



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

**1. Call to Order**

The meeting was called to order at 6:39PM.

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

Commissioners in attendance: Alleman, Sossaman, Ehmke, Young, Spall and Benson  
(Commissioner Matheson 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. Utilities Department Overview (Paul Gardner, Utilities Director)**

Paul Gardner, Utilities Director, provided the Commission with a summary of the Town's lake program. Mr. Gardner summarized the purpose of the recovered effluent groundwater utilized at the Mansel Carter Oasis Park lake.

Mr. Gardner presented a map of QCID lines, reclaimed effluent lines, future connections, the Greenfield Water Reclamation Plant, and the water service boundary.

Mr. Gardner highlighted the location of the Town washes and indicated potential future CAP and effluent recharge locations along the wash.

Mr. Gardner summarized the use of lakes for the purpose of recovering effluent. Mr. Gardner identified that HOA open space areas are watered with potable water. Mr. Gardner highlighted how the use of recovered effluent lakes can be used for this landscaping. Mr. Gardner noted that the Town is looking at alternative ways to balance the stored recovered effluent. Mr. Gardner identified future sites where lakes may be implemented. Mr. Gardner presented photo examples of lakes in other residential communities.

Mr. Gardner presented a brief history of water law and water resource management in Arizona. Mr. Gardner presented a graph showing the increasing annual cost of CAGR rates, which are paid as part of property taxes. Mr. Gardner stated that the Town is looking at alternative water supplies to move away from CAGR, this included purchasing \$50 million of water credits to offset CAGR

costs, which saves customers over \$100 million over the next 15 years without raising rates. Mr. Gardner noted that the Town is also looking at acquiring renewable supplies.

Mr. Gardner stated that the lake program allows for the efficient use of effluent and helps in meeting peak water demands.

Troy Young inquired: why did Barney Farms include the lake? Mr. Gardner responded, stating that Fulton Homes revised the previously approved development plan and met with the Town to take advantage of the lake strategy.

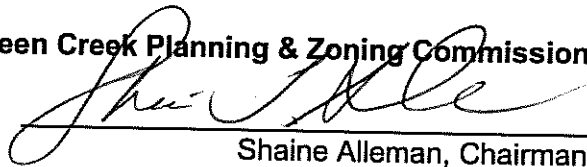
Commissioner Young inquired: what land use uses more water, a residential development or agriculture farm? Mr. Gardner responded, stating than an agricultural use may use approximately 4-6 acre feet of water and an HOA housing development may use -1.5 acre feet of water.

Chairman Alleman and Commissioner Ehmke expressed their appreciation for the presentation.

#### ADMINISTRATIVE ITEMS

4. **Recent activity update.**
5. **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.
6. **Adjournment**  
**Motion to adjourn at 7:13PM**  
1<sup>st</sup>: Sossaman  
2<sup>nd</sup>: Benson  
**Vote:** 6-0 (Commissioner Matheson was absent for the vote)

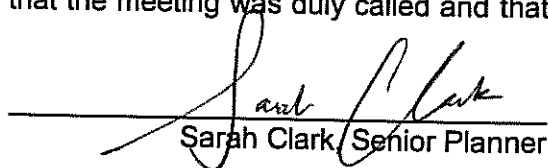
Town of Queen Creek Planning & Zoning Commission

  
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 July 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.

  
Sarah Clark, Senior Planner

Passed and approved on August 14, 2019.