



Minutes
Joint Work Study
Queen Creek Town Council & Planning and Zoning Commission
Queen Creek Town Hall, 22350 S. Ellsworth Road
Founders Room
October 17, 2007
5:00 p.m. - 6:00 p.m.

1. Call to Order

The meeting was called to order at 5:08pm.

2. Roll Call

Council Members present: Coletto-Cohen; Hildebrandt; Mortensen (5:15pm); Wootten; Valenzuela; Vice Mayor Barney and Mayor Sanders.

Commissioners present: Atkinson; Brown (5:15pm); Vice Chairman Trapp-Jackson and Chairman Ingram.

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

3. Discussion on the General Plan Update.

Planning Manager Fred Brittingham gave a brief introduction of the General Plan process and said that staff would like the Council & Commission's comments on the three conceptual land use maps, and that after the public participation period, a fourth map would be created to take to the voters.

Planning Consultant Wayne Balmer asked the Council & Commission to comment on the three land use alternative concepts. Council asked if the two major general plan amendments had been considered in creating the maps. Mr. Balmer explained that the amendments were a separate issue and Council would be considering them in December. He said that comments were received on the amendments during the open house events. Council also asked if the resort designation had changed. Mr. Balmer said that it stays the same and is included in all three alternative maps.

Mr. Balmer presented each land use alternative concept and asked for comments:

Alternative A:

- Lower density residential was a plus
- Identification of trails and open space
- Uncertainty of annexing state land – shouldn't remove so much employment from the area
- Providing more trails & paths limited the arterial street widening

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Alternative B:

- Identification of the Box Canyon Master Planned Community was good
- Commercial designation on Hunt Highway was appropriate as Pinal County already approved several commercial projects
- Concern with residential densities – higher densities should be around employment areas
- Focus on Hunt Highway could be in conflict with what Queen Creek has said about annexing
- Additional commercial ok

Alternative C:

- Employment areas and limited mixed-use supported
- Commercial and residential uses need to be balanced – concerned that “mixed-use” isn’t defined yet
- Identification of commercial corners didn’t set what corners could be commercial – would still like to consider limiting to two corners

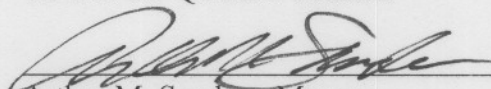
Staff stated that the final draft plan will include definitions for mixed-use, employment, high density and other land use designations.

There was discussion on how the General Plan can change as the community needs change including financial viability.

4. Adjournment

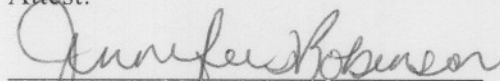
The meeting was adjourned at 6:05pm.

TOWN OF QUEEN CREEK



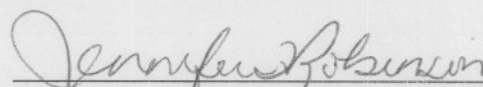
Arthur M. Sanders, Mayor

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 October 17, 2007 Joint Work Study Session of the Queen Creek Town Council and Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present



Jennifer F. Robinson, CMC

Passed and approved on November 7, 2007.