



**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:

1st: Benson

2nd: 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:

1st: Benson

2nd: 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:

1st: Benson

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 Regular 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.