



**MINUTES
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK COMMUNITY CHAMBERS
20727 E. CIVIC PARKWAY
NOVEMBER 13, 2019
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

1. Call to Order

The meeting was called to order at 6:06PM.

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

Commissioners in attendance: Matheson, Benson, Young, Sossaman, Spall, McWilliams, and Gillette.

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. Budget Overview (Dan Olsen, Deputy Finance Director)

Dan Olsen, Deputy Finance Director, provided a brief overview of the role of the Finance Department. Mr. Olsen summarized Queen Creek's demographics. Mr. Olsen identified how the Town's master planning efforts help facilitate the budget process. Mr. Olsen summarized the purpose of a budget, its key concepts, and the elements that make up the budget. Mr. Olsen presented a breakdown of the FY 2019 – 2020 budget of \$453.7 million. Mr. Olsen presented the annual budget process, which begins in January/April with preparing estimates and ends in June where the final budget is adopted. Mr. Olsen noted that the revenue estimates is the first priority of the Finance Department.

Mr. Olsen presented a graph of the new single family homes issued per year since 2000, highlighting growth. Mr. Olsen noted that the Department will contract with an economist to develop studies from a variety of financial purposes, including cost-benefit analyses and sales tax studies.

Mr. Olsen presented a graph of the FY 2019-2020 operating budget, which includes \$68 million in revenues. Mr. Olsen highlighted a few items to remember regarding estimating expenses, which include planning for the needs of a growing community. Mr. Olsen presented a pie graph breakdown of the total FY19-20 budget by program. Mr. Olsen presented a graph of the operating budget 5-year projection. Mr. Olsen presented the Town Council's Financial Priorities.

Mr. Olsen summarized the recently completed financial initiatives including:

- A reduction in water replenishment fees paid by property owners
- Update impact and capacity fees
- 15% monthly residential wastewater bill reduction
- Recent bond rating upgrade from S&P

Commissioner Spall inquired: what all other services in the operating budget expenses by program? Mr. Olsen explained the pie graph and mentioned that salaries were also included in this.

Commissioner McWilliams inquired: what is driving the increase in expenses in FY23? Mr. Olsen responded, stating that there is a number of different factors, including that the town will take over the management of the library and a fifth fire station will be needed.

Commissioner Spall: is providing water service to accommodate the Johnson Utilities included in the budget? Mr. Olsen responded no, noting that the Town is planning and budgeting for the water services area.

Chairman Matheson inquired: is the public safety study occurring now? Mr. Olsen responded, stating yes the study is underway and the Town Manager will be giving the Council a presentation on this topic at the December 4th Meeting.

Commissioner Gillette inquired: is there a training for new police officers who come on board? Mr. Olsen responded that initially it would be planned to hire experienced police officers and then focus on developing a training program.

Commissioner Sossaman noted that there is construction on Power road for Gilbert for fire fighter and police training which will be offered to service members across the United States.

4. Ocotillo 11 (Kyle Barichello, Planner II)

Kyle Barichello, Planner II, provided background behind the request. Mr. Barichello identified the project location. Mr. Barichello noted that the purpose of this analysis is to study possible changes to allow for low intense commercial/office use. Mr. Barichello provided example photos of similar type of development that is envisioned for this project area. Mr. Barichello provided an exhibit of the zoning of the project site and the zoning districts surrounding the subject properties.

Mr. Barichello noted that two meetings held with the property owners included in the Ocotillo 11 subject site to discuss the effort and potential development standards and requirements that might be established for these properties. Mr. Barichello summarized the timeline for the project, was to be determined but progressing forward.

Commissioner Spall inquired: is it envisioned for these properties to stay as individual properties or do you see properties combining? Mr. Barichello noted, that the effort is primarily targeted to individual property owners but the Town would consider future requests for property owners that may want to do so.

Commissioner Benson expressed his support for this proposal.

Commissioner Gillette noted that the property on the far west side is for sale, would a new property owner have influence in this project? Mr. Barichello noted that this property owner has been contacted and staff is continuing to have these discussions with these property owners. Mr. Barichello explained that if the property was zoned, this owner would have full rights to use the property this way as well.

Commissioner Gillette: if a new owner comes in, can the \$40,000 from the façade improvement program apply to new buildings? Mr. Barichello responded, stating that he believes it only applies to existing buildings within the Town and that follow up would be necessary.

Chairman Matheson inquired if there any feedback from the Will Rodgers subdivision yet?

Mr. Barichello, explained that there hasn't been so far since we have not reached out to the Will Rodgers property owners yet, but that a larger neighborhood meeting would be the next step.

5. Sign Code Update (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, noted that the sign code text amendment was approved by Council on November 6, 2019. Mr. Swanson presented the public hearing timeline for the case. Mr. Swanson highlighted the four categories of temporary signs that were included as part of the text amendment. Mr. Swanson noted that changes that were made to the regulations following the Planning Commissions recommendation of approval, including modifications to the open house/garage sale sign allowed locations, locations for a-frame signs for institutional uses.

ADMINISTRATIVE ITEMS

6. Recent activity update.

None.

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.

A. Holiday Schedule (Erik Swanson, Principal Planner)

Mr. Swanson explained that due to the holiday schedule, the next Planning Commission meeting would be scheduled earlier than usual on December 3rd.

8. Adjournment

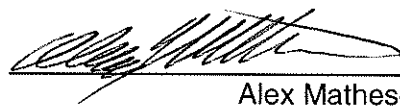
Motion to adjourn at 6:48PM:

1st: Benson

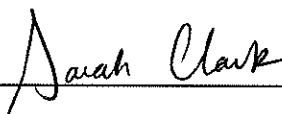
2nd: Young

Vote: 7-0

Town of Queen Creek Planning & Zoning Commission



Alex Matheson, 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 November 13, 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 December 3, 2019.