



MINUTES

Economic Development Commission

Community Chambers

September 28, 2022

7:30 a.m.

1. Call to Order and Introductions

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

Commission Members present (in person): Shane Randall, Chair; Grant Tayrien, Chair (Google Meet); Chris Clark; Perry Berry; Nate Knight; Aric Bopp; Jenna Kahl (Google Meet); Perry Rea (Google Meet); Derek Neighbors (Google Meet); Council Member Oliphant

Absent Members: Marc Valenzuela; Jason Barney; Nancy Hormann; Brent White; Brian McKean; Mark Schnepf; Troy Young; Gordon Mortensen; Mayor-Elect Wheatley

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager (Google Meet); Marissa Garnett, Economic Development Coordinator; Erik Swanson, Planning Administrator; Brett Burningham, Development Services Director; Joy Maglione, Deputy Town Clerk

2. Public Comment:

None.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the August 24, 2022 minutes

Motion to approve the August 24, 2022 minutes as presented.

1st: Grant Tayrien

2nd: Chris Clark

Vote: Approved unanimously

B. Discussion and feedback requested on the Barney Farms North Major General Plan Amendment (Case P22-0051) and PAD Rezone (P22-0178). Request for approximately 36.6 acres from Industrial to Neighborhood and a PAD Rezone to rezone 36± acres from Employment Type-A to 25.3 acres of High Density Residential and 11.1 acres of Medium Density Residential. This project is generally located south of Germann Road west of Signal Butte Road.

Planning Administrator Erik Swanson provided an overview of the Major General Plan Amendment process and the changes to the Barney Farms North Case since the previous update that was presented to the Commission. Notable changes to the request were removal of 3.3 acres that were under the Phoenix Mesa Gateway AOA2 overlay and addition of a rezone application to show proposed uses. Mr. Swanson provided a background on the 2015 North Specific Area Plan (NSAP) and said its goals were to encourage compatible development with the airport and provide areas for economic development.

Greg Davis, IPlan Consulting, presented on behalf of the applicant. Mr. Davis outlined the site location and surrounding areas. He provided reasons why residential would be a better fit for the area:

- The site is surrounded by pedestrian uses on three sides
- Queen Creek has bolstered the employment inventory with the State land and the needs have changed in this regard since the 2015 North Specific Area Plan
- The airport study resulted in updated noise contours. A majority of the land is outside the overflight area and there is now no opposition from the airport.

Mr. Davis reviewed the residential land-use plan and said it will offer a range of densities with diverse attainable housing choices to nearby employers. The three residential areas will include assisted living; High Density Residential apartments to supply workforce housing; and a Medium Density Residential townhome community.

Feedback from the Commission included:

- Questions on the type of employment uses for the area and the current demand for industrial land. Is now the time for a change?
- Concerns regarding noise complaints in secondary overflight areas, particularly if Phoenix-Mesa Gateway expands in the future or if overflight areas change.
- This area is well suited for secondary airport uses and better served as commercial.
- Residential use in close proximity to employment is important as well, but it is a balancing act.
- Questions on how many children typically reside in multi-family developments vs. single-family homes and the impact on schools.
- The North Specific Area Plan decreased employment in this general area and there are concerns with another change.
- Residents do not want more high-density residential products.
- Questions regarding buffers and access points for the residential parcels.
- What is the net benefit/net gain? Will it generate revenue, put a strain on schools, what is the impact of a park in the middle of the site, will industrial uses want to invest near the airport?

C. Preliminary overview of potential project and program impacts of the HB 2685 veto.

Audra Koester Thomas, Transportation Planning Program Manager for Maricopa Association of Governments (MAGA) discussed the impacts of the HB 2685 veto, which would have allowed Maricopa residents the decision to extend the half-cent tax that is used to fund county transportation projects. She provided a background of the half-cent tax since established in 1985 and the type of improvements that it funds and how it helps to expedite expansions to roadway projects.

Ms. Koester Thomas said if we lose the dedicated half-cent sales tax, it would be catastrophic to operations, maintenance and will put pressure on local resources throughout the region. She explained how it will impact Queen Creek projects and the economic development impacts to Maricopa County in general. She outlined the impacts to regional projects and programs and said the region will not have the sufficient funding to keep up with growth and it would be detrimental to the region's transportation network. She said projects in development or near term would have to be reassessed likely putting them at risk.

Ms. Koester Thomas said the region has committed to an aggressive pursuit for the extension of Proposition 400 and education to voters is critical.

Council Member Oliphant commented that is very important for Queen Creek and the region and suggested that we show voters a visual of what the half-cent tax pays for and what it will be used for in the future.

Commissioners commented that it is important to note that this is not a new tax (we are already paying it). They also discussed the potential traffic woes if not passed and how important transportation infrastructure is to new projects and employment in the region.

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

Staff provided the following updates:

- The Queen Creek Chamber 2022 Business Award Dinner will be held at Encanterra Country Club on Sept 29, 2022
- Homeward Suites project is closing in mid-October
- We continue to work on leads generated by Arizona Commerce Authority and the Greater Phoenix Economic Council (GPEC)
- The Downtown Arts & Placemaking Committee Masterplan RFP was announced and is on our website
- We are in active negotiations regarding the RFP for development of town owned land located near the Library & Communiversity
- Construction on the two east/west roadways in the downtown core area will be starting in approximately 30-60 days

- Jenn Lindley will be attending the International Downtown Meeting in San Diego

4. **Announcements**

None.

5. **Adjournment**

The meeting adjourned at 845 a.m.

Shane Randall, Chair
Economic Development Commission

ATTEST:

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 September 28, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: Passed and approved on 11-30-22