



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:

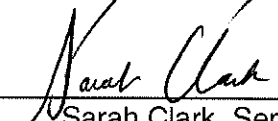
1st: McWilliams

2nd: Spall

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

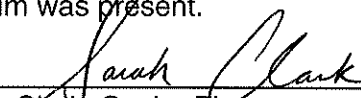


Troy Young, Vice Chairman

ATTEST: 

Sarah Clark, Senior Planner

I, Sarah Clark, do hereby certify that, to the best of my knowledge and belief, the forgoing Minutes are a true and correct copy of the Minutes of the December 3, 2019 Work Study Session of the Queen Creek Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.



Sarah Clark, Senior Planner

Passed and approved on January 8, 2019.