



**MINUTES  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
DECEMBER 3, 2019  
6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:00PM.

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

Commissioners in attendance: Young, Sossaman, Spall, Benson, McWilliams, Gillette (Chairman Matheson was absent)

**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.

None.

**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 November 13, 2019 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0165 “Landsea Homes at Harvest Queen Creek Residential Design Review”**. Landsea Homes is requesting approval of four (4) new standard plans with three (3) elevations each to be constructed on 90 lots in Parcel 1-1 of the Harvest Queen Creek subdivision located at the southwest corner of Riggs and Gary roads.

**C. Discussion and Possible Action on P19-0219 Legado Parcel A Residential Design Review**. Taylor Morrison is requesting approval of six (6) new standard plans with a minimum of three (3) elevations each to be constructed on 70 lots at Parcel A of the Legado subdivision, located north of the northwest corner of Sossaman and Ocotillo roads.

**D. Discussion and Possible Action on P19-0188 Legado Parcel B Residential Design Review**. Taylor Morrison is requesting approval of five (5) new standard plans with a minimum of three (3) elevations each to be constructed on 60 lots at Parcel B of the Legado subdivision, located north of the northwest corner of Sossaman and Ocotillo roads.

**E. Discussion and Possible Action on P19-0225 Legado Parcel C Residential Design Review**. Taylor Morrison is requesting approval of four (4) new standard plans with a minimum of three

(3) elevations each to be constructed on 74 lots at Parcel C of the Legado subdivision, located north of the northwest corner of Sossaman and Ocotillo roads.

**F. Discussion and Possible Action on P19-0189 Legado Parcel D Residential Design Review.**

Taylor Morrison is requesting approval of four (4) new standard plans with a minimum of three (3) elevations each to be constructed on 45 lots at Parcel D of the Legado subdivision, located north of the northwest corner of Sossaman and Ocotillo roads.

Commissioner Sossaman recused himself for the vote for a conflict of interest.

**Motion to approve Consent Agenda:**

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

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

**Vote:** 5-0 (Chairman Matheson was absent and Commissioner Sossaman recused himself for the vote).

**PUBLIC HEARING:**

None.

**FINAL ACTION:**

- 5. Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Principal Planner)

**Motion to postpone the setting of the chair and vice chair to the January 8, 2020 Planning Commission Meeting:**

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

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

**Vote:** 6-0 (Chairman Matheson was absent for the vote).

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

- 6. Discussion and Possible Action on Setting the 2020 Planning Commission Meeting Dates** (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, presented the proposed Planning Commission Meeting dates for the 2020 calendar year.

- 7. Recent activity update.**

Erik Swanson, Principal Planner, provided an overview of recent project activity, noting that the Town Council approved the Zimmerman Dairy Major General Plan Amendment and the update to the impact fees at their November 20th Town Council Meeting.

Mr. Swanson summarized the applications submitted over the past year. Commissioner Sossaman asked if the applications submitted could be further broken down by residential and non-residential. Mr. Swanson provided a general overview of the breakdown of residential vs. nonresidential applications submitted.

Commissioner Spall inquired: how many business licenses were submitted? Mr. Swanson responded, stating 175.

Commissioner Gillette expressed his appreciation for Staff's work.

8. **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.

## 9. Adjournment

### **Motion to adjourn at 6:11PM:**

1<sup>st</sup>: Benson

2<sup>nd</sup>: Spall

**Vote:** 6-0 (Chairman Matheson was absent for the vote)



**MINUTES  
WORK STUDY SESSION  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
DECEMBER 3, 2019  
IMMEDIATELY FOLLOWING THE 6:00PM REGULAR SESSION**

**1. Call to Order**

The meeting was called to order at 6:12PM.

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

Commissioners in attendance: Young, Sossaman, Spall, Benson, McWilliams, Gillette (Chairman Matheson was absent)

**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. Residential Design Review Overview** (Erik Swanson, Principal Planner)

Erik Swanson, Principal Planner, provided an overview of the Residential Design Review process. Mr. Swanson summarized the purpose and structure of the Town Design Standards including neighborhood character, streetscape, and building character. Mr. Swanson presented examples of subdivision design and home product design.

Commissioner Sossaman inquired: is the trellis over the garage door, as shown in the photo example, alumawood? Mr. Swanson responded, stating that while they haven't been asked, wood can be harder to maintain and alumawood could be considered.

Commissioner Spall asked for clarification on the front door setback. Mr. Swanson responded, stating that the porch element provides the necessary structural element to highlight the front entrance to the home, and the garage must be setback from this element.

Mr. Swanson presented other examples of architectural home designs including modern, French country, and farmhouse architectural styles.

Commissioner Sossaman inquired: are there any design elements that are being brought forth that are not going to work for the Town? Mr. Swanson responded, stating that the modern homes can be challenging in smaller lots because there is less space to work with.

Commissioner McWilliams noted that the requirement for earth tones colors creates some monotony, and asked for further discussion. Mr. Swanson responded, stating that the intent is to provide some variety.

Commissioner Gillette inquired if private custom home builders have the same standards? Mr. Swanson responded, stating yes.

**ADMINISTRATIVE ITEMS**

**4. Recent activity update.**

None.

**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 6:39PM:**

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

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

**Vote:** 6-0 (Chairman Matheson was absent for the vote)