



**DRAFT MINUTES OF THE WORK STUDY MEETING OF THE QUEEN CREEK  
PLANNING AND ZONING COMMISSION**

**Wednesday, May 11, 2011 6:00 P.M.**

**San Tan Conference Room, 22358 S. Ellsworth Road, Queen Creek, AZ 85142**

1. **CALL TO ORDER** The meeting was called to order at 5:30 p.m. by Chairman Sossaman in the Council Chambers.

2. **ROLL CALL**

**Present**

**Absent**

Chairman Steve Sossaman  
Vice-Chairman Steve Ingram  
Commissioner Alex Matheson  
Commissioner Jason Gad  
Commissioner Ryan Nichols  
Commissioner Robinson  
Commissioner Reyes arrived at 5:50 p.m.

**Staff Present**

**Absent**

Director of Development Services Tom Condit.  
Community Development Manager Wayne Balmer  
Senior Planner Dave Williams

3. **Driving Tour of Residential and Commercial Developments in Town and surrounding area**

The Commission met at Town Hall at 5:30 p.m. and proceeded to take a driving tour of developments in the area, to give the Commission a first-hand perspective of pre-design standards, early residential design concepts, four-sided architecture, recent Queen Creek residential design concepts, examples of view fencing and solid fencing, comparisons of design standards in Queen Creek versus Pinal County, and recent commercial architecture in Town Center.

The driving tour included:

- Ellsworth at Ocotillo - Discount Liquor, Queen Creek Café, Circle K, Carniceria
- Will Rogers residential subdivision
- Desert Mountain Park and trail/wash links
- La Princessa residential subdivision (5-acre lots)
- Lucia residential subdivision
- Sossaman Estates residential subdivision
- Cortina/Emperor Estates residential subdivisions
- Wal-Mart at Cornerstone commercial development
- Ash Creek, Church Farms, and Charleston Estates residential subdivisions
- Banner Hospital and future Vestar commercial center
- Pinal County residential and commercial areas (Bella Vista/Hunt Highway)
- Models of residential areas in Pinal County – Skyline
- Commercial center at Hunt Highway and Gary Road intersection
- Queen Creek Town Center area – Town Center and Broadstone apartments, Ocotillo Landing, Town Center commercial architecture

**ADMINISTRATIVE ITEMS** - all *Administrative Items* were deferred to the Regular Session.

5. **Review** of next month's agenda items.
6. **Report** on Town Council Action
7. **Summary of Current Events** from members of the Commission.
8. **Adjournment**

The Commission returned to Town Hall Council Chambers, and Work Study was adjourned at 7:05 p.m.

**PLANNING AND ZONING COMMISSION**

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Chairman Sossaman

**ATTEST:**

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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 May 11, 2011 Work Study of the Planning and Zoning Commission. I further certify that the meeting was duly called and that a quorum was present.

Dated this 12th day of May, 2011

Passed and Approved this day of , 2011.

DRAFT