



City of Goodyear

See meeting location below

Meeting Agenda

Planning & Zoning Commission

Wednesday, October 16, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

AGENDA AMENDED ON OCTOBER 15, 2019

Item 5. added

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

A vote shall be taken at this time to excuse only those Commission members who were unable to attend the meeting due to extenuating circumstances.

MINUTES

1. [P&Z MIN](#) Approve draft minutes of the Planning and Zoning Commission meeting held on
[12-2019](#) September 25, 2019.

PUBLIC COMMENTS

Please complete a speaker card and submit it to the Secretary prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the Secretary has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

Agenda Items:

Members of the public may address the Commission regarding any item on the Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

Citizens Comments / Non-Agenda Items:

Members of the public may address the Commission regarding any non-agenda item within the jurisdiction of the Commission. The Commission will listen to comments and may take any of the following actions:

1. Respond to criticism.
2. Request that staff investigate and report on the matter.
3. Request that the matter be scheduled on a future agenda.

DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior

to this meeting on any item scheduled for discussion on this agenda.

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

2. [19-700-00002](#) **MINOR GENERAL PLAN AMENDMENT - PERRYVILLE & SOUTHERN AREA**
 [-2](#) **PROPOSED ACTION:**
 Recommend approval of the Minor General Plan Amendment to revise the alignment of the Loop 303 and SR 30 freeways in the Perryville & Southern Area, as set forth in the draft of Resolution No. 2019-2000. (Joe Schmitz, Long Range Planner)

3. [19-700-00003](#) **MINOR GENERAL PLAN AMENDMENT - GROWTH POLICY TEXT**
 PROPOSED ACTION:
 Recommend approval of the Minor General Plan Amendment revising Policy d., Objective GD-2-2 of Chapter 5, Physical Growth and Development, of the Goodyear 2025 General Plan, as set forth in the draft of Resolution No. 2019-2001. (Joe Schmitz, Long Range Planner)

4. [19-700-00001](#) **MAJOR GENERAL PLAN AMENDMENT - LAKIN PARK AREA**
 [-2](#) **PROPOSED ACTION:**
 Recommend approval of the Major General Plan Amendment for 2,283 acres in the Lakin Park Area, as set forth in the draft of Resolution No. 2019-1999. (Joe Schmitz, Long Range Planner)

5. [18-200-00014](#) **LAKIN PROPERTY REZONE**
 PROPOSED ACTION:
 Recommend approval of the CP Lakin Park Planned Area Development (PAD) dated October 4, 2019 as set forth in the draft of Ordinance 2019-1451. (Alex Lestinsky, Planner III)

6. [19-630-00005](#) **HARLEY-DAVIDSON COMPREHENSIVE SIGN PACKAGE AND USE**
 [&](#) **PERMIT**
 [19-300-00007](#) **PROPOSED ACTION:**
 Conduct a public hearing to consider a request for a use permit to allow a freeway pylon sign for Harley-Davidson located at 402 N. 159th Avenue, recommend

approval of the Harley-Davidson comprehensive sign package, dated September 5, 2019, and recommend approval of a use permit for a freeway pylon sign for Harley-Davidson, subject to stipulations. (Katie Wilken, Planning Manager)

BUSINESS

7. [19-500-00007](#) **PRELIMINARY PLAT FOR ABEL RANCH**
 PROPOSED ACTION:
 Recommend approval of the preliminary plat for Abel Ranch, subject to stipulations.
 (Alex Lestinsky, Planner III)

8. [19-630-00003](#) **AIRPORT GATEWAY AT GOODYEAR COMPREHENSIVE SIGN**
 PROGRAM AMENDMENT
 PROPOSED ACTION:
 Recommend approval of the amendment (Case No. 19-630-00003) dated October, 2019, to the Airport Gateway at Goodyear Comprehensive Sign Program (Case No. 08-630-00007) approved November 6, 2008, subject to stipulations. (Karen Craver, Planner III)

9. [19-500-00011](#) **PRELIMINARY PLAT APPROVAL FOR ELWOOD LOGISTICS**
 CENTER
 PROPOSED ACTION:
 Recommend approval of the rescission of the unrecorded Sarival Crossing Business Park final plat approved by City Council on June 23, 2008; and, recommend approval of the request for a preliminary plat for Elwood Logistics Center, subject to stipulations. (Karen Craver, Planner III)

10. [P&Z Training](#) Commission will receive a training from the Urban Land Institute.

STAFF COMMUNICATIONS

1. Comments, Commendations, Report on Current Events and Presentations by Commission Members, staff or members of the public. The Commission may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.
2. Director's Summary of Current Events and Reports
The Director may provide a brief summary of current events; however, there can be discussion only on the following matters:
 - a. Director's Update on Commission Related Matters
 - b. Update of Legislative Issues
 - c. Staff Summary of follow up action required

- d. Commission members may direct inquiries to staff

NEXT MEETING

Review the date, time and location of the next meeting, if applicable.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

The Planning and Zoning Commission may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A) (3), which will not be open to the public, to discuss certain matters.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With the advance notice of two business days, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR SE ESFUERZA POR LOGRAR QUE TODAS LAS REUNIONES PÚBLICAS PROPORCIONEN EL DEBIDO ACCESO PARA PERSONAS CON DISCAPACIDADES. Si recibimos notificación con dos días hábiles de anticipación, podemos proporcionar asistencia especial para las personas con discapacidad visual o auditiva que asistan a esta reunión. Se realizarán adaptaciones para satisfacer peticiones razonables, a solicitud de personas con discapacidades o residentes que no hablen inglés. Llame a la Secretaría Municipal al (623) 882-7830 o a Arizona Relay –sistema de retransmisión de Arizona – (TDD – dispositivo telefónico para sordos) 7-1-1 para hacer la petición necesaria que le permita participar en esta reunión pública.