



AGENDA
REGULAR MEETING
QUEEN CREEK PLANNING & ZONING COMMISSION
QUEEN CREEK TOWN HALL, 22350 S. ELLSWORTH ROAD
COUNCIL CHAMBERS
March 12, 2014
7:00 PM

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Queen Creek Planning and Zoning Commission and to the general public that the Queen Creek Planning and Zoning Commission will hold its Regular Meeting open to the general public on **Wednesday, March 12, 2014 at 7:00 P.M.** in the Queen Creek Town Hall, Council Chambers at 22350 S. Ellsworth Rd., Queen Creek, Arizona.

1. Call to Order

2. Roll Call: One or more members of the Commission may participate by telephone.

Chairman Steve Ingram	Vice-Chairman Gregory Arrington	Ryan Nichols
Kyle Robinson	Alex Matheson Steve Sossaman	Alan Turley

3. Public Comment: Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of (3) three minutes. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Members of the Commission may not discuss, consider, or act on any matter raised during public comment.

4. Consent Agenda: Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.

A. Discussion and Possible Action on the January 8, 2014 minutes.

B. Discussion and Possible Action on the January 22, 2014 minutes.

C. Discussion and Possible Action DR13-043 "William Lyon Homes At Church Farm Parcels A & F" a request from Bryan Crazier for Design Review Approval of five standard floor plans with three elevations to be constructed on 562 lots located on the southeast corner of Ocotillo Road and Signal Butte Road.

D. Discussion and Possible Action DR14-007 "William Lyon Homes, Harmony at Meridian Parcels B, G and L" formally known as Church Farm. Bryan Crazier from William Lyon Homes is requesting Approval of six standard floor plans with three elevations each to be constructed on 505 lots located on the southeast corner of Ocotillo Road and Signal Butte Road.

ITEM FOR DISCUSSION:

5. Public Hearing and Possible Action on GP13-029 (The Vineyards) Major General Plan Amendment, a request by Ralph Pew on behalf of Healy Faulkner LLC to amend the General Plan Land Use Map for 55 acres west of Ironwood Road on the north side of Combs Road from Commercial and Mixed Use to Medium Density Residential (0-5 du/ac).

6. **Public Hearing and Possible Action on GP13-030 (Sonoqui Creek) Major General Plan Amendment**, a request by Ralph Pew on behalf of KEMF Hawes & Riggs, LLC to amend the General Plan Land Use Map for 107 acres at the northwest corner of Hawes and Riggs Roads from Very Low Density Residential (up to 1 dwelling per acre) to Low Density Residential (up to 2 dwellings per acre).

ADMINISTRATIVE ITEMS

7. **Summary of Events from members of the Commission and staff.** The Commission may not deliberate or take action on any matter in the “summary” unless the specific matter is properly noticed on the Regular Session agenda.

8. **Adjournment**

I, Amy Morales-Olea, do hereby certify that I caused to be posted this 5th day of March 2014 the Agenda for March 12, 2014 Regular Meeting of the Town of Queen Creek Planning and Zoning Commission, in the following places: 1) Queen Creek Town Hall, 2) Queen Creek Library, 3) Town Bulletin Board at Queen Creek Community Center.

Dated this 5th day of March 2014

Amy Morales-Olea, Planning Assistant