



DRAFT Minutes
Regular Meeting
Queen Creek Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
December 14, 2022
6:00 PM

REGULAR SESSION

1. Call to Order:

The meeting was called to order at 6:00 p.m.

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

David Gillette	Chair	Present
Leah Gumm	Commissioner	Present
Alex Matheson	Commissioner	Present
Matt McWilliams	Commissioner	Present via Webex
Jeff Nielsen	Commissioner	Present
Lea Spall	Commissioner	Present
Troy Young	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. Comments may also be sent to via email to PublicComment@queencreek.org by 5:30 p.m. the day of the meeting (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 November 9, 2022 Planning Commission Meeting Minutes.
- B. Discussion and possible action on P22-0215 Legado Parcel H Residential Design Review. Jesse Dodgen (Taylor Morrison) is requesting approval of six (6) new standard plans with three (3) elevations per plan to be constructed on 98 lots at Parcel H of the Legado subdivision, located at the northwest corner of Sossaman and Ocotillo roads

MOTION: To approve the Consent Agenda

1st: Matheson

2nd: Spall

AYES: Gillette, Spall, Gumm, Nielsen, Young, Matheson, McWilliams

RESULT: Approved unanimously (7-0)

5. Public Hearing:

A. Public hearing and possible action on Uhaul on Ocotillo Conditional Use Permit and Site Plan (Cases P22-0042 and P22-0043), a request from Jerod Negrette, RCAA Architect Inc., for a CUP and Site Plan approval for a self-storage facility and outdoor vehicle storage, located at the southeast corner of Ocotillo and Crismon roads.

Planner Mallory Ress presented the Uhaul on Ocotillo site plan and conditional use permit request located at the southeast corner of Ocotillo and Crismon roads for a self-storage facility and outdoor vehicle storage in the Employment-A (EMP-A) zoning district. Ms. Ress outlined the project location, zoning designation and surrounding properties. She noted that self-storage is permitted by right with conditions; however the proposed outdoor vehicle storage is permitted with the approval of a Conditional Use Permit.

Ms. Ress reviewed the site plan and said the project is located on a 5.4-acre site and will consist of a 3-story climate controlled building, two single-story drive-up storage buildings, outdoor vehicle storage area and a loading area. The 3-story building is 48 feet in height, which is the maximum allowed height in the EMP-A zoning district.

Ms. Ress reviewed the screen walls, buffers and landscaping details for the project. The design concept will provide architectural interest and complement the surrounding area and will include window brows, canopies and covered walkways.

Ms. Ress said that a neighborhood meeting was held on October 20, 2022 with no members of the public in attendance and no public comments received to date. She said the applicant is here tonight to answer any questions.

Joe Krueger, U-Haul Company District Vice President said this is the third project in the Queen Creek area.

Chair Gillette asked if they constructed the storage facility on Power and Pecos, adding that they did a nice job. Mr. Krueger replied yes.

Commissioner Young asked how many units there would be. Planner Ress said over 1000 in the climate controlled area and approximately 20 in the drive up storage area.

The Commissioners asked if there is a demand for that amount of units. Mr. Krueger said yes, and commented that they opened the Power Ranch location in May and it is already half full.

Chair Gillette opened the public hearing. There were no comments and the public hearing was closed.

MOTION: To approve Uhaul on Ocotillo Conditional Use Permit and Site Plan (Cases P22-0042 and P22-0043)

1st: Young

2nd: Nielsen

AYES: Gillette, Spall, Gumm, Nielsen, Young, Matheson, McWilliams

RESULT: Approved unanimously (7-0)

6. **Final Action:** *Matters listed under the Public Hearing Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*

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.

Planning Administrator Erik Swanson introduced new Planning Intern Nathan Warren, who is an ASU graduate student studying Urban & Environmental Planning. He has been working in Queen Creek for one month.

Mr. Warren provided a brief background on himself and gave the department update:

- 29 single family home permits were issued in December with 79 permits awaiting payment
- Town Council recently approved Signage Located in Roadway Medians Text Amendment; Phelan PAD Rezone & Site Plan; and Queen Creek Veterinary Click Expansion CUP & Site Plan

Mr. Swanson provided the 2022 year-end wrap up. The department reviewed 1270 single-family home permits with more in the queue. They also reviewed over 230 additional application types. Mr. Swanson thanked the Commission for their assistance throughout the year and the time they contribute to the Town.

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.*

Chair Gillette thanked staff for the help they provide to the Planning & Zoning Commission and he thanked the Commission for their service.

10. Adjournment

The meeting adjourned at 6:25 p.m.

WORK STUDY SESSION

The Work Study Session was cancelled.

11. Call to Order:

12. Roll Call

13. 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. Presentation from Engineering Division: Chris Dovel, Town Engineer

Cancelled - No discussion took place on this item.

TOWN OF QUEEN CREEK

David Gillette, Chair

ATTEST:

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 Regular Session Minutes December 14, 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: *Draft Minutes – not approved*