



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, October 11, 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 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Absent 2 - Vice Chairman Barnes, and Commissioner Kish

Staff Present: Planning Manager Katie Wilken, Long Range Planner Joe Schmitz, Planner III Steve Careccia, Planner III Karen Craver, and 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 Keys, SECONDED BY Commissioner Molony, to EXCUSE Vice Chairman Barnes and Commissioner Kish from the meeting. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

4. MINUTES

- 4.1** [P&Z MIN 16-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on September 13, 2017.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Walters, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on September 13, 2017. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS**8.1 [17-500-00004](#) PRELIMINARY PLAT FOR VISTAS AT PALM VALLEY**

Long Range Planner Joe Schmitz presented the request to recommend approval of the Preliminary Plat for Vistas at Palm Valley subdividing 53.6 acres into 86 single family detached home lots, 111 duplex/triplex single family attached lots and 19 tracts located in the Vistas at Palm Valley Planned Area Development at the southwest corner of Palm Valley Boulevard and Litchfield Road, subject to stipulations.

Commission asked Schmitz questions regarding: duplex and triplex location within the community, school bus stop location, any concerns by residents about the golf cart path location, location of cart path behind homes, further clarification on lot sizes, and will the golf cart path was open to anyone to use. Schmitz identified the location of the duplex/triplex homes and reviewed the lot sizes; stated that the homebuilder was still in talks with the school district; identified where the cart path would be in relation to homes and that is was open to the public for use around the homes.

Eric Montgomery with Meritage Homes was available for questions and answered a Commission question about school fees and what the conversations are regarding capacity. Montgomery stated that talks were still in the works, but expected a signed agreement within the next 30 days.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 17-500-00004 Preliminary Plat for Vistas At Palm Valley. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

8.2 [17-500-00007](#) PRELIMINARY PLAT FOR ESTRELLA COMMONS

Planner III Steve Careccia presented the request to recommend approval for a preliminary plat for Estrella Commons subdividing 105.73 acres into 429 single family lots and 40 tracts approximately

located at the southeast corner of Interstate 10 and Estrella Parkway within the Estrella Commons Planned Area Development (PAD) subject to stipulations. The preliminary plat proposes two lot sizes - 50 feet wide by 115 feet deep and 60 feet wide by 120 feet deep. Standard single family detached residential housing is intended for this subdivision. Fulton Homes is the intended home builder for this development. The preliminary plat is consistent with the land use, development standards, and density approved by the Estrella Commons PAD for this parcel. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Commission asked for clarification regarding the number of entry/exit points and how far the sound wall be from the development. Careccia reviewed the exit/entry points and stated that a sound study had been completed.

Ed Bull with Burch & Cracchiolo was present on behalf of the applicant and addressed the height and distance of the sound wall.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-500-00007 Preliminary Plat for Estrella Commons. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

8.3 [17-220-00007](#) **ZONING ORDINANCE TEXT AMENDMENT - OFF-STREET PARKING AND LOADING**

Chairman Bray opened the public hearing at 6:32 p.m.

Planner III Karen Craver presented the request to recommend approval to amend Article 6 (Off-street Parking and Loading) of the Zoning Ordinance, as amended, by amending Article 6-4 Section 6-4-1 (Determination of Required Spaces) to allow a reduction in required parking for a known industrial user, under certain circumstances, and by amending Article 6-4 Section 6-4-2 (Parking Requirements) to reflect current operations and parking needs of industrial users, as set forth in draft Ordinance No. 17-1372. Staff recommends approval of the amendment to Article 6 (Off-street Parking and Loading) of the Zoning Ordinance by amending Article 6-4 Section 6-4-1 (Determination of Required Spaces) and by amending Article 6-4 Section 6-4-2 (Parking Requirements) as set forth in draft Ordinance No. 17-1372.

Commission questioned the percentage of reduced parking and what if the user wants to expand as well as wanting to know if this request was developer driven. Craver stated that she would get the percentage reduction information and indicated that developers not needing the required parking had made requests to reduce parking numbers in previous cases.

There being no public comment, Chairman Bray closed the public hearing at 6:38 p.m.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Keys, to recommend APPROVAL for Case 17-220-00007 Zoning Ordinance Text Amendment - Off-Street Parking and Loading. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

8.4 [17-220-00008](#) **ZONING ORDINANCE TEXT AMENDMENT - INDUSTRIAL DISTRICTS STANDARDS**

Chairman Bray opened the public hearing at 6:39 p.m.

Planner III Karen Craver presented the request to recommend approval to amend Article 3 (Zoning Districts) of the Zoning Ordinance, as amended, by amending Article 3-4 Section 3-4-3 (Industrial Districts Standards) to allow loading, delivery, roll-up/dock doors, and service and wash bays to front on public streets, under certain circumstances, and to allow above ground silos, tanks, and other similar structures to exceed the maximum height limit, under certain circumstances, as set forth in draft Ordinance No. 17-1373. Staff recommends approval of the amendment to Article 3 (Zoning Districts) of the Zoning Ordinance by amending Article 3-4 Section 3-4-3 (Industrial Districts Standards) as set forth in the draft Ordinance No. 17-1373.

There being no public comment, Chairman Bray closed the public hearing at 6:43 p.m.

MOTION BY Commissioner Walters, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 17-220-00008 Zoning Ordinance Text Amendment - Industrial Districts Standards. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

8.5 [17-220-00006](#) **ZONING ORDINANCE TEXT AMENDMENT - RESIDENTIAL DISTRICTS UPDATE**

Chairman Bray opened the public hearing at 6:44 p.m.

Planning Manager Katie Wilken requested a vote be taken to continue this action until the Planning and Zoning Commission meeting to be held on November 8, 2017 at 6 p.m.

MOTION BY Commissioner Keys, SECONDED BY Commissioner Walters, to CONTINUE Case 17-220-00006 Zoning Ordinance Text Amendment - Residential Districts Update to the Planning and Zoning Commission meeting to be held on November 8, 2017 at 6 p.m. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 2 - Vice Chairman Barnes, and Commissioner Kish

9. STAFF COMMUNICATIONS

Planning Manager Katie Wilken updated the Commission on previous cases that went on to City Council for approval.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:47 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____