



**San Tan Valley**  
Special Area Plan

# **SAN TAN VALLEY – SPECIAL AREA PLAN**

## **HEALTH IMPACT ASSESSMENT**

### **ADVISORY COMMITTEE MEETING**

#### **#2 MEETING SUMMARY**

#### **MEETING INFORMATION:**

San Tan Valley – Special Area Plan  
HIA Meeting #2  
Friday, August 11, 2017  
10:00AM – 12:00PM  
Pinal County Public Health Office

#### **MEETING ATTENDEES:**

Rachel Zenuk, Pinal County Public Health  
Evan Balmer, Pinal County  
Matt Klyszeiko, Michael Baker International  
Evan Fisher, Michael Baker International  
Jan Vidimos, Pinal County Public Health  
Pat Griffin, Compassion Center  
Jenelle Esquivel, Compassion Connect AZ

Lindsey Wicks, Pinal County Public Health  
Kenneth Steel, Maricopa County Department of Public Health  
Kim Bentley, Central Arizona College  
Lori Lieder, University of Arizona

#### **PRESENTATION SUMMARY:**

Matt Klyszeiko, with Michael Baker International (MBI), opened the meeting by thanking committee members for their attendance. Following individual committee member introductions led by Rachel Zenuk, Assistant Director of Public Health for Pinal County, Mr. Klyszeiko gave a brief refresher on how the Health Impact Assessment effort fits into the larger STV project and highlighted the specific activities that have been completed since the last HIA committee meeting. He shared that the first round of Community Open House Meetings were completed and drew more than 500 attendees over the two scheduled meeting dates. He also confirmed that the San Tan Valley (STV) Special Area Plan - Existing Conditions Report was now complete and would be placed on the project website for public review.

Following his opening remarks, Mr. Klyszeiko transitioned into the formal presentation by reviewing the overall purpose and agenda for the meeting. Agenda topics included reviewing Findings & Trends of the Existing Conditions Report and Community Feedback; Identifying Focused Themes for the project; and the primary focus of the meeting, facilitating a group discussion on Scenario Assessment and Plan Recommendations.

Under Findings & Trends, Mr. Klyszeiko presented a high level summary of the key findings of the STV Existing Conditions Report, specifically noting STV is expected to continue to grow, is young and family oriented, almost exclusively consists of single-family homes, has a strong workforce but few jobs, is lagging in higher education attainment, is experiencing retail trade leakage, and is auto dominated. From a health assessment standpoint, Mr. Klyszeiko captured the low walk score of the area, crash statistics, healthy food access, obesity levels, hospital admissions and causes of death in the community.

Mr. Klyszeiko then shared the results of feedback received from the attendees of the community open house meetings. This included sharing community member's thoughts on STV's benefits to



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build on and challenges to work on; desired recreation amenities, as well as importance of alternative modes of transportation, level of physical activity, and opinion of safety.

Benefited with the findings of the existing conditions report, Mr. Klyszeiko walked the committee members through the Pathway Diagram exercise that was completed by the committee in meeting #1. Mr. Klyszeiko explained that a detailed analysis of the pathways showed that focusing efforts on how to change physical activity levels in the study area would help to improve the most health outcomes, which in turn would have associated impacts to other health determinants.

With this information, Mr. Klyszeiko then showed committee members how physical activity levels could be impacted across the overall projects five Focused Themes; Balanced Community, Broaden Economic Opportunity, Improve Transportation Systems, and Live Healthy.

Before initiating the first group discussion activity, Mr. Klyszeiko reminded the committee members about the land use challenges that exist with the current Comprehensive Plan and outlined an alternative “Place Type” approach that would guide development in the STV area in the future. These Place Types included; rural living, suburban neighborhood, urban transitional, community center, urban center, suburban office, and employment center.

Following the description of the Place Type planning concept, Mr. Klyszeiko walked the committee members through three different land use scenarios that were developed to address, via different planning approaches, the Focused Themes previously identified. The three scenarios centered on; Business as Usual, Community Nodes, and Community Center. Along with each scenario, Mr. Klyszeiko outlined outcomes, relative to population, housing, jobs, and transportation options, to assist committee members in visualizing the projected outcomes of each approach.

#### ASSESSMENT - GROUP DISCUSSION:

As part of the first discussion topic, Mr. Klyszeiko then introduced an evaluation matrix. He explained the matrix was developed to help community members evaluate the physical activity related impacts of each scenario and position them to make more informed land use decisions relative to their health.

At the conclusion of the matrix presentation, Mr. Klyszeiko led the committee in a discussion based on three key questions; What are your first impressions of the place types and/or scenarios relative to improving physical activity? Are there any modifications you would like to see to the place types or scenarios relative to improving physical activity? What are some additional metrics that have evidence of association with physical activity? The following comments and suggestions were made by committee members:

*(Note, italicized text reflects responses provided by project team members):*



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I think it would be helpful to somehow directly connect how the feedback received from the community was incorporated into the scenarios.

The area needs more social services, so it might be helpful to show which place types would be appropriate for social services to be located in.

The area needs places for families to go, so I like the idea of community nodes or centers.

I think the community is knowledgeable on health and the relationship to physical activity, so we don't need more education we simply need more opportunities for them to do what they already desire and know.

We need to keep in mind the age demographic is in our favor, so the more opportunities we give to youth the greater chance they continue those habits as they get older.

It is important to not focus on providing activities that are typical done independently and provide for physical activities that can be done as a family.

The retirement community in STV is also an important consideration.

We need to maintain and improve safety to encourage people to walk and bike more.

This plan should look to ways to increase public/private collaboration for community park use. You could possibly look at incentives or ways to reduce liability. The state does have laws that reduce liability for schools but doesn't include HOA's.

It is difficult for non-profits to locate in STV because adequate physical space is limited or to expensive.

We need to provide better lighting

Perhaps the matrix can somehow relate connectivity levels in each scenario. *Because much of the area is unbuilt this condition is difficult to display compare to built-out areas where you can measure miles of roadway or number of intersections. This issue may need to be a policy rather than a metric, but we will explore with the project team some possible alternatives.*

Rather than showing research text in the matrix relative to physical activity, it might be better to somehow tie metrics back to additional/alternative health impacts. For example, less miles traveled leads to more time with family.



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## RECOMMENDATIONS/POLICIES – GROUP DISCUSSION

For the final group discussion, Mr. Klyszeiko reminded the group that beyond the planning of land uses, the STV plan will also include policies that can or will impact physical activity levels in the study area and thus the community's overall health. Consequently, Mr. Klyszeiko presented two questions to the group, What are some specific policies that will help to increase physical activity levels in the study area? And, Can these policies be applied across multiple elements of the plan? The following comments and suggestions were made by committee members:

Need to provide incentive based policies to encourage developers to follow through.

Shared use agreements or sponsorships should be consider as possible tools to increase access to community facilities.

Tumbleweed Park in Chandler is a great example of the type of facility STV needs.

Need policies that encourage ride-share.

Consider policies that maximize the use of facilities during off-hours.

We also need to balance the policies we create, some businesses come to STV because they like the lack of additional policies.



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Appendix A:  
BEAC Meeting #2  
Sign-In Sheet

