



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
September 25, 2019
7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:35 a.m.

Commission Members present: Lee Ester, Chair; Shane Randall, Vice Chair; Brian McKean; Bill Smith; Gordon Mortensen; Grant Tayrien; Richard Graham, Mark Schnepf, Perry Rea, Council Member Turley; Council Member Oliphant

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator, Brett Burningham, Development Services Director, Erik Swanson, Principal Planner; Sarah Clark, Senior Planner, Kyle Barichello, Planner II; Rob Sachs, Real Estate Coordinator; Sandy McGeorge, Management Assistant II

Absent Members: Chris Clark, Steve Sossaman; Courtney Kleinebreil; Derek Neighbors; Perry Berry; Warde Nichols; Carson Brown; Jason Barney; Jenna Kahl

2. Introductions & Announcements

Patrick Adler, Stephen Anderson, Vicki Zimmerman, Heather Zimmerman, Drew Huseth, Dave Jarvis, and Reece Bawden

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the August 28, 2019 minutes.

Motion to approve the August 28, 2019 minutes as presented.

1st: Shane Randall

2nd: Grant Tayrien

Vote: Approved unanimously

B. Presentation on Visit Mesa activities, Marc Garcia, President and CEO of Visit Mesa

Chair Lee Ester introduced Marc Garcia with Visit Mesa. Mr. Garcia gave a brief background on his past experience in the tourism industry and what led him to Visit Mesa. Mr. Garcia spoke about the tourism industry in general and then focused on how Visit Mesa works to promote, market and sell the area to business and leisure travelers. He touched on how the Town of Queen Creek and its unique destinations fit into the overall strategy for the Fresh Foodie Trail.

Mr. Garcia also announced that Visit Mesa recently became the first ever Autism-Certified Destination Marketing Organization and shared that Queen Creek's Recreation staff has invested in training to better serve individuals with autism.

Commissioners Schnepf and Rea both shared positive comments about the work Visit Mesa has done for Schnepf Farms and the Queen Creek Olive Mill.

C. Presentation on State Land Annexation and Zoning

Principal Planner, Erik Swanson presented an overview of the 4,100+ acres that was recently annexed into the Town of Queen Creek. Mr. Swanson outlined the two steps of the State Land Specific Plan that includes the planning units and dwelling districts as well as the densities and development standards for the area. As part of the secondary planning stage, more detailed Master Plans of the individual planning units will be completed prior to development.

Mr. Swanson explained that the Land Use Budget is designed to create a flexible land use entitlement that establishes a bank of land uses that can be used in various configurations within the Specific Plan.

For planning purposes, the property has been divided into 19 planning units. Land uses along the SR-24 Freeway are planned for more intense land uses and higher density residential. Due to the proximity of industrial development in Mesa, residential development is not permitted within 745 feet of the western boundary line. Commission members asked about funding and the timeline for the State Route 24 expansion to Ironwood Road. Mr. Swanson shared that the current estimates are that the freeway extension will complete construction to Ironwood Road by 2022, and that this extension is funded.

Mr. Swanson outlined the steps for approval that have occurred, and stated that the annexation became effective on September 9, 2019.

D. Introduction of the Zimmerman Dairy Major General Plan Amendment

Senior Planner, Sarah Clark provided an overview of the Zimmerman Dairy General Plan Amendment. Ms. Clark provided an overview of the subject site's location, adjacent land uses, and the applicant's request to amend the existing

General Plan land use of Industrial to 15-acres of Commercial on the southeast corner of Meridian and Germann with the balance of the site as Neighborhood.

Ms. Clark also outlined the public outreach that has been done to date including the Neighborhood Meeting that took place on August 12, 2019, and outlined the next steps.

Zoning attorney Stephen Anderson provided an overview of his client's proposed amendment to the General Plan. Based on the strong growth occurring in this area, the Zimmermans wish to move their 191-acre dairy. Mr. Anderson stated that the proposed amendment will create a more compatible land use for the new residential projects that are planned adjacent to the site.

Mr. Anderson explained how the proposed commercial site on the corner provides a buffer from CMC Steel, which is located across Germann Road. Mr. Anderson also shared the Summary of Findings table that was included in the North Specific Area Plan outlining the recommended land use mix for Queen Creek based on the time that the Plan was adopted. Chairman Ester asked if Mesa employer CMC Steel provided feedback, and Mrs. Clark stated they did not.

Economic Development Director Doreen Cott explained to the Commission that the Economic Development Staff has provided a comment for inclusion in the staff report that suggests a larger commercial corner be maintained to support retail and office in this underserved area as well as work as a buffer to the non-residential uses planned directly north of the site, along Germann Road. Ms. Cott explained that Queen Creek's existing office and industrial vacancy rates are very low, with an office vacancy rate of 2.9%.

- E. Summary of current events – Reports from Chair, Commission Members and Economic Development staff.

None.

5. Announcements

None.

6. Adjournment:

The meeting adjourned at 9:01 a.m.

Lee Ester, Chair
Economic Development Commission

Prepared by:

Doreen Cott
Economic Development Director

PASSED AND APPROVED ON: January 22, 2020