



## MINUTES

### Economic Development Commission

Community Chambers

June 22, 2022 – Virtual Meeting

7:30 a.m.

#### 1. Call to Order and Introductions

Chair Shane Randall called the meeting to order at 7:30 a.m.

Commission Members present via WebEx: Shane Randall, Chair; Grant Tayrien, Vice Chair; Marc Valenzuela; Jason Barney; Chris Clark; Perry Berry; Nate Knight; Aric Bopp; Jenna Kahl; Brian McKean; Perry Rea; Brent White

Absent Members: Carson Brown; Nancy Hormann; Derek Neighbors; Mark Schnepf; Council Member Oliphant

Staff present via WebEx: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Erik Swanson, Planning Administrator; Evan Balmer, Senior Planner; Joy Maglione, Deputy Town Clerk

#### 2. Public Comment:

None.

#### 3. Items for Discussion and Possible Action

- A. Consideration and possible approval of the May 25, 2022 minutes

**Motion to approve the May 25, 2022 minutes as presented.**

**1<sup>st</sup>: Grant Tayrien**

**2<sup>nd</sup>: Gordon Mortensen**

**Vote: Approved unanimously**

- B. Presentation and discussion on P22-0051 Barney Farms North major General Plan Amendment. A request to change the land use category from Industrial to Neighborhood on approximately 40 acres. Located south of Germann Road on the west side of Signal Butte Road.

Chair Randall introduced the item and said it is for discussion only and no action is required at this meeting. He said Commissioner Jason Barney would recuse himself from this item.

Senior Planner Evan Balmer presented the 2022 Major General Plan Amendment for Barney Farms North. He explained the timeline, application process and the land use element of the general plan.

Mr. Balmer outlined the location and surrounding areas of the 40-acre site. The existing land use is Industrial with a request to re-classify the land to Neighborhood, which requires a major General Plan Amendment. The property is located in the North Specific Area Plan (NSAP). Mr. Balmer provided detailed information on the NSAP and said it is largely focused on addressing the need for Industrial lands in the North area of Town, encouraging compatible development with Phoenix Mesa Gateway Airport and providing areas for regional economic development. Mr. Balmer outlined the noise contours and overflight areas associated with the site and the areas that are more suitable for residential uses.

Greg Davis, IPlan Consulting, presented on behalf of the applicant. Mr. Davis provided a history of the subject property and why it was designated for employment uses in 2015. He said it was primarily because of air noise contours and the need for employment land in Queen Creek. He explained that since that time, the Airport did a new overflight study and they updated noise contours and the Town has significantly expanded employment opportunities within the State Trust land.

Mr. Davis addressed concerns from the airport, which only involved a small 2-acre portion that is in the Airport Overflight Area 2 (AOA2). He said the airport is not opposed to the 38 acres of residential use outside of this triangle. He said they received letters of support from Maricopa County and Gilbert and no letter of opposition from City of Mesa.

Mr. Davis provided the pros and cons of the existing land use vs the proposed land uses. He pointed out the surrounding uses such as multifamily to the north; Fulton Barney Farms single family homes to the east; an elementary school and church; and the Town of Queen Creek East Park to the south. He said that from a land planning perspective, given the surrounding residential uses, an Industrial project is not is not the best use and a Neighborhood land use classification would be a better fit for the long-term future residents in the area.

The Commission commented on noise contours, potential for noise complaints outside of the AOA2 areas, maximum height restrictions and overpopulation in regards to multifamily.

There was discussion as to what could be built on the 2.5-acre section in the AOA2 area and will it be ball fields. Mr. Balmer said it could be used as open space. Mr. Davis said we do not have a land plan yet and are considering multi-family and assisted living for the project and added that the ballfields in this area are part of the Town Park.

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

Staff provided the following updates:

- There is continued interest from large employment prospects and commercial development.
- A community meeting was recently held to address LG questions and share information with area residents.
- Costco walls are complete; Dave & Busters is coming Queen Creek Marketplace; and Torchy's Tacos will take over the Village Inn site.
- Council approved the development agreement for a second hotel and a feasibility study is being performed.

Commissioners provided the following updates:

- Jason Barney reported that Thompson Thrift industrial division acquired land for an industrial development at Germann Road and Meridian Road and another national group is to come.
- Brian McKean announced the five-year anniversary event for Old Ellsworth Brewing Company on July 16, featuring new beer releases and a tattoo artist.
- Perry Rea said the Queen Creek Olive Mill will be closing on Mondays starting July 4 until Labor Day, but they will stay open later on Thursday evenings during this time. Upcoming events include the Corn Roast on July 22 and Christmas in July.

**4. Announcements**

The next meeting is scheduled for July 27.

**5. Adjournment**

The meeting adjourned at 8:19 a.m.

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Shane Randall, Chair  
Economic Development Commission

ATTEST:

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Joy Maglione  
Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the June 22, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: August 24, 2022