



**Minutes**  
**REGULAR MEETING**  
**QUEEN CREEK PLANNING & ZONING COMMISSION**  
**January 12, 2022**  
**6:00 PM**

**1. Call to Order**

The meeting was called to order at 6:03 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. Public Comment:** Members of the public may address the Planning Commission on items not on the printed agenda and during Public Hearings. Please observe the time limit of (3) minutes. Comments may also be sent to via email to [PublicComment@queen creek.org](mailto:PublicComment@queen creek.org) by 5:30 p.m. on January 12, 2022 (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.

None.

**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 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).

**MOTION: To approve the Consent Agenda**

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

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

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

**ABSENT: Young**

**RESULT: Approved (6-0)**

**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) (Erik Swanson, Planning Administrator)

Erik Swanson, Planning Administrator, introduced the item and opened up the nomination topic for the Commissioners to discuss. Commissioner Matheson proceeded to begin the process by nominating Vice Chair Gillette for the new appointment of Chair. Vice Chair Gillette asked the Commission if there were any other nominations for consideration. Commissioner Spall proposed Commissioner Smith for the role of Vice Chair.

Vice Chair Gillette concluded the discussion, and thanked the Planning Commission members for their nominations and continued support as a working group of the Town. Commissioner Nielsen requested for a vote to be taken. Commissioner Matheson read the aforementioned nominations for David Gillette to become Chairman and Bill Smith to become Vice Chairman to formally make a single motion on the item.

**MOTION: To approve the appointment of David Gillette to the position of Chair and Bill Smith to the position of Vice Chair for the upcoming 2022 calendar year.**

**1st: Matheson**

**2nd: Spall**

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

**ABSENT: Young**

**RESULT: Approved (6-0)**

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

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

Erik Swanson, Planning Administrator, introduced the tentative schedule for the regularly scheduled 2022 Planning Commission meeting dates to be reviewed and voted on by the Commissioners. Following no discussion or comments by the Planning Commission, Vice Chair Gillette suggested a motion be made.

**MOTION: To approve the tentative 2022 Planning Commission Meeting Dates schedule.**

**1st: Spall**

**2nd: McWilliams**

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

**ABSENT: Young**

**RESULT: Approved (6-0)**

**B. Recent activity update.**

Erik Swanson, Planning Administrator, began the recent activity updates by discussing permit numbers for the year. Mr. Swanson stated that 113 building permits were approved in December 2021, for a total of 1,947 for the year. Mr. Swanson concluded by noting that the 2021 yearly total was slightly less than than the previous 2020 year.

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.*

None.

**10. Adjournment**

The meeting adjourned at 7:16 p.m.

**MOTION: To adjourn**

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

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

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

**ABSENT: Young**

**RESULT: Approved (6-0)**

TOWN OF QUEEN CREEK

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David Gillette, Chair

ATTEST:

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Steven Ester, Planner II

I, Steven Ester, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Regular Session Minutes January 12, 2022 Regular 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