



# DRAFT MINUTES

## ECONOMIC DEVELOPMENT COMMISSION MEETING October 22, 2008, 7:30 a.m. San Tan Conference Room

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### 1. Call to order

#### Present:

Chairman, John Schroeder	CGCC Williams Campus
Vice Chairman, Roseann Sweet	Queen Creek Resident
Council Member Mortensen	Town of Queen Creek
Council Member Barnes	Town of Queen Creek
Jim Nelson	SRP
Jean Humphries	Arizona State University
Jason Barney	Land Developer
Rustyn Sherer	Queen Creek Chamber of Commerce
David Valenzuela	Phoenix-Mesa Gateway Airport
Carson Brown	Vanderbilt
Dr. Murlless	Queen Creek Unified School District
Kevin Petersen	Petersen Properties
Rob Schemitsch	Willis Property Company
Tyler Wright	Pew & Lake, PLC
Ralph Pew	Pew & Lake, PLC
Susan Stewart	Green Street Properties
William Lund	Victoria Lund Investment Group
Jordan Rose	Rose Law Group
Jeremy Lovejoy	Insight Land & Investments
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:

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

A **MOTION** was made by Commissioner Nelson, seconded by Council Member Mortensen to approve the minutes dated September 24, 2008. Voice vote carried 11-0.

#### B. Staff introduction of Major General Plan Amendments

Wayne Balmer, Planning Manager gave a brief overview of the three major General Plan Amendments.

### **C. Presentation, discussion and possible action on General Plan Amendments**

1. GP08-117 Victoria Lund, Victoria Parcels 5 and 9 – 51 acres at the NWC of Ocotillo and Ellsworth Loop Road was presented by Bill Lund, Victoria Lund Investment Properties.

#### **Key Points:**

- 400 Acres acquired about 9 years ago.
  - Mixed uses for commercial, residential and office parcels are appropriate.
  - 250 acres in civic center area for mixed use.
  - Hospitals are conducting feasibility studies, and there have been discussions with them to see if this is an appropriate location – studies ongoing.
  - Mr. Lund feels that the remaining land should have Town Center designation.
  - Mr. Lund will be working collaboratively with the Town planning staff to provide something unique that best fits the needs of the community and has a commitment to the community.
2. GP 08-118 Taylor Morrison Homes, Victoria Parcels 10, 11, and 11A – 130 acres at the NEC of Ocotillo and Hawes roads was presented by Ralph Pew, Taylor Morrison Homes.

#### **Key Points:**

- This residential development is envisioned to be an active adult community; similar to Encanterra and Vistancia. These types of projects require smaller lots.
- The parcel is part of the original Victoria Master Plan.
- Road improvements are underway.
- The idea is to develop the community core then employment will come.
- The modification would be from medium density residential, 2 to 3 units per acre, to the new medium-high density residential which is 1 to 5 dwelling units per acre.
- The lots would be very open with no surrounding walls with significant open space.
- Floor plans are two bedrooms with larger living accommodations.
- Projecting 100-130 dwellings units on this site.
- Disposable income to be used airport sites, walk to Town Center or events and an ideal location for such.
- Residents could walk to the Town Center shops.
- Plan to bring a zoning case to the Town in 2009.

3. GP08-119 – Barney Farms, 257 acres at NWC Queen Creek & Meridian was presented by Ralph Pew on behalf of the Newell-Barney Family.

#### **Key Points:**

- Currently Type A-general industrial. The applicant is proposing a change from Employment Type A (General Industrial) to 20 acres for Employment Type – B (Light Industrial), 20 acres for Community Commercial, 135 acres for Medium Density Residential – A (0-5 homes per acre) and 79 acres for Medium High Density Residential – B (0-8 homes per acre).
- The 400 acres of land on the west side would be utilized for employment and industrial.
- Residential, industrial and a strong catalyst to bring employment to area.
- Development follows the workforce.

- Development community core in the area that a community can live, utilize commercial facilities and cultural activities to attend.
- Airport Area II allows for residential development.
- This development would provide the opportunity for Meridian Road improvements and provide sustainability and bring viability to the community.
- ULI study projects 1,500 acres of employment development. There is currently 7,500 acres.

Planning Manager, Wayne Balmer indicated that the General Plan Amendments will be presented to the Planning Commission on November 10<sup>th</sup> and Town Council on December 3<sup>rd</sup>.

*Comments:*

- Commissioner Nelson asked about the mixed use plan what will happen if the concept doesn't work. He also expressed concern about Queen Creek being over-retailed and gave the example of the Fiesta Mall area.(GP08-117)
- Council Member Barnes emphasized that there are two apartment complexes in Town, vacant office spaces and retail areas that are available. Is this the best use of our land? (GP08-117)
- Commissioner Petersen's concern is that the existing space be filled before adding any additional mixed use parcels. (GP08-117)
- Commissioner Nelson indicated that the residents want to keep the uniqueness of the Town and keep Town Center vibrant.
- Commissioner Murlless noted that the school district is exploring options while working with the staff on the school site (GP08-117 and GP08-118). Council Member Mortensen stated that the school district is affected by the outcome of the General Plan Amendments.
- Council Member Barnes is concerned with the low priced housing in the industrial area (GP08-119).
- Commissioner Petersen commented that there has been about \$40 million of improvements on Ellsworth Loop Road – a partnership between the developers and the Town and more retail could jeopardize the Town paying back the Improvement District. Queen Creek is projected to have a population of approximately 80,000-100,000 people. Queen Creek needs to compete with the City of Mesa and the projects planned at the Mesa Proving Grounds; we should not be competing with ourselves. (GP08-117)
- Council Member Mortensen stressed that the Town should carefully forecast the amount of high density needed/wanted in the Town, keeping in mind the Queen Creek Station General Plan Amendment that was approved last year.
- Commissioner Nelson stated that the higher density is appropriate for the space allocated and will bring an increased population for the retail in the area; the issue is timing. Commissioner Humphries stated that the land use allows for flexibility. Chairman Schroeder agreed this project will bring vitality to the Town Center but has concerns with the project moving forward as regular apartments. (GP08-118)

- Mr. Lund indicated that the commercial development of GP08-117 would begin in 2009; the concepts are unique to the area.
- Commissioner Barney stated the economic development position is complicated but sales tax revenue is essential for economic opportunities. (GP08-117)
- Chairman Schroeder's concern is the addition of general apartments or rentals being orphaned in the employment area but understands the landowner's desire to develop the land. Commissioner Humphries did not think the residential would be orphaned and would bring in a workforce for the industrial uses in the area. Development of the site will also bring improvements to Meridian Road (GP08-119).
- Commissioner Valenzuela stated that the recent change of the land use south of the Barney property from residential to employment in the General Plan comprehensive update reflects the Town's opinion that this area should be employment (GP08-119). Commissioner Valenzuela referenced the letter from Walter Fix of Phoenix-Mesa Gateway Airport.
- Commissioner Petersen mentioned that residential development within employment areas creates vibrant communities. (GP08-119)
- Commissioner Humphries mentioned that DMB is developing higher density residential near the airport. (GP08-119)
- Commissioner Nelson indicated that north of the Town limits in the City of Mesa there is employment land (TRW and CMC Steel). The Town and landowner should work together and develop creative ways to improve land to have available for interested employment projects.(GP08-119)
- Council Member Barnes mentioned that the residential proposed at this site would be near the future park site. (GP08-119)
- Council Member Mortensen stated that the Town is a partner and part owner of Phoenix/Mesa Gateway Airport and we want to work closely with them. (GP08-119)
- Jordan Rose explained that GP08-117 is consistent with the General Plan and the Town Center land use designation will allow for flexibility in the development.

Chairman Schroeder asked for recommendations on GP08-117, 118 and 119 providing feedback to staff. No MOTIONS were made.

#### **D. Summary of current events**

Chairman Schroeder announced that the Engle Hall ribbon cutting will be held on February 23, 2009.

Economic Development Director, Doreen Cott provided a handout of the resolution that defined the preferred alignment of the proposed Abel-Moody 230kV SRP Line.

Commissioner Valenzuela announced that the Phoenix/Mesa Gateway Airport Open House is slated for November 1<sup>st</sup> from 9:00 a.m. to 2:00 p.m.

Commissioner Murlless distributed a profile of the Queen Creek Unified Schools.

3. **Announcements**

No announcements.

4. **Adjournment**

The meeting adjourned at 9:00 a.m.

/jk  
10/23/08