



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
May 23, 2018
7:30 am

1. Call to Order and Roll Call

Commissioner Chris Clark called the meeting to order at 7:37 am. The following people attended:

Commission Members: Cindy Barnes; Perry Berry; Chris Clark; Richard Graham; Shane Randall; Steve Sossaman; Grant Tayrien; Derek Neighbors; Perry Rea

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Economic Development Coordinator; Marissa Garnett, Economic Development Research Specialist; Bruce Gardner, Assistant Town Manager; Adam Robinson, Recreation Superintendent

Absent Members: Lee Ester, Chair; Bill Smith, Vice Chair; Jason Barney; Carson Brown; Warde Nichols; Courtney Kleinebreil; Mark Schnepf; Vice Mayor Turley; Council Member Oliphant

2. Introductions & Announcements

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the March 28, 2018 minutes

Motion to approve the March 28, 2018 minutes as presented.

1st: Cindy Barnes

2nd: Grant Tayrien

VOTE: Approved unanimously

B. Presentation and discussion on the progress made towards the Town Center Zoning District project

Economic Development Director Doreen Cott discussed the Town Center Plan Update that was approved by Town Council in October 2017. Priorities in the Plan include review of zoning in the Town Center Core and a focus on a drainage strategy for the area. Future priorities include branding and a formal traffic study. It was recommended that we continue the use of incentives for redevelopment and the use of the 0.25% dedicated sales tax for beautification projects, such as the Façade Improvement program.

Ms. Cott reported on updates received from Swaback Partners on the zoning project and invited the Commission to attend a stakeholder meeting next Thursday at 9:00 a.m. Ms. Cott said that key recommendations would be presented to Town Council in September. Ms. Cott said a market analysis was done and it showed that the Town Center Core could support more specialty restaurants, retail, commercial and office space. Ms. Cott said to accomplish this we need to look at zoning requirements as a way to accommodate the growth in the Town Center Core and address drainage to help maximize real estate value for small properties. Examples and possible suggestions were presented:

- Reduce parking requirements and setbacks for businesses
- Create urban blocks with connectivity and pedestrian walkways
- Entrances with focal points and landscaping
- Corner buildings with visual impact
- Interesting shade structures
- Promote park and walk (sidewalks)

Commissioners discussed other items to consider such as safe drop off zones for Uber and other ridesharing (including bicycles); shared trash service; more residential to feed the commercial uses; art; bike lanes and signage to create better traffic flow when entering Town Center.

C. Presentation and discussion on the Parks & Recreation Master Plan Update

Recreation Superintendent Adam Robinson discussed the Parks & Recreation Master Plan Update that was approved by Town Council with a 5-2 vote last week. This plan is an update of the 2005 Master Plan and the 5-Park Master Plan. Mr. Robinson discussed the following:

- Major focus on levels of service to meet the community's basic needs based on growth and a change of demographics
- The new plan lowers the acreage needed for levels of service because of the amount of open space that HOAs are required to have in Queen Creek
- Different types of parks were defined: neighborhood parks, community parks; regional parks and specialty parks

- The current plan was impacted by the recession and legislative updates. The General Plan, Parks & Recreation Master Plan, and the Infrastructure Improvement Plan helped define the plan
- The plan is based on benchmarks from other municipalities of the same size; demographics; national standards and current trends
- Public outreach - feedback from focus groups, surveys and stakeholder groups were part of the process to determine needs and wants in the community
- Future park projects and trails based on population growth over the next 10 years were reviewed

Mr. Robinson said Mansel Carter Oasis Park will open in September. He briefly discussed the planning stages for the turf and the lake features.

Assistant Town Manager Bruce Gardner said there is some resident confusion that money used for parks would take away from transportation needs. He said that is not the case and the majority of the FY18-19 recommended budget is for transportation projects. He said that parks are very important to the community and the lake project is unique to Queen Creek with freshwater features that actually save water for residents.

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

Commissioner Perry Berry reported on the QC High School graduation ceremony and said the Youth Athletic Program will include fifteen camps and clinics.

Commissioner Richard Graham said United Cargo Processing sent its first package delivery from Phoenix Mesa Gateway Airport to Mexico, utilizing the program whereby U.S. Customs and Mexican Customs officials work together onsite to inspect and process the shipment.

Economic Development Director Doreen Cott said the General Plan was approved by voters at the May 15 Special Election by 84%.

5. Announcements

6. Adjournment

The meeting adjourned at 8:50 a.m.

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Chris Clark
Economic Development Commission

Prepared by:

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Town Clerk Assistant

PASSED AND APPROVED ON: June 27, 2018