



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
JANUARY 9, 2019
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order 6:26PM.

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

Commissioners in attendance: Chairman Alleman, Commissioner Ehmke, Commissioner Sossaman, Commissioner Matheson, Commissioner Young, Commissioner Spall, and Commissioner Benson.

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. Zoning Ordinance Text Amendments (Erik Swanson, Principal Planner, Sarah Clark, Senior Planner, and Kyle Barichello, Planner II)

Erik Swanson, Principal Planner, presented a summary of the 2019 Text Amendment Update Schedule. The Text Amendments topics included Airport Overlay District, Industrial Design Guidelines, Signage, Food Trucks, Structured Sober Living Homes, Air Bnb's in Quarter 2, and General Clean Up. Mr. Swanson noted that some of the amendments are general housekeeping items, others are a result of changes to state law, and others were a result of Council direction. Mr. Swanson briefly summarized each of the proposed text amendments.

4. Boards and Commissions Training Workshop Summary (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, provided a brief summary of the Board and Commissions Training Workshop and summarized the topics presented at the event. Commissioners Young, Spall, and Benson discussed their experience at the workshop.

ADMINISTRATIVE ITEMS

5. Recent activity update.

6. 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.

Sarah Clark, Senior Planner, summarized the 2019 Major General Plan Amendment Schedule.

Brett Burningham, Interim Development Services Director, summarized recent project activity where Town Council approved the Wienerschnitzel Conditional Use Permit and Site Plan, Rock Point Church Phase II Site Plan and Conditional Use Permit, and the Orangewood PAD Rezone. Mr. Burningham added that the Madera West Anglin Dairy will be continued to the February 6, 2019 Town Council meeting.

Mr. Burningham added that the public hearing for the Encanterra Annexation was held and received a lot of input from the public. Mr. Burningham noted that the applicant is currently collecting signatures for the annexation.

Mr. Burningham presented the new single family permit data, with 113 new single family permits approved in December with a total of 1,296 new single family permits for the 2018 year.

Commissioner Sossaman inquired: what is the anticipated completion date for the Encanterra Annexation? Mr. Burningham noted that the first public hearing for the annexation was held on December 5, 2018. After the first public hearing, signatures for the annexation can start being collected. Approximately 12% of the needed signatures have been gathered at this time. Mr. Burningham added that the Town does not have anything to do with gathering signatures of support, however the Town verifies signatures as they are collected and submitted. If enough signatures are gathered, the case will go before Town Council.

Commissioner Sossaman inquired: is there a state law that requires the applicant to gather so many signatures within a defined period of time? Mr. Burningham noted that the applicant has one year to gather signatures. Commissioner Young asked how many signatures are needed. Mr. Burningham responded, stating that the Town Council may vote if more than 51% of required signatures are received, however the Town Council may want to see a more generous area of support before they would make a decision. Mr. Burningham added that Staff has received more than 300 emails and letters regarding the annexation. Mr. Burningham noted that approximately 800 signatures may be needed before the case could be scheduled for Council.

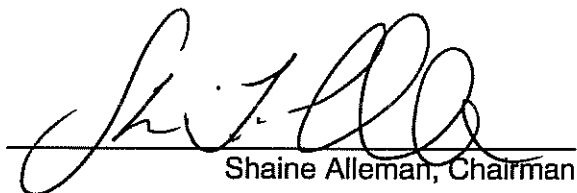
7. Adjournment

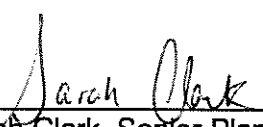
Motion to adjourn at 6:25PM:

1st: Sossaman

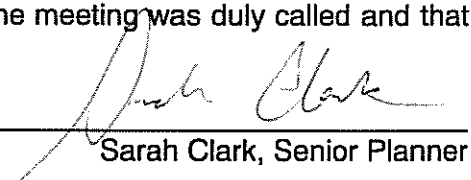
2nd: Benson

Vote: 7-0 (unanimous)


Shaine Alleman, Chairman

ATTEST: 
Sarah Clark, Senior Planner

I, Sarah Clark, 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 January 9, 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 February 13, 2019.