AMENDED AGENDA

Planning & Zoning Commission

Community Chambers, 20727 E. Civic Parkway

December 10, 2025 | 6:00 PM

Notice of Regular Meeting of the Planning and Zoning Commission:
Notice is hereby given that the Planning and Zoning Commission will hold a regular meeting at the date and time specified above. The presiding officer may modify the order of Agenda Items and/or address items in a sequence deemed appropriate. Commissioners and staff may participate in the meeting in person, telephonically, or electronically. Physical access to the meeting space will be available 30-minutes prior to the start of the meeting.

Please note the Commissioners and staff generally gather for dinner 30-minutes prior to the start of the meeting, thus four or more members of the Planning and Zoning Commission may be present; however, there is no official action taken or discussion of matters before the Commission during this time.

Public Comment:
Residents may submit public comments for any item listed under the consent agenda, public hearing, and final action. Members of the public may submit comments to the Planning and Zoning Commission for items not on the Agenda during Public Comment. All comments for this meeting can be submitted in-person or via email to PublicComment@QueenCreekAZ.gov. Emails received by 5:30 PM the day of the meeting will be entered into the official record. Comments are limited to one per person, per Agenda Item. Please include your name, address, agenda item and comment of 500 words or less. Comments without identifying name and address will not become part of the official record.

Members of the public may address the Planning and Zoning Commission on items not on the printed agenda. Please observe a time limit of three minutes. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

Accessibility:
The Town of Queen Creek is committed to making its public meetings accessible to individuals with disabilities. For special accommodations, please contact the Town Clerk's Office at 480-358-3000 or the Arizona Relay Service at 7-1-1 at least 72-hours prior to the meeting. Planning and Zoning meetings are live-streamed and can be viewed at https://www.queencreekaz.gov/government/watch-town-meetings by selecting "video" next to the applicable meeting, or by visiting the Town's Ustream account at https://video.ibm.com/channel/town-of-queen-creek-planning-and-zoning.

REGULAR SESSION

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**

4. PUBLIC COMMENT

5. CONSENT AGENDA *Matters listed under the Consent Agenda are considered to be routine and will be enacted by one motion and one vote.*

A. Consideration and possible approval of the November 12, 2025 Planning and Zoning Commission meeting minutes.

B. Consideration and possible approval of the 2026 Planning and Zoning Commission meeting dates.

C. A CONTINUANCE ON THIS ITEM HAS BEEN REQUEST TO THE JANUARY 14, 2026 PLANNING COMMISSION MEETING. Public Hearing and possible action on P25-0155 Zoning Ordinance Text Amendment to Section 1.14 Definitions.

D. A CONTINUANCE ON THIS ITEM HAS BEEN REQUESTED TO THE JANUARY 14TH, 2026 PLANNING AND ZONING COMMISION MEETING. Public hearing and possible action of P25-0153 Zoning Ordinance Text Amendment - Animal Regulations. A text amendment to animal unit counts, stable and corral standards, public nuisance definition, and educational allowances.

E. A CONTINUANCE OF THIS ITEM HAS BEEN REQUESTED TO A YET TO BE DETERMINED FUTURE PLANNING COMMISSION MEETING. Public Hearing and possible action on P25-0156 Zoning Ordinance Text Amendment to Section 5.6 Parking and Loading Standards.

6. PUBLIC HEARING

A. Public Hearing and possible action on P25-0154 Zoning Ordinance Text Amendment to Section 6.9 Wireless Communications.

B. Public hearing and possible action on P25-0152 Zoning Ordinance Text Amendment - Outdoor Storage. A text amendment to prohibit and provide definition of outdoor storage of heavy commercial and industrial vehicles and equipment in a residential zoned area.

7. FINAL ACTION

A. Discussion and possible approval of P25-0166 Vineyard Plaza Comprehensive Sign Plan, a request from Arizona Commercial Signs, for approval of a Comprehensive Sign Plan at the Mountainside Fitness site on approximately 7.45 acres, located west of the northwest corner of Combs and Gantzel roads.

B. Discussion and possible action on the Annual Organizational Meeting Notification (Nomination and appointment of a Chair and Vice-Chair for a term of one-year beginning January 1, 2026 and ending December 31, 2026) (Erik Swanson, Planning Manager)

8. ADMINISTRATIVE ITEMS

A. Planning Recent Activity Update (Erik Swanson, Planning Manager)

9. SUMMARY OF EVENTS FROM 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.*

10. ADJOURNMENT OF THE REGULAR SESSION

WORK STUDY SESSION

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 and discussion on the Proposed Zoning Ordinance Text Amendment Update regarding setbacks in the R1-35 and R1-43 zoning districts (Erik Swanson, Planning Manager)

14. ADJOURNMENT OF THE WORK STUDY SESSION