



**Minutes
Work Study Session
Queen Creek Town Council**

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
February 3, 2010
6:00 pm

1. Call to Order

The meeting was called to order at 6:05pm.

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

Council Members present: Barnes (telephone); Benning; Brown; Wootten; Vice Mayor Mortensen and Mayor Sanders. Council Member Hildebrandt was absent.

ITEMS FOR DISCUSSION These items are for Council discussion only and no action will be taken. In general, no public comment will be taken.

3. Presentation of the Queen Creek Chamber of Commerce FY09-10 2nd Quarter Report (October-December 2009).

Rustyn Sherer, President & Executive Director of the Queen Creek Chamber of Commerce reported on the activities of the Chamber during the 2nd Quarter of FY09-10. The highlights included: partnering with the Town on the Small Business Development Workshops and Shop Queen Creek Program; support of the solid waste program and other marketing and business advocacy activities. Mr. Sherer also reported on the membership, financial report and upcoming events.

Council asked that the Chamber be involved in the upcoming Roots & Boots Family Rodeo and commended Mr. Sherer on the format of the recent candidate forum.

4. Discussion on modifying the Town process for approving additional floor plans and elevations in single family residential subdivisions.

Planning Manager Wayne Balmer gave an overview of the current design review process and options for possibly modifying the process based on developers request for fast-tracking approvals. Council asked if the process applies to reduced size floorplans or new floorplans. In response, Mr. Balmer reviewed the two options to the current process that requires a Planning and Zoning Commission hearing and Town Council approval:

A) Option 1: would allow the Planning and Zoning Commission to hear and approve/disapprove requests with an appeal to the Council.

B) Option 2: would allow staff to hear and approve/disapprove requests with an appeal to the Planning and Zoning Commission and Council.

**Minutes for the Work Study Session
Queen Creek Town Council
February 3, 2010
Page 2**

Council discussed notification to neighbors and neighborhood meetings; notification by Town mailings; and additional standards addressing previously approved plans and compatibility. Mr. Balmer stated that developers want to build smaller homes and statistics show that most homes are larger than 2,000 sq. ft. in developments. Mr. Balmer added that four standards are proposed to be met regarding square footages and architectural requirements and setback/lot coverage requirements. Council discussed requirements of building two-story homes next to one-story homes and size comparisons.

Discussion continued about expediting review of revised original plans but brand new plans would need to go through the complete review process and asked what the approval time difference would be between Option 1 & 2. Mr. Balmer responded a week or so, depending on the meeting schedule.

Additional discussion was in regard to “at-risk” design review, new design review and approval and notification to developers/homebuilders of design standards and expectations.

There was discussion on placing design review on the Council Consent Calendar if approved by staff and Planning and Zoning Commission.

5. Adjournment

The Work Study Session was adjourned at 6:55pm.

TOWN OF QUEEN CREEK

Arthur M. Sanders, Mayor

Attest:

Jennifer F. Robinson, MMC

I, Jennifer F. Robinson, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the February 3, 2010 Work Study Session of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Jennifer F. Robinson, MMC

Passed and approved on March 3, 2010