



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
September 19, 2012  
5:30pm

**1. Call to Order**

The Work Study Session was called to order at 5:30pm.

**2. Roll Call** (one or more members of the Council may participate by telephone)

Council Members present: Brown; Gad; Oliphant (arrived at 6:16pm); Vice Mayor Benning and Mayor Barney.

Council Members Barnes and Wheatley were attending the National League of Cities Leadership Summit.

**3. Motion to adjourn to Executive Session (to be held in the Saguaro Conference Room of the Municipal Services Building)for the following purposes:**

A. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney regarding agreements between the Town and (a) Boys & Girls Club; (b) National Reined Cow Horse Association. (ARS 38-431.03(A)(3) and (4).

B. Discussion and consultation with the Town Attorney for legal advice and to consider the Town's position and instruct its attorney regarding an intergovernmental agreement between the Town and Higley School District. (ARS 38-431.03(A)(3) and (4).

C. Discussion and consultation with the Town Attorney for legal advice with the Town's Attorney and representatives regarding the sale or lease of 20-acre parcel in Town Center. A.R.S. 38-431.03(A)(3), (4) and (7).

**Motion to adjourn to Executive Session at 5:31pm (Brown/Gad/Unanimous)**

The Work Study Session reconvened at 6:13pm.

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

Agenda Item 5 was presented before Agenda Item 5 & 6.

**4.** Update on quarterly marketing activities including Marketing Partnership Agreements with Schnepf Farms, Queen Creek Olive Mill and Barney Family Sports Complex.

**Minutes for the Work Study Session  
Queen Creek Town Council  
September 19, 2012  
Page 2**

*No discussion at Work Study.*

**5.** Presentation by CenturyLink regarding cable license application and Prism TV product.

Work Force & Technology Director Bruce Gardner briefly explained the Town Code requirements regarding cable communications licenses/agreements and the procedure for Council approval of applications.

Ken McMahon, representing CenturyLink, provided information on the company and the Prism TV product offered, including interactive features and delivery to the home.

There was discussion on service to existing residential areas.

**6.** Presentation and discussion on residential and architectural design standards.

Planning Manager Wayne Balmer discussed the Town's current standard residential guidelines approved in 2005 in comparison to what builders have been proposing such as narrower lots with narrower homes that don't always meet the approved guidelines. The issue coming forth is the requirement that the garage is no more than 40% of the face plan of the home. Mr. Balmer showed examples of elevations/floorplans that do comply and the difference in those that don't.

Mr. Balmer also reviewed some of the Planning and Zoning Commission's comments regarding alternatives that could be considered in addition to upholding the current standards.

Council discussed the need to maintain a balance of lot sizes in the community and maintaining the uniqueness of neighborhoods offered. There was also discussion on garage door width options and requests for reduced garage setback requirements.

**7. Adjournment**

**Motion to adjourn at 6:55pm** (Brown/Gad/Unanimous)

TOWN OF QUEEN CREEK

---

Gail Barney, Mayor

Attest:

---

Jennifer F. Robinson, MMC

**Minutes for the Work Study Session  
Queen Creek Town Council  
September 19, 2012  
Page 3**

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 September 19, 2012 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, MMC

Passed and approved on October 3, 2012.