



Minutes
Planning & Zoning Commission
Community Chambers, 20727 E. Civic Parkway
Wednesday, May 8, 2024
6:00 PM

DRAFT

REGULAR SESSION

1) Call to Order:

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

2) Roll Call:

PRESENT:

Jeff Nielson
David Gillette
Spencer Hale
Leah Gumm
Aaron Ballard
Troy Young

ABSENT:

Alex Matheson

3) Pledge of Allegiance:

4) Public Comment:

None.

5) Consent Agenda:


Chair Gillette recommended that staff initiated Public Hearing items 6.A) and 6.B) be moved to the Consent Agenda. There were no comments or objections from the Commission.


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

5.A) Consideration and approval of the March 27, 2024 and April 10, 2024 Planning & Zoning Commission Meeting minutes.

Department: Town Clerk's Office

Staff Report 


Draft Minutes 03-27-24.pdf 


Draft Minutes 04-10-24.pdf 

- 6.A) Public Hearing and possible action on P24-0044 "Subdivision and Zoning Ordinance Text Amendments - Final Plat Approval", a staff initiated text amendment to modify the approval authority over final plat applications from the Town Council to the Development Services Director.

Department: Development Services

Staff Report 


Final Plat Approval Zoning Ordinance Redlines.pdf 

Final Plat Approval Subdivision Ordinance Redlines.pdf 

- 6.B) Public Hearing and possible action on P24-0043 "Zoning Ordinance and Design Standards Text Amendments - Residential Design Review Approval", a staff initiated text amendment to modify the approval authority over residential design review applications from the Planning Commission to the Planning Administrator.

Department: Development Services

Staff Report 

RDR Approval - Zoning Ordinance Redlines.pdf 

RDR Approval - Design Standards Redlines.pdf 

<p>MOTION: To approve the Consent Agenda. RESULT: Approved unanimously (6-0) MOVER: Spencer Hale SECONDER: Jeff Nielson AYES: Jeff Nielson, David Gillette, Spencer Hale, Leah Gumm, Aaron Ballard, Troy Young</p>

6) Public Hearing:

Items 6.A and 6.B on the agenda for Public Hearings were moved to 5) Consent Agenda.

7) Final Action:

None.

8) Items for Discussion:

None.

9) Administrative Items:

Planning Administrator Erik Swanson reported 172 residential permits in the month of April, which is an 85% increase from the prior year.

Mr. Swanson said the Beckett Power Ranch item was withdrawn by the applicant at the May 1, 2024 Town Council Meeting.

Mr. Swanson asked the Commission to review their calendars for any conflicts with the Planning Commission Meetings for the upcoming summer months.

10) Summary of Events from Members of the Commission and Staff:

None.

11) Adjournment of the Regular Session.

The Regular Session meeting adjourned at 6:04 p.m.

WORK STUDY SESSION

12) Call to Order:

The Work Study Session was called to order at 6:05 p.m.

13) Roll Call:

PRESENT:

Jeff Nielson
David Gillette
Spencer Hale
Leah Gumm
Aaron Ballard
Troy Young

ABSENT:

Alex Matheson

14) Items for Discussion:

14.A) Accessory Structures Text Amendment (Mallory Ress)

Department: Development Services

Text Amendment Presentation 

Planner II, Mallory Ress provided background history on the current regulations for accessory structures. She said we have seen an uptick in reasonable requests for accessory structures as the community grows and said text amendments are being considered. She reviewed structure height, location, setbacks and structural design standards. She also touched on accessory dwelling units and casitas. Ms. Ress reviewed proposed changes for small sheds, open air ramadas and additional lot coverage allowance.

Ms. Ress said she is seeking feedback and direction from the Commission on the items discussed, in particular reduced setbacks, building heights and increased lot coverage.

Commissioner comments were in regards to when a building permit is required; HOA regulations; how to measure setbacks and how to determine maximum heights on structures. They discussed possible effects on drainage and grading if changes were allowed to be made to setbacks. Other comments were in regards to the setbacks in relation to lot size. There were questions as to why the 5 foot setbacks are not consistent for the rear yard and the side yard in order to get more use of the backyard. Commissioners had a brief discussion on the regulations for structures for animals and horses.

The Commission said that they commend staff for looking into this issue and spoke on the importance of private property rights and are in support of making reasonable changes.

15) Adjournment of the Work Study Session.

The Work Study Session adjourned at 6:38 p.m.

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 Planning & Zoning Commission Minutes of the May 8, 2024 Planning & Zoning Commission of the Queen Creek Town Council. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: _____