



Minutes
Work Study Session
Queen Creek Town Council

Queen Creek Town Hall, 22350 S. Ellsworth Road
Council Chambers
February 17, 2010
6:00 pm

1. Call to Order

The meeting was called to order at 6:03pm.

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

Council Members present: Barnes; Benning; Brown; Wootten and Vice Mayor Mortensen. Council Member Hildebrandt and Mayor Sanders were 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. Update by Ralph Pew, on the Barney Farms Major General Plan Amendment and rezoning application GP09-058/RZ09-060.

Planning Manager Wayne Balmer said key issues of the case that needed further research include having residential in employment areas; realignment of Signal Butte Road and redesign of the East Park/Queen Creek Sports Complex. Mr. Balmer briefly reviewed the recommendations from the Transportation Advisory Committee, Parks and Recreation Advisory Committee and Economic Development Commission. He said that the Parks and Recreation Advisory Committee preferred two of the alternative park designs provided by the applicant (Alternative 2 & 4 with some modifications).

Council asked if the property value would increase for those parcels with four corners. Mr. Balmer responded that commercial corners do drive the value up. Council discussed the park redesign and functionality to accommodate an increased residential population and the ability to continue with the municipal yard expansion with the redesign of the park.

Deputy Town Manager Shane Dille said the conceptual design of the municipal yard allows for phased development and flexibility in the final design. Council asked which conceptual design (of the two preferred alternatives) had the least impact on the yard. Mr. Dille responded that either concept would work but a squarer area/design would be better.

Other questions and concerns from Council were in regard to the soccer lighting design; additional landscaping and fencing requirements for the municipal yard; and additional infrastructure improvement requirements that the Town would have to provide.

Jason Barney, representing the applicant, stated that the design of the park is driven by the need to design the circulation plan with Signal Butte & Meridian Roads. Mr. Balmer added that

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approximately 16 additional acres would be needed to accommodate the increased residential population to maintain the current open space standards.

Ralph Pew, representing the applicant, stated the rezoning request has been withdrawn and a draft development agreement submitted that includes the typical extractions for rezoning/zoning requirements.

4. Discussion on the proposed amendments to the Standard Form Bylaws for Town Committees, Boards and/or Commissions.

Deputy Town Manager Shane Dille stated that the proposed amendments address voting rights, Chair & Vice Chair appointments and some general housekeeping amendments regarding the appointment process. Council asked for verification that the Standard Form Bylaws don't pertain to the Town Center Committee and Economic Development Commission. Mr. Dille said that was correct. Council discussed Department Director/Committee Chair recommendations and asked that all applications for a specific committee be included in the staff report. Mr. Dille also requested that an additional amendment be added to specify that a quorum of a committee is from the voting members.

5. Adjournment

The meeting 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 27, 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