



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

1. **Call to Order:** The meeting was called to order at 7:07 p.m.
2. **Roll Call:** One or more members of the Commission may participate by telephone.

Commissioners Present:
Chair Ingram; Vice-Chair Arrington; Nichols; Robinson; Matheson; Sossaman; 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.

Motion to approve the Consent Agenda as presented

1st: Turley

2nd: Robinson

VOTE: Unanimous

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).

Mr. Burningham provided a brief overview on the project status stating that the applicant has requested that this project be continued to the May 14, 2014 Planning and Zoning Commission. The applicant has requested additional time to work with staff and further analyze the Specific Area Plan process. Staff would like this property to be included within the Town's Specific Area Plan process. Staff recommends that that this case be continued to the May 14, 2014 commission meeting.

Motion to continue GP13-029, "The Vineyards" to the May 14, 2014 Planning and Zoning Commission meeting at 7:00 p.m.

1st: Nichols
2nd: Arrington
VOTE: Unanimous

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).

Mr. Burningham provided a brief overview on the project status stating that the applicant has held multiple neighborhood meetings attempting to work with the residents. The applicant has submitted two letters dated March 5, 2014 and March 11, 2014 in which draft agreements have been included; with additional information including an updated development plan with an overall density of 1.06 dwelling units per acre that staff is in process of reviewing.

The applicant, Mr. Pew stated that they are requesting that this case be continued to the June 11, 2014 Planning and Zoning Commission meeting. The applicant is requesting additional time to file a Planned Area of Development (PAD) Zoning Case and have it processed, send out the public notices, and present it to the commission on June 11, 2014. Mr. Pew stated that the developer Mr. Jeff Garrett has made significant changes to the project design and is in process of creating an agreement with the residents.

Mr. Turley inquired if there is still a restriction for no two story homes? Mr. Pew answered that the height of the buildings will be limited, and only one floor of occupancy on ground level. This will allow for two stories if one is located in the basement.

Motion to continue GP13-030, "Sonoqui Creek" to the June 11, 2014 Planning and Zoning Commission meeting at 7:00 p.m.

1st: Robinson
2nd: Matheson
VOTE: Unanimous

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: Motion to adjourn 7:26 p.m.

1st: Sossaman

2nd: Turley

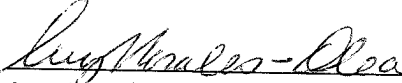
VOTE: Unanimous

PLANNING AND ZONING COMMISSION



Steve Ingram, Chair

Attest:



Amy Morales-Olea, Planning Assistant

I, Amy Morales-Olea, 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 March 12, 2014, Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Amy Morales-Olea

Passed and approved on April 9, 2014