



**MINUTES**  
**WORK STUDY SESSION**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**May 12, 2021**

**1. Call to Order**

The meeting was called to order at 8:53 p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present via WebEx
Matt McWilliams	Commissioner	Present via WebEx
Alex Matheson	Commissioner	Present via WebEx
Bill Smith	Commissioner	Present
Steve Sossaman	Commissioner	Present via WebEx
Lea Spall	Commissioner	Present

**3. Items for Discussion:** These items are for Commission discussion only and no action will be taken. In general, no public comment will be taken.

**A. 2021 Text Amendments (Erik Swanson, Planning Administrator)**

Mr. Swanson updated the Commission on the proposed Zoning Ordinance amendments which are routinely reviewed and will be brought forward throughout the year as needed. As part of the process he summarized some of the changes being considered.

- Food Trucks
- Residential Design Review
- Table of Uses
- Parking Standards
- Open Space Requirements
- Neighborhood Meeting Process/ Public Hearing Posting Process
- Lighting Requirements
- Accessory Structures
- General Cleanup

**B. 2021 Town Initiated General Plan Amendment (Sarah Clark, Senior Planner/Project Manager)**

Ms. Clark said the planning group evaluates the General Plan annually and outlined some of the proposed updates as follows:

- Update all maps to reflect new growth such as the ASLD, Fulton Homes Promenade and Encanterra expansions
- Update the Land Use Map to reflect current conditions, including expansions to the Town's Planning Area Boundary
- Clarify that all amendments to the General Plan follow the same public notice procedures as a rezone request
- Clarify that Special District Boundaries may be expanded through the rezoning process
- Update the Land Use Characteristics table to include new zoning districts for the Downtown Core and Residential Commercial

Ms. Clark said there are no large scale changes to land use, goals or strategies and any changes will follow the General Plan Amendment timeline.

#### 4. **Adjournment**

##### **Motion to Adjourn**

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

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

**Approved unanimously (7-0)**

The meeting adjourned at 8:59 p.m.

TOWN OF QUEEN CREEK

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Troy Young, Chair

ATTEST:

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Joy Maglione, Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Work Study Session Minutes of the May 12, 2021 Work Study Session of the Queen Creek Planning Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on June 9, 2021