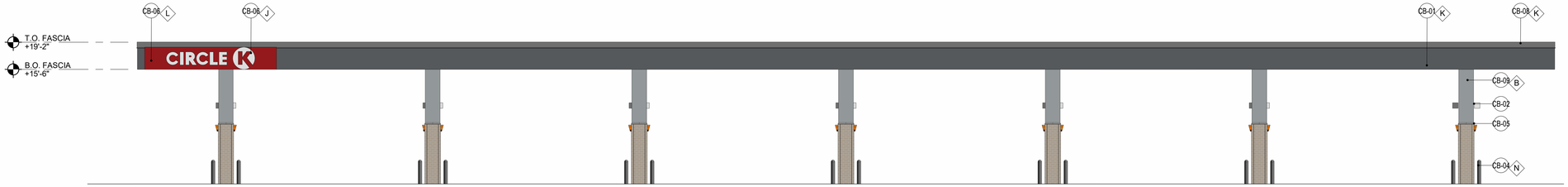
SIDE ELEVATION (NORTH) | 3

1/8" = 1'-0"



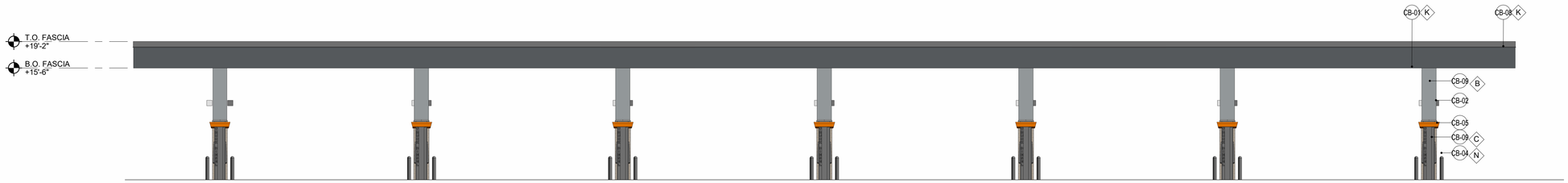
SIDE ELEVATION (SOUTH) | 4

1/8" = 1'-0"



FRONT ELEVATION (EAST) | 2

1/8" = 1'-0"



REAR ELEVATION (WEST) | 1

1/8" = 1'-0"

CLASS A COLUMN FINISH

KEY (X)

NUMBER	DESCRIPTION
CB-01	ACM PANEL "TEX-COTE"
CB-02	COLUMN FLAGS BY SIGNAGE VENDOR
CB-03	STEEL COLUMN WITH PAINT FINISH
CB-04	6"0 BOLLARD, 36" HIGH
CB-05	FUEL PUMP
CB-06	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT
CB-08	PRE FINISHED METAL FLASHING COLOR TO MATCH SW: 7075 WEB GREY
CB-09	NICHIHA FIBER CEMENT WALL PANEL SYTEM

FINISH (X)

B - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 6255 "MORNING FOG"

C - - ***NICHIHA CANYONBRICK
- SHALE BROWN

F - *SHERWIN WILLIAMS #SW 6255 "MORNING FOG"

J - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE

K - *SHERWIN WILLIAMS #SW 7075
- WEB GREY

L - *SHERWIN WILLIAMS #SW 4081
- SAFETY RED

M - SHERWIN WILLIAMS - SW6236 - GRAYS HARBOR

N -PVC BOLLARD SLEEVE - DARK GREY

O - NOT USED

NOTES:
1. COLORS SHOWN ON THESE ELEVATIONS ARE FOR ILLUSTRATION PURPOSES ONLY. FOR ACTUAL COLORS, REFER TO MANUFACTURER'S SAMPLES.
2. THE FASCIA PANELS ARE PRE-FINISHED BY SIGNAGE VENDOR
3. ALL SIGNS REQUIRE A SEPARATE SUBMITTAL
4. ALL LIGHTING ON CANOPY TO BE FLUSH MOUNTED WITH FASCIA

REVISION

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PROJECT

CIRCLE K STORES, INC.

S MERIDIAN RD &
GERMANN RD, SWC
QUEEN CREEK, AZ

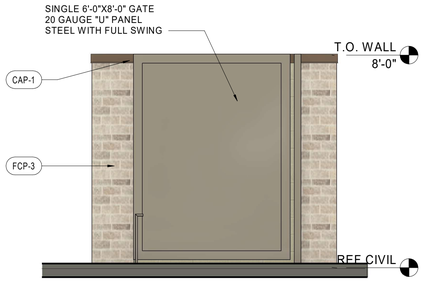
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CIRCLE K STORES,

PROJECT NUMBER: XXXX

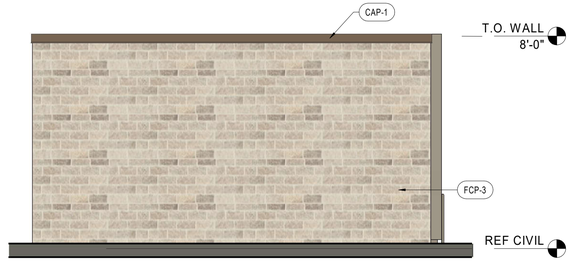
FUEL CANOPY ELEVATIONS

CA-2



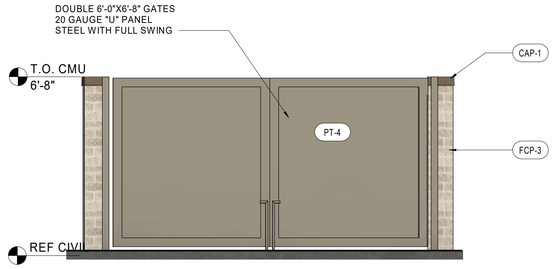
10 VAC ENCLOSURE FRONT ELEVATION

3/8" = 1'-0"



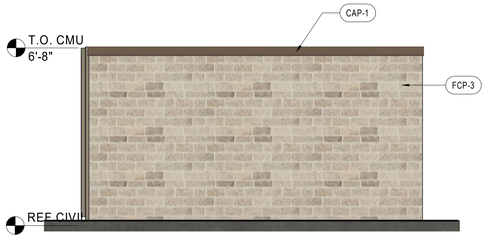
9 VAC ENCLOSURE SIDE ELEVATION

3/8" = 1'-0"



7 DUMPSTER FRONT ELEVATION

3/8" = 1'-0"



8 DUMPSTER SIDE ELEVATION

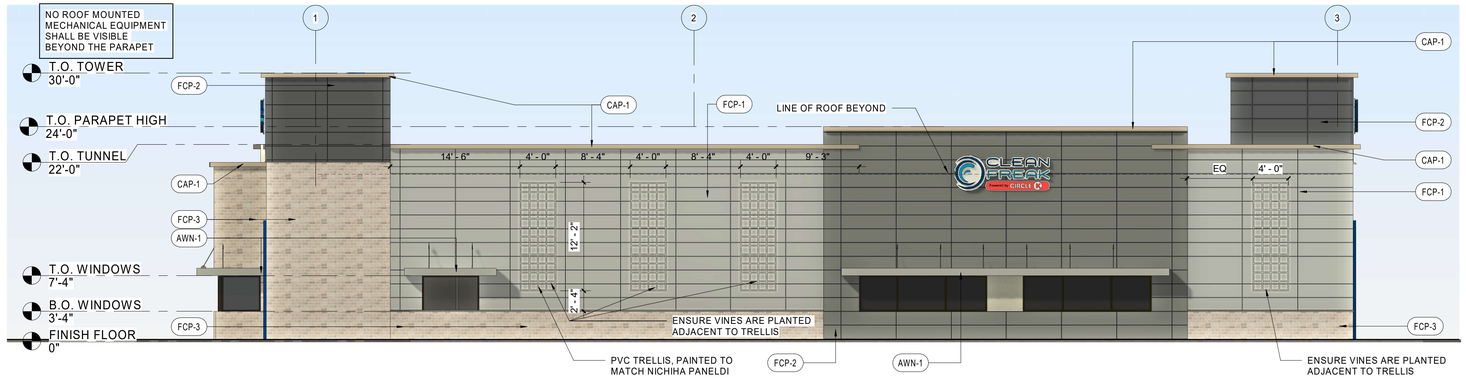
3/8" = 1'-0"



6 ENTRY - TUNNEL

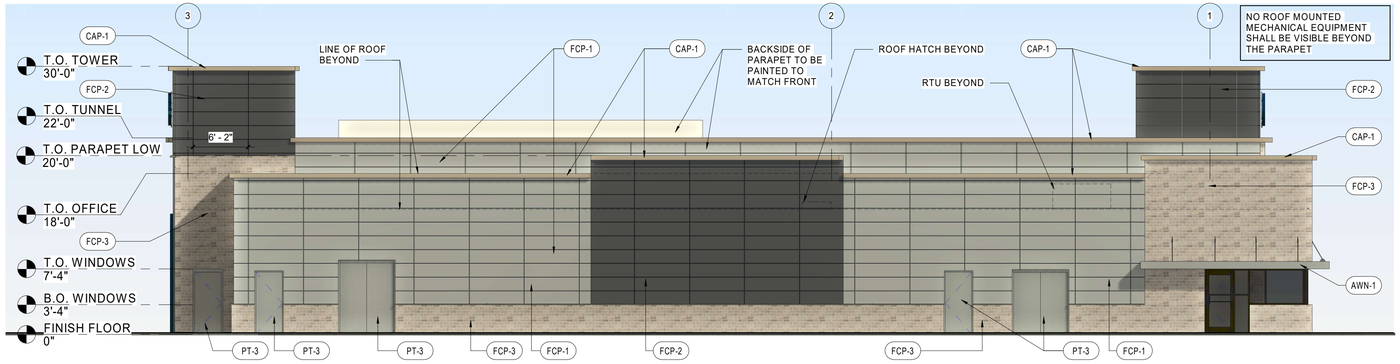


5 EXIT - TUNNEL



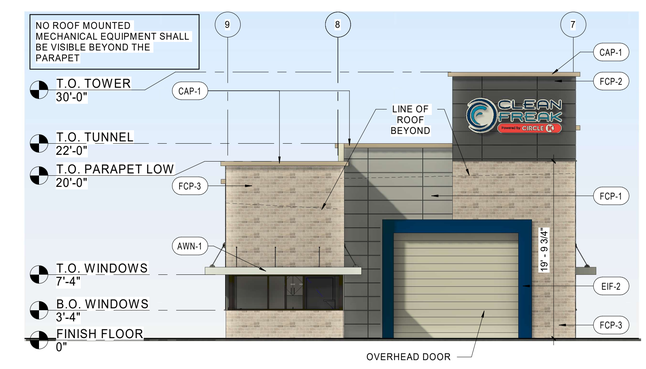
4 SOUTH ELEVATION

1/8" = 1'-0"



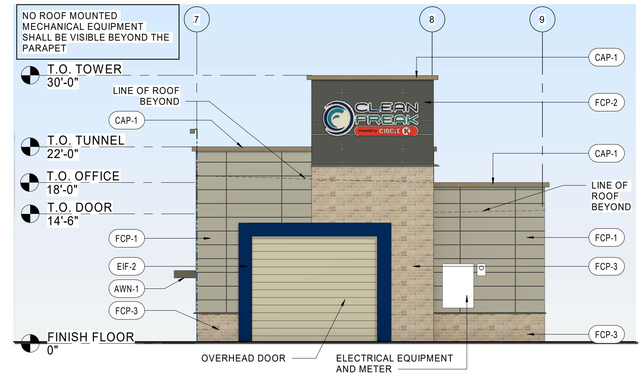
2 NORTH ELEVATION

1/8" = 1'-0"



3 WEST ELEVATION (TUNNEL ENTRANCE)

1/8" = 1'-0"



1 EAST ELEVATION (TUNNEL EXIT)

1/8" = 1'-0"

NOTE 1: ALL SIGNAGE TO BE UNDER SEPARATE PERMIT, SUBMITTED BY OTHERS.

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
AWN-1	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	SW 6255 MORNING FOG	PRE-ENGINEERED - DEFERRED SUBMITTAL
CAP-1	PARAPET CAP		TONY TAUPE SW7038	20 GA. METAL
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	1'6" HEIGHT, LENGTH VARIES
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 7075 WEB GRAY	1'6" HEIGHT, LENGTH VARIES
FCP-3	CANYONBRICK	NICHIHA - CANYONBRICK	SHALE BROWN	---
PT-3	PAINT	SHERWIN WILLIAMS	SW 6255 MORNING FOG	HM DOORS AND FRAMES
PT-4	PAINT	SHERWIN WILLIAMS	TONY TAUPE SW7038	HM DOORS AND GATES

HFA
HFA-AE , LTD.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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CLEAN FREAK CARWASH

MERIDIAN RD & GERMANN RD
QUEEN CREEK, AZ 85142

JOB NUMBER: 06-25-80008

ISSUE BLOCK

CHECKED BY:	JMC
DRAWN BY:	AG
DOCUMENT DATE:	12/29/25

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

JAMI MARIE COOK, ARCHITECT

EXTERIOR COLOR ELEVATIONS

SHEET:
A201

7/23/2026 12:13:51 PM
C:\Users\cook.jami\Documents\2024 Revit Projects\06-25-80008 Clean Freak Carwash - Queen Creek, AZ - ARCH_V24_HFA Cisco Yin.rvt
A201-EXTERIOR COLOR ELEVATIONS

CUP & SITE PLAN NARRATIVE

Circle K Stores, Inc.

Southwest corner of Germann Road and Meridian Road

Case Nos.: P25-0159 & P25-0160

First Submittal: November 3, 2025

Resubmittal: May 13, 2026

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1	Aerial Map
2	Site Plan
3	Landscape Plan
4	Building Elevations

NARRATIVE

I. INTRODUCTION

Circle K Stores, Inc. ("Circle K") is seeking to develop approximately 2.732 gross acres located at the southwest corner of Germann Road and Meridian Road (the "Site") in the Town of Queen Creek (the "Town") as a full-service Circle K convenience store with gasoline services and an automated car wash. ***See Exhibit 1, Aerial Map***. Circle K requests a Conditional Use Permit to allow a fueling station with convenience store and automated car wash and seeks administrative Site Plan approval for this vacant and underutilized site. ***See Exhibit 2, Site Plan***. The proposed development will bring jobs, goods, and services to the area.



The proposed Circle K is part of the broader Barney Farm Germann/Meridian Commercial Development, which was rezoned from EMP-A/PAD to C-2/PAD by the Town in April 2024 through the Barney Farm Germann/Meridian Commercial Rezoning (Case P22-0278). This approximately 9.6-acre planned commercial center was intended to accommodate a variety of neighborhood-serving uses.

II. SITE AND SURROUNDING AREA

The Site is surrounded primarily by industrial and commercial zoned properties. To the north and east, adjacent parcels are zoned C-2 and designated for commercial use. To the west, the adjacent parcel is designated for Commercial use and zoned C-2. To the south, the adjacent parcel is designated for Commercial uses and zoned for C-2. The surrounding context supports a range of commercial and employment uses, making the proposed development compatible with both existing zoning and the Town's long-term land use vision for the area.

	General Plan Designation	Zoning	Use
Site	Industrial	C-2	Vacant
North	Industrial	BIZ (Mesa)	Vacant
South	Commercial	C-2	Vacant
East	Commercial	C-2	Vacant
West	Commercial	C-2	Vacant

III. General Plan Compliance

The proposed Circle K development is consistent with the goals, policies, and land use vision outlined in the Town's 2018 General Plan. The Site is designated as *Industrial*. Under the 2024 rezoning case, since the Site was under 10 acres, it was not required that the General Plan designation be changed to Commercial. The proposed Commercial rezoning was found to be consistent with the characteristics of the surrounding area. This development advances the Town's objectives for managed growth, quality commercial design, long-term fiscal health, and well-planned infrastructure. The proposed use aligns with key policies across multiple General Plan elements, including Land Use, Economic Development, Circulation, and Community Design.

IV. Zoning

The Site is zoned C-2 (General Commercial), which is intended to accommodate a wide range of retail, service, and commercial uses that serve the community. The proposed Circle K convenience store is a permitted use within the C-2 district; however, fuel sales and car washes are classified as conditional uses under the Town's Zoning Ordinance. The fueling and car wash uses are consistent with the purpose and intent of the C-2 zone and is appropriately located along a major arterial intersection.

V. Conditional use permit

A Conditional Use Permit may be approved if the request satisfies nine findings. The following justifications demonstrate the proposed development meets the criteria through thoughtful site design, appropriate operational characteristics, and overall compatibility with the surrounding area.

1. The proposed conditional use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 4 and Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

> ***Response: The proposed use is allowed in the C-2 zoning district subject to CUP approval. The Site and building design conform to the requirements of the Queen Creek Zoning Ordinance, including Articles 4, 5, and 6. All applicable standards related to setbacks, screening, signage, lighting, parking, and landscaping will be met or exceeded.***

2. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

Response: The proposed Circle K is part of a larger parcel rezoned specifically to provide Commercial goods and services to the surrounding area as part of a coordinated vision for commercial development across the larger site. As one component of a multi-tenant commercial center, the building has been thoughtfully designed to reflect a consistent architectural character, appropriate massing, and complementary landscaping in relation to adjacent uses. The height, orientation, and materials of the structure are compatible with what is anticipated in the C-2 zoning district and contribute to a cohesive and visually unified development pattern within the broader commercial area.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Response: The development will connect to existing Town infrastructure and utility services. Public water and sewer are available to the Site. Drainage will be handled via on-site retention in accordance with the Town's Engineering Design Standards. Fire protection access has been integrated into the site layout with appropriate turning radii and unobstructed access for emergency response.

4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Response: The site plan includes two driveways to allow full access from Germann Road and Meridian Road. Driveway spacing and internal circulation have been designed to minimize traffic conflicts and congestion. Adequate queuing space is provided for fuel and car wash customers without obstructing drive aisles or parking.

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;

Response: The proposed use will not result in vibration, odor, dust, or smoke that would be detrimental to surrounding uses. Noise from daily operations will be typical of a commercial use. Lighting will comply with dark-sky standards and be directed downward to avoid glare beyond the property line.

6. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood;

Response: The proposed development includes landscape setbacks along both street frontages . This parcel is located at the hard corner of major arterial intersection and as such fuel and car wash operations are oriented inward, away from sensitive edges of the larger commercial site. The development will not diminish nearby property values and is consistent with other commercial development patterns in the area.

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: The proposed Circle K and its fuel operations and car wash are part of a larger Commercially zoned property which is being subdivided to provide for appropriate and orderly development with cross circulation with all commercial parcels. The use will not impede the development of surrounding properties. The development is consistent with the underlying zoning and land use designation.

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and,

Response: The facility will operate in a safe and well-maintained manner in compliance with all local and state regulations. Lighting, security cameras, and visibility measures will promote safety, and the fuel system will meet all applicable fire code and environmental protection requirements.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Response: The development serves a clear public need by providing essential goods and services in a convenient, accessible location. Its development represents an investment in the local economy and adds to the availability of neighborhood-serving uses in the Town of Queen Creek. The benefits to the public outweigh any potential impacts, which have been carefully mitigated through site design and adherence to Town standards.

VI. SITE PLAN

A. Site Layout

The site layout features an approximate 5,200 square-foot convenience store along the western side of the parcel, oriented towards Meridian Road, with an approximate 4,608 square-foot fuel canopy located east of the store, and an approximate 4,351 square foot automated car wash. *See Exhibit 2, Site Plan*. Seven (7) fuel dispensers with 14 fueling positions are arranged in a north-south configuration beneath the canopy. The layout maximizes efficiency for vehicular movement while providing clear separation between fueling and pedestrian zones. For operational efficiency, a secure trash enclosure, mechanical yard, and screened utility areas are positioned to the rear and side of the Circle K parcel, and a secure and screened trash enclosure is located the front of the car wash parcel. The fuel stations will be screened from Germann and Meridian Roads by a 3 foot screen wall.

The car wash parcel is located north of another parcel intended for other commercial uses, which is north of a residential neighborhood. The property line shared with the residential use is over 240 feet south of the car wash building, which is in an enclosed structure. The car wash queuing lanes and vacuum areas are screened from the residential uses by car wash building and the future development on the parcel between them. Additional noise mitigation is provided through the materials and equipment selection.

B. Landscaping

Landscaping is provided along all public frontages to enhance visual appeal and buffer site activities from adjacent properties. Landscape areas integrate low-water-use plant materials appropriate for the Sonoran Desert climate and are designed to meet or exceed the Town's landscape code requirements. Parking lot islands, screen walls, and the trash enclosure are also softened with landscape enhancements. *See Exhibit 3, Landscape Plan*.

C. Architecture

The Circle K and car wash building designs are complementary to each other and reflect the company's current architectural standards while aligning with the Town's

commercial design expectations. The tower element and parapet articulation of both buildings add visual interest and hierarchy to the structures. The fuel canopy design mirrors the main Circle K structure with complementary materials, capped columns, and concealed lighting. All mechanical equipment, including transformers will be painted to blend in with the adjacent building and/or landscaping. All ventilation piping will be completely screened from view and above grade equipment at fuel service stations will be screened from public view and no closer than (10) feet to the right-of-way. ***See Exhibit 4, Building Elevations***.

D. Parking

The convenience store and fueling station provides 32 standard and 2 accessible parking spaces and the car wash provides 16 standard and 1 accessible parking spaces, exceeding the zoning requirement of six (6) spaces per 1,000 square feet of gross-floor area and 1.5 spaces per 1,000 square feet. Circulation has been designed to accommodate passenger vehicles and delivery trucks with appropriate drive aisle widths, turning radii, and loading zones. Bicycle racks are provided near the building entrance to support alternative transportation. Site access is provided from both Germann Road and Meridian Road with driveway locations designed to optimize spacing, minimize conflicts, and align with the Town's access management standards.

E. Grading & Drainage

This development will provide retention for the runoff generated by the 100-year, 2-hour storm event for both the onsite and adjacent ½-street runoff. The rainfall depth associated with the 100-year; 2-hour storm is 2.23 inches per NOAA Atlas 14 point precipitation frequency estimates. Storm water storage for the site and associated ½ streets will be provided via underground retention tanks. On-site storm water will be disposed of within 36 hours via drywells.

F. Utilities

The Site is located within the Town's municipal service area and will be served by Town-provided water and sewer utilities. All necessary infrastructure is available in the adjacent public rights-of-way, and utility connections will be extended to the Site in accordance with Town engineering standards. Dry utilities, including electric, gas, and telecommunications, are also readily accessible and will be coordinated with the appropriate service providers during construction.

G. Right of Way Improvements

The development of this project will meet Town requirements for half street improvements and comply with the conditions of approval from P22-0278. The master developer is currently seeking permits for the Offsite Improvements through the Town under to E25-0583.

H. Lot Split

The overall development consists of 9.2217 acres, which has been subdivided into four (4) lots via the Barney Farms Commercial Final Plat under E25-0638, recorded 4/2/26 under 20260196090, Book 1914 Page 7. The Circle K is Lot 2 (1.5224 AC) and the Clean Freak is Lot 3 (1.2274) AC.

VII. PROJECT TEAM

Developer:	Circle K Stores, Inc. Attn: Jordan Ridberg 1130 W Warner Rd. Tempe, AZ 85284
Architect:	Castles Design Group Attn: Rusty Schilling 3801 Kirby Dr, Ste 600 Houston, TX 77098
Landscape:	Kimley-Horn & Associates, Inc. Attn: Jacob Jurgens, PLA 2046 Riverview Auto Dr., Ste. 400 Mesa, AZ 85201
Civil Engineer:	Kimley-Horn & Associates, Inc. Attn: Heather Roberts, PE 2046 Riverview Auto Dr., Ste. 400 Mesa, AZ 85201
Traffic Engineer:	United Civil Group Attn: Keith A. Winney, PE 2803 N. 7th Ave, Phoenix, AZ 85007
Zoning:	Ray Law Firm Attn: Brennan Ray 2325 E. Camelback Rd, Ste 400 Phoenix, Arizona 85016 Phone: (602) 558-9934

VIII. CONCLUSION

The proposed Circle K with fuel operations represents an appropriate commercial use that is compatible with the surrounding area, consistent with the Town's General Plan, and meets the C-2 zoning development standards. The development has been designed to provide safe and efficient access, quality architecture, appropriate landscape buffering, and essential retail services to the community. The proposed use meets all required findings for Conditional Use Permit approval and aligns with the Town's long-term goals for responsible growth, fiscal sustainability, and quality development. We respectfully request your approval.

Exhibit 1

Aerial Map - SWC Germann & Meridian



May 13, 2026

Site

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Maricopa County GIO, Maricopa County Assessor's Office

Exhibit 2

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879

OWNER

BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL:
HEATHERD.ROBERTS@KIMLEY-HORN.COM

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH RANGE 7 EAST WAS ASSUMED TO BE SOUTH 89°46'35" EAST.

BENCHMARK

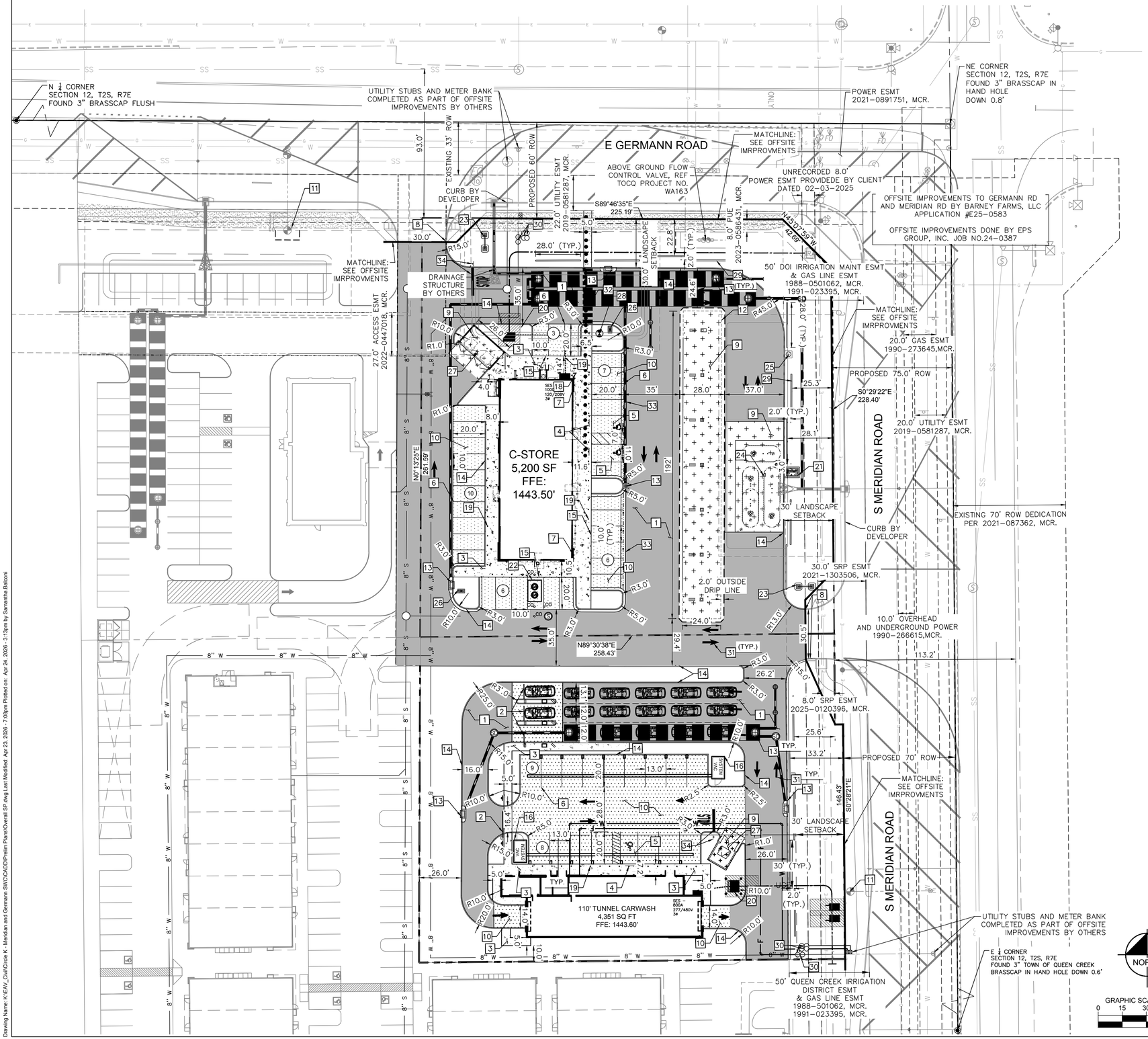
NGS PID DS2046 – A 2" ALUMINUM DISK SET FLUSH IN TOP OF CURB NORTH OF CENTERLINE OF SCUPPER APPROX 1000' NORTH OF THE INTERSECTION OF PECOS AND MERIDIAN ROADS. ELEVATION=1446.00.

TBM #1 CHISELED BOX ON TOP NORTHEAST OF SOUTH TRNASFORMER PAD AT NORTHEAST CORNER OF THE SITE. ELEVATION=1446.74.

TBM #2 SET CHISELED BOX ON TOP OF NORTHEAST CORNER OF NORTHEAST TRANSFORMER PAD AT NORTHEAST CORNER OF SITE. ELEVATION=1446.77.

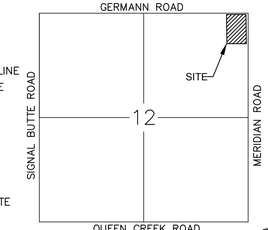
FLOOD INFORMATION

ZONE "X" IS DEFINED AS "ASREAS OF 0.2% ANNUAL FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."



LEGEND

- PROPERTY LINE
- EASEMENT
- PROPERTY SETBACK LINE
- LIMIT OF DISTURBANCE
- HEAVY DUTY ASPHALT PAVEMENT
- SIDEWALK CONCRETE
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ACCESSIBLE ROUTE
- FIRE TURNING RADIUS PER COAJ STANDARDS (55')
- SITE LIGHT
- (#) NUMBER OF PARKING SPACES



VICINITY MAP
MARICOPA COUNTY, ARIZONA
S12, T2S, R7E, G&SRB & M
N.T.S.

CONSTRUCTION NOTES:

1. HEAVY DUTY ASPHALT PAVEMENT
2. PROPOSED AUTOMATED TRAFFIC ARM.
3. 4" THICK SIDEWALK CONCRETE PER MAG STD DET 230. WIDTH AS NOTED ON PLANS.
4. ADA ACCESSIBLE SIGN PER DET ON SHT 2.5.1.
5. ACCESSIBLE PARKING SPACE.
6. 4" WIDE WHITE 90° SOLID PARKING STRIPE, TWO COATS MIN.
7. EMERGENCY SHUTOFF BUTTON..
8. MATCH EXISTING.
9. HEAVY DUTY CONCRETE.
10. STANDARD DUTY CONCRETE.
11. EXISTING FIRE HYDRANT BY OTHERS.
12. PROPOSED FUEL CANOPY.
13. DRAINAGE STRUCTURE. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION.
14. 6" VERTICAL CURB.
15. FLUSH CURB, LENGTH PER PLAN.
16. PROPOSED VACUUM SYSTEM, REF ARCH PLANS.
17. RISER ROOM.
18. BIKE RACK.
19. 4" BOLLARD, 6' O.C. SPACING
20. PROPOSED TRANSFORMER, REF ARCH PLANS FOR PAINT COLOR, PAINT TO BLEND IN WITH ADJACENT BLDG/LANDSCAPE.
21. UST VENT RISER AND 2-6" BOLLARDS.
22. PROPOSED GREASE INTERCEPTOR
23. PROPOSED MONUMENT SIGN, REF ARCH PLANS.
24. PROPOSED FUEL TANKS.
25. PROPOSED AIR AND WATER.
26. PROPOSED DIRECTIONAL SIGN, REF ARCH PLANS.
27. PROPOSED TRASH ENCLOSURE.
28. PROPOSED FIRE HYDRANT.
29. PROPOSED 3' SCREEN WALL. REF ARCH PLANS.
30. PROPOSED WATER STRUCTURE, REF UTILITY PLANS
31. PAVEMENT MARKING, REF ARCH PLANS.
32. PROPOSED CROSSWALK
33. PROPOSED VALLEY GUTTER PER MAG STD DET 240.
34. PROPOSED STOP BAR AND STOP SIGN.

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. ADDITIONAL ACCESSIBILITY REQUIREMENTS TO BE VERIFIED WITH JURISDICTION.
3. A NATURAL RESOURCES SURVEY AND PROTECTION PLAN IS NOT REQUIRED.

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	SWC S MERIDIAN RD AND E GERMANN RD
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE, AND A FUEL

ZONING INFORMATION

JURISDICTION:	QUEEN CREEK, AZ
EXISTING ZONING:	GENERAL COMERCIAL
PROPOSED ZONING:	GENERAL COMERCIAL
MAX BUILDING HEIGI	30'
SETBACKS:	
FRONT:	0'
STREET:	N/A
SIDE:	6'
REAR:	15'

SITE DATA

PARCEL#:	APN: 304-63-982
CURRENT LAND USE:	UNDEVELOPED
CIRCLE K NET SITE AREA	±1.524 ACRES (±66,364 S.F.)
TOTAL GROSS SITE AREA:	±2.792 ACRES (±119,000 S.F.)

BUILDING AREA

CONVENIENCE STORE AND BUILDING AREA:	5,200 S.F.
FUEL CANOPY AREA: (BASED ON 5,200 S.F C-STORE BUILDING, AND 4,608 S.F. FUEL DIESEL CANOPY, AND ±2.792 AC OF CIRCLE K SITE AREA)	4,608 S.F. ±12.59%

PARKING REQUIREMENTS

CIRCLE K PARKING PROVIDED: (9'X18')	
SIX (6) SPACES PER 1000 S.F. OF GROSS AREA:	(5200/1000)(6) = 32 SP
ACCESSIBLE PARKING SPACES:	2 SP
TOTAL PARKING REQUIRED:	34 SP
CIRCLE K PARKING PROVIDED: (9.5'X18')	
STANDARD PARKING PROVIDEI	30 SP
ACCESSIBLE PARKING SPACES:	2 SP
PUMP SPACES:	12 SP
TOTAL PARKING PROVIDED:	44 SP

LIMITS OF DISTURBANCE: 2.80 AC

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3 INCH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MCDOT) BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 12, FROM WHICH A 3 INCH BRASS CAP FLUSH AT THE WEST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 33 MINUTES 11 SECONDS EAST (BASIS OF BEARING), 2627.69 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 2632.29 FLEET, TO THE NORTHEAST CORNER OF SAID SECTION 12;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OD SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, SOUTH 00 DEGREES 29 MINUTES 22 SECONDS EAST, 737.06 FEET;

THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER SECTION 12, NORTH 89 DEGREES 46 MINUTES 54 SECONDS WEST, 545.05 FEET;

THENCE NORTH 00 DEGREES 29 MINUTES 22 SECONDS WEST, 737.11 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 35 SECONDS EAST, 545.04 FEET TO THE POINT OF BEGINNING.

Kimley»Horn

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2046 RIVERVIEW AUTO DR, Suite 400
MESA, ARIZONA 85201 (480) 207-2666

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DATE:	DESCRIPTION:

PROFESSIONAL SEAL:

Registered Professional Engineer (Civil) CERTIFICATE NO. 47693 HEATHER ROBERTS Date Signed 04/24/26 ARIZONA
Exp. Date 03/31/29

PROFESSIONAL IN CHARGE: HDR
PROJECT MANAGER: HDR
QUALITY CONTROL: HDR
DRAWN BY: JTH
DATE ISSUED: 04/24/2026

PROJECT NAME:
MERIDIAN ROAD & GERMANN ROAD QUEEN CREEK, AZ

CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
1 OF 4

P25-0160

Drawing Name: K:\EAV_Civil\Circle K - Meridian and Germann SWC\CADD\Prelim Plans\Overall SP.dwg Last Modified: Apr 23, 2026 - 7:08pm Plotted on: Apr 24, 2026 - 3:13pm by Samantha Balzoni

Exhibit 3

DEVELOPER

CIRCLE K STORES INC.
255 E RINCON ST, SUITE 100
CORONA, CA 92879

OWNER

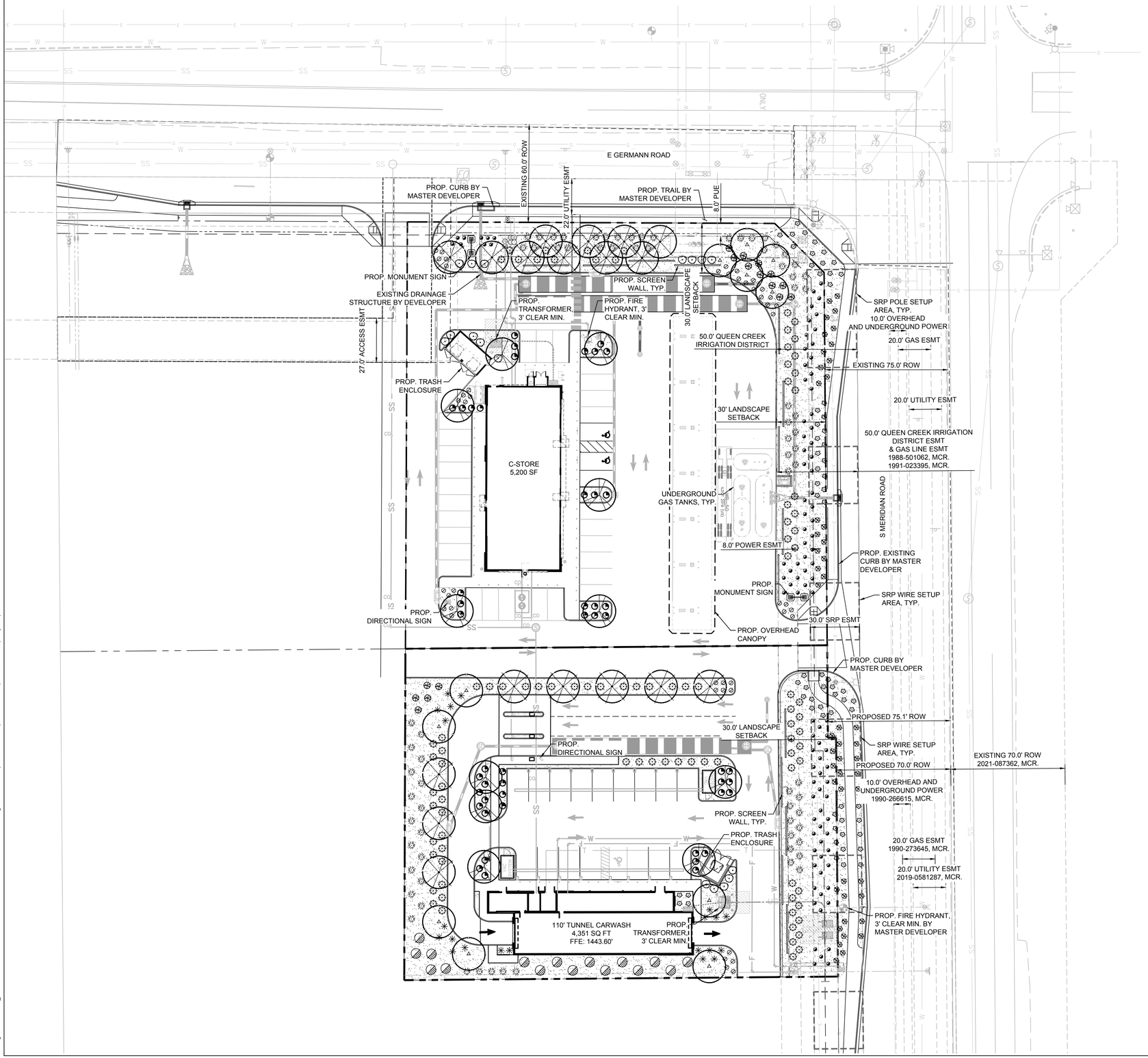
BARNEY FARMS I LLC.
22340 E QUEEN CREEK RD
QUEEN CREEK, AZ 85242

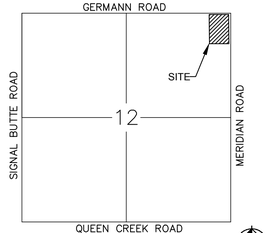
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC
2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (623) 552-3171
CONTACT: HEATHER ROBERTS, PE
EMAIL: HEATHERD.ROBERTS@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

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2046 RIVERVIEW AUTO DR. SUITE 400
MESA, ARIZONA 85201
TEL NO. (602) 371-4579
CONTACT: JACOB JURGENS, PLA
EMAIL: JACOB.JURGENS@KIMLEY-HORN.COM





VICINITY MAP
MARICOPA COUNTY, ARIZONA
S12, T2S, R7E, G&SRB & M
N.T.S.

N.T.S.

PLANTING LEGEND

TREES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
△	Parkinsonia x 'Desert Museum' Museum Palo Verde	1½" Cal. Min., 6' Ht. Min., 4' Sp. Min., 24" Box Min.	11
	Prosopis 'Rio Salado' Rio Salado Mesquite	1½" Cal. Min., 6' Ht. Min., 4' Sp. Min., 24" Box Min.	18
	Pistacia x 'Red Push' Red Push Pistache	1½" Cal. Min., 8' Ht. Min., 4' Sp. Min., 24" Box Min.	11

SHRUBS & ACCENTS

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Aristida purpurea Purple Threeawn	5 Gal.	103
	Encelia farinosa Brittlebush	5 Gal.	48
	Eremophila maculata 'Valentine' Valentine Bush	5 Gal.	16
	Hesperaloe 'Sandia Glow' Sandia Glow Red Yucca	5 Gal.	21
	Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 Gal.	93
	Muhlenbergia rigens Deer Grass	5 Gal.	75
	Ruellia brittoniana Baja Ruellia	5 Gal.	48
	Tecoma stans Yellow Bells	5 Gal.	19
	Tecoma stans 'Orange Jubilee' Orange Jubilee	5 Gal.	16

GROUNDCOVERS & VINES

	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Eremophila glabra 'Mingenew Gold' Outback Sunrise Emu	1 Gal.	66
⊘	Lantana camara 'New Gold' New Gold Lantana	1 Gal.	49

MATERIALS

	DESCRIPTION	QTY
	Decomposed Granite 1" Screened, Apache Gold, 2" Depth Min.	34,895 SF

TOWN OF QUEEN CREEK LANDSCAPE STANDARDS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE		
• 50% MIN. 24" BOX+ TREES (40 TOTAL TREES)	(20) 24" BOX+ TREES	(40) 24" BOX+ TREES
• 30% MIN. LIVE COVERAGE IN ALL LANDSCAPE AREAS (1 GAL.)	30% LIVE COVERAGE (1 GAL.)	PROVIDED
• 15% OF LOT AREA MUST BE LANDSCAPED (113,881 SF LOT)	17,082 SF (15.0%)	32,643 SF (28.6%)
• RETENTION BASIN SLOPES 3:1 MAX SLOPES	3:1 MAX SLOPES	PROVIDED
• 15 GALLON MIN. TREE SIZES	6' HT., 1" CAL	PROVIDED
• 24" BOX MIN. TREE SIZES	6' HT., 1.5" CAL.	PROVIDED
• 5 GALLON MIN. SHRUB SIZES	5 GAL. SHRUBS	PROVIDED
STREETSCAPE LANDSCAPE SETBACKS		
• 1 TREE, 6 SHRUBS / 30 LF (632 LF TOTAL)	22 TREES (24" BOX) 120 SHRUBS (5 GAL.)	22 TREES (24" BOX) 169 SHRUBS (5 GAL.)
COMMERCIAL DEVELOPMENTS		
• 1 TREE AND 10 SHRUBS PER 1,000 SF OF LANDSCAPE AREA (32,643 SF)	34 TREES (24" BOX) 340 SHRUBS (5 GAL.)	34 TREES (24" BOX) 365 SHRUBS (5 GAL.)
PARKING LOT		
• 1 TREE PER 200 SF ISLAND (10 TOTAL)	10 TREES (24" BOX)	11 TREES (24" BOX)
• SHRUBS (1 GAL.) REQUIRED	30% COVERAGE	PROVIDED

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Kimley»Horn

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DATE:	DESCRIPTION:

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
CERTIFICATE NO.
78906
JACOB A. JURGENS
Date Signed 04/24/26
ARIZONA, U.S.A.

PROFESSIONAL IN CHARGE: HDR
PROJECT MANAGER: JAJ
QUALITY CONTROL: JAJ
DRAWN BY: JJO
DATE ISSUED: 04/24/2026

PROJECT NAME:
MERIDIAN ROAD & GERMANN ROAD
QUEEN CREEK, AZ

CIRCLE K STORES INC.

PROJECT NUMBER:

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
1 OF 1

P25-0160

Drawing Name: K:\EAV_Civil\Circle K - Meridian and Germann SWC\CADD\Prelim Plans\Overall LS.dwg Last Modified: Apr 21, 2026 - 4:03pm Plotted on: Apr 21, 2026 - 5:06pm by Jacqueline Olivas

Exhibit 4

1. NICHIHA CANYONBRICK
"SHALE BROWN"

2. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 6255 " MORNING FOG"

3. METAL COPING, CORNICE AND GUTTER
SHERWIN WILLIAMS 7004 " SNOWBOUND"

4. 1" INSULATED CLEAR GLASS

5. ANODIZED WINDOW AND DOOR FRAMING
COLOR: DARK BRONZE

6. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 7075 "WEB GRAY"

7. SPANDREL GLASS

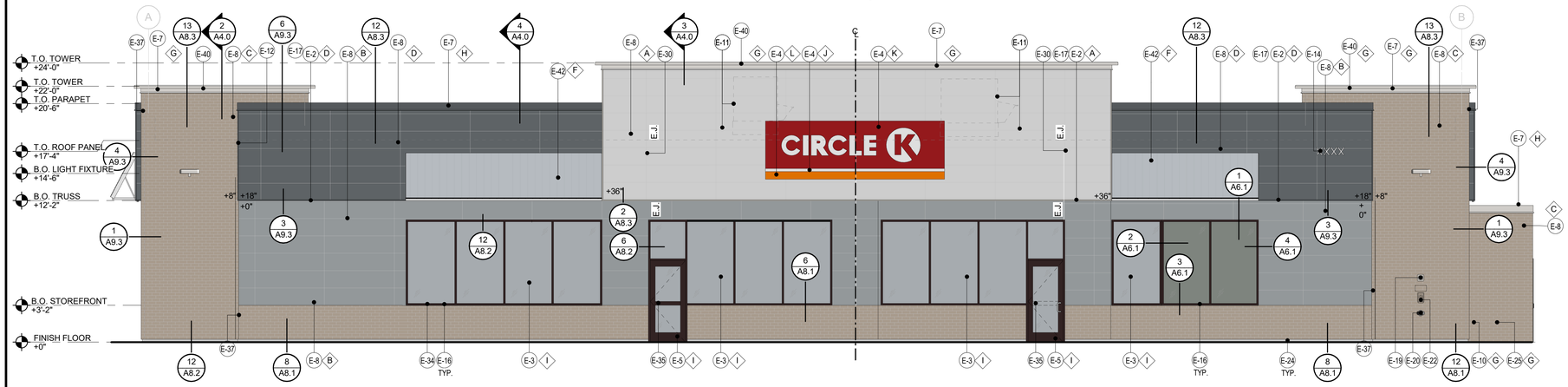
8. NICHIHA TUFFBLOCK
SHERWIN WILLIAMS 9166 "DRIFT OF MIST"

9. METAL COPING, CORNICE AND GUTTER
SHERWIN WILLIAMS 7075 "WEB GRAY"

10. STANDING SEAM METAL ROOF
COLOR TO MATCH SHERWIN WILLIAMS 6255 " MORNING FOG"

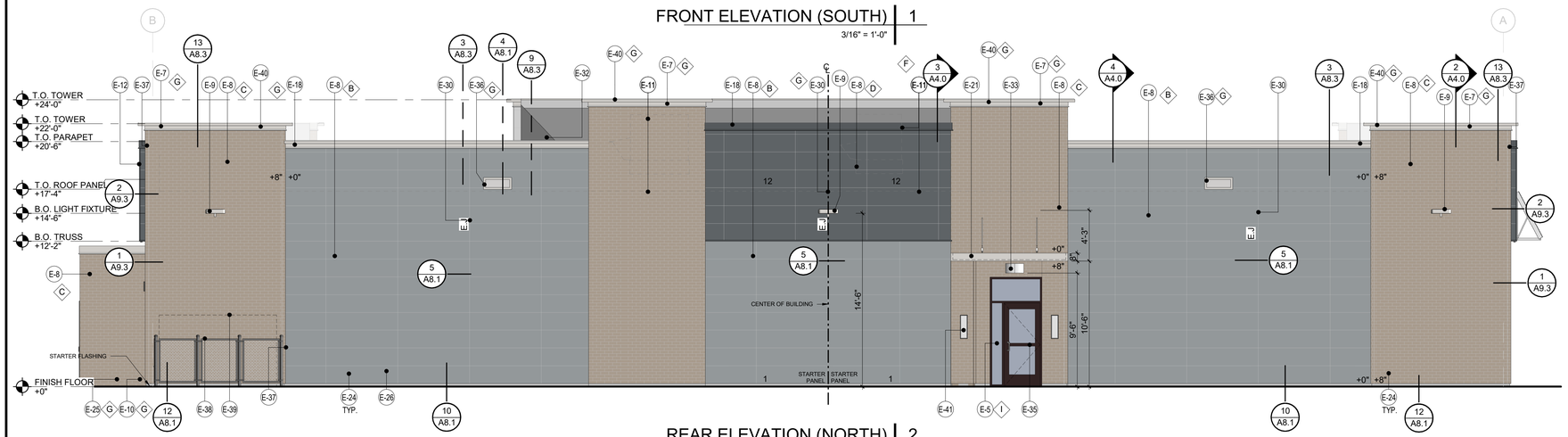
MATERIAL LEGEND

N.T.S.



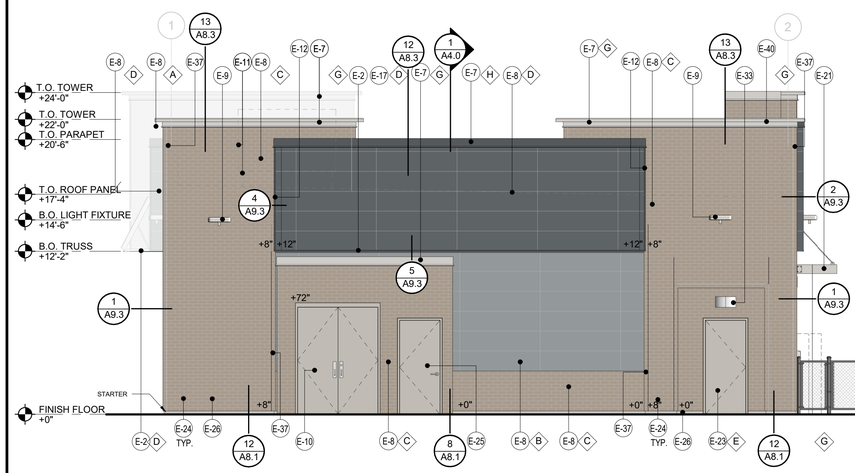
FRONT ELEVATION (SOUTH) | 1

3/16" = 1'-0"



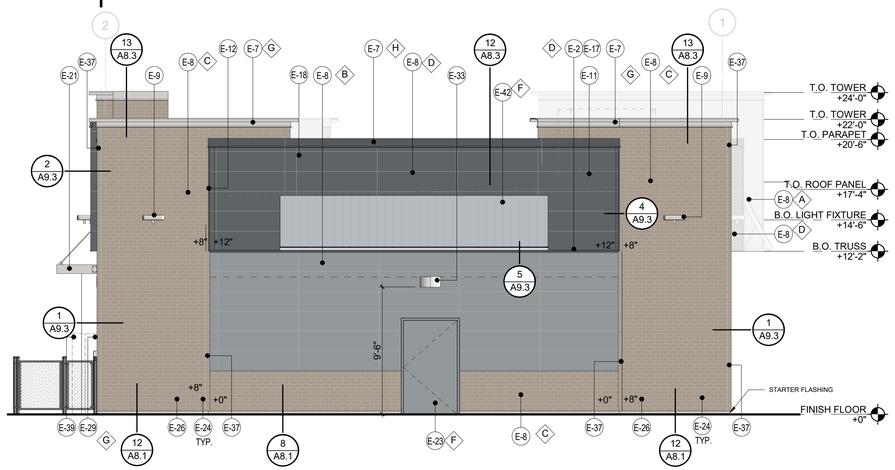
REAR ELEVATION (NORTH) | 2

3/16" = 1'-0"



SIDE ELEVATION (EAST) | 3

3/16" = 1'-0"



SIDE ELEVATION (WEST) | 4

3/16" = 1'-0"

KEY (X)

NUMBER	DESCRIPTION
E-2	LINE OF CANOPY/SOFFIT.
E-3	DARK BRONZE ANODIZED WINDOW FRAME W/ GRAY TINTED GLASS PER SOLARBAN. SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0.
E-4	INTERNALLY ILLUMINATED SIGN (UNDER SEPERATE PERMIT) GC TO PROVIDE COMPRESSION SLEEVES AND BLOCKING FOR THRU-BOLT CONNECTIONS, SEE SIP PLANS AND COORDINATE WITH SIGNAGE VENDOR AS REQ.
E-5	DARK BRONZE ANODIZED DOOR W/ CLEAR GLASS STOREFRONT SYSTEM
E-7	PRE-FINISHED METAL FASCIA
E-8	NICHIHA FIBER CEMENT WALL PANEL SYSTEM
E-9	WALL MOUNTED LIGHT FIXTURE, COLOR: WHITE. SEE ELECTRICAL PLANS
E-10	SERVICE DISCONNECT LOCATION. SEE ELECTRICAL PLAN
E-11	ROOF LINE AND HVAC UNITS
E-12	1 -1 /2" NICHIHA CORNER KEY EDGE. TYP. TO ALL CORNERS.
E-14	ADDRESSING LOCATION: 8" TALL INCH WHITE NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
E-16	HEMMED EDGE FLASHING. INSTALL PER MFR. SPECS. COLOR TO MATCH #SW 6255 "MORNING FOG".
E-17	NICHIHA OVERHANG FLASHING. SEE DETAIL 2/A8.3. COLOR TO MATCH #SW 9166 "DRIFT OF MIST".
E-18	PARAPET WALL BEYOND
E-19	(KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT).
E-20	FIRE DEPARTMENT CONNECTION (IF REQUIRED).
E-21	ALUMINUM AWNING WITH SUPPORT RODS ABOVE THE SIDE ENTRY DOOR BY CIRCLE K VENDOR. PREFER SIP VENDOR DRAWINGS FOR DETAIL.
E-22	EMERGENCY FUEL SHUT-OFF SWITCH, LOCATE PER FUEL SHEETS
E-23	INSULATED METAL DOOR.
E-24	NICHIHA ESSENTIAL "STARTER" FLASHING 3" FROM THE HARD SURFACE.
E-25	CO2 TANK WITH METAL LOUVERED CONTAINER.
E-26	EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 8/A8.1.
E-29	METAL ROOF ACCESS LADDER (#SW 7004 "SNOWBOUND"), SEE DETAIL 7/A8.3
E-30	CONTROL/EXPANSION JOINT "E.J." LOCATION, SEE DETAIL 5/A8.1
E-32	PARAPET BRACING. SEE SIP VENDOR SHEETS.
E-33	WALL MOUNTED EMERGENCY LIGHT FIXTURE. COLOR: WHITE. SEE ELECTRICAL.
E-34	DARK BRONZE ANODIZED WINDOW FRAME WITH SPANDREL GLASS.
E-35	DOOR DECAL PROVIDED AND INSTALL BY GRAPHIC VENDOR.
E-36	SCUPPER AND OVER FLOW DRAIN, SEE A1.7 & DETAIL 4/A8.1 & 9/A8.3 FOR SIZE.
E-37	NICHIHA FIBER CEMENT PANEL CORNER SYSTEM.
E-38	4'-0" CHAINLINK FENCE. INSTALL PER MANUFACTURER REQUIREMENTS. SEE SHEET SD1.4.
E-39	EXTERIOR SWITCHGEARS, SEE ELECTRICAL DRAWINGS.
E-40	LIGHT BAR FOR LED LINEAR LIGHTING, SEE DETAIL 13/A8.3.
E-41	WALL SCONCE, SEE ELECTRICAL DRAWINGS.
E-42	GC TO PROVIDE STANDING SEAM METAL ROOF ON ALUMINUM FRAME AWNING, COLOR TO MATCH SW 6255. BLOCKING TO BE PROVIDED AS REQ'D.

FINISH

A - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 9166 "DRIFT OF MIST"

B - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 6255 "MORNING FOG"

C - ***NICHIHA CANYONBRICK
- SHALE BROWN

D - ***NICHIHA TUFF BLOCK
- COLOR TO MATCH #SW 7075 "WEB GRAY"

E - *SHERWIN WILLIAMS #SW 9166 "DRIFT OF MIST"

F - *SHERWIN WILLIAMS #SW 6255 "MORNING FOG"

G - *SHERWIN WILLIAMS #SW 7004 "SNOWBOUND"
- ELEVATE BONE WHITE SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)

H - *SHERWIN WILLIAMS #SW 7075 "WEB GRAY"
- ELEVATE CHARCOAL GRAY SR (USE FOR PRE-FINISHED METAL FASCIA/COPING)

I - 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS

J - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE

K - *SHERWIN WILLIAMS #SW 4081
- **SAFETY RED

L - CIRCLE K ORANGE #PMS 144

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
***TO BE PURCHASED BY CIRCLE K/INSTALLED BY G.C.
G.C. TO COORDINATE WITH CK CM AND OWNER'S REP circlek@nichiha.com

FASTENING SCHEDULE FOR NICHIHA PANEL

5 FASTENERS PER ULTIMATE CLIP @ 6" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG

FASTEN STARTER TRACK @ 12" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1" LONG

FACE FASTENERS TO CDX PLYWOOD @ 8" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 1-1/2" LONG

FACE FASTENERS BACK TO STUDS @ 16" O.C.

#8 OR #10 FULLY THREADED WOOD SCREW, 3-1/2" LONG,

Castles Design Group
A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
Tel: (713) 664-7974
Fax: (713) 664-9756

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REVISION

△ ISSUE	DATE
R0	01/10/25

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RM

PROJECT
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QUALITY
RM

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JRS

PROJECT

CIRCLE K STORES, INC.

S MERIDIAN RD & GERMANN RD, SWC
QUEEN CREEK, AZ

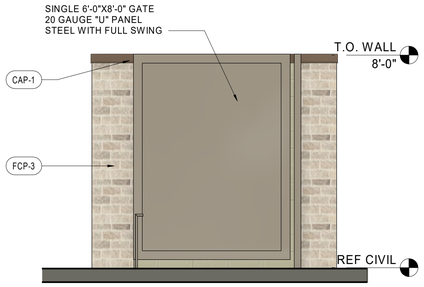
PROTOCYCLE # R0

CIRCLE K STORES,

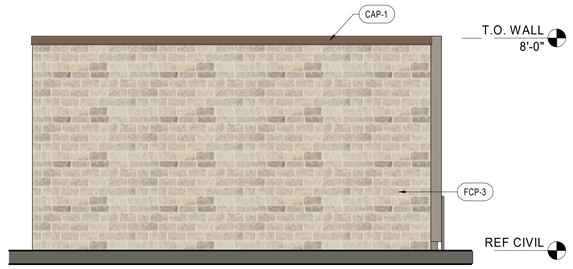
PROJECT NUMBER: XXXX

EXTERIOR ELEVATIONS

A2.1 RE



10 VAC ENCLOSURE FRONT ELEVATION
3/8" = 1'-0"

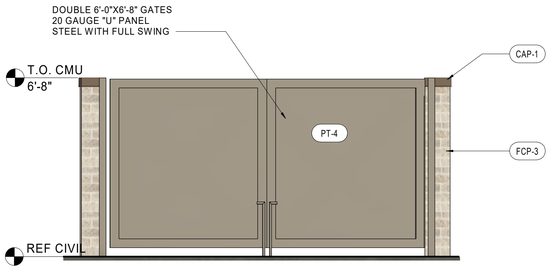


9 VAC ENCLOSURE SIDE ELEVATION
3/8" = 1'-0"

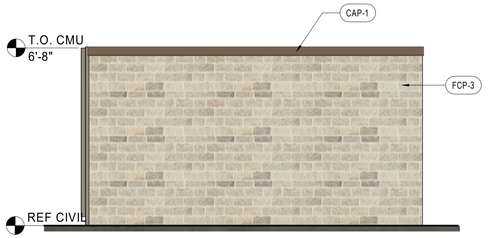
NOTE 1: ALL SIGNAGE TO BE UNDER SEPARATE PERMIT, SUBMITTED BY OTHERS.

EXTERIOR FINISH SCHEDULE

MARK	MATERIAL	MANUFACTURER	COLOR	NOTES
AWN-1	ALUMINUM CANOPY	MAPES ARCHITECTURAL CANOPIES	COLOR TO MATCH PMS 2757	PRE-ENGINEERED - DEFERRED SUBMITTAL
CAP-1	PARAPET CAP		TONY TAUPE SW7038	20 GA. METAL
EIF-2	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	COLOR TO MATCH PMS 2757C	
FCP-1	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 6255 MORNING FOG	1'6" HEIGHT, LENGTH VARIES
FCP-2	FIBER CEMENT PANEL	NICHIHA - TUFF BLOCK	SW 7075 WEB GRAY	1'6" HEIGHT, LENGTH VARIES
FCP-3	CANYONBRICK	NICHIHA - CANYONBRICK	SHALE BROWN	---
PT-3	PAINT	SHERWIN WILLIAMS	SW 6255 MORNING FOG	HM DOORS AND FRAMES
PT-4	PAINT	SHERWIN WILLIAMS	TONY TAUPE SW7038	HM DOORS AND GATES



7 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



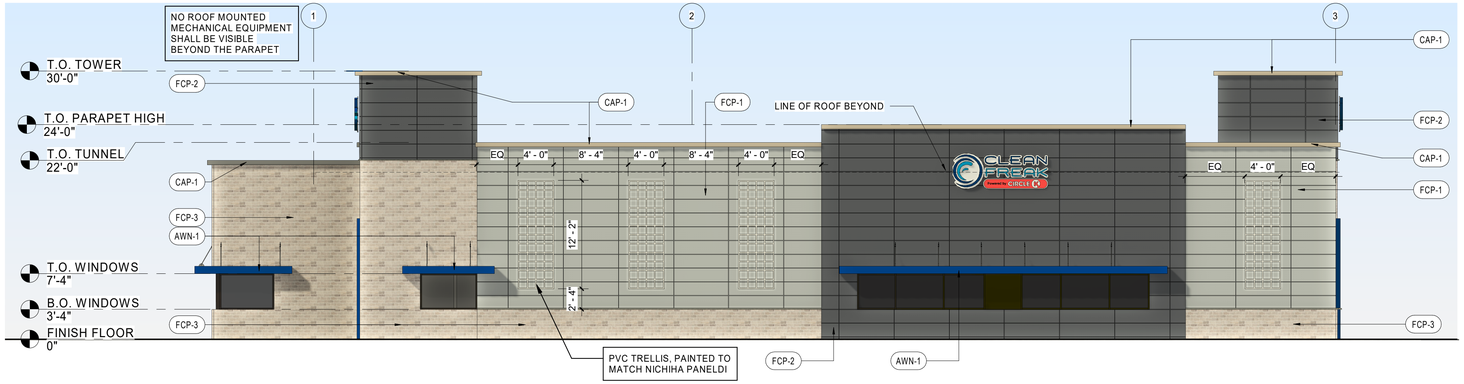
8 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



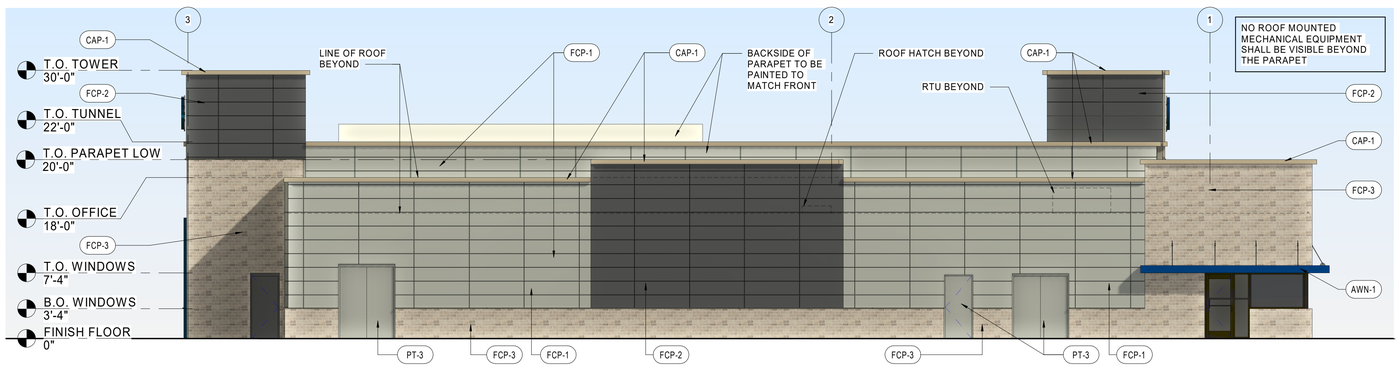
6 ENTRY - TUNNEL



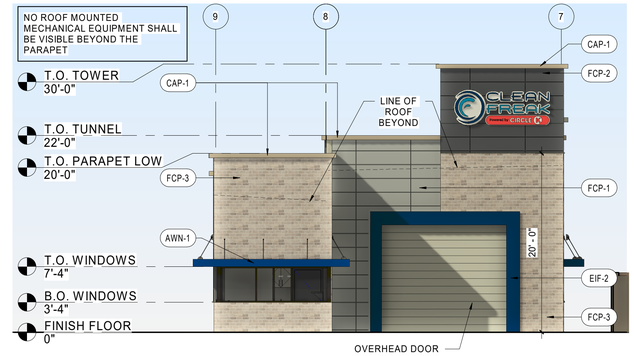
5 EXIT - TUNNEL



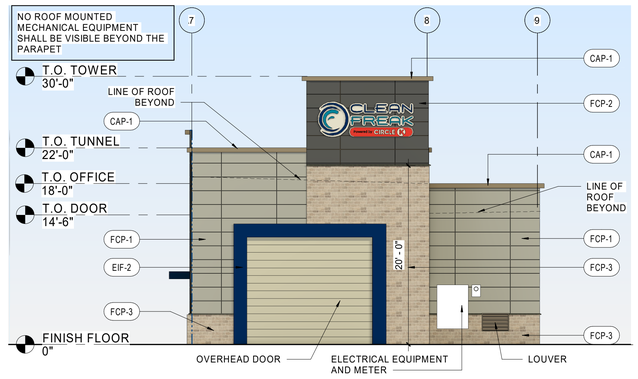
4 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION (TUNNEL ENTRANCE)
1/8" = 1'-0"



1 EAST ELEVATION (TUNNEL EXIT)
1/8" = 1'-0"

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Bentonville, Arkansas 72712
www.hfa-ae.com

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CLEAN FREAK CARWASH
MERIDIAN RD & GERMANN RD
QUEEN CREEK, AZ 85142
JOB NUMBER: 06-25-80008

ISSUE BLOCK

CHECKED BY:	JMC
DRAWN BY:	AG
DOCUMENT DATE:	12/29/25

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JAMI MARIE COOK, ARCHITECT

EXTERIOR COLOR ELEVATIONS

SHEET: A201

12/29/2025 5:47:08 PM
C:\Users\meghan.davis\Documents\2024 Revit Projects\06-25-80008 Clean Freak Carwash - Queen Creek, AZ - ARCH_V24_HFA Meghan.Davis.rvt
A201-EXTERIOR COLOR ELEVATIONS

NOISE IMPACT STUDY

TO:	Catey Atchley, Avery Hall, Atwell
FROM	Jackson Christian, Erik Miller-Klein, Tenor Engineering
DATE:	October 2, 2025
PROJECT:	Clean Freak by Circle K – E. Germann Rd. and S. Meridian Rd.
SUBJECT:	Environmental Noise Impact Assessment

Executive Summary

This memorandum is a summary of our environmental noise impact assessment for the proposed Clean Freak by Circle K project south of the intersection of E. Germann Rd. and S. Meridian Rd. in Queen Creek, Arizona. Using sound level measurements from existing car washes, data supplied from Sonny's Car Wash Equipment, and on-site sound level measurements, a software model was built to predict noise from the proposed car wash to adjacent properties. The predicted noise levels are compared to municipal codes from Queen Creek, Arizona, as well as Maricopa and Pinal Counties.

None of the adjacent properties is occupied at the time of this noise impact analysis, and the car wash, as proposed, is in compliance with all applicable county and city noise ordinances.

Noise Ordinance

The proposed project site is located on the edge of Maricopa County with S Meridian Rd. acting as the county line separating Pinal County to the east.

Maricopa County Noise Ordinance P-23

The following noise criteria is directly quoted from the public disturbances section in Maricopa County's noise ordinance.

It shall be unlawful for any person to cause, or for any person in possession of property to allow to originate from property, any noise which disturbs the peace or quiet of any neighborhood if such noise can be heard from within closed residential structures located within 500 feet of the boundary of the property from which such noise emanates. **This subsection shall not apply to noise produced in the normal conduct of business provided that such noise occurs within the normal and customary hours for the conduct of such business**, which is based on the normal and customary hours of operation of similar, existing businesses, and the operation is legally conducted within the scope of all ordinances, laws, and statutes of Maricopa County and the State of Arizona.

Pinal County Noise Ordinance 6.0

The following noise code requirements are taken directly from the Pinal County noise ordinance.

It shall be unlawful and a violation of this ordinance for any person to operate or to permit to be operated any site-specific source of sound which, when measured at any point of the property line where the noise emission is generated, creates a sound level in excess of its ambient sound pressure level (Leq) limit, indicated on Table 1 below:

Table 1: Limiting Sound Levels for Land Use Districts

Zoning District Classifications	Leq Limits, dBA
Residential	60 dBA (7am-8pm) 55 dBA (8pm-7am)
Commercial or Business	65 dBA (7am-10pm) 60 dBA (10pm-7am)
Industrial	70 dBA (7am-10pm) 65 dBA (10pm-7am)
Rural	65 dBA (7am-9pm) 60 dBA (9pm-7am)

Sound projected from property within (1) zoning district into property within another zoning district of a lesser sound level limit shall not exceed such lesser sound level limit.

Queen Creek Municipal Code: Article 9-6 Noise

The following noise criteria is directly quoted from the Queen Creek Municipal Code.

9-6-4 Nighttime Noise

It is unlawful for any person or entity to cause or allow loud, unreasonable, or excessive noise to emit from real or personal property that the person or entity owns or controls, regardless of the instrument, device, or source of the noise, between the hours of 10:00 p.m. and 6:00 a.m., unless issued and operating in compliance with a Nighttime and Holiday Construction Permit ("NHCP") by the Town in accordance with Section 7-1-4-10, or having met an exclusion or timeframe in accordance with Section 9-3-3 of the Town Code.

9-6-5 Unnecessary Noise

Notwithstanding any other provision of this Article, and in addition thereto, it shall be unlawful for any person without justification to make, continue to make, cause, or allow to be made or continued, any unreasonable noise that disturbs, disrupts, or interferes with the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. Factors that may be considered in determining whether a noise is unreasonable for purposes of this provision include, but are not limited to, the following:

1. The volume of the noise;
2. The intensity of the noise;
3. Whether the nature of the noise is usual or unusual;
4. Whether the nature of the noise is natural or unnatural;
5. The volume and intensity of the background noise, if any;

6. The proximity of the noise to residential sleeping facilities;
7. The nature and zoning of the area within which the noise emanates;
8. The time of the day or night the noise occurs;
9. The duration of the noise;
10. Whether the noise is recurrent, intermittent or constant;
11. Whether the noise is produced by a commercial or noncommercial activity; and
12. Whether it is an impulse noise.



Figure 1: Queen Creek Zoning Designation

Figure 1 is taken from the town of Queen Creek Zoning and General Plan Maps. There are currently no properties completed or actively being constructed on the property lots directly to the west and south of the proposed car wash. This study assumed future businesses to the south, west, and east of the proposed car wash, and residential development to the south within the residential zoning. This noise impact analysis assessed the potential impact of the car wash on the nearest future commercial properties and residential communities based on the zoning designations.

Noise Ordinance Interpretation

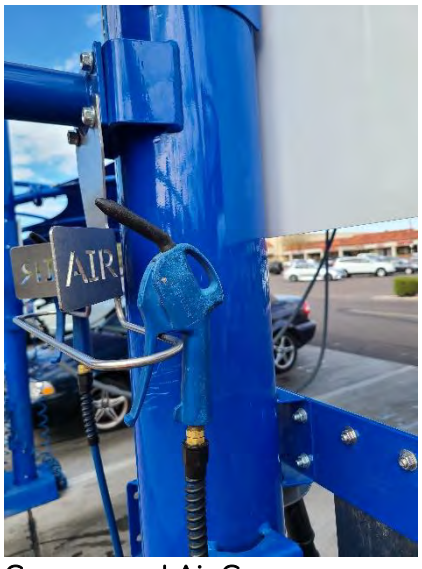
The Maricopa County noise ordinance excludes noise produced in the normal conduct of business. During the typical car wash operation hours between 7:00 am-7:30 pm, the car wash is compliant with the Maricopa County noise ordinance. Pinal County, to the east of S. Meridian road, bases the noise ordinance on site-specific sources. The carwash and all noise sources are located in Maricopa County and therefore the Pinal county code does not apply. It should be noted the maximum ambient sound pressure level for residential properties in Pinal county is 60 dBA.

There is no decibel criteria for the Queen Creek noise ordinance. To ensure car wash related activities do not contribute to disturbing, disrupting, or annoying sounds that impact residential life, the ambient surrounding conditions are compared to the predicted additional noise from the car wash.

Noise Emission from Proposed Equipment

Our 3D computer model of the sound emission and analysis used sound data provided by the car wash equipment manufacturer from third-party testing completed in 2018 and our testing of similar systems in 2021 for True Blue Car Wash.

Equipment & Measured/Published Data	Sound Pressure Level, Leq (dBA)
Centrifugal Blowers *BOD: Sonny's Blowers (inside tunnel)*	96 dBA @ 22-feet – tunnel exit
Wash Systems (no blowers)	65 – 70 dBA @ 15-feet from tunnel entrance or exit
Centrifugal Vacuum Producer *AutoVac 40HP Vacuum Producer*	76 dBA @ 15-feet (40 HP with VFD)
Compressed Air Gun/Nozzle	90 dBA @ 1-ft
Vacuum Hoses & Debris Traps	75 dBA @ 2-ft
Cars and Trucks idling in line	< 55 dBA @ 30-feet



Compressed Air Gun



Vacuum Hose


Vacuum Debris Chamber

Ambient Noise Assessment

A sound level analyzer was deployed near the proposed future site of the car wash during daytime business hours (7:35 am-3:55 pm) along S Meridian Road to the south of the proposed car wash. The approximate location is shown in Figure 2. Measurements were used to calibrate the ambient traffic noise in the environmental computer model. The hourly average sound level ranged from 54 to 59 dBA; the primary noise source was vehicle traffic on S Meridian Road. The loudest 30-minute increment (59 dBA) occurred from 11:30 am to 12:00 pm.

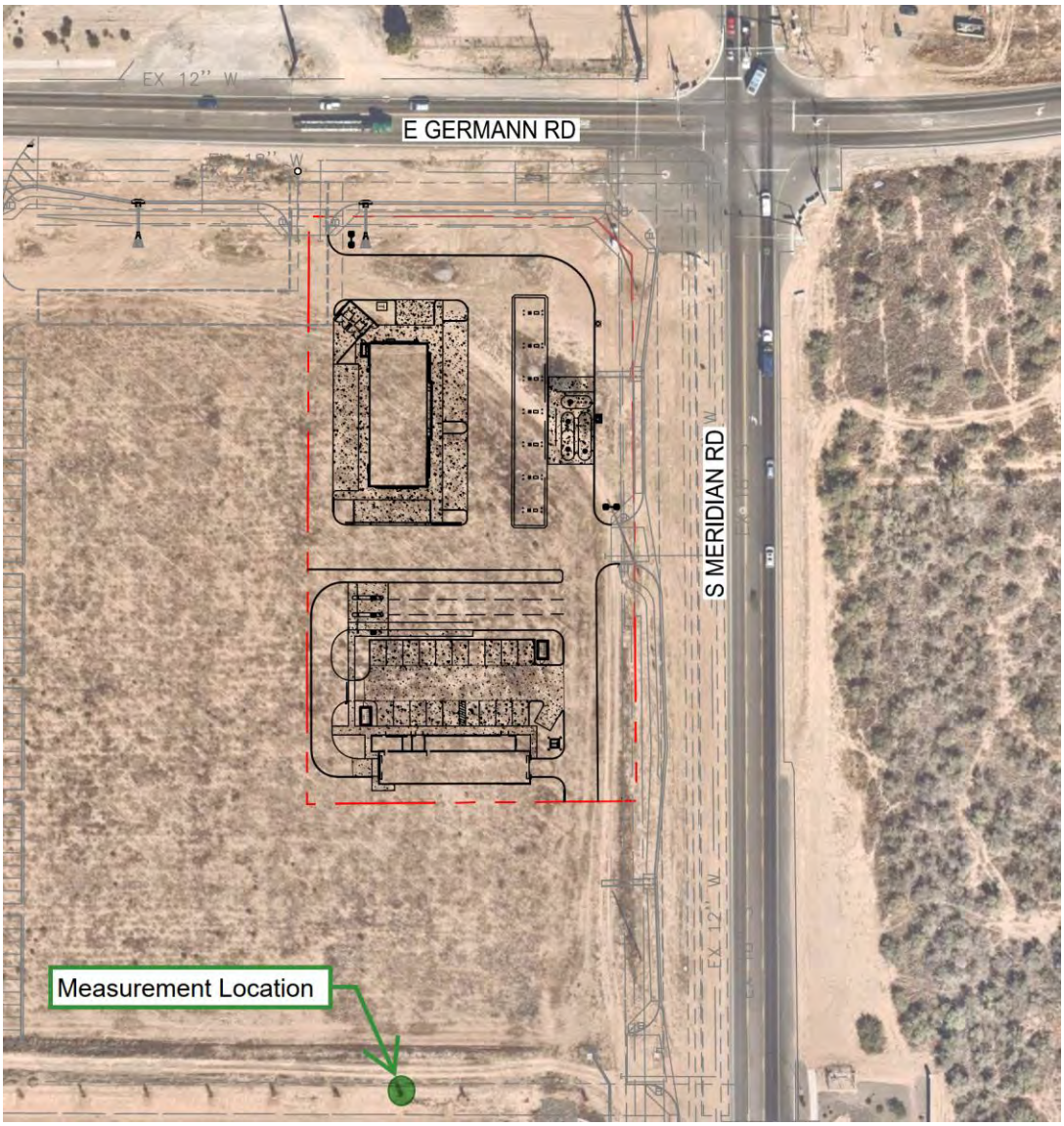


Figure 2: Ambient Noise Measurement Location

Computer Noise Impact Model and Prediction

Noise from the car wash was modeled using the DataKustic CadnaA noise prediction software and predicted to all adjacent property lines. The predicted car wash noise levels are compared to the predicted daytime average ambient noise levels due to traffic. The modeled noise sources include the entrance and exit of the car wash with blowers inside the tunnel, (2) vacuum producer units, and vacuums at each parking stall.

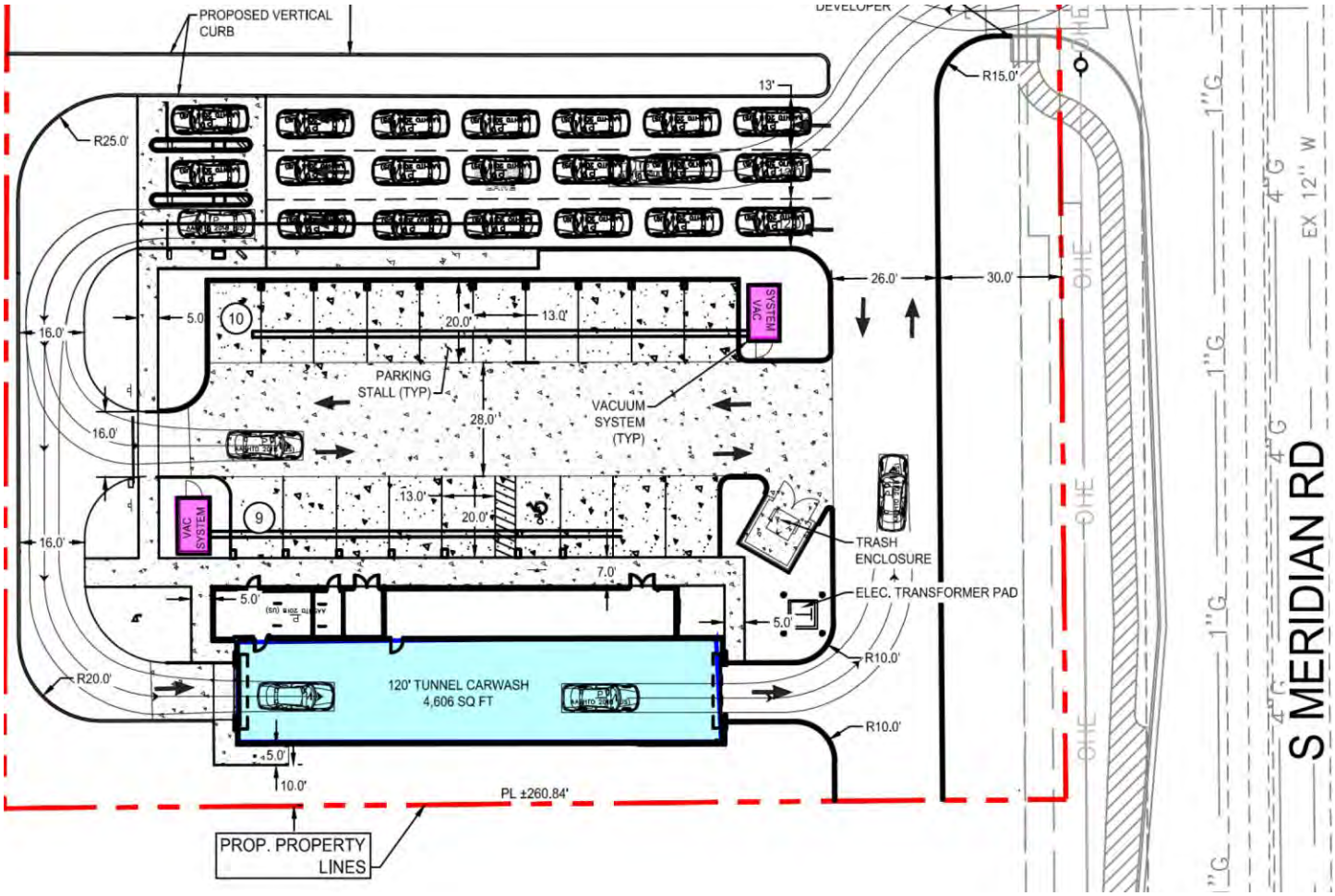


Figure 3: Proposed Car Wash Site Plan

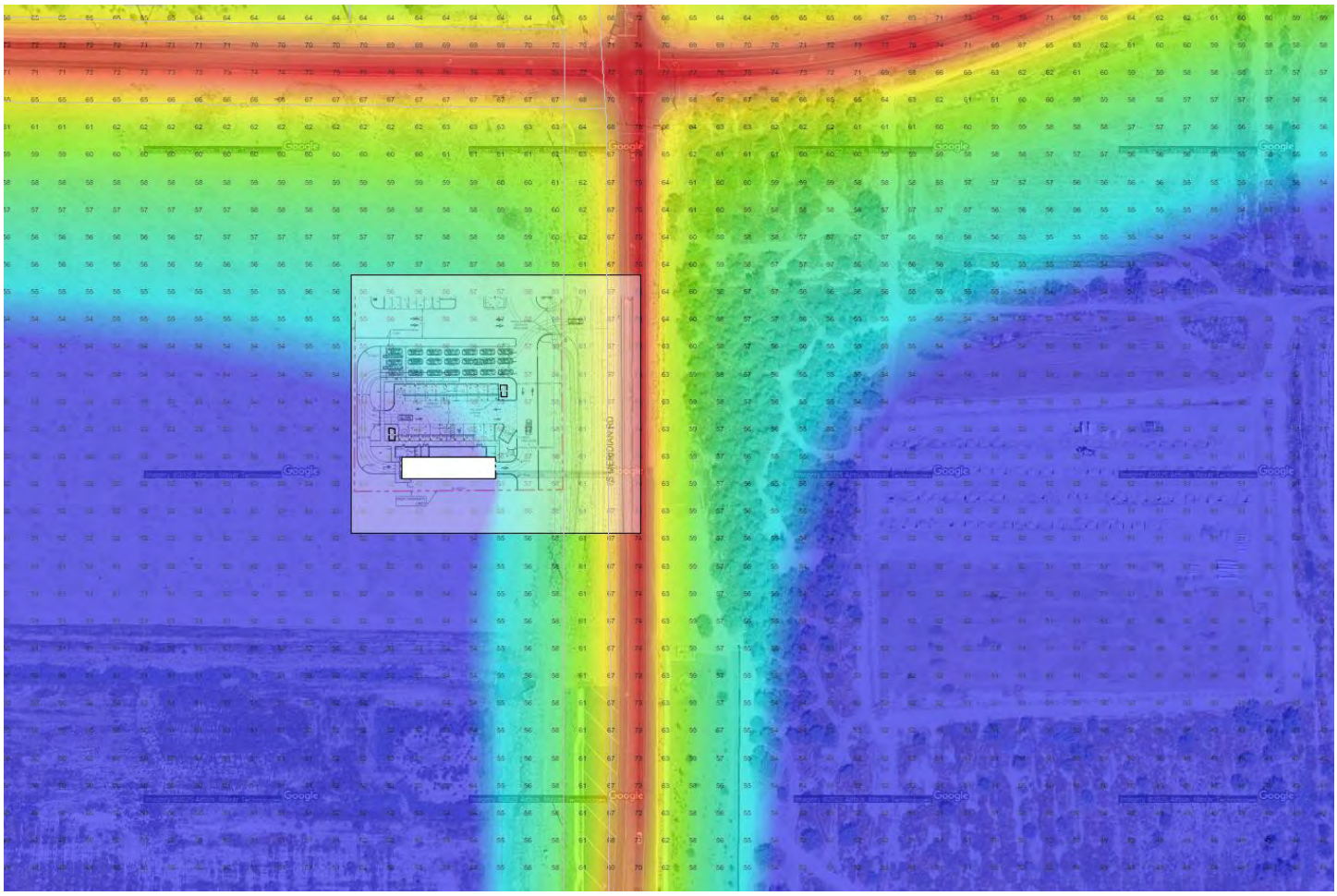


Figure 4: Traffic Noise Impact at Proposed Car Wash Site

Figure 4 shows predicted traffic noise impact at the site location. The traffic noise was modeled using traffic data from the Arizona Department of Transportation Data Management System and calibrated with the daytime sound level measurements taken to the south of the site. Traffic noise was modeled for S. Meridian Rd. and E Germann Rd. Figure 4 shows the resulting noise map of traffic noise (**red** depicts louder and **blue** depicts quieter). Noise is predicted to be around 60 dBA at the entrance to the car wash site on S. Meridian Rd.

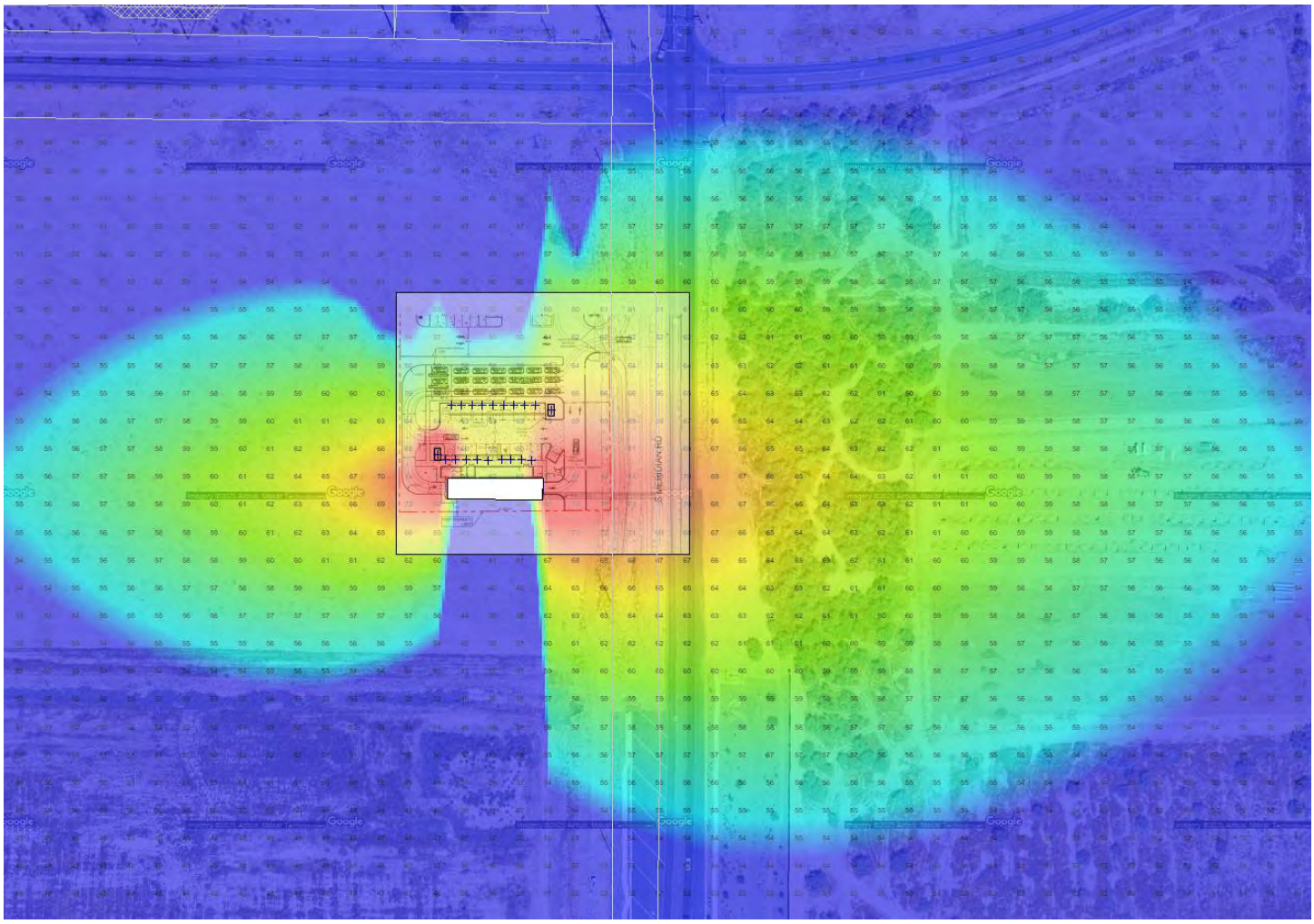


Figure 5: Predicted Noise Impact from Car Wash Activities (not including traffic noise)

Figure 5 shows the predicted sound impact from the car wash blowers and vacuums, excluding traffic noise. This model assumes the basis of design Sonny's centrifugal blowers inside the tunnel, two (2) 40-HP vacuum producers, and eighteen (18) vacuum hoses running simultaneously.

The noise impact from the exit blower is significant to the east due to the low background sound level of the site location. Low background noise levels create conditions for increased impact and perception of noise sources. Below are the predicted noise impacts to each property line:

North Property Line

The impact on the north is minimal due to the east-west tunnel orientation. A gas station is planned for the north property, and the nearest neighbor across E. Germann Road is a sand and gravel supplier. The predicted noise impact on future gas station patrons is 57 - 58 dBA, which is comparable to traffic noise at this location.

East Property Line (Commercial - across S. Meridian St.)

Across S. Meridian Road, predicted sound pressure levels are up to 66 dBA at the road edge of future commercial properties, which could be an increase of 6 dBA above traffic noise. Though this is expected to be the parking lot and driveway for these commercial entities, it does not represent a significant noise impact to the nearest potential buildings.

South Property Line (Commercial, Residential additional 200' south)

The commercial property directly to the south of the car wash will be impacted with sound pressure levels up to 16 dBA louder than predicted traffic noise near the property line; though when a commercial building is constructed across the shared south property line, if the building envelope is within the shadow of the tunnel, the noise is not anticipated to be an impact, this would be the most relevant to drive-in services.

Further south, the residential zoning line is predicted to be minimally impacted by the car wash activities even before considering any additional shielding from commercial buildings. The predicted noise impact at the southern residential zoning line is 56 dBA to the south of the tunnel entrance and 60 dBA to the south of the tunnel exit. These values are only 4 – 5 dBA louder than predicted traffic noise at these locations. This level of increase is only a mild noise impact and is not considered to be a significant impact. The existing residential communities to the east of S. Meridian Road have an approximately 6'-0" high CMU barrier wall on the exterior of the community. If future communities to the south employ a similar design, the car wash noise will be further reduced to 1st floor windows and exterior spaces, and is not expected to be audible through standard residential windows.

West Property Line (Commercial)

The unoccupied property directly to the west of the car wash tunnel entrance is at high risk of experiencing significant disturbing/annoying noise impact, depending on the type and sensitivity of the commercial buildings. The noise impact could be up to 16 dBA louder than traffic noise at the west shared property line. A 6'-0" to 8'-0" high barrier along this shared property line would effectively reduce noise at the property line and minimize the visual impact from headlights, if required by the municipality.

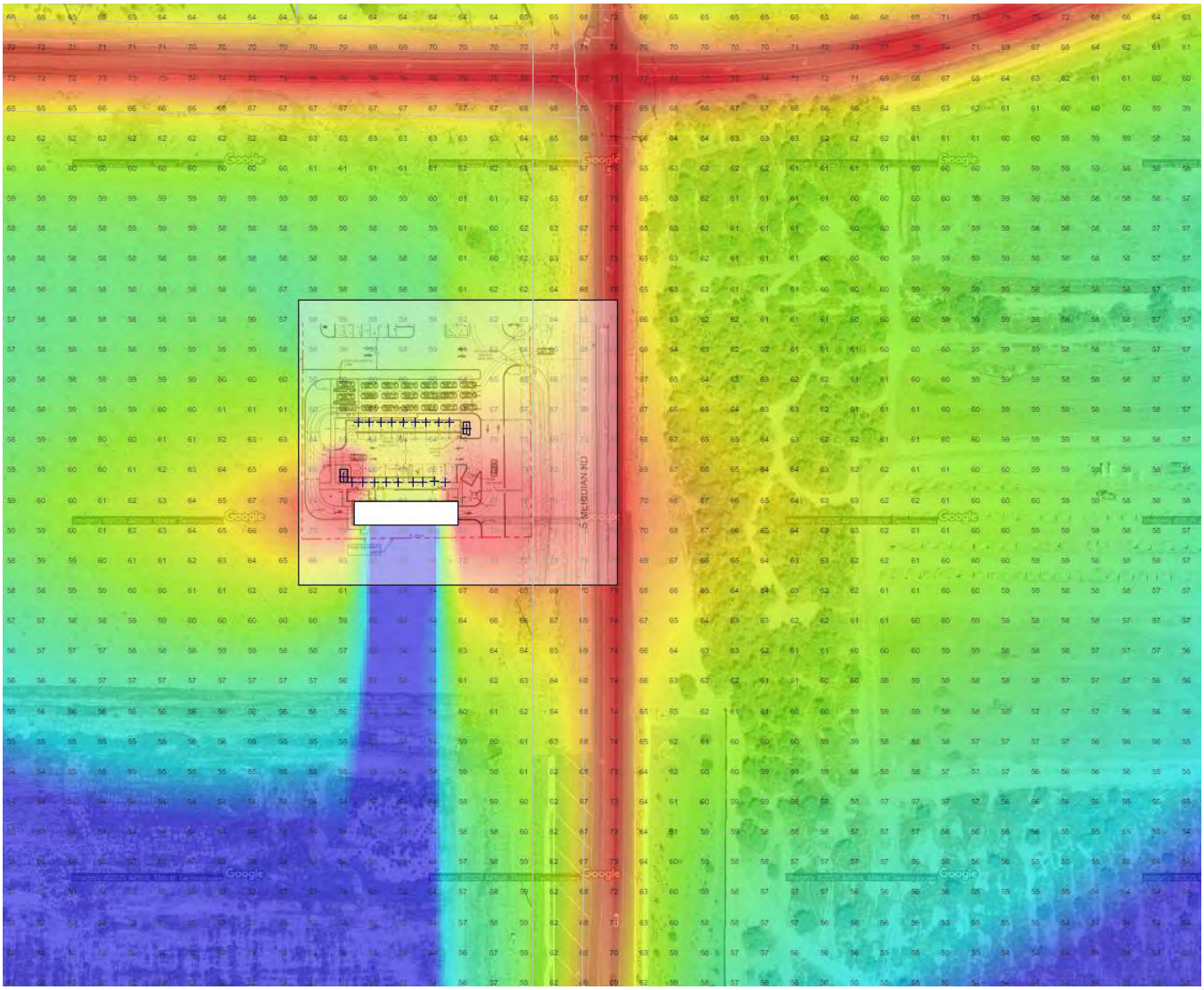


Figure 6: Predicted Noise Impact from Car Wash Activities, Including Traffic Noise

Figure 6 shows the combined predicted noise impact of car wash activities and traffic noise. The resulting impact of the car wash with traffic noise to the east and north is relatively consistent at around 60 dBA. The highest-impacted adjacent properties are the commercially zoned property lines to the west and south of the car wash tunnel, with predicted sound levels up to 72 dBA.

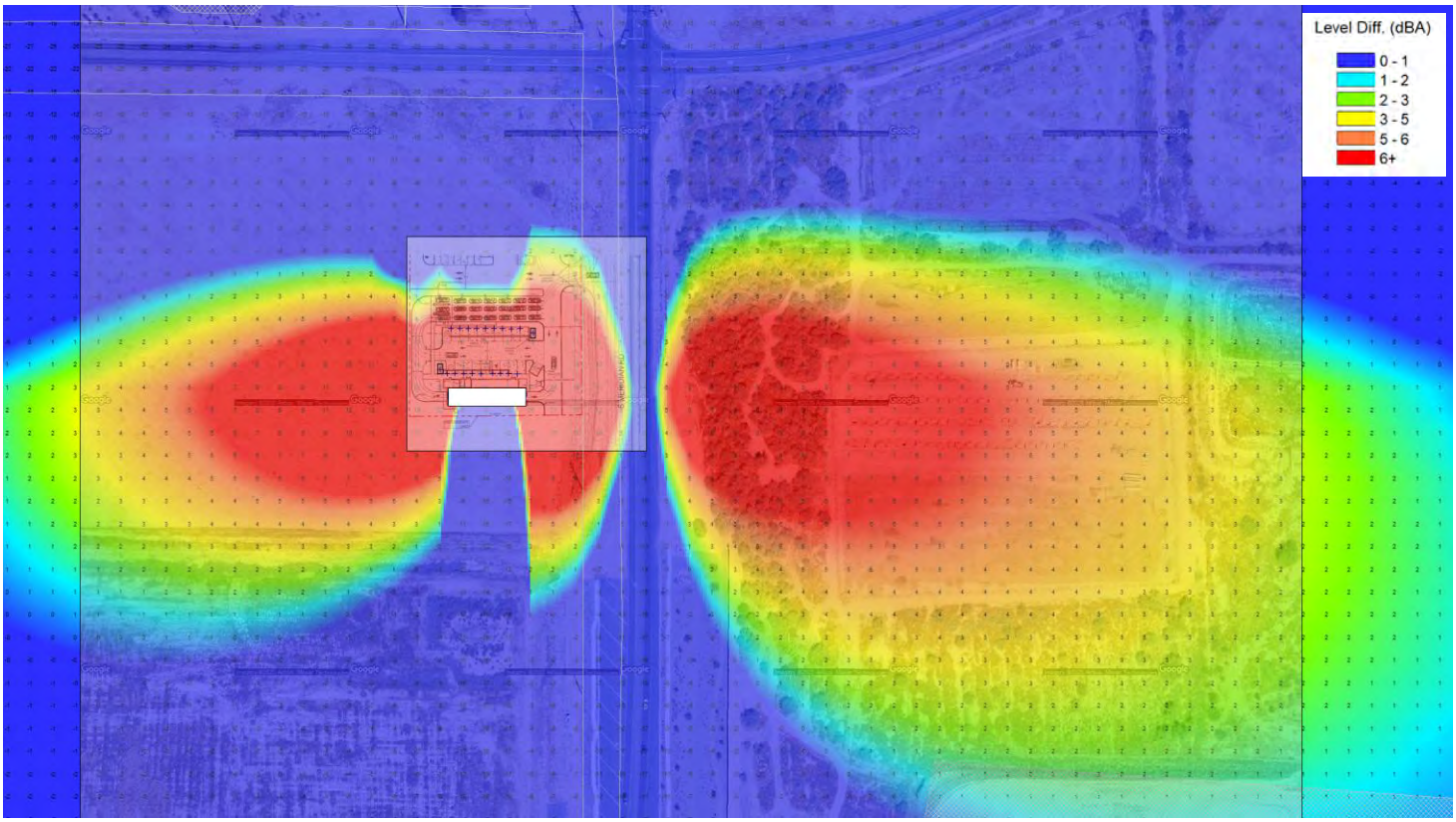


Figure 7: Predicted Noise Level Difference Increase from Car Wash Activities louder than Ambient

Figure 7 shows the predicted additional noise impact from car wash activities in comparison to the current background noise levels. The numbers on the map represent the decibel level difference at that location with the car wash operating at 100%.

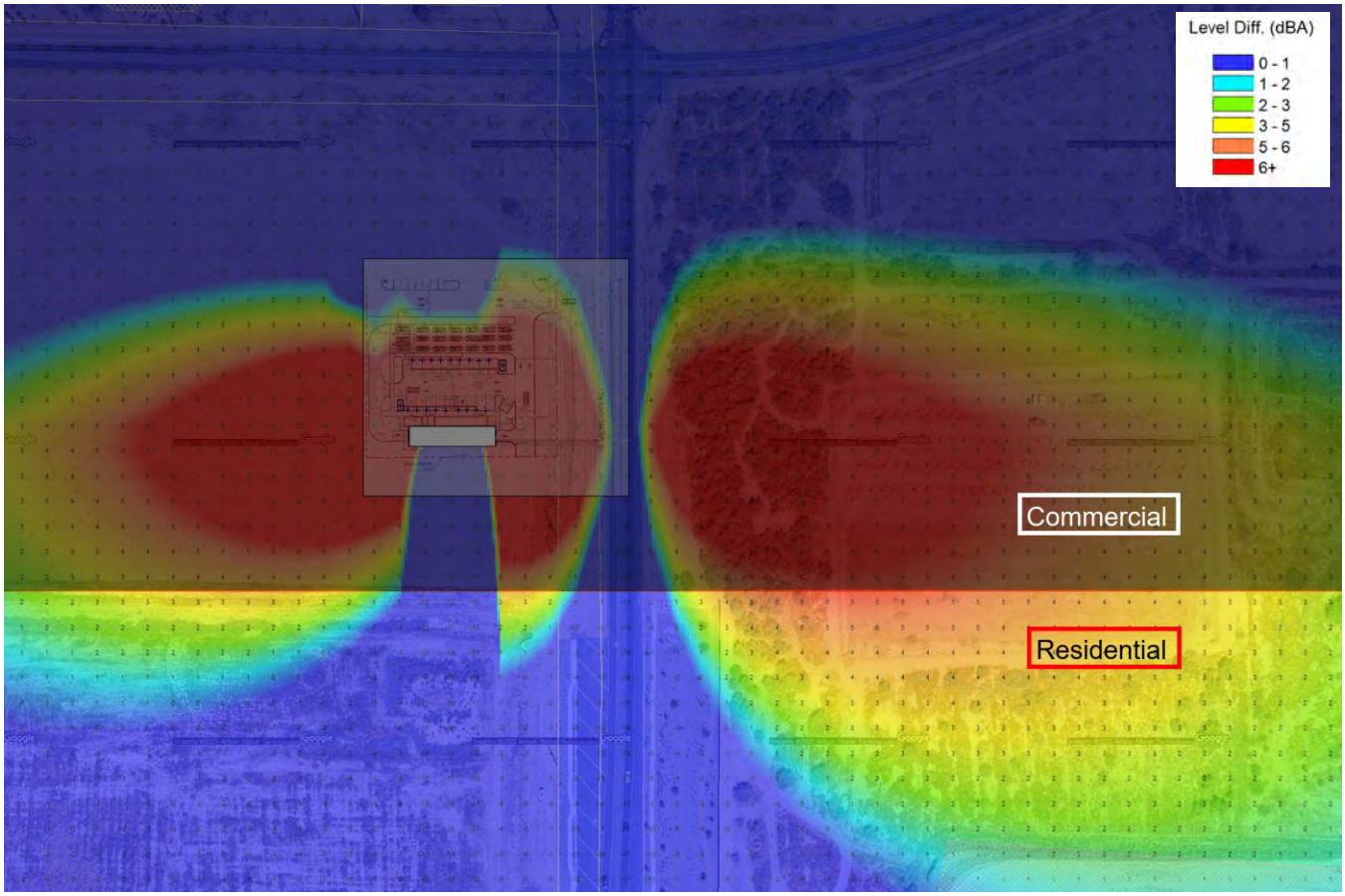


Figure 8: Predicted Noise Level Difference Increase with Zoning Designation

Figure 8 highlights the potential sound impact for the properties zoned residential to the south and east where residential developments will likely be completed. The development to the east includes a painted CMU wall between S. Meridian Road and the nearest residences. This will reduce noise to first-floor windows and outdoor spaces, but is not currently included in the model. The noise impact analysis found that even without the CMU barrier, the noise level will increase by 5 dB or less compared to current traffic volumes. This does not consider the likely increase in traffic noise, as this community serves a large residential and commercial population. This is a mild noise impact on this future residential community to the east in Pinal County. To the south, the sound attenuation due to distance and the car wash tunnel orientation would increase the noise by only 2 to 3 decibels, which is a barely perceptible difference. When another commercial building is constructed on the shared south property line, if the building envelope is within the shadow of the tunnel, the noise is not anticipated to have an impact; this would be the most relevant to drive-in services.

Noise Impact Discussion

The basis of design car wash system is predicted to be louder than existing traffic noise levels at the nearest adjacent east, west, and south property lines. The property to the east within Pinal County is zoned commercial, and the car wash blowers are expected to be perceptible but would not be considered a significant noise impact to commercial businesses. The property to the west is also zoned commercial and similarly will experience perceptible noise from blowers and vacuums. To the south, the nearest commercial property will receive noise impacts based on the layout of the establishment(s) compared to the car wash tunnel entrance and exit due to the east-west orientation of the tunnel and location of the blowers; the loudest system for the car wash. Further south, past the nearest commercial properties, the properties are zoned residential and are predicted to have a relatively mild increase in sound pressure levels compared to the ambient traffic noise (1-3 dBA); this could be even lower depending on the shielding from future commercial buildings, but this was not considered in this noise impact analysis.

None of the adjacent properties is occupied at the time of this noise impact analysis, and the car wash, as proposed, is in compliance with all applicable county and city noise ordinances.

The applicable noise codes are based on perception and disturbance, but there are no adjacent commercial or residential tenants yet. As commercial and residential developments are completed and occupied, the noise impact may be more noticeable due to the number of listeners, not an actual increase in noise. The proposed basis of design equipment is not expected to be a significant noise impact to the nearest properties to the east and south. If noise control measures are desired to more closely align the noise from the car wash with existing and future traffic, we can collaborate with your team on the best noise control options. It is important to note that as the area is further developed traffic noise will increase by 2 to 5 dB. As traffic noise increases, the perception of car wash noise will decrease without any changes to the equipment or operations. The traffic data used in modeling the site location is from 2024.

Please contact us with any questions or additional coordination.

All the best,

JACKSON CHRISTIAN
STAFF CONSULTANT

ERIK MILLER-KLEIN, PE, INCE BOARD CERTIFIED
PRINCIPAL OF ACOUSTICAL ENGINEERING

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Appendix A. Descriptors

To better understand acoustics, here is a brief overview of sound and vibration properties, descriptors, and terms.

Both Interior and exterior noise, or sound, is often measured as an A-weighted sound level in units of decibels, symbolized as dBA. The A-weighting is a specific weighting filter in a sound level meter that corresponds approximately to the sensitivity of human hearing at the various frequencies for quiet levels near the human threshold of hearing. The terms “noise” and “sound” are more descriptions of perceived quality and are the same fundamental quantity.

Sound levels vary significantly, depending on location and activities. People normally experience sound levels between about 30 and 90 dBA, depending on their activity. For example, a nearby noisy vehicle, loud stereo, or power tool may produce 90 dBA; normal conversation is about 55 to 65 dBA; and a bedroom or quiet office is about 30 to 40 dBA when no one is talking or playing music.

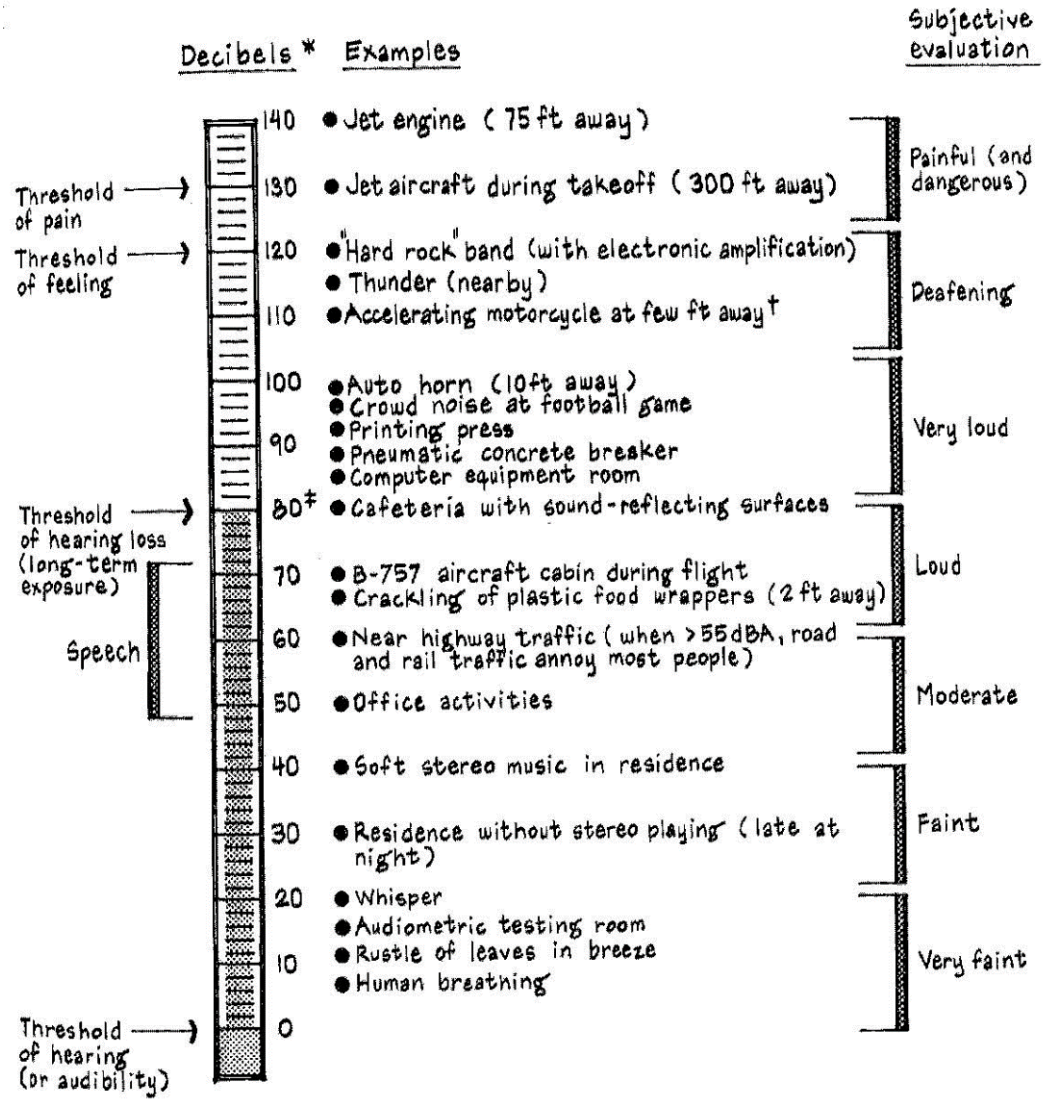


Figure 9: Architectural Acoustics, Egan © 1988

Sound – is vibration in an elastic medium, and the one more commonly measured and perceived is through air. That is defined by both amplitude (pressure change) and frequency (hertz / cycles per second). The term noise often refers to the perception of sound described as disruptive, a nuisance, or potentially harmful to health and well-being.

Decibel (dB) – Logarithmic quantity of sound amplitude proportional to human perception of sound energy. This is the human scale of pressure changes associated with sound and the unit of measurement for sound and noise. The normal human threshold is 20 micro-Pascals, which is equivalent to 0 dB.

A-Weighting (dBA) – is the summed sound level that weighs for the sensitivity of the human ear as a function of frequency for relatively quiet levels of sound. In effect, the A-weighting is based on the 40-phon Fletcher–Munson curves which represented an early determination of the equal-loudness contour for human hearing.

C-Weighting (dBC) – is the summed sound level that weighs for the sensitivity of human hearing for loud sound levels. This weighting follows the inverted shape of the equal-loudness contour passing through 100 dB at 1 kHz. It effectively describes the contribution of low-frequency noise with a single summed value.

Z-Weighting / Unweighted (dBZ) – is the non-weighted summed sound level and is usually used for sound level reporting for one-third and single octave bands.

Sound Pressure Level, L_p – specifies the perceived sound at a receiver or measurement location that is dependent on distance and environmental conditions. This is what a person hears or microphone measures in a location in space, referenced to 20 micro-Pascals.

Sound Power Level, L_w – specifies the sound emission from a source independent of distance and environmental conditions. It is the potential acoustic energy of a source that is calculated and measured based on sound emission and emitting area, referenced to one picowatt.

Average Noise Level (Leq) – is the time-average sound level documented in decibels that is noted with the measured time interval.

Maximum Sound Level (Lmax) – is the highest sound level measured during a single noise event and is documented with the time response (Slow – 1 second, Fast – 0.125 second, Impulse – 0.035 second). Lmin is the quietest sound level measured during a single time interval of measurement.

Sound waves, similar to light wave, from a point source will expand hemispherically above the ground losing 6 dB per doubling of distance; referred to as the inverse square law. Other effects that are considered in the acoustical computer modeling software include ground absorption, air absorption, barrier effects (diffraction, reflection, and diffusion). The amount of these affects are based on the geometry from the source to the listener and the type of materials (i.e., sound reflective vs. sound absorptive).

TOWN OF QUEEN CREEK ARIZONA









Circle K Fuel Station & Car Wash

P25-0159 & 0160

Town Council

November 4, 2026

Aerial

Circle K Fuel Station/Convenience store: 1.5 acres

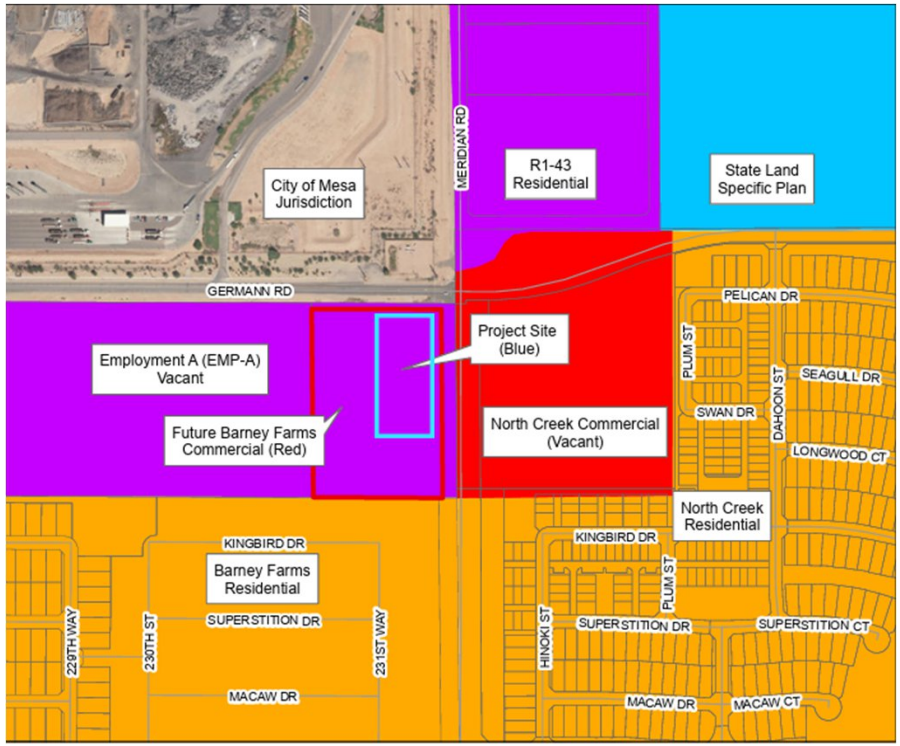
Circle K Car Wash: 1.22 acres

Total acres: Approximately 2.8 acres

Part of the future Barney Farms Commercial corner



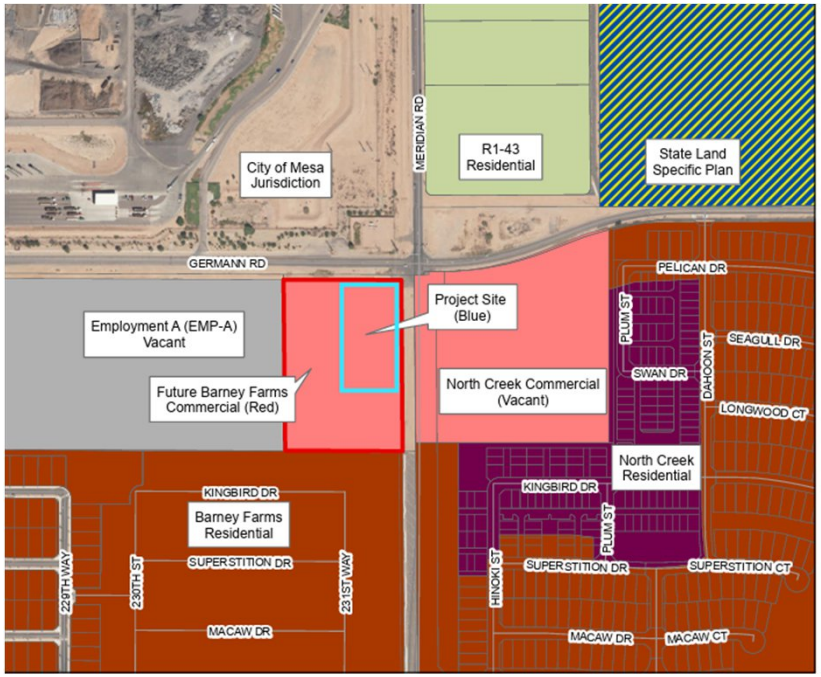
General Plan



General Plan Land Use

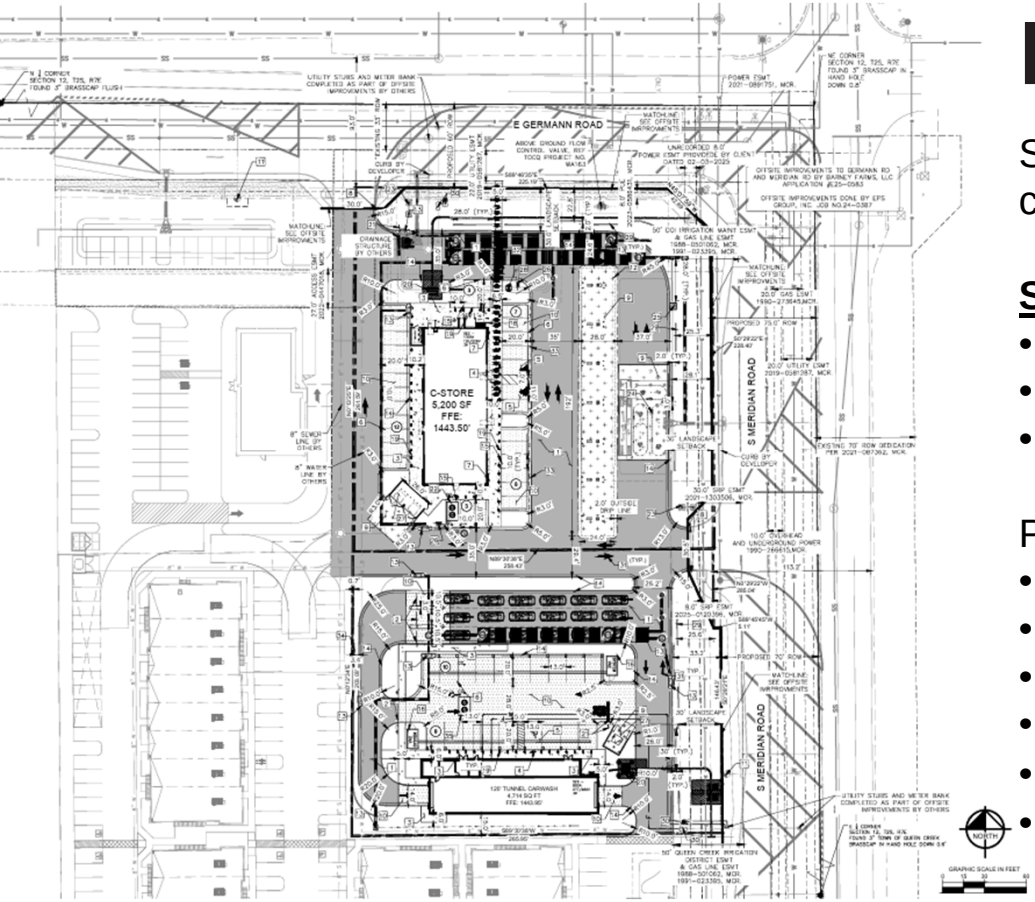
- Rural
- Neighborhood
- Urban
- Commercial
- Industrial
- Open Space
- Special District 1
- Special District 2
- Special District 3
- Special District 4

Existing Zoning



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



Request

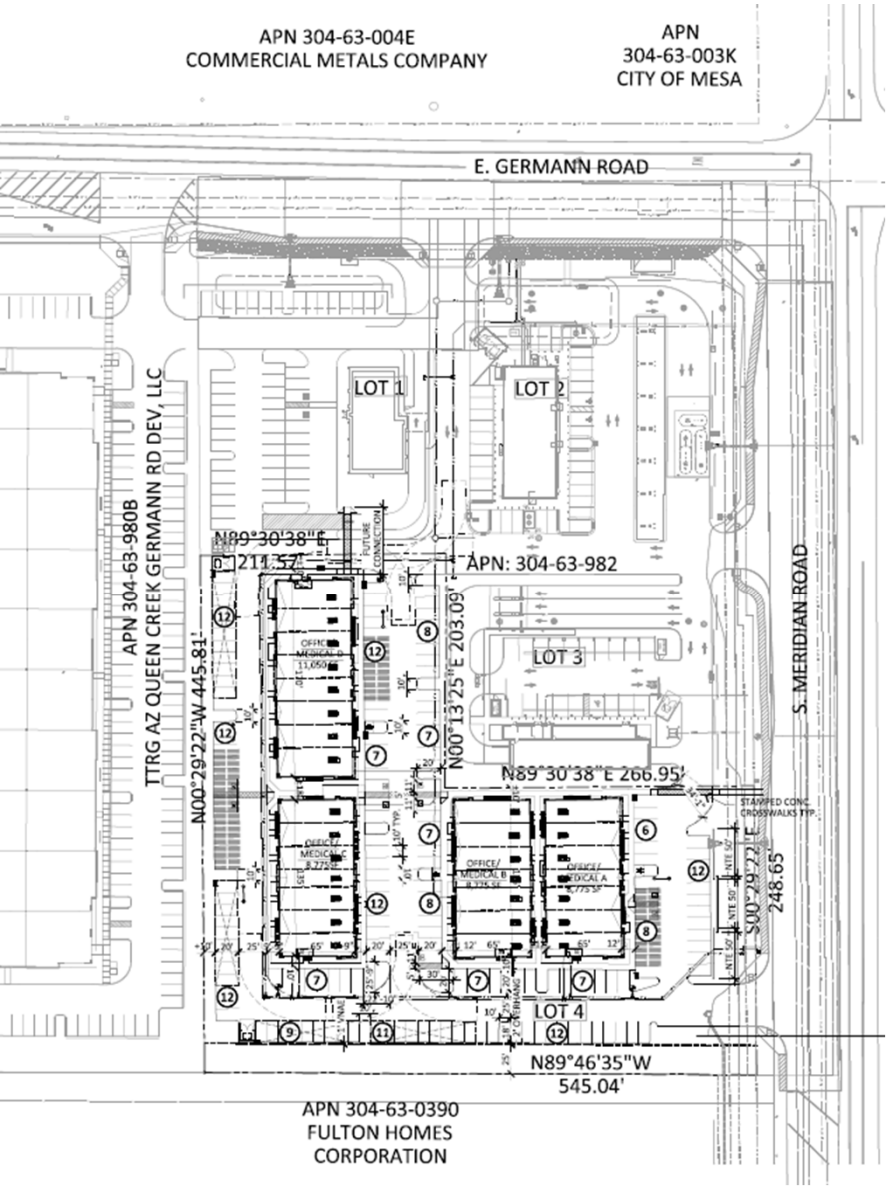
Site Plan & CUP approval: fuel station, convenience store, and car wash

Site Details

- 5,200 square foot convenience store
- 4,600 square foot canopy (7 fueling positions)
- 4,714 square foot car wash

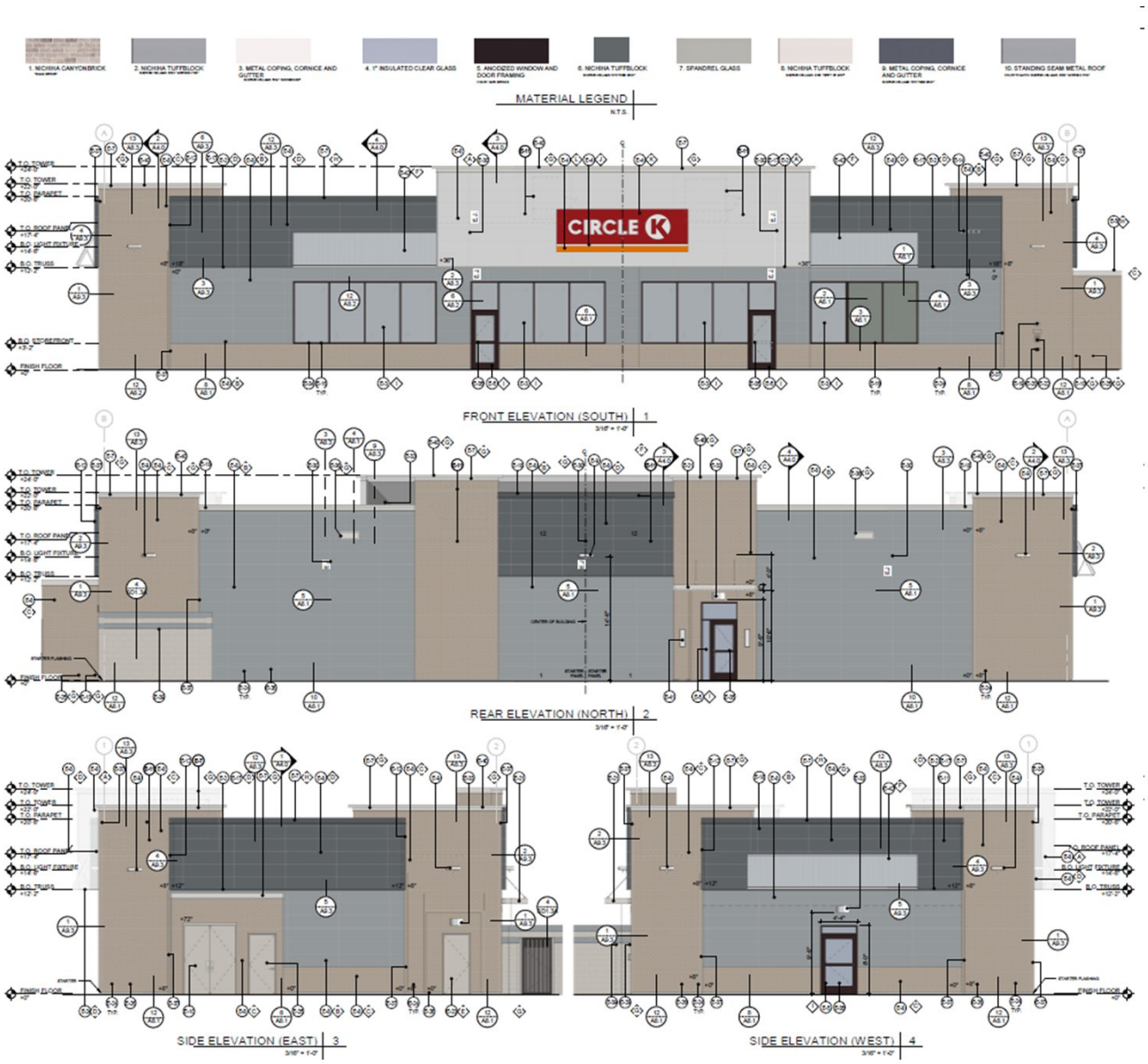
Parking:

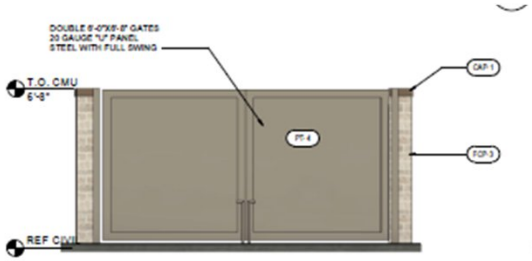
- Required: 32 parking stalls (convenience store)
- Provided: 45 parking stalls (convenience store)
- Required: 8 parking stalls (car wash)
- Provided: 19 parking stalls (car wash)
- 24 hours/7 days a week
- No outdoor storage



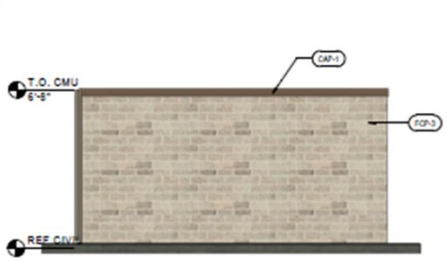
TOWN OF QUEEN CREEK ARIZONA

Overall Barney Farms Commercial


1. NICHIHA CANYONBRICK
2. NICHIHA TUFFBLOCK
3. METAL COPING, CORNICE AND GUTTER
4. 1" INSULATED CLEAR GLASS
5. ANODIZED WINDOW AND DOOR FRAMING
6. NICHIHA TUFFBLOCK
7. SPANDREL GLASS
8. NICHIHA TUFFBLOCK
9. METAL COPING, CORNICE AND GUTTER
10. STANDING SEAM METAL ROOF
MATERIAL LEGEND
N.T.S.
CIRCLE K
FRONT ELEVATION (SOUTH) 1
3/16" = 1'-0"
REAR ELEVATION (NORTH) 2
3/16" = 1'-0"
SIDE ELEVATION (EAST) 3
3/16" = 1'-0"
SIDE ELEVATION (WEST) 4
3/16" = 1'-0"



7 DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



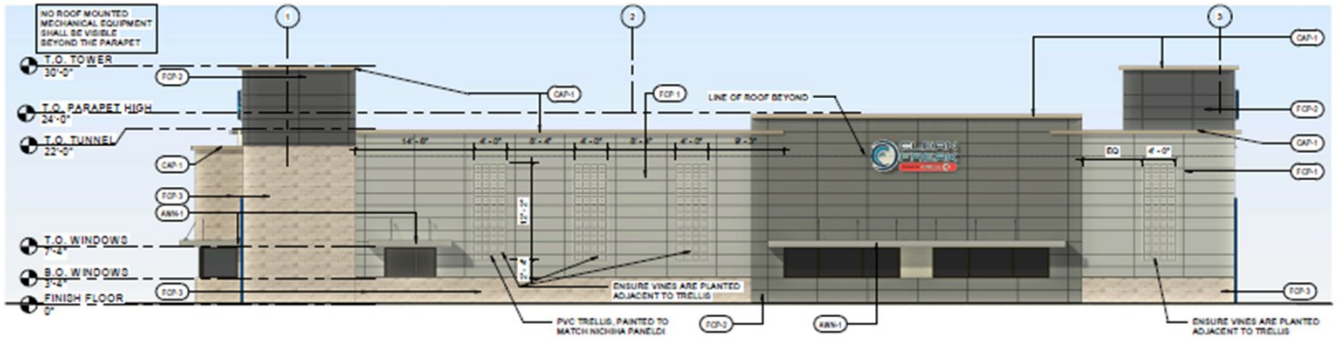
8 DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



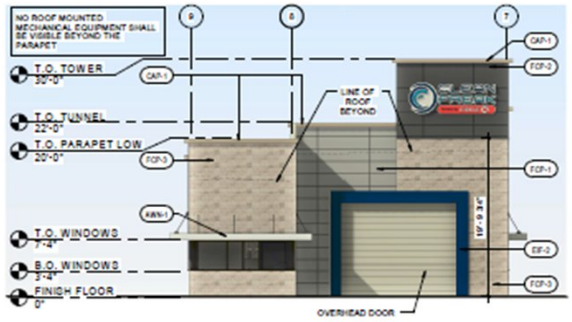
6 ENTRY - TUNNEL



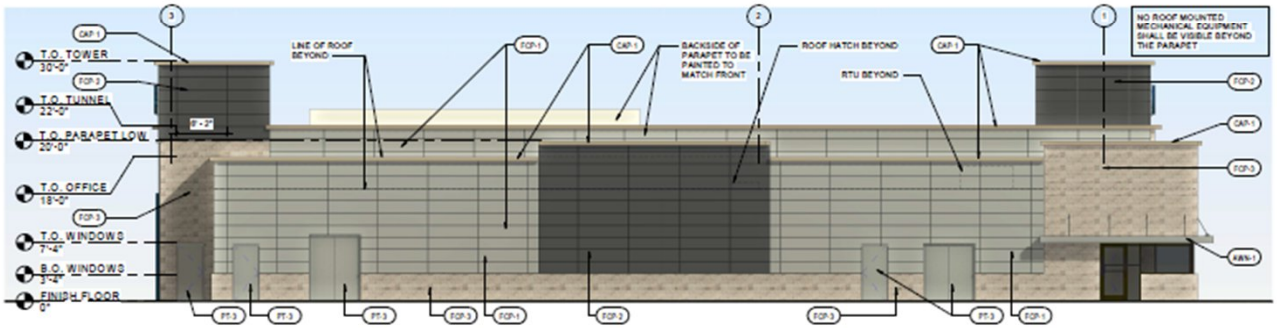
5 EXIT - TUNNEL



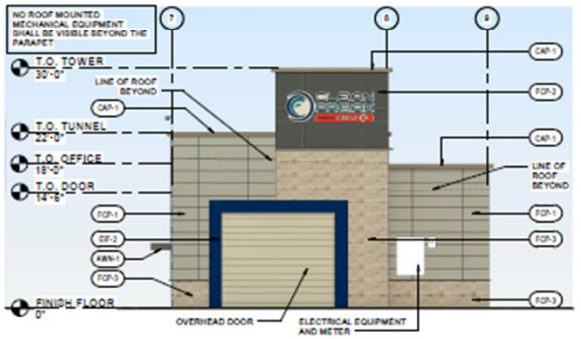
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION (TUNNEL ENTRANCE)
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION (TUNNEL EXIT)
1/8" = 1'-0"



FRONT ELEVATION (EAST) | 2



REAR ELEVATION (WEST) | 1

TOWN OF QUEEN CREEK ARIZONA

Public Participation

- Neighborhood Meeting held on Monday August 24, 2026 with no members of the public in attendance

- There have been no further communication from property owners, neighbors, or other interested parties expressing any concerns or inquiries regarding the proposed Circle K convenience store, car wash and gas station.

- The Planning Commission recommended approval at their regularly scheduled October 14, 2026, meeting with a vote of 5-0. No comments were received from the public at the meeting.



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

RE: A CONTINUANCE TO THE DECEMBER 2, 2026, TOWN COUNCIL MEETING HAS BEEN REQUESTED. PUBLIC HEARING AND POSSIBLE ACTION ON ORDINANCE 899-26, THE UNION PAD REZONE (P25-0095), A REQUEST BY BRENNAN RAY (RAY LAW FIRM) FOR A PAD REZONE FROM MIXED-USE (MU) PLANNED AREA DEVELOPMENT (PAD) TO MU PAD FOR AN APPROXIMATE 25-ACRE MIXED-USE DEVELOPMENT CONSISTING OF COMMERCIAL RETAIL, OFFICE, HOTEL, AND MULTI-FAMILY RESIDENTIAL, LOCATED AT THE SOUTHWEST CORNER OF QUEEN CREEK AND ELLSWORTH ROADS.

DATE: November 4, 2026

Suggested Action:

The applicant is requesting a continuance to the December 2, 2026, Town Council meeting in order to continue to refine the proposed multi-family residential component, as well as to ensure that a full Town Council is present in person. Accordingly, Staff recommends a continuance of Ordinance 899-26, P25-0095 Union PAD Rezone, a request for PAD Rezone from Mixed-Use (MU) Planned Area Development (PAD) to MU PAD for an approximate 25-acre mixed-use development consisting of commercial retail, office, hotel, and multi-family residential, to the December 2, 2026 Town Council meeting.

Attachment(s):

1. Union_Aerial.pdf

Project Name: The Union at Ellsworth

Case Number: P25-0095

Hearing Date: October 7, 2026

TOWN OF QUEEN CREEK ARIZONA

AERIAL OVERVIEW



Project Location

0 300 600 Feet

N

GIS Town of Queen Creek GEOGRAPHIC INFORMATION SYSTEMS

10/7/2026

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: **PROPOSED WATER RESOURCE FEE - AN UPDATE ON IMPLEMENTATION**

DATE: **November 4, 2026**

Suggested Action:

None. Discussion only.

Relevant Council Goal(s):

Effective Government: KRA Financial Management, Internal Services & Sustainability

Project Information:

Attachments:

None. Presentation will be distribution with the amended agenda.

Discussion:

On September 2, 2026, staff introduced proposed utility rates and fees to the Town Council. Included in that proposal was the recommendation to create a new, monthly water resource fee to create a dedicate funding source to pay for expenses associated with the Town creating a new program to replenish the aquifer.

Since, staff has been working on finalizing the water resource fee recommendation. The Council is scheduled to conduct a public hearing with the intention of taking final action to create the new fee on November 18, 2026.

The intention of this agenda is to provide an update on the remaining implementation issues, including:

- Creation of credit against the monthly fee for those customers with septic tanks (septic credit)
- Eliminate the unique $40 monthly wastewater charge to ~60 accounts (a legacy issue)
- Discuss the QC CAGRD reimbursement process, because QC cannot directly pay fees on behalf of customers
- Introduce the creation of a HOA Program to address situations in which the water resource fee increase will cause the existing HOA fee to increase by more the allowed amount
- Review the 5-Year Fee Phasing recommendation

Fiscal Impact:

There is no fiscal impact to consider for these presentations.

Alternatives:

There are no alternatives for this agenda item.