



**\*\*\*AMENDED AGENDA\*\*\*  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
AUGUST 14, 2019  
6:00 PM**

1. **Call to Order**

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

Chairman Shaine Alleman  
Alex Matheson

Vice Chairman Josh Ehmke  
Troy Young      Lea Spall

Steve Sossaman  
Jeremy Benson

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 July 10, 2019 Planning Commission Meeting Minutes.**
- B. **Discussion and Possible Action on P19-0007 David Weekly Homes Residential Design Review.** David Weekly Homes is requesting approval of six (6) new standard plans with five (5) elevation styles to be constructed on 58 lots in Parcel 1-3 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Erik Swanson, Principal Planner)

**PUBLIC HEARING:**

5. **Public Hearing and Possible Action on Pegasus Airpark PAD Rezone (Case P19-0074),** a request from Sean Lake, Pew and Lake PLC, on behalf of the Pegasus Airpark Flight Association to rezone approximately 49.44 acres from R1-43/CUP to MU/PAD for continued use of the Pegasus Airpark Flight Association runway and associated hangars, located east of the northeast corner of Empire Blvd and Ellsworth Road. (Kyle Barichello, Planner II)
6. **Public Hearing and Possible Action on Case P16-0041 "NEC Ellsworth & Riggs Rezone",** a request from Alan Beaudoin of Norris Design to rezone approximately 19.6 acres from C-1 and R1-35 to C-2 for a future commercial development at the northeast corner of Ellsworth and Riggs roads. (Sarah Clark, Senior Planner/Project Manager)

7. **An indefinite continuance on this item has been requested by Staff. Public Hearing and Possible Action on P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage**, a request for Zoning Ordinance Text Amendment to Article 7 Signage. (Erik Swanson, Principal Planner)
8. **A continuance to the September 11, 2019 Planning Commission Meeting has been requested. Public Hearing and Possible Action on P19-0049 Spur Cross Pad Amendments/P19-0066 Spur Cross MDR Rezoning and Site Plan**, approval to adjust the overall acreage of components within the Spur Cross master planned community by eliminating 33 acres of R1-4, increasing the R1-5 zoning from 98 acres up to 120 acres, reducing the amount of C-1 acreage from 15 acres to 6 acres, and creating a 20 acre parcel of MDR for property located at the northeast corner of Ocotillo and Signal Butte roads. (Erik Swanson, Principal Planner)

**FINAL ACTION:**

9. **Discussion and Possible Approval of Queen Creek Station Phase I Comprehensive Sign Plan (Case P19-0119)**, a request from Taylor Jones, Trademark Visual, for approval of a Comprehensive Sign Plan at a commercial development on approximately 2 acres, located at the northeast corner of Ellsworth Loop Road and Walnut Road. (Steven Ester, Planner I)

**ITEMS FOR DISCUSSION:**

10. **Discussion on P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage**, a request for Zoning Ordinance Text Amendment to Article 7 Signage. (Erik Swanson, Principal Planner)

**ADMINISTRATIVE ITEMS**

11. **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.

**12. Adjournment**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Queen Creek Planning & Zoning Commission and to the general public that the Queen Creek Planning & Zoning Commission will hold a meeting open to the public as set forth above.

I, Sarah Clark, do hereby certify that I caused to be posted this 13<sup>th</sup> day of August, 2019 the Agenda for the August 14, 2019 Regular Meeting of the Queen Creek Planning & Zoning Commission in the following places: 1) Queen Creek Town Hall; 2) Queen Creek Library; 3) Queen Creek Community Center bulletin board.

  
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Sarah Clark, Senior Planner