



DRAFT MINUTES

ECONOMIC DEVELOPMENT COMMISSION MEETING September 24, 2008, 7:30 a.m. San Tan Conference Room

1. Call to order

Present:

Council Member Mortensen	Town of Queen Creek
Council Member Barnes	Town of Queen Creek
Roseann Sweet	Queen Creek Resident
Jim Nelson	SRP
Steve Sossaman	Queen Creek Resident
Jean Humphries	Arizona State University
Jason Barney	Land Developer
Rustyn Sherer	Queen Creek Chamber of Commerce
David Valenzuela	Phoenix-Mesa Gateway Airport
Reese Anderson	Pew & Lake
Carson Brown	Vanderbilt
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek
Fred Brittingham	Town of Queen Creek

2. Public Comment

No public comment.

3. Items for Discussion:

Economic Development Director Doreen Cott presented Council Member Mortensen with a gift certificate and thanked him for his term as Chairman of the Commission. Ms. Cott also thanked Commissioner Sweet for accepting the nomination as Vice Chairman of the Commission and thanked Economic Development Management Assistant Kim Moyers for all of her hard work the last few weeks.

A. Consideration and possible approval of the July 23, 2008 minutes.

A **MOTION** was made by Commissioner Sossaman, seconded by Commissioner Barney to approve the minutes dated July 23, 2008. Voice vote carried 9-0.

B. Presentation and discussion on General Plan Amendments

Planning Manager Wayne Balmer gave a presentation on the General Plan Amendments. The newly updated General Plan was approved on September 2, 2008.

There were three General Plan Amendments presented to the Commission. Major amendments are projects that are larger than 40 acres and considered by Town Council once a year.

Key Points on GP08-117:

- Total of 51 acres currently designated as Medium Density Residential (MDR) located at the northwest corner of Ocotillo & Ellsworth Road and is requested by Victoria Lund Investment Group.
- Applicant is requesting Town Center land use designation with a proposed breakdown of 20 acres commercial, 8 acres office and 23 acres for high density residential.

Key Points on GP08-118:

- Total of 130 acres currently designated as Medium Density Residential (MDR) located at the northeast corner of Ocotillo and Hawes Road and is requested by Taylor Morrison Homes.
- Proposed change to medium-high density residential use. Applicant has stated they would like to develop an active adult community.

Key Points on GP08-119:

- Total of 257 acres currently designated as Employment Type A located at the northwest corner of Queen Creek and Meridian Roads and is requested by Barney Farms.
- Proposed changes are as follows:
 - 20 acres for Employment Type B
 - 20 acres for Community Commercial
 - 135 acres for Medium Density Residential (3-5 DU/AC)
 - 79 acres for Medium High Density Residential (5-8 DU/AC)

GP08-117 comments:

Commissioner Nelson indicated that the high-density residential use on GP08-117 is appropriate for the area indicated. He also questioned what would be the saturation of retail in the Town Center area?

Commissioner Sossaman emphasized that the map indicating land use for GP08-117 predisposes the actual acreage for office use, commercial use and residential use. The land use designation does not guarantee the proposed breakdown.

Principal Planner Fred Brittingham explained that the Town Center was established to create a core area that included a downtown for the community. The Town has adopted a Town Center plan specific to this area.

GP08-118 comments:

- This community may or may not be age-restricted.
- 130 acres = 200-400 homes.
- Commissioner Humphries suggested that in the current economic conditions, build-out could take a long time. What is the project's timing? Will the homes sell due to the current housing market?

GP08-119 comments:

- Commissioner Humphries requested descriptions of the types of uses that would fall under each land use designation – this would be helpful when looking at the map.

- Meridian Road will be a “super street” to carry traffic out of town to the SR802. The Town is currently working on this road and needs ROW dedication.
- Meridian Road is vital to the Town. Commissioner Barney stated that a more marketable land use would help this road get built sooner.
- There are 5 sq. miles of land (part of the larger Superstition Vistas) which the Town has included in the General Plan; this land will have SR802 access.
- The proposed East Park could be a good buffer for residential use and could provide housing for a labor base in the employment area.
- The proposed residential in GP08-119 is not within the currently defined noise contours but is considered Area 3, an area of influence.
- Commissioner Barney, also representing the applicant, distributed additional information on the amendment to the Commission.
- Commissioner Sherer asked if additional employment was added in another area of town to offset the proposed change of employment to residential.

The Commission was asked to provide comments on each of the amendments on the worksheets provided and return to staff to be included in the Planning Department’s staff report.

The Commission will be asked to make a recommendation to the Planning and Zoning Commission on each of the General Plan Amendments at the October 22, 2008 meeting.

C. Department update on the Farmers’ Market on November 15, 2008.

Economic Development Management Assistant Kim Moyers presented the Farmers’ Market logo to the Commission members. The first Farmer’s Market is scheduled for November 15th, 2008 and will be held in the west parking lot of the library. To date, 49 applications have been sent to interested parties.

D. Presentation, discussion and possible action on Revolving Loan Funds

Economic Development Management Assistant Kim Moyers presented information on a Revolving Loan Fund (RLF) Program. She attended RLF training in September to assist in determining whether the program would be appropriate for Queen Creek.

- Funds would be derived from the .25% sales tax collected for use of infrastructure, traffic, maintenance and programs in the Town Center.
- Five year work plan/budget will be developed for the funds.
- New loans can be given with reduced interest rates.
- Staff would assess the need for the program, identify criteria, work with lenders and administer program.
- This program is in the preliminary stages.
- Process is time intensive.
- The Small Business Development Center could assist with program.
- Small businesses in Town Center are the potential users of RLF’s.
- Non-franchise businesses could be targeted for this program.

A **MOTION** to move forward on the Revolving Loan Funds Program was made by Council Member Mortensen, seconded by Commissioner Sossaman. Voice vote carried 9-0.

E. Summary of current events – Reports from Chair, Commission Members & Stakeholders and Economic Development Staff

Ms. Cott mentioned that Barry Broome with the Greater Phoenix Economic Council (GPEC) will give a presentation at the October 15, 2008 Town Council Meeting.

The next meeting will be held on **October 22, 2008 at 7:30 a.m.** to discuss the General Plan Amendments. Applicants will be invited to attend the meeting.

Meeting adjourned at 9:20 a.m.

/jk
9/24/08