



**AGENDA**  
**Regular Meeting**  
**Queen Creek Planning & Zoning Commission**  
**Community Chambers, 20727 E. Civic Parkway**  
**January 12, 2022**  
**6:00 PM**

*The public can 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=e57a2c4588d2d518485149f1a8676a326>) 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 January 12, 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 December 8, 2021 Planning Commission Meeting Minutes.**
  - B. **Discussion and Possible Action on P21-0107 Harvest Phase 3 Pulte Homes 5500 Series Residential Design Review.** Pulte Homes is requesting approval of six (6) new standard plans with three (3) elevations per plan

to be constructed on 52 lots at Parcel 2-4 and 56 lots in Parcel 2-5 in the Harvest Queen Creek subdivision, located south of the southeast corner of Signal Butte and Riggs roads (Mallory Ress, Planner I).

- C. **Discussion and Possible Action on P21-0165 Harvest Phase 3 Pulte Homes 6500 Residential Design Review.** Pulte Homes is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on lots 1-62 in Parcel 2-6 of the Harvest Queen Creek subdivision, generally located at the east of the southeast corner of Signal Butte and Riggs roads. (Laney Corey, Planning Intern).
  
- D. **Discussion and Possible Action on P21-0156 West Park Estates Residential Design Review.** Richmond American Homes is requesting approval of six (6) new standard plans with three (3) elevations per plan to be constructed on 109 lots at the West Park Estates subdivision, located west of the northwest corner of Hawes and Ocotillo roads (Mallory Ress, Planner I).
  
- E. **Discussion and Possible Action on P21-0229 Madera West Estates Residential Design Review.** Lennar is requesting approval of four (4) new standard plans with three (3) elevations per plan to be constructed on 20 lots (8-10, 14-15 and 29-43) in Parcel 2 and 77 lots (143-219) in Parcel 3 for a total of 97 lots of the Madera West Estates subdivision, generally located at the southwest corner of Queen Creek Road and 220th Street (Laney Corey, Planning Intern).

5. **Public Hearing:**

None.

6. **Final Action:**

- A. **Discussion and Possible Action on the Annual Organizational Meeting Notification** (to set Chair and Vice-Chair appointments for the upcoming year) (Erik Swanson, Planning Administrator)

6. **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.

7. **Administrative Items:**

- A. **Discussion and Possible Action on Setting the 2022 Planning Commission Meeting Dates** (Erik Swanson, Planning Administrator)

F. **Recent activity update.**

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.*

9. **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 6<sup>th</sup> day of January, 2021 the Agenda for the January 12, 2022 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".

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.