



## **DRAFT MINUTES**

### **Joint Meeting of the Town Center Committee & Planning & Zoning Commission**

22358 S. Ellsworth Rd., Queen Creek, AZ

Development Services Building

San Tan Conference Room

June 8, 2011

8:00 am

#### **1. Call To Order and Roll Call**

The meeting was called to order by Town Center Committee Chairman Jason Gad at 8:01am. The following people were in attendance.

**Town Center Committee Members:** Hannah Dixon, Chairman Jason Gad, Monica O'Toole, Shane Randall, Vice Chair Chris Webb, Brandon Walsh, Steve Ingram, Barbara Khalsa (arrived at 8:06), Nancy Diab (arrived at 8:15)

**Absent Members:** Council Member Barnes, Council Member Wheatley, Marquis Scott, Angela Trogee

**Planning & Zoning Commission Members:** Chairman Steve Sossaman, Vice Chair Steve Ingram, Jason Gad, Ryan Nichols, Debbie Reyes, Kyle Robinson, Alex Matheson (arrived at 8:06)

**Town Staff:** Doreen Cott, Economic Development Director; Kim Moyers, Economic Development Specialist; Wayne Balmer, Community Development Division Manager; Tom Condit, Development Services Director; Joy Maglione, Town Clerk Assistant

#### **2. Introductions/ Announcements**

Members of the Town Center Committee, Planning & Zoning Commission and Town staff introduced themselves.

#### **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. There were no public comments.

#### **4. Items for Discussion and Possible Action**

A. Consideration and possible approval of the April 13, 2011 & May 11, 2011 Town Center Committee minutes

**Motion: Shane Randall**

**2<sup>nd</sup>: Vice Chair Chris Webb**

**To approve the April 13, 2011 and May 11, 2011 Town Center Committee minutes as presented.**

**Motion carried unanimously.**

B. Discussion and possible recommendation by the Planning & Zoning Commission on the ASU Capstone Report

C. Discussion and possible recommendation by the Town Center Committee on the ASU Capstone Report

Wayne Balmer, Community Development Division Manager gave a power point presentation on the final results of the ASU Capstone Project. The final report was available at the meeting for review and Mr. Balmer said that more books will be printed by ASU and distributed to members if desired. Town Council asked for recommendations from the Planning & Zoning Commission and the Town Center Committee regarding the future use of the document.

Mr. Balmer said the Capstone Report was intended to enhance the Town Center Plan and also create a future vision for the Town Center. He gave an overview of income distribution; commute time; modes of transportation; land use plans and proposed land use amendments. The report included a future transit center; a proposed entertainment district with active uses, family uses and multi-uses; hospitality area; convention center and a heritage district. Open spaces, proposed gateway areas, circulator systems and design concepts were also discussed. He concluded with suggested implementation strategies that were prioritized by use and economic impact.

Mr. Balmer said that staff's opinion of the project was that it was well done, interesting and provided a long term view that helped illustrate development concepts, while allowing for adjustments of location and time. Staff thought the report would be useful as part of their evaluation of goals for the Town Center and to compliment the Town Center plan. Staff gave a copy of the final report to ULI advisory panel members to include with their deliberations.

Mr. Balmer provided some examples of options for the group to consider when making recommendations to Council:

- **Option 1 – Recommend that Council accept the report and thank ASU students for their effort**
- **Option 2 - Recommend that Council accept the report and direct staff to incorporate findings of the report for recommendations during review of future projects. Give report to applicants along with the Town Center plan to try to incorporate some ideas into their project.**
- **Option 3 - Recommend that Town Council formally adopt the report by resolution as a companion document to the Town Center Plan.**

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There was group discussion concerning the elements of the report and the options for recommendations.

Planning & Zoning Chairman Sossaman questioned what it would take to make the elements of the plan successful and profitable, such as entertainment uses, hotels and transit uses. Critical mass, age demographics and how to draw in people both locally and regionally to see a profit were discussed.

Members discussed concerns that the report may be too specific and long-term to be used as a companion document to the Town Center Plan and concerns that the document may send the wrong message if it was provided to developers to follow because of the detailed uses depicted on some of the undeveloped privately owned parcels. There was discussion on legality, property rights and zoning regulations. Staff was asked for clarification on zoning regulations. Mr. Condit replied that the Town would not be able to tell private property owners to follow the plan exactly. He said the report illustrates a vision and could be used as a planning document for conceptual use. Mr. Balmer added that the report included ideas for some of the undeveloped parcels, but was not intended to be strictly followed.

There was discussion on how to use the document and how it fits with the Town Center Plan. Mr. Nichols said it is important to protect the vision for the Town Center and felt it was appropriate to set guidelines so the vision will be clear and successful. The general plan identifies what is allowed in certain areas and this report is a recommendation for the vision of the Town Center and is not intended as an official document. Mr. Gad added that keeping a vision and a well organized plan for the future is critical for the community.

Mr. Robinson asked if the Town Center Plan had districts in place similar to the districts that were mentioned in the capstone report. Mr. Balmer replied that the Town Center Plan had related goals for entertainment uses, family uses and mixed uses but specific districts were not established. There was further discussion on multi-use projects, density and clarifying the districts and goals in the Town Center Plan.

The group discussed the implementation strategy and the priorities established in the report; how to get a developer to fulfill the uses on the priority list; town owned property; defaulted property and tax incentives. Additional comments included the importance of entertainment uses and family uses for the best return and how to accomplish this and attract business. Mr. Condit gave details on a parcel of land in the improvement district that is in default and may be acquired by the Town. Ms. Cott added that the Economic Development department is exploring options to market the land to the private sector for entertainment uses.

Members concluded that further review of the report is needed with possible amendments to the Town Center Plan to include some of the suggested elements. They would also like to consider the comments and recommendations of the Urban League Institute (ULI) Study before making recommendations or adopting the report as an official document.

**Motion: Planning & Zoning Commissioner Gad**  
**Second: Planning & Zoning Commissioner Ingram**

**Recommendation to Town Council to accept the ASU Capstone Report and thank the ASU students. Direct staff to evaluate the report and work with the Town Center Committee to identify differences between the ASU Capstone Report and the Town Center Plan. Town Center Committee will consider individual amendments to the Town Center Plan over the next twelve months.**

**Motion carried unanimously.**

**Motion: Town Center Committee Member Webb**  
**Second: Town Center Committee Member Diab**

**Recommendation to Town Council to accept the ASU Capstone Report and thank the ASU students. Direct staff to evaluate the report and work with the Town Center Committee to identify differences between the ASU Capstone Report and the Town Center Plan. Town Center Committee will consider individual amendments to the Town Center Plan over the next twelve months.**

**Motion carried unanimously.**

F. Summary of current events – Reports from Chair, Committee Members and Economic Development Staff

Mr. Balmer updated the committees on the Urban Land Institute (ULI) Study. The panel toured the community and interviewed stakeholders. The panel will analyze their findings and present its report to the public at 8 a.m. Friday, June 10 in Council Chambers.

5. **Announcements**

Chairman Gad thanked the Planning & Zoning Commission for attending the meeting.

6. **Adjournment**

**Town Center Committee Motion: Monica O'Toole**  
**Planning & Zoning Committee Motion: Steve Ingram**

**2<sup>nd</sup>: Shane Randall**  
**2<sup>nd</sup>: Jason Gad**

**To adjourn meeting.**  
**Motions carried unanimously.**

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Meeting adjourned at 9:30 am.

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TOWN OF QUEEN CREEK

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Town Center Committee  
Chairman Jason Gad

ATTEST:

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Joy Maglione  
Town Clerk Assistant

I, Joyce 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 8, 2011 Joint Town Center Committee Meeting and Planning & Zoning Commission Meeting. I further certify that the meeting was duly called and that a quorum was present.

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Joy Maglione  
Town Clerk Assistant

**Passed and approved on:** \_\_\_\_\_