



DRAFT MINUTES

**MINUTES OF THE REGULAR SESSION MEETING OF THE QUEEN CREEK
PLANNING AND ZONING COMMISSION**

Wednesday, July 14, 2010 7:00 P.M.

Council Chambers, 22350 S. Ellsworth Road, Queen Creek, AZ 85242

1. **CALL TO ORDER** The meeting was called to order at 7:00 p.m. by Commissioner Ingram.
2. **ROLL CALL** (one or more members of the Commission may participate by telephone).

Present

Vice-Chairman Moore
Commissioner Atkinson
Commissioner Perry
Commissioner Ingram
Commissioner Sossaman by conference call

Absent

Commissioner Reyes
Vice-Chairman Moore

Staff

Present

Development Services Director Condit
Community Development Manager Balmer
Community Dev. Assistant Laura Moats

Others Present

3. **PUBLIC COMMENT**
Members of the public may address the Commission on items not on the printed agenda. Please observe the time limit of three minutes. Speakers' cards are available at the door, and may be delivered to staff prior to the commencement of the meeting. **There were no public comments.**
4. **Consent Agenda:** Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote. Public Hearing items are designated with an asterisk (*). Prior to consideration of the Consent Agenda, the Chairman will ask whether any member of the public wishes to remove a Public Hearing item for separate consideration. Members of the Commission and/or staff may remove any item for separate consideration.
 - a. **Consideration and Possible Approval of May 12, 2010 Work Study and Regular Session Minutes;**
 - b. **Consideration and Possible Approval of DR10-043, "William Lyon Homes at Hastings Farms",** A request by William Lyon Homes for Design Review approval of five (5) new floor plans with three (3) elevations each on 340 lots, zoned R-2 in

Parcels C and H of the Hastings Farms subdivision, located northeast of Ellsworth and Chandler Heights roads.

Motion: Commissioner Atkinson
To approve the Consent Agenda as presented.

2nd: Commissioner Perry
Vote: **All ayes. Motion carried 4-0 (Moore, Reyes absent).**

ITEMS FOR DISCUSSION

5. **Discussion and Possible Action** on a town-initiated 2010 Major General Plan Amendment application, and request to begin the Statutory 60-day Public Agency Comment Period for GP10-039, Major General Plan Amendment, Town Center Land Use Designation.

Community Development Manager Balmer provided background on the application, stating this amendment will officially incorporate the recently-adopted Town Center Plan/Land Use Designation into the General Plan.

Commissioner Sossaman asked if this will be delineated on the General Plan map by a different color. Mr. Balmer responded there will be a separate insert. The current General Plan will note: "See Town Center Plan", with a fold-out insert.

Motion: Commissioner Sossaman

To recommend the Council direct staff to begin the 60-day Public Agency Comment Period for Major General Plan Amendment application GP10-039, which is proposed to begin on July 26.

2nd: Commissioner Atkinson

Vote: **Motion carried 4-0 (Moore, Reyes absent)**

ADMINISTRATIVE ITEMS

All administrative items were discussed during Work Study.

6. **Review** of next month's agenda items
7. **Report** on Town Council Action
8. **Communication** from members of the Commission and Staff

9. Adjournment

Motion: Commissioner Atkinson
To adjourn.
2nd: Commissioner Sossaman
Vote: All ayes. Motion carried 4-0. (Moore, Reyes absent)

The meeting adjourned at 7:04 p.m.

PLANNING AND ZONING COMMISSION

By: _____
Steve Ingram, Commissioner

ATTEST:

Laura Moats, Community Development Assistant

I, Laura Moats, do hereby certify that, to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the July 14, 2010 Regular Session Meeting of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 15th day of July, 2010.
Passed and Approved this day of, 2010.