



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
AUGUST 8, 2018  
6:00 PM**

**1. Call to Order**

The Meeting was called to order at 6:07PM.

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

Commissioners in attendance: Chairman Alleman, Vice-Chairman Ehmke, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson (Chairman Sossaman was absent).

**ITEMS FOR DISCUSSION**

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

**3. Home Rule Presentation (Ryan Fielder, Senior Budget Analyst)**

Ryan Fielder, Senior Budget Analyst, discussed the topic of Home Rule. Mr. Fielder shared a visual with the commission to guide the discussion. Mr. Fielder highlighted what Home Rule is and what it means to cities and towns all across Arizona, including Queen Creek. Mr. Fielder discussed the implication of the budget expenditures. Mr. Fielder concluded by stating it is up for vote by residents of Queen Creek on the August 28<sup>th</sup> ballot.

Commissioner Matheson inquired: Is there a vote no contingency? Mr. Fielder responded that they have not heard of one. Mr. Fielder elaborated that the last time the Home Rule was up for vote it was a 67% passing margin and only about 10% of the Town vown in 2014.

Chairman Alleman inquired: If the nuclear option happens, what happens with the Town's budget? Mr. Fielder stated that the Town would be required to hold a special election and spend money to go back in May of 2019 to ask the same questions

Commissioner Young inquired: How many governments have the Home Rule? Mr. Fielder explained that 57% of cities and towns in Arizona are under Home Rule. Mr. Fielder gave examples of alternative programs and their implications on other cities and towns.

**4. On-Camera Training (Constance Halonen-Wilson, Public Information Officer)**

Ms. Halonen-Wilson, Public Information Officer introduced herself and explained her duties and role with the Town. Ms. Halonen-Wilson introduced the topic through a presentation and described the content on the slides. Ms. Halonen-Wilson provided specific examples and tips for being on camera

## 5. Food Truck Text Amendment (Sarah Clark, Senior Planner)

Sarah Clark, Senior Planner, summarized the new State food truck law for the commission. Ms. Clark delivered a presentation introducing the specifics of the new law and their implications on the Town. Ms. Clark elaborated and stated that Staff is seeking input on how the Town might address this new State law in the Zoning Ordinance.

Chairman Alleman inquired: Would food trucks be permitted at churches for special events? Ms. Clark clarified that special events and could be addressed through the special event permit process.

Chairman Alleman inquired: Does the statute give any indication about duration of use being allowed? Ms. Clark explained that it does not. Ms. Clark indicated that Town Staff has the authority to look into regulating specific times. Ms. Clark gave example of how other cities and towns have addressed this and what might be most appropriate for the Town.

Commissioner Young expressed concerns with how mobile food vendors may interfere with existing businesses. Ms. Clark stated that if the request for a mobile food vendor is on private property, they would need property authorization. Ms. Clark elaborated that property owners in larger developments may not be in favor of allowing mobile food trucks on their property.

Chairman Alleman stated: Some businesses may not be able to accommodate this. If you're setting up right across from a restaurant, there is a good chance safety is compromised. I recommend staff looks into this as part of the TUP process review. Ms. Clark reiterated the safety component review of the TUP process and approval.

Chairman Alleman inquired: Is there a Special Event Permit duration threshold? There may be instances that might justify food trucks for multiple days. Ms. Clark explained that she was unsure in regards to the duration of the event and that staff will look into this.

Commissioner Spall inquired: What costs are associated with the permit? Ms. Clark explained that the cost would be \$250, which is the cost of a Temporary Use Permit. Ms. Clark explained that for a business license, staff is working with the Town Clerk's office to sort this out and streamline the process for mobile food vending.

Commissioner Matheson inquired: Would push carts be allowed in the new park that is being built now? Commissioner Matheson also stated that he would be in favor of a smaller fee for push carts. Ms. Clark stated that staff is looking into that right now and that technically the Town cannot prohibit anyone using a legal public parking space but since the Town is the owner of the property, this is something that would be able to be regulated.

Commissioner Benson inquired: Does this law go further down in scale? How about Girl Scout cookie sales on the side of the street? Ms. Clark explained that our zoning ordinance does not regulate this. Mr. Brett Burningham, Interim Development Service Director, stated that he appreciated the question but the most immediate action needed is to address only what is in the new State law first.

Commissioner Benson inquired: How would this play out with our food truck rally? Would there be a need for additional permits for each food vendor? Ms. Clark stated that food trucks would be included in the special event permit and that individual food trucks would not require a Temporary Use Permit if they were part of the special event approval process. Mr. Brett Burningham reminded the Commissioners that Conditional Use Permits on the town owned properties may be requested so farmers markets and food trucks would be permitted by right.

## **ADMINISTRATIVE ITEMS**

### 6. Recent activity update.

Mr. Brett Burningham gave an update that there was no additional word on the building permit count. Mr. Burningham stated that the planning staff continues to be busy processing building permits.

7. **Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the "summary" unless the specific matter is properly noticed on the Regular Session agenda.

8. **Adjournment**

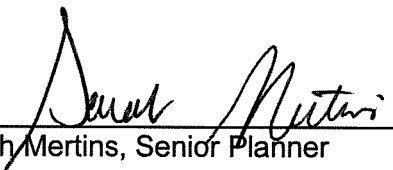
**Motion to adjourn at 6:46PM:**

1<sup>st</sup>: Matheson

2<sup>nd</sup>: Young

**Vote:** 6-0 (Commissioner Sossaman was absent for the vote).

ATTEST:

  
Sarah Mertins, Senior Planner

  
Shaine Alleman, Chairman

I, Sarah Mertins, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the August 8, 2018 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.

  
Sarah Mertins, Senior Planner

Passed and approved on September 12, 2018.