



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
APRIL 10, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 6:15PM.

**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. Commissioner 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. Development Impact Fees Update (Scott McCarty, Finance Director)**

This agenda item was postponed to a later meeting.

**4. Zoning Ordinance Text Amendment Update - Signage (Erik Swanson, Principal Planner)**

Erik Swanson, Principal Planner, began to discuss the upcoming text amendment for signage. Mr. Swanson first outlined Real Estate Signs, touching on the definition and content of Open House Signs. Staff is proposing to change the name from "Open House Signs" to "Residential Yard Signs," which will include garage sale signs and for sale signs. Mr. Swanson discussed how these signs would be allowed in the public right of way, specifically adjacent to a sidewalk or at least 4 feet from the edge of a curb in the case where no sidewalk is present.

Mr. Swanson touched on eliminating the number of Residential Yard Signs allowed, which is currently set at six signs maximum for an individual home or cluster. Staff is proposing the change to allow for one sign per turning movement in a subdivision to serve as wayfinding to the home for sale. A one mile radius would be applied to the turning movement language.

Mr. Swanson discussed the proposed amendment regarding A-Frame signs. The Town currently allows for two A-Frame signs per business. Mr. Swanson stated staff is recommending to increase the allowance to two signs per wall plane. Mr. Swanson mentioned the signs will be allowed to locate within fifty feet of the building envelope, but there will be a separation of twenty feet required between all A-Frame signs on site for a property. Mr. Swanson discussed how the changes are intended to bring the Zoning Ordinance closer to current Supreme Court rulings and concluded his presentation for questions from the Commissioners.

Commissioner Benson inquired: Is the signage being changed going to affect flag banners or just A-Frame signs? Mr. Swanson responded by saying staff is working with the Town legal team to look into neighboring municipalities and how certain types of signage are handled.

Commissioner Benson expressed that he would like to see flag banners allowed, and that he is glad to see the update regarding A-Frame and Open House signage.

Commissioner Spall inquired: Currently six signs are allowed for real estate sales and open houses. The proposed change would eliminate this limit altogether? Mr. Swanson responded by confirming the limit would be eliminated, and further detailed how the open house signs are generally self-regulating.

Chairman Alleman inquired: When are signs in the public right of way, in the case of real estate signs? Mr. Swanson responded by saying that often the public has a misunderstanding of what the actual right of way is. By allowing the signs in the right of way, residents are able to place the signs adjacent to the road. Mr. Swanson continued to say that the sidewalk is generally the guide to use when placing real estate signs. Where a sidewalk does not exist, the recommended change is to place the sign around 4 feet away from the curb.

Chairman Alleman inquired: What is the definition of limited basis? Mr. Swanson responded by stating limited basis is referring to where in the right of way signs should be placed and how many should be placed.

Chairman Alleman inquired: So limited basis is not related to a time frame? Mr. Swanson responded by confirming that limited basis does not set a time frame.

Chairman Alleman inquired: Would this also control brokerage signage? Mr. Swanson responded by stating this change does not. The current code has provisions for such signage.

Commissioner Matheson inquired: With obscene signs, why is this section being removed? Mr. Swanson responded by stating this section of the code is specifying content, which is something the Town cannot do as follow up to the Supreme Court ruling.

Chairman Alleman inquired: Did this come out of the Town of Gilbert case? Mr. Swanson responded by stating although not directly from the Gilbert case, the concept of content neutrality is a take away from the Supreme Court case.

## **ADMINISTRATIVE ITEMS**

### **5. Recent activity update.**

None.

### **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.

Chairman Alleman and the Planning Commission briefly congratulated Brett Burningham on his recent appointment to the Development Services Director position.

### **7. Adjournment**

**Motion to adjourn at 6:35PM:**

1<sup>st</sup>: Benson

2<sup>nd</sup>: Young

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

  
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Shaine Alleman, Chairman

ATTEST:   
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Steven Ester, Planner I

I, Steven Ester, 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 April 10, 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.

  
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Steven Ester, Planner I

Passed and approved on May 8, 2019.