



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Community Chambers, 20727 E. Civic Parkway**  
**August 11, 2021**  
**6:00 PM**

*Following the recommendations from the Center for Diseases Control and Prevention (CDC), the Arizona Department of Health Services, and the Governor's Executive Orders, to help slow the spread of COVID-19, attendance at Town meetings may be limited, including members of the Planning Commission and staff, to maintain appropriate physical distancing as determined by the Town. Some members of the Planning Commission and staff may attend electronically.*

*The public can continue to watch the meeting live streamed by registering with the Webex Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx (<https://toqc.webex.com/toqc/onstage/g.php?MTID=e0b3024b11bc6b66e47e5e5571846e4f1>) and watch the meeting and/or provide a public comment. To participate, register with your name, address and comment. View additional details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>. Public comment: in addition to attending in-person, there are two options for residents to submit public comment for the 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.*
- *WebEx Online Meeting: Using a computer, tablet or smartphone, log into the meeting through WebEx ([LINK](#)) and provide a public comment. To participate, register with your name, address and comment. View details at <https://www.queencreekaz.gov/town-hall/town-council/watch-town-council-meetings>*

*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.
3. **Public Comment:** *Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Comments may also be sent to via email to [PublicComment@queencreek.org](mailto:PublicComment@queencreek.org) by 5:30 p.m. on August 11, 2021 (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 July 14, 2021 Planning Commission Meeting Minutes.**

- B. Discussion and Possible Action on P21-0049 Queen Creek 14 Preliminary Plat**, a request by Bownman Consulting for Preliminary Plat approval of an approximately 13.9-acre, 19-lot residential subdivision, located east of Sossaman and north of Ocotillo roads (193rd Way alignment). (Erik Swanson, Planning Administrator)

**5. Public Hearing:**

- A. Public Hearing and Possible Action on P21-0095 and P21-0096 Circle K at Riggs and Rittenhouse Conditional Use Permit and Site Plan**, a request from Jodi Hammill (Land Development Consultants LLC) for a Conditional Use Permit (CUP) for fuel sales and Site Plan approval on approximately 2.04 acres located at the northwest corner of Riggs and Rittenhouse roads. (Steven Ester, Planner II)
- B. Public Hearing and Possible Action on Case P21-0133 Town Initiated Annual Update to the 2018 General Plan Update**, a staff initiated annual update to provide a brief list of updates to the document's maps to reflect changes since its approval and provide additional clarification. (Sarah Clark, Senior Planner/Project Manager)

**6. Final Action:**

None.

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

None.

**8. Administrative Items:**

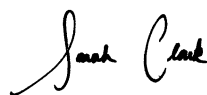
- A. Recent activity update.**

**9. 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.*

**10. 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 August, 2021 the Agenda for the August 11, 2021 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.



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Sarah Clark, Senior Planner/Project Manager

The Town of Queen Creek encourages the participation of disabled individuals in the services, activities, and programs provided by the Town. Individuals with disabilities who require reasonable accommodations in order to participate should contact the Town Clerk's office at (480) 358-3000.