



Minutes
WORK STUDY SESSION
QUEEN CREEK PLANNING & ZONING COMMISSION
January 12, 2022

1. Call to Order

The meeting was called to order at 7:16 p.m.

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

Troy Young	Chair	Absent
David Gillette	Vice Chair	Present
Matt McWilliams	Commissioner	Present
Alex Matheson	Commissioner	Present
Bill Smith	Commissioner	Present
Jeff Nielsen	Commissioner	Present
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. Training – Major General Plan Amendment Review Process (Evan Balmer, Senior Planner)

Evan Balmer, Senior Planner, introduced himself and began his presentation on the Major General Plan Amendment Review Process. Mr. Balmer outlined how general plans are processed for updates according to state statutes every ten years. He mentions that general plan amendments have different requirements and implications when compared to typical rezoning applications. Mr. Balmer also stated that general plan amendments can only be taken in by a certain date once a year according to a set schedule of deadlines.

Mr. Balmer discussed how there are certain acreage amounts for rezoning applications in each land use category that would trigger a major general plan amendment, as opposed to a minor general plan amendment. He explained that each specific type of land use has particular thresholds tied to its allowances for general plan amendments to be approved as part of a rezoning request. Mr. Balmer detailed the key dates for major general plan amendments to be accepted, beginning with the pre-application, internal and external agency reviews, and concluding with public hearings before the Planning Commission and Town Council for approval or denial. Mr. Balmer then thanked the Commissioners and concluded his presentation for questions.

Commissioner McWilliams asked if any general plan amendment applications have been received yet this year? Mr. Balmer responded that no general plan amendment applications have been submitted or received at this time.

Commissioner Matheson made a comment that prior to the updates regarding the thresholds and allowances for general plan amendments to be made, there were far more general plan amendment applications being submitted than there are currently.

B. Adjournment

The meeting adjourned at 7:32p.m.

MOTION: To adjourn

1st: Matheson

2nd: Spall

AYES: Gillette, Smith, Spall, Matheson, McWilliams, Nielsen

ABSENT: Young

RESULT: Approved (6-0)

TOWN OF QUEEN CREEK

David Gillette, Chair

ATTEST:

Steven Ester, Planner II

I, Steven Ester, do hereby certify that to the best of my knowledge and belief that these are the minutes of the January 12, 2022 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: February 9, 2022