



Minutes
Joint Work Study Session with Planning and Zoning Commission
Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
December 4, 2013
5:00pm

1. Call to Order

The meeting was called to order at 5:00p.m.

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

Council Members present: Barnes; Benning; Brown; Gad; Wheatley (5:06p.m.); Vice Mayor Oliphant and Mayor Barney.

Planning and Zoning Commissioners present: Matheson (5:50p.m.); Nichols; Robinson; Sossaman; Vice Chairman Arrington and Chairman Ingram. Commissioner Turley was absent.

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

Mayor Barney declared a conflict of interest and turned the meeting over to Vice Mayor Oliphant.

3. Discussion on the Fiscal Impact Analysis of the 2013 General Plan Amendments. (Joint discussion with Planning and Zoning Commission)

Town Manager John Kross introduced Carson Bise, of TischlerBise, the Town's consultant for the Fiscal Impact Analysis.

Mr. Bise reviewed what a fiscal impact analysis addresses and how it differs from an economic impact analysis (local vs. region); and the process used to develop the analysis that included meetings and interviews.

Each General Plan Amendment (GP13-025 through GP13-030) analysis was reviewed. In summary, the analysis showed a heavy influence of one-time construction revenues; mixed-use land uses may generate net surpluses depending upon the mix ratio; and industrial use only land uses result in net deficits. Mr. Bise further explained that residential development increases the need for other long-term revenue sources and may keep more sales tax revenues in the Town, and mixed-use/retail provides some long-term revenue.

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Commissioner Robinson asked whether the analysis included additional industrial/employment. Mr. Bise responded that the current analysis is on the specific General Plan Amendments.

There was discussion on having a balance between residential/retail/employment to create a balanced community. Also discussed was the possibility of considering incentives and being proactive to attract employment development – because employment and retail development doesn't occur just based on an identified land use.

Jason Barney, representing GP13-027 Meridian Crossing and GP13-028 Barney Farms, discussed how the fiscal impact analysis is a key tool for development and provided clarification that employment was never envisioned for Meridian Crossing. Mr. Barney also discussed the assumption that industrial area is needed but the fiscal analysis shows that it has a more negative fiscal impact than office/retail uses.

Adam Hatch, representing GP13-029 Vineyards, asked for clarification on fiscal impact analysis vs. economic impact analysis.

Sean Lake, representing GP13-026 Estates at Queen Creek Station & GP13-030 Sonoqui Creek Village, stated that more time was needed to thoroughly review and discuss the analysis before moving forward on the General Plan Amendments applications.

Motion to adjourn the Joint Work Study Session at 6:05p.m:

1st: Barnes

2nd: Gad

VOTE: Unanimous

4. 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 the staff regarding acquisition of property in Town Center. (A.R.S. 38-431.03(A)(3) & (7).

B. Discussion and consultation with the Town's attorney for legal advice and with the Town's attorneys and representatives to consider the Town's position and instruct its representatives regarding agreements that are the subject of negotiations related to an easement on Ellsworth Road and Salt River Project (SRP) (A.R.S. § 38-431.03(A)(3),(4) and (7).

C. Discussion and consultation with the Town's attorneys for legal advice regarding Council security plan. A.R.S. § 38-431.03(A)(3).

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D. Discussion and consideration of assignments of Town Manager. A.R.S. 38-431.03(A)(1).

Motion to adjourn to Executive Session at 6:05p.m:

1st: Barnes

2nd: Gad

VOTE: Unanimous

7. Adjournment

The meeting reconvened and adjourned at 7:10p.m.

TOWN OF QUEEN CREEK

Gail Barney, Mayor

Attest:

Jennifer F. Robinson, MMC

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 December 4, 2013 Joint Town Council and Planning & Zoning Commission 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 February 5, 2014.