



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, May 9, 2018

6:00 PM

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

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#### 1. CALL TO ORDER

Chairman Bray called the meeting to order at 6 p.m.

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

**Present** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Absent** 1 - Commissioner Molony

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Karen Craver, 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 Keys, to EXCUSE Commissioner Molony from the meeting. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Molony

#### 4. MINUTES

- 4.1 [P&Z MIN 04-2018](#) Approve draft minutes of the Planning and Zoning Commission meeting held on April 11, 2018.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on April 11, 2018. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused** 1 - Commissioner Molony

**5. PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

None.

**8. NEW BUSINESS****8.1 [18-500-00003](#) PEBBLECREEK PHASE II UNIT 60 PRELIMINARY PLAT**

Planner III Karen Craver presented the request is to recommend approval to subdivide 43.04 acres into 135 single-family lots and eight tracts, with a proposed density of 3.14 dwelling units per acre. The subdivision will be accessed from Clubhouse Drive onto 166th Drive, and will connect to PebbleCreek Phase II Unit 57 via Roanoke Avenue. Surrounding properties include: North - Future PebbleCreek parcel, not yet subdivided, and subdivided Parcel 48; South - Subdivided Parcel 57; East - Future; PebbleCreek parcel, not yet subdivided; West - Loop 303 Freeway. Staff finds that the preliminary plat is compatible with the surrounding area and consistent with the land use, zoning standards and technical requirements of the city's Subdivision Regulations, Rev. 10.23.17 4 Design Guidelines, and the exceptions as established by the PebbleCreek Development Agreement and Planned Area Development.

Commission asked if the number of units were consistent with the previous developed units and wanted to know the units/acre. Planner III Craver confirmed that it was consistent and the applicant, Brent Emmerton, P.E., with B&R Engineering, Inc. stated that there are 3-4 units planned per acre. Commission also wanted to know if the streets could possibly be dedicated to the city of Goodyear in the future? Planner III Craver indicated that a stipulation would be required to ensure streets were developed to City standards and is unaware of that occurring in the past. Planning Manager Katie Wilken also stated that the streets must be private since it is a gated community.

**MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Walters, to recommend APPROVAL for Case 18-500-00003 PebbleCreek Phase II Unit 60 Preliminary Plat. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Molony

**8.2 [18-220-00002](#) PROPOSED AMENDMENT TO LEGAL PROTEST PROVISIONS**

Planning Manager Katie Wilken requested that the Commission continue this item to the Planning and Zoning Commission meeting to be held on May 30, 2018.

**MOTION BY Commissioner Walters, SECONDED BY Commissioner Kish, to CONTINUE Case 18-220-00002 Proposed Amendment to Legal Protest Provisions. The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

**Excused**   1 - Commissioner Molony

## **9. STAFF COMMUNICATIONS**

Director Christopher Baker explained the one agenda item was key to aligning to the final plat and that staff appreciates the willingness of Commission to have another May meeting on the 30th. In addition, there will be a need for two meetings in June, but no meetings are scheduled for July.

-Staff attended the American Planning Association (APA) conference in New Orleans where they presented success with the implementation of continuous improvement and there were approximately 120 attendees.

-Updated commissioners on previous agenda items and visited on site with county residents effected by the Pradera development. A final decision will be made by the City Council this month.

-Councilmember Osborne is resigning from the City Council and her last meeting is May 21st.

-In April, the city issued 185 single family home (SFR) permits and we are currently at 1049 SFR permits for year.

Planning Manager Katie Wilken mentioned that planning applications are averaging 7-8 applications/week and that pre-application meetings are up as well. Also, staff is targeting the June 13th meeting to discuss autonomous vehicles and a general plan amendment will be coming soon.

Chairman Bray requested a reminder notification regarding the June 27th meeting.

## **10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:17 p.m.

Respectfully Submitted By:

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Heather Harris, Commission Secretary

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Patrick Bray, Chairman

Date: \_\_\_\_\_