



**Minutes**  
**Work Study Session**  
**Queen Creek Town Council**  
Queen Creek Town Hall, 22350 S. Ellsworth Road  
Council Chambers  
February 5, 2014  
**5:30p.m.**

**1. Call to Order**

The meeting was called to order at 5:30p.m.

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

Council Member Barnes (arrived at 6:25p.m.); Benning; Brown; Gad; Wheatley; Vice Mayor Oliphant and Mayor Barney.

**3. Motion to adjourn to Executive Session (to be held in the Council Conference Room of the Town Hall Building) for the following purposes:**

A. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding the possible sale or lease of property in the Town Center and regarding agreements that are the subject of negotiations related to Town Center projects. A.R.S. § 38-431.03(A)(3)(4) and (7).

B. Discussion and consultation with the Town's attorney for legal advice and with the Town's representatives to consider the Town's position and instruct its representatives regarding a development agreement with Fulton Homes that is the subject of negotiation. A.R.S. § 38-431.03(A)(3) and (4).

**Motion to adjourn to Executive Session at 5:31p.m:**

**1<sup>st</sup>: Brown**

**2<sup>nd</sup>: Gad**

**VOTE: Unanimous**

The Work Study Session reconvened at 6:15p.m.

**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.

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**4. Discussion on Land Use Assumptions and area specific plans.**

Community Development Director Chris Anaradian discussed the few land development options remaining in the Town because the majority of vacant land is already zoned with entitlements, or “zone out” and Major General Plan Amendments are becoming more difficult. Mr. Anaradian explained that the balance of land uses are addressed in the TischlerBise and Applied Economics studies. One issue is whether there is too much employment/industrial/commercial area identified in the Town and if more residential is needed since vacant land produces zero revenue.

Mr. Andaradian specifically addressed two areas of Town, north and south, that have yet to be developed and staff proposes that an Area Specific Plan process be implemented instead of Major General Plan Amendment process.

Discussion was in regard to the General Plan Update process and submittal to voters in 2018; maintain/increasing regional attraction of Queen Creek for residents of East Mesa and San Tan Valley.

Town Manager John Kross added that if Council concurs, staff will present a more specific timeline and proposed budget allocation at a future meeting and said that there are specific state statutes regarding notification and hearing requirements in addition to the Town’s own enhanced notification/participation requirements.

**5. Update on the SRP Aesthetics Program.**

No discussion.

**6. Adjournment**

The meeting adjourned at 6:53p.m.

TOWN OF QUEEN CREEK

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Gail Barney, Mayor

Attest:

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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 February 5, 2014 Work Study Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

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Jennifer F. Robinson, MMC

Passed and approved on March 5, 2014.