

MINUTES
SPECIAL WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK LIBRARY, ZANE GREY ROOM
21802 SOUTH ELLSWORTH ROAD
OCTOBER 15, 2013
6:00 PM

1. Call to Order

The meeting was called to order at 6:05 p.m.

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

Commissioners present: Matheson; Nichols; Robinson; Sossaman; Vice-Chairman Arrington; Chair Ingram.
Commissioners absent: Turley.

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

3. Discussion on the 2013 applications for the Major General Plan Amendments

Staff reported the Town has hired TischlerBise to complete Fiscal Impact Analysis to study the Town's financial sustainability and self-sufficiency at build out. Once the study is completed staff will review the information and forward it to the Planning and Zoning Commission for their review. The study will help determine how the Proposed 2013 General Plan Amendments will impact the Town.

Staff asked to modify the previously approved project schedule for the Proposed 2013 General Plan Amendments during the Regular Meeting to the following dates:

December 5, 2013 at 7 p.m. – Special Planning and Zoning Commission Meeting, possible Action

December 18, 2013 at 7 p.m. – Town Council Meeting, Introduction

January 15, 2013 at 7 p.m. – Town Council Meeting, Possible Action

Presentations for the following cases will be made: GP13-025, La Jara Farms; GP13-026, Estates at Queen Creek Station; GP13-027, Meridian Crossings; GP13-028, Barney Farms; GP13-029, The Vineyards; GP13-030, Sonoqui Creek Village. Formats for the presentations are:

- Staff Introductions
- Applicants Presentations
- Questions & Answers
- Citizen Comments
- Request for New Project Schedule

ADMINISTRATIVE ITEMS

- 4. Recent activity update.** Dave Williams, former Senior Planner has accepted a position as the Land Use and Planning Unit Manager in Yavapai County; and is no longer employed with the Town. The Senior Planner position is in the process to be filled, applications are being reviewed and interviews will be scheduled. Brett Burningham, started in

September 2013, as the new Principal Planner. His primary duties are working on current planning projects, the Request for Proposals for the Zoning Ordinance Update, and the upcoming General Plan Update.

5. Review of upcoming agenda items

- Hangars at the Pegasus, Brett Burningham

6. Summary of Events from members of the Commission and Staff. The Commission may not propose, discuss, deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

- Update of Council Chambers to include updated projectors, monitors and lighting
- Tentative upcoming Council Presentation by Carson Vice on the TischlerBise to complete Fiscal Impact Analysis

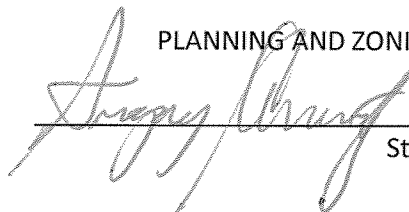
7. Adjournment: Motion to adjourn 6:25 p.m.

1st: Sossaman

2nd: Arrington

VOTE: Unanimous

PLANNING AND ZONING COMMISSION



Steve Ingram, Chair

Attest:



Amy Morales-Olea, Planning Assistant

I, Amy Morales-Olea, 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 15, 2013, Special Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Amy Morales-Olea

Passed and approved on November 13, 2013