



Minutes
Work Study Session
Queen Creek Town Council
Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
May 3, 2006
6:00 p.m.

1. Call to Order

The meeting was called to order at 6:03 p.m.

2. Roll Call

Council Members present: Barney; Coletto-Cohen; Holloway; Valenzuela; Vice Mayor Wootten and Mayor Feldman-Kerr. Council Member Hildebrandt was ill.

3. Motion to adjourn to Executive Session

A. Pursuant to A.R.S. §38-431.03(A)(7) the Council may vote to go into Executive Session for discussion or consultation with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

B. Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Council may vote to go into Executive Session for discussion and consultation with the Town's attorney for legal advice and to consider the Town's position and instruct its attorney regarding possible pending litigation.

Motion: Holloway

Second: Barney

To adjourn to Executive Session at 6:04 p.m.

Vote: Unanimous

The Work Study Session reconvened at 6:24 p.m. (Council Member Valenzuela left the meeting due to family illness)

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

4. Presentation on affordable housing by Jeff Gray and Paul Harris of the Arizona Department of Housing.

The presentation included examples of affordable housing projects within Arizona and different types of funding for the projects. There was discussion on building affordable housing without the aid of government programs and integrating projects into the community.

Minutes for the Work Study Session
Queen Creek Town Council
May 3, 2006
Page 2

5. Discussion on sewer service area amendments.

Transportation Specialist Schaner reviewed the four areas of amendments: additions – Quail Creek, Lucia, new middle school site and Paseo de Pecans; Town area deletions – La Jara Farms; county area deletions (Maricopa & Pinal)– county islands and other areas, although consideration should be given to leave some county areas in as they are converting to commercial. There was discussion on county development within the sewer service area; other sewer service providers and package plants. Council discussed leaving the Pinal County area in the sewer service area because of potential commercial development but had concerns with adding Paseo de Pecans in because of the General Plan land use designation of Low Density which would not require sewer.

6. Discussion on **DR06-025** “Lucia at Queen Creek”, a request from Logan Powell of Element Homes for design review approval of five (5) standard floor plans with three (3) elevations each on a total of 105 lots zoned R1-12 on approximately 50 acres located at the northeast corner of Sossaman and Ocotillo Roads.

Planner Ramos reviewed the four architectural styles proposed for the standard floor plans. Council commented on the two-story left elevations, stating they appeared plain compared to the other side elevations.

7. Adjournment

Motion: Barney

Second: Holloway

To adjourn the Work Study Session at 7:00 p.m.

Vote: Unanimous

Jennifer F. Robinson, CMC

TOWN OF QUEEN CREEK

Wendy Feldman-Kerr, Mayor

Attest:

Jennifer F. Robinson, CMC

I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the May 3, 2006 Work Study Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Jennifer F. Robinson, CMC

Passed and approved on May 17, 2006.