



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
SEPTEMBER 11, 2019  
6:00 PM**

**1. Call to Order:**

Meeting was called to order at 6:12 PM.

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

Commissioners in attendance: Sossaman, Matheson, Young, Spall, Benson, McWilliams, and Gillette.

The Commission briefly introduced themselves.

**3. Discussion and Possible Action on the Annual Organizational Meeting to set Chair and Vice-Chair appointments for the remainder of the 2019 year.**

Commissioner Sossaman moved the setting of the Chair and Vice-Chair appointments for the remainder of the 2019 year following the roll call.

Jeremy Benson nominated Alex Matheson as Chair and Troy Young as Vice Chair.

**Motion to approve Alex Matheson as Chair and Troy Young as Vice Chair.**

**1<sup>st</sup>:** Benson

**2<sup>nd</sup>:** McWilliams

**Vote:** 7-0 (unanimous)

**4. 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.

None.

**5. 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 August 14, 2019 and August 28, 2019 Planning Commission Meeting Minutes.**

**Motion to approve the Consent Agenda**

**1<sup>st</sup>:** Benson

**2<sup>nd</sup>:** Sossaman

**Vote:** 7-0 (unanimous)

**PUBLIC HEARING:**

**6. Public Hearing and Possible Action on P19-0049/P19-0066 “Spur Cross PAD Amendment”**, a request for 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)

Erik Swanson, Principal Planner, presented an aerial exhibit of the approved overall Spur Cross development plan and the proposed development plan for the subject property. The proposed development plan includes a reduction in the commercial corner, wrapped by a Medium Density Residential development. Mr. Swanson presented the site plan of the Medium Density Residential development. Mr. Swanson presented the proposed building elevations.

Mr. Swanson presented the proposed deviations which included:

- Reduction in the minimum separation between multi-family buildings from 15-feet to 10-feet.
- A request to reduce parking stall dimensions in specific locations.

Commissioner Sossaman inquired how many units were proposed. Mr. Swanson responded, stating that there were 174 units.

Chairman Benson inquired if the development was gated. Mr. Swanson responded, stating that yes the development is gated.

Commissioner Young inquired about the price point for the units. Mr. Swanson deferred to the applicant.

Greg Davis of Iplan Consulting spoke on behalf of the applicant. Mr. Davis summarized the project location. Mr. Davis summarized the purpose of the request, providing a history of efforts to attract an anchor to the commercial site. Mr. Davis summarized the project site plan and proposed elevations. Mr. Davis noted that the average rent for the units is estimated at \$1,573 per month. Mr. Davis presented an exhibit of the proposed clubhouse and amenity area.

Mr. Davis presented an exhibit, highlighting the requested parking depth deviation compared to current code.

Commissioner Spall inquired: Is there a walkway to go over to the larger Spur Cross community park? Mr. Davis identified the trail location which will connect the multi-family component to the larger Spur Cross community park.

Commissioner Benson inquired: are there trails that lead from the site into the commercial site? Mr. Davis noted that there is a gated access to provide access to the commercial site.

Commissioner Benson inquired: is the entrance onto Signal Butte Road an exit only? Mr. Davis noted that it is a full access ingress and egress point.

Commissioner Benson ask for further discussion on parking demand for the multi-family site. Mr. Davis responded stating that the Town Zoning Ordinance requires 331 spaces and the development

provides 331 spaces. Commissioner Benson inquired: are the garages available for lease? Mr. Davis responded, stating yes they are available for rent.

Public Comment: None.

**Motion to recommend approval of P19-0049/P19-0066 “Spur Cross PAD Amendment”, a request for 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.**

1<sup>st</sup>: Young

2<sup>nd</sup>: Benson

**Vote:** 7-0 (unanimous)

Commissioner Spall expressed appreciation for the product type and elevations. Chairman Matheson agreed.

- 7. This case has been continued indefinitely. Public Hearing and Possible Action on Case P19-0048 “Zimmerman Dairy Major General Plan Amendment”,** a request by Zimmerman Dairy LLC, for a Major General Plan Amendment for 191 acres from Industrial to 14 acres of Commercial and 177 acres of Neighborhood. This project is generally located at the southeast corner of Meridian Road and Germann Road. (Sarah Clark, Senior Planner)

Public Comment: None.

**Motion to approve indefinite continuance of Case P19-0048 “Zimmerman Dairy Major General Plan Amendment”.**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Benson

**Vote:** 7-0 (unanimous)

- 8. 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)

Mr. Swanson presented a list of individuals who participated in the sign code text amendment effort.

Mr. Swanson summarized the objectives for the sign code text amendment. Mr. Swanson summarized the existing and proposed regulations on temporary banners, open house/garage sale signs, a-frame signs for commercial uses, and development and residential subdivision signs.

Mr. Swanson presented the proposed sign code text amendment schedule.

Commissioner Benson expressed his appreciation for the work done by Staff and the work to deregulate and simplify the sign code.

Commissioner Gillette inquired: what are the anticipated business hours for residential yard signs? Mr. Swanson responded stating that staff is working with the homebuilders association to identify generally accepted business hours for the industry. The homebuilders association identified 5:00am to 8:00pm for general business hours. Mr. Swanson recognized the opportunity for flexibility.

Commissioner McWilliams inquired if political signs in a residential front yard are included in the proposed or existing sign regulations. Mr. Swanson noted that these types of signs fall under political signs and are regulated by state law.

Public Comment: None.

**Motion to recommend approval of P19-0046 Zoning Ordinance Text Amendment, Article 7 Signage, a request for Zoning Ordinance Text Amendment to Article 7 Signage**

1<sup>st</sup>: Sossaman

2<sup>nd</sup>: Spall

**Vote:** 7-0 (unanimous)

**FINAL ACTION:**

**9. Discussion and Possible Action on P19-0092 “Gehan Homes Residential Design Review”.**

Gehan Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 74 lots in Parcel 1-2 and Parcel 1-6 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, summarized the proposed request and project location. Mr. Swanson summarized the proposed product. Mr. Swanson presented the proposed elevations of the product.

**Motion to approve P19-0092 “Gehan Homes Residential Design Review”. Gehan Homes is requesting approval of six (6) new standard plans with three (3) elevations each to be constructed on 74 lots in Parcel 1-2 and Parcel 1-6 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.**

1<sup>st</sup>: Spall

2<sup>nd</sup>: Young

**Vote:** 7-0 (unanimous)

**10. Discussion and Possible Action on P19-0098 “Pulte Group Residential Design Review.”**

Pulte Group is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 115 lots in Parcel 1-4 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)

Christine Sheehy, Principal Planner, summarized the proposed project request. Ms. Sheehy presented an aerial exhibit of the project location. Ms. Sheehy presented a summary of the proposed product details. Ms. Sheehy presented proposed elevations.

**Motion to approve P19-0098 “Pulte Group Residential Design Review.” Pulte Group is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 115 lots in Parcel 1-4 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads.**

1<sup>st</sup>: Benson

2<sup>nd</sup>: Young

**Vote:** 7-0 (unanimous)

**ITEMS FOR DISCUSSION:**

None.

**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.

None.

**12. Adjournment**

**Motion to adjourn at 7:25PM:**

**1<sup>st</sup>:** Sossaman

**2<sup>nd</sup>:** Benson

**Vote:** 7-0 (unanimous)



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
SEPTEMBER 11, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 7:25

**2. Roll Call** (one or more members of the Commission may participate by telephone)

Commissioners in attendance: Sossaman, Matheson, Young, Spall, Benson, McWilliams, and Gillette.

**ITEMS FOR DISCUSSION**

These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

**3. Planning Commission Training**

Sarah Clark, Senior Planner, provided a brief summary of upcoming training topics.

**ADMINISTRATIVE ITEMS**

**4. Recent activity update.**

Erik Swanson, Principal Planner, noted that Council approved the Pegasus Airpark rezone, the appointment of Commissioners Gillette and McWilliams and the reappointment of Commissioner Benson at their last Town Council meeting. Mr. Swanson reviewed the single family residential permits, noting 124 permits were issued in August 2019. Mr. Swanson noted that two staff members and two commissioners were attending the AZ APA State Conference and a summary of the conference will be provided at a future Planning Commission meeting.

**5. 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.

None.

**6. Adjournment**

**Motion to adjourn at 7:35PM.**

**1<sup>st</sup>:** Benson

**2<sup>nd</sup>:** Sossaman

**Vote:** 7-0 (unanimous)