



## MINUTES

**Parks & Recreation Advisory Committee**  
22350 S. Ellsworth Rd., Queen Creek, AZ  
San Tan Conference Room  
February 16, 2010  
6:00 p.m.

1. **Call To Order and Roll Call** The meeting commenced at 6:05 p.m. Committee Chair David Dobbs called the meeting to order. Roll call was taken. Members present at the time of roll call: Daniel Babcock, Dru Alberti, Eric Kerr, John Lewis, Michael Shirley, Marvin Smith and Nancy Uptain.

Members not present: Cathy Miner, Jason Weber, Barbara Young.

2. **Introductions** None.

3. **Public Comment:** Members of the public may address the Committee on items not on the printed agenda. Please observe a time limit of three minutes.

No public comment.

4. **Items for Discussion**

**A. Presentation, discussion, and possible action on the functionality and intent of alternative concept park plans.**

Wayne Balmer, Planning Manager for the Town of Queen Creek began the discussion with a Power Point presentation of General Plan Amendment GP09-58-Z209-60. Wayne Balmer presented the pro's and con's of the four alternative conceptual drawings discussed at the February 9 meeting and introduced alternative 2A and 4A reflecting changes the committee requested to alternative 2 and 4 in an attempt to achieve a preferred alternative that would meet the desired results of functionality on the proposed park.

Open discussion took place on functionality of the two alternatives and a general consensus of the committee was that either of the two alternatives meet the functionality as it relates to having all the functional amenities fit physically in the park no matter the shape/configuration and shared concerns with the directional placement of athletic fields. The committee stated they want to be involved in the final master planning of the proposed site should the council approve the General Plan Amendment (GPA) and the relocation of the park. Committee members questioned who would pay for the final master planning and asked that this be specified in the development agreement should the GPA be approved.

Dru Alberti moved to not recommend either option but functional amenities fit within proposed site. Further discussion held.

John Lewis – Seconds Dru’s motion. Further discussion held.

Dru Alberti amends the original motion to read; The Parks and Recreation Advisory Committee does not recommend any specific alternative but recognizes that the site can physically accommodate all the amenities in the original master planned site.

John Lewis – 2nd amended original motion. Vote: Unanimous.

**B. Discussion and possible recommendation to Council on preferred alternative park concept plan for Queen Creek Sports Complex as it relates to Barney Farms general plan amendment request.**

A list of concerns developed by the committee to be communicated to Council is discussed and members are asked to list pros and cons of the new alternatives. Concern is voiced by committee members over the many unknowns regarding the proposed park site. Further concerns on the impact the proposed land use has on the proposed park such as the residential development abutting the park, the potential impacts this would have on the intent of the original park plan.

Original park intent and its core use are brought up vs. the shape of the proposed alternative park and whether the tent and the ability of attracting tournament type events with a potential economic benefit to the Town would be lost. Concern is voiced over what the citizens have asked for in the original design vs. what is now being proposed.

The location of the public works yard is discussed; where it is located in the proposed alternatives vs. where it is planned in the original master plan of the site. Could the yard be moved to accommodate amenities that may not be directionally fitting; if so, who should pay to move the yard?

Concerns raised among committee members were whether or not due diligence was being done on the planning of the proposed site; a great deal of due diligence and public involvement took place during the master planning of the existing Queen Creek Sports Complex site.

Other items the committee discussed were roads fronting the alternative park design, airport over flight, potential environmental cleanups, and final realignments of Signal Butte Road; does the realignment have to occur on this site cutting through the park thus affecting the final shape of the proposed park.

Committee members addressed future park land needs based on the increased population as a result of the proposed general plan amendment. The need for additional level of service community park land requirements, as identified in the Parks, Trails, and Open Space Master Plan, be awarded by the developer to the proposed park site or a cash-in-lieu be negotiated to assist with either land acquisition elsewhere or assist with construction costs of another park site.

Committee members also made mention to the change in land use changes from economic to residential and future access to this park. Among the largest concern was whether this park would be able to fulfill its original intent with the abutting residential development and the many unknowns; if not, will the intent be transferred to a different park site, thereby starting a domino effect altering the intent of two or possibly more or all of the Town's future parks.

Members were asked if they, individually, would recommend either alternative. After soliciting each member's opinions, it was determined that no recommendation for either alternative could be made. The committee referred to the Five Park Master Plan system in which each park plan was conducive with the surrounding land uses and felt the proposed land use change surrounding the Queen Creek Sports Complex and the realignment of the road is causing a relocation of the park as well as a change to the functionality and relationship of park amenities and these changes could potentially ignore the intent of the park, therefore the committee could not recommend an alternative park concept.

In general, committee members did not prefer any alternative and did not feel comfortable recommending either alternative due the unknown factors and the potential change of the park's intent as a result of the proposed land use change. The committee directed staff to articulate to council that the committee does not approve nor oppose recommending either alternative. The committee also asked staff to convey in writing a list of concerns developed by the committee for council knowledge, should council decide to move forward with the proposed general plan amendment and the relocation of the park.

Dru Alberti made a motion to confirm that the functional amenities physically fit into the space. Marvin Smith seconded this motion. Discussion of motion was held among committee members.

Dru Alberti amended the original motion to read: The Parks and Recreation Advisory Committee cannot either approve or oppose the alternative park concepts as it relates to the proposed amendment. This is due to the high number of unknown variables and the lack of confidence in meeting the goals and original intent of the Five Parks Master Plan and this park in particular. In consideration of the General Plan Amendment, the following items are of concern to the Parks and Recreation Advisory Committee and must be considered and addressed: (A list of concerns will be inserted in a written staff report to council.)

Marvin Smith seconded the motion.

Vote: Unanimous.

5. **Announcements** Debbie Gomez provided the following announcements:
  - A. There will be no Parks and Recreation Advisory Committee meeting on March 9, 2010 because of the special meeting held on February 16, 2010.
  - B. A written letter of recommendation to council outlining the concerns expressed by the committee based on the discussions of the February 16, meeting will be drafted for

review by Chair, David Dobbs and Vice Chair, Dru Alberti's, and signed by both as a verification of consensus of the committee's recommendation.

- C. Member Cathy Miner has tendered her resignation from the committee.
- D. David Dobbs reminded committee members that the Home Rule Option is coming up for a vote in March.

6. **Adjournment** Motion to Adjourn: John Lewis; Second: Daniel Babcock. Vote: unanimous. Meeting adjourned 8:50 p.m.

PREPARED BY: Coleen Alonzi, February 17, 2010

PASSED AND APPROVED ON: 7/13/2010.

  
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David Dobbs, PRAC Committee Chair