



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, February 22, 2017

6:00 PM

Goodyear Justice Center
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Absent 2 - Chairman Bray, and Commissioner Milton

Staff Present: Development Services Director Christopher Baker, Economic Development Director Michelle Lawrie, Assistant City Attorney Sarah Chilton, Planning Manager Katie Wilken, Planner III Steve Careccia, Planner III Karen Craver, Planner II Alexandra Lestinsky, Project Manager Harry Paxton, Project Manager Robert Ito, Management Assistant Heather Harris

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.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to EXCUSE Chairman Bray and Commissioner Milton from the meeting. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Excused 2 - Chairman Bray, and Commissioner Milton

4. MINUTES

- 4.1** [P&Z MIN 02-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on January 18, 2017.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on January 18, 2017. The motion carried by the following vote:

Ayes 5 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony,
Commissioner Walters, and Commissioner Keys

Excused 2 - Chairman Bray, and Commissioner Milton

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

Vice Chairman Barnes stated that he has had conversations with the applicant on agenda item 8.2 and will recuse himself from the meeting for 16-210-00009.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [17-210-00001](#) AMENDMENT TO THE LA JOLLA VISTA PAD STIPULATION NO. 35 REGARDING PEDESTRIAN ACCESS TO DURANGO STREET

Vice Chairman Barnes opened the Public Hearing at 6:03 p.m.

Planning Manager Katie Wilken presented an Amendment to the La Jolla Vista Planned Area Development (PAD) to modify Stipulation No. 35 to prohibit all access between the La Jolla Vista development and Durango Street, except for limited access as needed by the Roosevelt Irrigation District (RID) to access its facilities or as needed by emergency vehicles and personnel.

Commissioner Keys wanted further information about the school district recommendation. Wilken stated that the district requested the walkway, but due to the distance, it is practical to believe it will not be used. Commissioner Keys then asked if there had been any further recommendations by the school district. The planning manager stated there had not been further recommendation.

Vice Chairman Barnes inquired about the type of barrier to be erected along Durango St. Wilken stated she believed it would be a view wall that would be part masonry and part iron gate.

Sweetwater resident Christian Vetea David spoke against the pedestrian walkway. Vice Chairman Barnes requested clarification that the recommendation is to remove public access and the planning manager confirmed that the pathway is being removed.

Sweetwater resident James Boehm addressed the 4 access points from La Jolla Vista into the Sweetwater community. Development Services Director Baker clarified that every pedestrian access point has been closed with the exception of the RID emergency access.

Sweetwater resident Ken Bradley expressed his thanks for closing the pedestrian access points. He expressed concern over what he believed could lead to future annexation.

There being no further public comment, Vice Chairman Barnes closed the Public Hearing at 6:19 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-210-00001 Amendment to the La Jolla Vista PAD Stipulation No. 35 Regarding Pedestrian Access to Durango Street. The motion carried by the following vote:

Ayes 4 - Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, and Commissioner Keys

Nays 1 - Commissioner Walters

Excused 2 - Chairman Bray, and Commissioner Milton

ELECT CHAIRMAN (16-210-00009)

Vice Chairman Barnes recused himself and left the meeting prior to the vote.

A vote shall be taken at this time to elect a Chairman to preside over Case 16-210-00009 Amendment to the PV303 PAD to Change the Land Use on Four Parcels from General Commercial to Light Industrial.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Keys, to ELECT Commissioner Molony as Chairman for Case 16-210-00009. The motion carried by the following vote:

Ayes 3 - Commissioner Kish, Commissioner Walters, and Commissioner Keys

Excused 2 - Chairman Bray, and Commissioner Milton

Recused 1 - Vice Chairman Barnes

Abstain 1 - Commissioner Molony

8.2 [16-210-00009](#) **AMENDMENT TO THE PV303 PAD TO CHANGE THE LAND USE ON FOUR PARCELS FROM GENERAL COMMERCIAL TO LIGHT INDUSTRIAL**

Acting Chairman Molony opened the Public Hearing at 6:21 p.m.

Planner III Steve Careccia presented an amendment conditionally rezoning the property within the PV303 Planned Area Development from C-2 to I-1 as reflected on the PV/303 Underlying Zoning dated January 13, 2017 subject to stipulations.

Eileen Hardy, a property owner just outside of the proposed rezone, expressed concern with building height blocking signage and wanted clarification. Careccia explained that the light industrial does allow taller building heights, but we have not seen a site plan or any other