



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, March 13, 2019

6:00 PM

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner,
and Commissioner Clymer

Absent 1 - Vice Chairman Barnes

Staff Present: Development Services Director Christopher Baker, Assistant City Attorney Sarah
Chilton, Planner III Karen Craver, Planner III Steve Careccia, Management Assistant Heather Harris

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

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to EXCUSE
Vice Chairman Barnes from the meeting. The motion carried by the following vote:**

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner
and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

4. MINUTES

- 4.1** [P&Z MIN](#) Approve draft minutes of the Planning and Zoning Commission meeting held on
[03-2019](#) February 13, 2019.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on
February 13, 2019. The motion carried by the following vote:**

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner
and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [19-ELEC](#) Election of Chairman and Vice Chairman 2019 (Planning Manager Katie Wilken)

Commissioner Steiner nominated Patrick Bray for Chairman and Randy Barnes for Vice Chairman, which was seconded by Commissioner Molony.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish, to ELECT Patrick Bray for Chairman and Randy Barnes for Vice Chairman for 2019. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

8.2 [18-200-00013](#) **REZONE OF WEST BULLARD NORTH PROPERTY FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY**

Chairman Bray opened the public hearing at 6:05 p.m.

Planner III Karen Craver presented the request to recommend rezoning of the West Bullard North property from the AU (Agricultural Urban) zoning district to the I-1 (Light Industrial Park) zoning district with a PAD Overlay and a request to rezone the 103-acre West Bullard South property at the northwest corner of Bullard Avenue and Yuma Road, extending west to Bullard Wash and north to approximately 1/2 mile south of Van Buren Street, from I-1 (Light Industrial Park) and C-2 (General Commercial) to I-1 (Light Industrial Park) with a PAD Overlay. The rezone will allow for the development of employment opportunities such as distribution, fulfillment, or data centers. Ms. Craver discussed the proposed PAD Overlay Development Regulations, which includes regulations pertaining to permitted uses, development standards, landscape requirements, screening requirements, and design standards per the City of Goodyear Zoning Ordinance. Ms. Craver presented the requested

stipulation modifications that the applicant requested prior to the meeting. Stipulation 15 was requested to be replaced with two new stipulations that set a maximum decibel level of 65dB and identified specific air coolers that shall not be allowed for use on the property. Staff finds that the rezone request is consistent with the General Plan and the Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear.

Commission had questions regarding the origin of the 65dB limitation on noise from the planned data center, and regarding buffering of the planned multi-family and commercial parcels within the approved Goodyear Airport Commons PAD to the north from the proposed data center. Staff responded that the 65dB level is a typical noise level analyzed in noise studies to determine potential impacts on adjacent properties. Staff also informed the Commission that there would be a landscape buffer along the north property line of the data center, as well as an access drive and an additional landscape buffer along the south property line of the multi-family and commercial parcels.

Representing the applicant, Cameron Carter of Rose Law Group was available for Commission questions. The Commission questioned the applicant about the level of noise that will be generated by the data center and what level of noise is typically generated by other data centers. The applicant responded that the type of chiller equipment that is used can impact the level of noise that is generated.

Centerra resident Cathie Rodman stated she lives on Buchanan Street, which is up against the data center. She stated that she does not believe this is an improvement and that it will degrade the property. The sound generated will be constant and near families. She asked the Commission to reconsider as this project can be located somewhere else more industrial.

There being no further public comment, Chairman Bray closed the public hearing at 6:26 p.m.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 18-200-00013 REZONE OF WEST BULLARD NORTH PROPERTY FROM AU (AGRICULTURAL URBAN) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY with the revised stipulations. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

8.3 [18-200-00015](#) REZONE OF WEST BULLARD SOUTH PROPERTY FROM I-1 (LIGHT INDUSTRIAL PARK) AND C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY

Chairman Bray opened the public hearing at 6:29 p.m.

Agenda item 8.3 was presented with agenda item 8.2.

There being no public comment, Chairman Bray closed the public hearing at 6:30 p.m.

MOTION BY Commissioner Steiner, SECONDED BY Commissioner Clymer, to recommend APPROVAL for Case 18-200-00015 REZONE OF WEST BULLARD SOUTH PROPERTY FROM I-1 (LIGHT INDUSTRIAL PARK) AND C-2 (GENERAL COMMERCIAL) TO I-1 (LIGHT INDUSTRIAL PARK) WITH A PAD OVERLAY with the revised stipulations. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

8.4 [19-300-00001](#) USE PERMIT FOR BRUSHFIRE TACOS AND DUTCH BROS. COFFEE

Chairman Bray opened the public hearing at 6:31 p.m.

Planning Manager Katie Wilken presented the recommendation to conditionally approve a use permit to increase the number of drive-through lanes at the Dutch Bros. and at the Brushfire Tacos at the southwest corner of Estrella Parkway and Fillmore Street, subject to stipulations. The applicant is requesting a use permit to amend the two separate drive-through lanes on one parcel at the southwest corner of Estrella Parkway and Fillmore Street. The original use permit approval allowed for development of the restaurants in general conformance with the master site plan included in the use permit submittal package. Dutch Bros. included two drive-through lanes and the Brushfire site included one drive-through lane. This request adds a drive-through lane to each restaurant, which results in a total of three lanes at Dutch Bros. and two lanes at Brushfire, providing for more vehicle queuing. If this use permit is approved, a site plan amendment will need to be reviewed and approved prior to construction. If not approved, the existing site plan approvals which include two lanes for Dutch Bros. and one lane for Brushfire, will be maintained.

Staff finds that the use permit request is compatible with the existing land uses within the area and will not be a detriment to surrounding properties or persons. The drive-through restaurants are proposed on a parcel zoned for commercial use, adjacent to other commercially zoned parcels.

Commission had questions about how the additional lanes will affect the existing parking space and traffic flow/design. Ms. Wilken stated that an amendment to the traffic study will be required and parking requirements will still be met.

Applicant Benny Munoz from Phoenix Design stated that adding lanes is to help alleviate the traffic; taking initiative to open up the drive and relieve congestion. Commission asked if there will be a seating area at this location, which the applicant stated that this location will have seating.

There being no public comment, Chairman Bray closed the public hearing at 6:40 p.m.

MOTION BY Commissioner Molony, SECONDED BY Commissioner Kish, to recommend

APPROVAL for Case 19-300-00001 USE PERMIT FOR BRUSHFIRE TACOS AND DUTCH BROS. COFFEE. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

8.5 [19-630-00001](#) **COMPREHENSIVE SIGN PACKAGE AMENDMENT FOR THE PALM VALLEY MEDICAL CAMPUS**

Steve Careccia presented the request to recommend approval of an amendment to the Palm Valley Medical Campus Comprehensive Sign Package dated September 25, 2006 with a revision date of August 19, 2013. The Palm Valley Medical Campus is located south of McDowell Road, east of Litchfield Road. The medical campus contains several medical related offices, including the Abrazo West Campus hospital and Adelante Healthcare facility. The applicant is requesting an amendment to the CSP for the Palm Valley Medical Campus. The amendment would increase the allowable wall sign allocation for a large building within the medical campus that is currently occupied by Adelante Healthcare. Modifications will only apply to Adelante Healthcare Goodyear, identified on the Final Plan. All other users within the medical campus will need to comply with the current standards as established in the CSP. Staff recommends approval of an amendment to the Palm Valley Medical Campus Comprehensive Sign Package dated September 25, 2006 with a revision date of August 19, 2013.

Commission requested clarification of the location and asked if other vacant land in the area is planned for medical use. Mr. Careccia identified the location and affirmed that the vacant parcels are planned for medical use. Commission also wanted to know if the reasons for the change were outlined in the staff report to defend the decision in the future. Mr. Careccia stated that all the criteria listed in the zoning ordinance is part of the staff analysis, which is the written record.

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-630-00001 COMPREHENSIVE SIGN PACKAGE AMENDMENT FOR THE PALM VALLEY MEDICAL CAMPUS. The motion carried by the following vote:

Ayes 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

Excused 1 - Vice Chairman Barnes

9. STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker stated that staff is working on providing training for Commission. Also, commissioners should have received an email invitation for the volunteer appreciation event being held on March 20, 2019.

Planning Manager Katie Wilken added that we are still recruiting for the vacant Commission seat.

10. NEXT MEETING

The next Planning and Zoning meeting will be held on April 10, 2019 at 6 p.m. The meeting will be held at the Goodyear Municipal Court and Council Chambers, 14455 W. Van Buren St., B101, Goodyear, AZ 85338.

11. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:52 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____