



DRAFT MINUTES

Town Center Committee

22358 S. Ellsworth Rd., Queen Creek, AZ
Municipal Services Building
San Tan Conference Room
August 08, 2012
8:00 am

1. **Call to Order and Roll Call**

The meeting was called to order by Vice Chair Chris Webb at 8:08 am. The following people were in attendance:

Committee Members: Vice Chair Chris Webb, Deb Wood, Shane Randall, Marquis Scott, Bill Smith, Larry Hoel

Town Staff: Kim Moyers, Economic Development Specialist; Doreen Cott, Economic Development Director; Wayne Balmer, Planning Administrator; Joy Maglione, Town Clerk Assistant;

Absent Members: Council Member Barnes, Council Member Oliphant, Monica O'Toole, Nancy Diab, Barbara Khalsa, Jason Buche

2. **Introductions & Announcements.**

New member Larry Hoel introduced himself to the committee.

3. **Public Comment:**

There were no public comments.

4. **Items for Discussion and Possible Action**

A. **Consideration and possible approval of the July 11, 2012 minutes**

Motion: Shane Randall Second: Marquis Scott

To approve the July 11, 2012 minutes as presented.

Motion carried unanimously.

B. **Discussion and possible approval of new Chair positions for FY12-13**

Motion: Marquis Scott 2nd: Shane Randall

To nominate Chris Webb for Chairman of the Town Center Committee for FY12-13.

Motion carried unanimously.

regarding how many times the applicant should be allowed to come back with follow up information and at what point would the applicant be instructed to resubmit the package at the next cycle.

Amended Motion: Chris Webb 2nd: Bill Smith

To allow applicant Cohen to submit the requested items at the next Town Center Committee meeting (September). If the applicant is not ready at that time he shall submit a new program application at the next quarterly application cycle.

Motion carried unanimously.

Further discussion took place on clarification of the application process.

Motion: Bill Smith 2nd: Shane Randall

To modify the Façade Improvement Application Process to clarify that the applicant will have one meeting cycle to submit requested revisions or additional information. If the applicant cannot provide the information in this time frame the applicant shall wait to submit the program application at the next quarterly application cycle.

Motion carried unanimously.

Motion: Shane Randall 2nd: Marquis Scott

To amend the Façade Improvement Application Process to add wording that submissions must include paint colors where applicable and must include one written bid.

Discussion on motion: Deb Wood said that a landscape diagram or site plan was also previously discussed as an item to be included with applications. Vice Chair Webb said there was existing language in the Façade Improvement Purpose and Overview that would cover items such as that.

Motion carried unanimously.

Ms. Moyers reported on the progress of the new signage for the Insurance Depot and San Tan Dental. She added that the Town is working on signage to advertise the Façade Improvement Program. Before and after photos from the Claveria project will be taken for advertisement opportunities in the future.

D. Presentation on other municipalities parking requirements by Bill Smith, Banner Health

Mr. Smith provided a detailed power point presentation highlighting standard and compact parking requirements; costs per square footage and project costs;

parking ratios (angled and compact); and comparisons between Maricopa County, Pinal County and other East Valley cities.

Planning Administrator Wayne Balmer said the challenge is to balance convenience for customers with the cost for parking structures and to identify changes that may be needed in the future.

Vice Chair Webb stressed the need to be competitive with surrounding towns to attract developers and become business friendly. He felt it is important to continue to gather information and identify how it applies to the Town Center, particularly focusing on shared parking.

Mr. Balmer stated that the next significant project that is submitted can be brought to the committee for review in regards to parking standards. Ms. Moyers said that parking is part of the Town Center Work Plan and will be discussed again at future meetings.

E. Review and comments on proposed General Plan Amendment GPA12-52 regarding transit oriented design in Town Center

Mr. Balmer talked about the Urban League Institute (ULI) and the ASU Capstone studies and their recommendation to consider more transit orientated design concepts and pedestrian uses in the Town Center. He explained that the General Plan Amendment (GPA12-52) was developed to propose wording to officially include these recommendations into the General Plan.

Mr. Balmer gave details on the ADOT Passenger Rail Corridor Study concerning future passenger rail from Phoenix to Tucson. He outlined the proposed alignments and pointed out the routes that impact Queen Creek. Selection of route alignment is slated for 2014, however; there are no capital funds for this project at this time. The Town of Queen Creek has an active involvement with ADOT on this study and Mr. Balmer will keep the committee updated on this issue.

Mr. Balmer also provided details on the Ellsworth and Ocotillo Road future realignment project which includes road widths, medians and parking options. He said that the Transportation Advisory Committee made a recommendation that the right-of-way in this area be used for interim or possible permanent angled parking spaces in Town Center where space is available. It was noted that these are shared parking spaces that are available to anyone and not just for the businesses located in front of the spaces.

Marquis Scott said the Queen Creek Old Town Alliance has a great interest in angled parking.

F. Update of Town Center businesses

- A building permit has been issued for Mt. View Mortuary, located in Queen Creek Village Center
- Rhino Caffè has a new owner and is open for business as Sorella Caffè
- The property known as Mission Market, located on the northwest corner of Ellsworth and Ocotillo Road is being considered for purchase by the Town and is on the August 15th Town Council Agenda
- Old Town Queen Creek Alliance is planning a motorcycle show in Town Center

F. Summary of current events – Reports from Chair, Committee Members and Economic Development staff

Marquis Scott announced the 3rd Annual Chamber Business Awards Dinner is Thursday, September 20, 2012 at Encanterra Country Club.

5. Announcements

None

6. Adjournment

Motion: Marquis Scott 2nd: Shane Randall

To adjourn the meeting.

Motion carried unanimously.

Meeting adjourned at 9:32 am

TOWN OF QUEEN CREEK

Chris Webb, Town Center Committee Chair

Prepared by:

Joy Maglione
Town Clerk Assistant

*It was determined after the meeting that a quorum was not present. There were 6 of 12 voting members in attendance.