



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JUNE 12, 2019
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order at 6:03PM.

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 Sossaman (Commissioner Benson 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. Development Fee Impact Update (Ryan Fielder, Senior Budget Analyst)

Ryan Fielder, Senior Budget Analyst, provided a summary of impact and capacity fees and summarized the process for establishing fees. Mr. Fielder summarized the growth expected for single family homes, multi family units, retail, office, and industrial uses over the next ten years. Mr. Fielder noted that \$442.9 million in infrastructure is needed over the next 10 year, where 52% is growth funded and 48% is Town funded. Mr. Fielder summarized the Infrastructure Improvement Plan and its purpose to identify what needs to be built over the next ten years and what it costs to develop those projects.

Mr. Fielder presented the current and draft impact and capacity fees.

Commissioner Young inquired: how is the total amount of infrastructure costs determined? Mr. Fielder responded, stating that necessary projects anticipated in the next ten years were identified in the IIP and those project costs were determined, which amounted to a total of \$442.9 million.

Doreen Cott, Economic Development Director, provided feedback received from the Economic Development Commission on the proposed fees. Ms. Cott noted that while fees allocated to one land use cannot be shifted to another land use category, the Town Council can, by policy, reduce the fee by buying down fees for certain projects.

Elliot Pollack prepared a report to analyze the effect of the fee changes on development activity. Ms. Cott summarized the study's conclusions for the impact of fees on retail, office, and industrial

development activity. Ms. Cott highlighted that the study showed that Queen Creek's fees for industrial development would be at the highest end when compared with neighboring cities.

Ms. Cott noted that Staff presented fee reduction options to the Economic Development Commission, which included continuing the existing Economic Investment Program, reducing fees through a Development Agreement, an across the board reduction or elimination for office and industrial uses, and reduction or elimination of fees for targeted industries or specific projects. Ms. Cott presented graphics which identified the total all in project costs for each of the four proposed fee reduction options for an example project.

Ms. Cott summarized the direct and indirect impacts non-residential development has on certain infrastructure.

Ms. Cott noted that the Economic Development Commission recommended that the Town Council buy-down the office and industrial impact fees for Town facilities, parks and library at an estimated 10-year cost of \$918,000, based on the presented growth projections.

Commissioner Matheson inquired: where is the freeway intended to be located east of Ironwood? Commissioner Matheson noted the impact of freeway access in attracting industrial development.

Commissioner Spall inquired: why is there a 20% decrease in residential development? Commissioner Spall referenced the need for jobs in Town and noted that she would have expected a decrease in non-residential fees to increase job opportunities in Town.

4. Arizona State Land Annexation & Rezone Update (Brett Burningham, Development Services Director and Erik Swanson, Principal Planner)

Mr. Burningham provided a summary of the Arizona State Land Department Specific Plan application. Mr. Burningham presented the proposed annexation and zoning timeline. Mr. Burningham summarized how the Arizona State Land Department functions as an organization, noting that the trust lands managed by the department are used to generate revenue for K-12 schools and 13 additional beneficiaries.

Mr. Burningham provided a summary on what a specific plan is and provided examples of specific area plans in Town. Mr. Burningham noted that the 2018 General Plan designated the subject property as Special District.

Mr. Burningham noted that the Development Agreement for the State Land project was approved by the Town Council in May 2019.

Mr. Burningham summarized the characteristics of the site, including its location and surrounding uses.

Mr. Burningham noted that the Specific Plan proposed a two-step process for planning and entitlements, the first step includes establishing the Specific Plan which includes establishing the planning units and zoning districts for the project. The second step includes the development of master plans for the area including master drainage, transportation, open space, and public facility plans. Mr. Burningham noted that it is the requirement for the first purchaser of the property to develop the aforementioned master plans for the entire area.

Mr. Burningham presented the development plan for the area, identifying planning units, freeway activity nodes, arterial activity nodes, and buffer locations. Mr. Burningham discussed the two proposed land use designations: "Urban" and "Neighborhood".

Mr. Burningham summarized the zoning districts permitted in the "Urban" and "Neighborhood" land use categories.

Mr. Burningham provided a summary of the land use budget, which identifies the maximum number of dwelling unit permitted in the specific area plan as a whole as well as the types of zoning districts allowed in the planning units.

Mr. Burningham noted that the Specific Plan will be developed in phases, and added that developers of each Planning Unit will construct infrastructure necessary to serve not only the Planning Unit, to serve adjacent Planning Units where needed.

Chairman Alleman inquired if a formal application was submitted. Mr. Burningham noted that the official date of the application was June 5, 2019, but Staff has worked with the ASLD over the past year reviewing the plan.

Chairman Alleman expressed his support for the flexibility afforded by the land bank concept.

Commissioner Matheson inquired: is there a time frame for the North-South Corridor? Mr. Burningham responded, stating that he will provide an update to that item at the following meeting.

Commissioner Spall asked for more detail on the 745' non-residential buffer at the western edge of the property. Mr. Burningham referenced the existing industrial uses west of the project site, noting that the State Land Department has worked with the City of Mesa on establishing the buffer.

5. Zoning Ordinance Text Amendment Updates (Kyle Barichello, Planner II)

Kyle Barichello, Planner II, presented a brief update on the upcoming Zoning Ordinance Text Amendments.

ADMINISTRATIVE ITEMS

6. Recent activity update.

Mr. Burningham noted that staff has processed 136 building permits in May 2019.

Mr. Burningham also noted that Council approved a reduction in the water and sewer capacity fees, which will go into effect July 1, 2019.

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.

None.

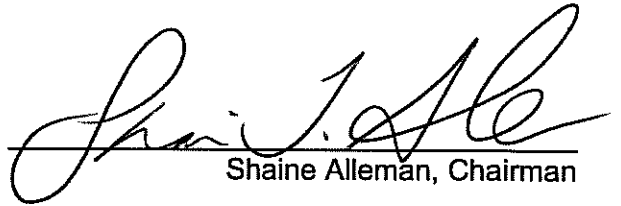
8. Adjournment

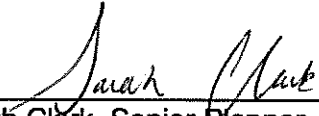
Motion to adjourn at 7:09PM

1st: Spall

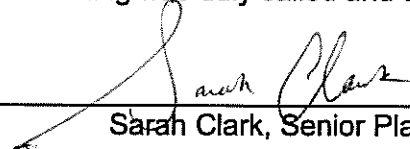
2nd: Young

Vote: 6-0 (Commissioner Benson was absent for the vote)


Shaine Alleman, Chairman

ATTEST: 
Sarah Clark, Senior Planner

I, Kyle Barichello, 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 June 12, 2019 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 Clark, Senior Planner

Passed and approved on July 10, 2019.