



**MINUTES**  
**WORK STUDY SESSION**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**September 8, 2021**

**1. Call to Order**

The meeting was called to order at 6:23p.m.

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

Troy Young	Chair	Present
David Gillette	Vice Chair	Present
Matt McWilliams	Commissioner	Present
Alex Matheson	Commissioner	Present
Bill Smith	Commissioner	Present
Jeff Neilsen	Commissioner	Present
Lea Spall	Commissioner	Absent

**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. Training – General Plan Transitions and Compatibility Buffers**

Planning Administrator Erik Swanson presented the Commission with a training on how the General Plan addresses transitions and buffers. Mr. Swanson said a goal of the General Plan is to provide a diverse range of quality housing options for current and future residents. He said that adequate transitions and/or buffering abutting Rural or Urban areas is required. He said specific buffering and transition details are determined through the rezoning process.

Mr. Swanson provided the Commission with several real life examples of recent subdivisions where buffering and transitions came into play. He discussed the importance of resident feedback; the public hearing process; and communication between homebuilder, staff and the Commission. He explained that it is a lengthy process, which often results in a lot of negotiation to get a result where all parties are satisfied.

The commissioners asked staff questions on their role in the process before and during the meetings. There was additional discussion on the General Plan criteria; setting conditions of approval; public hearing protocol; meeting procedures; the builder and developer's viewpoints; and options available to the Commission in regards to deciding on a case.

Mr. Swanson and Development Services Director Brett Burningham encouraged the Commission to reach out to them at any time before or during a meeting if they have questions and to ask questions of the applicant as well.

**4. Adjournment**

The meeting adjourned at 7:18 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 September 8, 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: November 10, 2021