



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
September 26, 2018
7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:34 a.m. The following people attended:

Commission Members: Lee Ester, Chair; Shane Randall, Vice Chair; Jason Barney; Perry Berry; Chris Clark; Carson Brown; Richard Graham; Courtney Kleinebreil; Grant Tayrien; Brian McKean; Mark Schnepf; Steve Sossaman; Gordon Mortensen (7:45 a.m.); Council Member Oliphant (8:40 a.m.)

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Kyle Barichello, Planner; Rob Sachs, Real Estate Coordinator; Joy Maglione, Town Clerk Assistant

Absent Members: Cindy Barnes; Warde Nichols; Bill Smith; Derek Neighbors; Perry Rea; Council Member Turley

2. Introductions & Announcements

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the August 22, 2018 minutes

Motion to approve the August 22, 2018 minutes as presented.

1st: Richard Graham

2nd: Shane Randall

Vote: Approved unanimously

B. Presentation, discussion and possible recommendation on the Town Center Design Guidelines and Zoning Text Amendment proposed changes

Planner Kyle Barichello summarized the final draft of the Downtown Core Design Guidelines and text amendment updates to the Zoning Ordinance. He outlined the zoning boundaries for the downtown core and the vision for the area. He said the changes focus on increasing development flexibility and updating/adding language to clarify standards to make sure that the two documents are compatible. Mr. Barichello shared a visual presentation that showed the content and layout of the Town Center Design Guidelines. He said the document is vision based with more pictures and examples and it highlights key considerations and requisites.

The Commission had a discussion on undeveloped town owned property in Town Center versus existing properties. There was concern that the guidelines might be too restrictive for some existing properties and might unintentionally create a snag for creative projects in the future. Mr. Barichello said the catch-all language that is included in the document could be important in these cases in order to hold the vision and allow for flexibility. Downtown Development Manager Jennifer Lindley gave an example of a downtown business currently in the application process, where the current zoning is more restrictive and the proposed zoning would be helpful to their project. There was further discussion on administrative flexibility.

Commissioner Sossaman suggested that an exercise be conducted where we apply the new guidelines to existing properties in a hypothetical scenario to see how it would work out.

Commissioner Jason Barney said that it is important for the Town to support and follow through with the infrastructure investment plans relating to drainage and shared parking, which are critical components of the new guidelines. Director Doreen Cott said a phased investment strategy approach is being explored.

Mr. Barichello concluded with a timeline and said a final presentation for property owners and business owners will occur on October 3, followed by a Planning and Zoning public hearing on October 10. Staff invited the commission to attend.

Motion to recommend strong support of the Town Center Design Guidelines and proposed changes to the Zoning Text Amendment with the Town's commitment to infrastructure investment strategies over time.

1st: Gordon Mortensen

2nd: Grant Tayrien

Vote: Approved unanimously

C. Update on the Economic Development's Accreditation process

Ms. Cott reported that the Economic Development Department passed the accreditation process to become an Accredited Economic Development Organization (AEOD). A press release is coming soon and the achievement will be presented at a future Town Council meeting.

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

Ms. Lindley announced the following:

- Heart to Soul Reiki will have their grand opening on Oct 17.
- Mission Market in Town Center has sold and a new restaurant concept will be going into that location.
- Downtown QC Core Zoning District & Design Guidelines Final Meeting will be held on October 3 at Historic Town Hall at 7:30 – 8:30 a.m.

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 9:03 a.m.

TOWN OF QUEEN CREEK

Shane Randall, Vice Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: February 27, 2019