



**AGENDA  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
JULY 8, 2020  
6:00 PM**

Following the recommendations from the CDC to help slow the spread of COVID-19, attendance at Town meetings is currently limited to 25 people, including members of the Town Planning Commission and staff, to maintain physical distancing. Some members of the Planning Commission and staff may attend electronically.

The public can continue to watch the meeting live streamed at [QueenCreek.org/WatchMeetings](https://www.queen-creek.org/WatchMeetings) by selecting "video" next to the applicable meeting (once the meeting begins) or by visiting the Town's Ustream account at <https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning>.

Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the July 8, 2020 Planning Commission meeting:

- Email: submit a comment to [PublicComment@QueenCreek.org](mailto:PublicComment@QueenCreek.org). Every email received will be entered into the official record. Please include your name, address, comment and note if your comment is for call to the public.

Comments without identifying name and address will not be read or submitted as part of the written record.

**1. Call to Order**

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

Alex Matheson  
Lea Spall

Troy Young  
Matt McWilliams    David Gillette

Steve Sossaman  
Bill Smith

**3. Public Comment:** Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Request to Speak Cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. Please observe the time limit of (3) minutes. Comments may also be sent to via email to [PublicComment@queen-creek.org](mailto:PublicComment@queen-creek.org) by 6:30 p.m. on July 8, 2020 (limited to 500 words – identify your name, address and whether you wish your comment to be read at the meeting or just submitted as part of the written record). 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 June 10, 2020 Planning Commission Meeting Minutes.**

**B. Discussion and Possible Action on P19-0233 Caleda Residential Design Review.** Toll Brothers is requesting approval of four (4) new standard plans with four (4) elevations each to be constructed on 93 lots at the Caleda subdivision, located at the northwest corner of 220th Street and Cloud Road. (Steven Ester, Planner I)

**PUBLIC HEARING:**

**C. Public Hearing and Possible Action on P20-0003 Desert Horizon Nursery Conditional Use Permit Time Extension,** a request by John Reddell for renewal of the previously granted Conditional Use Permit to allow continued operation of the existing Desert Horizon Nursery, located north of the northwest corner of Ellsworth and Ryan roads.

**FINAL ACTION:**

**D. Discussion and Possible Action on P20-0027 Pecan Plaza Site Plan and P20-0028 Preliminary Plat,** a request from Chris Webb of Rose Law Group for Site Plan and Preliminary Plat approval for a 12.2 acre commercial center, located at the northwest corner of Ellsworth and Riggs roads.

**E. Discussion and Possible Action on P20-0029 Pecan Plaza Comprehensive Sign Plan,** a request from Chris Webb of Rose Law Group for approval of a Comprehensive Sign Plan for the 12.2 acre Pecan Plaza commercial center located at the northwest corner of Ellsworth and Riggs roads.

**ITEMS FOR DISCUSSION:**

None.

**ADMINISTRATIVE ITEMS**

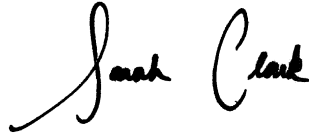
**5. Recent activity update.**

**6. 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.

**7. 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 30<sup>th</sup> day of July, 2020 the Agenda for the July 8, 2020 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.

A handwritten signature in black ink that reads "Sarah Clark". The signature is written in a cursive style with a long, sweeping underline for the letter 'S'.

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Sarah Clark, Senior Planner