



MINUTES

Economic Development Commission

November 28, 2012

Town of Queen Creek

22358 S. Ellsworth Road, Queen Creek, AZ 85142

San Tan Conference Room

1. Call to Order and Introductions

Each member introduced themselves

Lee Ester, Chairman	SRP
Carson Brown, Vice Chairman	W Holdings
Julia Wheatley	Town Council
David Valenzuela	Phoenix-Mesa Gateway Airport
Jason Barney	Land Developer
John Schroeder	CGCC, Williams Campus
Tom Lindsey	Queen Creek Unified School District
Mark Schnepf	Schnepf Farms
Steve Sossaman	Queen Creek Resident
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek
Wendy, Kaserman	Town of Queen Creek
Paul Gardner	Town of Queen Creek
Christa McJunkin	SRP – Guest Speaker
Caryn Sanchez	SRP - Economic Development
Chris Webb	QC resident, Town Center Committee Chair
	Office Rep Fulton Homes-QC Station
Desiree and Zach	Queen Creek students

Absent:

Marquis Scott	Chamber of Commerce
Perry Rea	Queen Creek Olive Mill
Dennis Brierton	Queen Creek Business Owner/Resident
Warde Nichols	ASU Polytechnic
Jason Gad	Town Council

The meeting was called to order at 7:36 a.m. by Chairman Ester.

2. Public Comment:

No public comments were received.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the October 24, 2012 minutes

Commissioner Sossaman moved to approve the minutes of October 24, 2012. Commissioner Brown seconded. Motion carried unanimously.

B. Presentation and discussion of “Water for Growth” Part 2 – Water for development/CAGR

Christa McJunkin, Water Planning Analyst – Water Rights & Contracts, with SRP presented on Water for Growth: Assured Water Supply Program and the Central Arizona Groundwater Replenishment District (CAGR).

The Assured Water Supply (AWS) Program applies in the five Active Management Areas.

- Must prove water supply is available for 100 years.
- New subdivisions with 6 or more lots need assured water supply before a plat can record or a public report can be issued.

Ms. McJunkin also reviewed Certificates of water supply vs. Designations issued to a water provider.

- Certificates are issued to a land owner for a specific plat and cannot be revoked. Changes to the plat may require a new certificate.
- Designations are issued to a water provider and are subject to on-going review and revocation.

The CAGR operations must have a plan of operation approved by ADWR every 10 years. They must demonstrate that they have replenished excess ground water use within 3 years. They must demonstrate they have sufficient renewable water supplies and recharge capacity.

CAGR members include Member Land and Member Service Areas.

Member Land:

- Enrolled by a land owner during the Certificate of Assured Water Supply process
- Recorded CCNR's and reporting agreement
- Annual reporting by water provider
- Fees are collected by county assessor

Member Service Area:

- Water provider enrolls with an individual agreement to comply with AWS
- Agreement is perpetual
- Annual reporting is required

- Fees paid by the provider directly to the CAGR.

Chairman Ester asked about the cost of water in the future. Ms. McJunkin shared a graph that shows the cost of water replenishment out to 2016 which is \$635 per acre foot.

The next presentation will be more specific to Queen Creek.

C. General Plan Amendments

Wayne Balmer, Planning Administrator for the Town provided an overview of the Town's 6 General Plan Amendments and touched briefly on the amendment specific to an area described as Box Canyon. The Town is looking to attract a resort hotel in this area and the amendment proposes that the lot size increase from one unit to the acre to 1.8 units to the acre. This area will be challenging to develop; there is 4 miles of planning area with less than a mile of road frontage.

Mr. Balmer spent the remaining time on Major General Plan Amendment GPA12-049 – Queen Creek Station. Mr. Balmer reviewed details of the original approved 2007 Queen Creek Station General Plan Amendment which included realigned Queen Creek and Ellsworth Road with commercial and mixed use land changes. Mr. Balmer then showed the proposed new amendment and said the various properties previously included in the 2007 Queen Creek Station Major General Plan Amendment have now been transferred to the original owners. Fulton Homes has filed a request to amend the approved plan on behalf of all the current owners. The changes includes no road realignments to Ellsworth and Queen Creek roads / (alignments stay original); reduced the proposed mixed-use designation to approximately 100 acres; and reconfigure the single family residential areas to accommodate a density of 3-5 dwelling units per acre (du/ac).

Mr. Balmer stated staff's recommendation was to increase density up to 3 du/ac and the Planning and Zoning Commission's recommendation was to approve the Transportation and Circulation Element amendment as requested; density of up to 3 du/ac west of Ellsworth Road and the retention of 30 acres of Employment A at the northeast corner of "Queen Creek Parkway" and Ellsworth Road. Mr. Balmer also reviewed the Transportation Advisory Committee's recommendation to realign Queen Creek Road to line up with "Queen Creek Parkway" at its present north/south alignment of Ellsworth Road as shown on the 2007 plan.

Commissioner Lindsey commented from the perspective of the Queen Creek Unified School District. He stated that the district would not support the Transportation Advisory Committee's recommendation to realign Queen Creek Road north to intersect with what is now proposed as Queen Creek Parkway due to safety issues associated with student drop off and pick up. A separate letter expressing this sentiment will be forwarded to the Town.

Commissioner Brown stated that he wants to make sure that any decision supports the commercial that already exists and is planned in the Town Center. Higher density residential should be located within the Town Center or in the mixed use areas close to Town Center.

Commissioner Barney agreed that any decision made by the Town should be sensitive to the Town Center and how to keep this commercial core vibrant and successful.

There was discussion on maintaining an area within the mixed use designation for a future commuter rail station and supporting the Town Center area.

Commissioner Schroeder commented on the small piece of residential on the east side of Ellsworth Road located between the Employment Type A and Neighborhood Commercial. This piece seems out of place.

Economic Development Director Cott will provide comments from the Commission on the GPA and a separate letter from Commissioner Lindsey will be forwarded to the Town.

D. ADOT Passenger Rail

Wayne Balmer, Planning Administrator for the Town, reviewed the passenger rail corridor study which connects downtown Phoenix to Tucson. There are currently seven alternative alignments; three on the east side of the San Tan Mountains and four on the west side of the mountains. Staff is proposing that the Queen Creek Mayor send a letter of support for one of the rail lines on the east side of the San Tan Mountains with preference for the teal line.

Wendy Kaserman provided information on the initial study which also looked at passenger ridership. The Queen Creek station had the second highest ridership. The hash marks on the maps could be optional extensions in the future. The teal color alignment and the yellow color alignment are approximately 1.25 miles from the Phoenix-Mesa Gateway Airport terminal.

Commissioner Brown and Commissioner Schroeder would recommend supporting the teal and yellow colored alignments, but if it is unrealistic to get the right-of-way for these alignments, then they would support the orange rail alignment.

E. Current Events

This is Commissioner Schroeder's last meeting. Chairman Ester and the Commission recognized John for his service on the Economic Development Commission since 2006 and presented him with a plaque.

Commissioner Schroeder commented the Maricopa County Community College District Governing Board approved the construction project for the Communiversy.

4. Announcements

Kim Moyers announced the new QC Inc. is open and she is happy to give a quick tour after the meeting.

Doreen Cott announced the committee will not have a December meeting. The next meeting is scheduled for January 23, 2013.

5. **Adjournment**

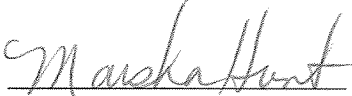
Commissioner Barney moved to adjourn. Commissioner Brown seconded the motion. Motion carried unanimously. The meeting adjourned at 9:14 a.m.

TOWN OF QUEEN CREEK



Lee Ester, Chairman

ATTEST:



Marsha Hunt, Sr. Administrative Assistant

I, Marsha Hunt, 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 November 28, 2012 meeting of the Queen Creek Town Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.



Marsha Hunt

Passed and approved on Jan. 23, 2013.