



**AGENDA  
REGULAR MEETING  
QUEEN CREEK PLANNING & ZONING COMMISSION  
QUEEN CREEK COMMUNITY CHAMBERS  
20727 E. CIVIC PARKWAY  
NOVEMBER 10, 2020  
6:00 PM**

All Town Board & Commission meetings continue to be attended electronically by the Commission, Staff and the public. Following the recommendations from the CDC to help slow the spread of COVID-19, physical attendance at the October 14, 2020 Queen Creek Planning Commission meeting will be held electronically. Members of the public may access and listen to the Planning Commission meeting online at <https://www.queencreek.org/town-hall/town-council/watch-town-council-meetings> and following the instructions on that webpage.

Public comment: there are two options for residents to submit public comment

- 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 or the public hearing.
- WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (<https://toqc.webex.com/toqc/onstage/g.php?MTID=ec5285147c1fe05aee8a348588755b0c7>) and provide a public comment. To participate, register with your name, address and comment. View detailed WebEx instructions here. For additional help, contact WebEx Technical Support 1 - 866-229-3239.

**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@queencreek.org](mailto:PublicComment@queencreek.org) by 6:30 p.m. on October 14, 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 October 14, 2020 Planning Commission Meeting Minutes.**

- B. Discussion and Possible Action on P20-0154 Richmond American Homes Residential Design Review.** Richmond is requesting approval of five (5) new standard plans with three (3) elevations each to be constructed on 51 lots in Parcel 2-2 of the Harvest at Queen Creek subdivision, located at the southwest corner of Riggs and Gary roads. (Christine Sheehy, Principal Planner)
- C. Discussion and Possible Action on P20-0110 Zimmerman Dairy/ North Creek Preliminary Plat,** a request from Drew Huseth of Woodside Homes, for a Preliminary Plat approval for Phase 1 of the North Creek community, consisting of 365 single-family lots on 105 acres, located generally at the southeast corner of Meridian and Germann roads. (Sarah Clark, Senior Planner/Project Manager)

**PUBLIC HEARING:**

- A. Public Hearing and Possible Action on P20-0048 and P20-0052 The Bungalows at Combs and Gantzel PAD Rezone and Site Plan,** a request for a PAD rezone from R1-43 to Medium Density Residential (MDR)/PAD and Site Plan approval for 236 units on approximately 19.9 acres, located west of the northwest corner of Combs and Gantzel roads. (Steven Ester, Planner II)
- B. Public Hearing and Possible Action on P20-0085 Madera MDR PAD Amendment,** a request by Garry Hayes on behalf of Communities Southwest for an amendment to the Madera PAD to reduce the size of the General Commercial (C-2) parcel located at the southeast corner of Signal Butte and Queen Creek roads from 26.6 acres to 9.13 acres and amend the remaining 17.5 acres from C-2 to Medium Density Residential (MDR) to accommodate a single-story attached and detached multi-family for rent community. (Sarah Clark, Senior Planner/Project Manager)

**FINAL ACTION:**

None.

**ITEMS FOR DISCUSSION:**

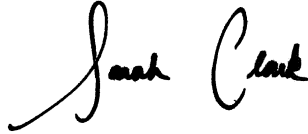
None.

**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 4<sup>th</sup> day of November, 2020 the Agenda for the November 10, 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 large initial 'S' and 'C'.

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Sarah Clark, Senior Planner