



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, September 25, 2019

6:00 PM

Las Brisas Academy - Elementary School
18211 W. Las Brisas Dr.
Goodyear, AZ 85338

CALL TO ORDER

Chairman Bray called the meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Clymer, and Commissioner Ellison

Absent 1 - Commissioner Steiner

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

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Clymer and Commissioner Ellison

Excused 1 - Commissioner Steiner

MINUTES

1. [P&Z MIN 11-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on September 11, 2019.

MOTION BY Commissioner Kish, SECONDED BY Vice Chairman Barnes, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on September 11, 2019. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Clymer and Commissioner Ellison

Excused 1 - Commissioner Steiner

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS**2. [19-700-00001](#) MAJOR GENERAL PLAN AMENDMENT FOR LAKIN PARK AREA**

Chairman Bray opened the public hearing at 6:03 p.m.

Long Range Planner Joe Schmitz presented the proposal for a Major General Plan Amendment for an area referred to as the “Lakin Park Area.” This area consists of 2,283 acres and is bounded by MC85 on the north and west, the Sarival Avenue alignment on the east and the Gila River on the south. The Lakin Cattle Company owns approximately 750 acres along both sides of Cotton Lane between MC85 and the Gila River. This owner is working with Quantum Capital to develop the property and had filed a rezoning request with the city in December of 2018. At about the same time, the owners of 82 acres of land (Ironline Partners - Goodyear 82 LLC), which formerly was part of the Riverside Park project, also filed a rezoning request for their property.

This amendment will change the land use categories for these properties from a residential category (Scenic Neighborhood and Neighborhood) to a non-residential land use category (Business & Commerce or Industrial) which is considered to be more compatible with the planned development of freeways through this area. The proposed amendment also will change certain lands located within the floodway of the Gila River from a residential land use category (Scenic Neighborhood and Neighborhood) to the Open Space land use category which is considered more compatible with the floodway designation. The Open Space land use category would still allow development at a density of at least one residential unit per acre, as provided by state law, but any such development would still need to comply with all applicable federal, state and local codes and regulations related to floodplains and floodways.

This is the first of two public hearings that will be held on the Lakin Park Area Major General Plan Amendment. The primary purpose of this public hearing is to take comments from the public and answer any questions that may arise. No action by the Commission will be requested at this meeting.

Commission asked about the flood plain and whether that would be left as open space. Mr. Schmitz stated that the primary change is to the flood way and not the flood plain. Flood plains can be developed according to certain standards as well as flood ways. The open space category has been matched with the flood way.

Commission asked if there is an example of this change to the flood way in Goodyear or any nearby areas. Mr. Schmitz stated that he is not familiar with any locations that would be a good example for comparison but it is not unusual for flood ways to be designated as open space and they still have to

comply with regulations for flooding.

Commission questioned what classifies as a Class A tenant. Mr. Schmitz explained that a Class A tenant is distinguished by a space consisting of higher end offices and usually higher rent.

Commission commented on the addition of Industrial and asked what type of Industrial will be allowed in this area. Mr. Schmitz explained that the land uses allowed in these areas have been evaluated and taken into consideration for future use. This type of industrial will include warehouse, distribution and these types of uses. Planning Manager Katie Wilken explained that the rezoning will come before the Commission at the next meeting, however, the zoning can change in the future. The industrial district does allow I-2 general industrial or I-1 light industrial. City standards would still require certain uses to get a use permit. There are some I-2 uses being allowed within the zoning but they are voluntarily restricting some of the incompatible uses.

Commission asked why there needs to be a plan change from the previous plan. Mr. Schmitz stated that the previous plan had found residential to be desirable in this area. With freeway development, other uses for the area have become more attractive.

Commission asked about the landowner support. Mr. Schmitz explained that they had notified landowners and had not received any negative comments.

Taylor Earl, Earl & Curley, P.C., representing the owner and developer of the Lakin Park development stated that they were in support of the amendment. As a representative and a Goodyear resident they wanted to bring jobs to this area.

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

No action was taken by Commission at this time.

3. [19-700-00002](#) **MINOR GENERAL PLAN AMENDMENT FOR PERRYVILLE & SOUTHERN AREA**

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

Long Range Planner Joe Schmitz presented the request for a Minor General Plan Amendment to the City of Goodyear General Plan - Goodyear 2025 - for an area referred to as the "Perryville & Southern Area." This area consists of 868 acres and is bounded by Perryville Road on the west, the Union Pacific Railroad right-of-way on the north and MC85 on the south and east. This proposed Minor Amendment is being proposed in conjunction with the Major General Plan Amendment proposed for the Lakin Park Area located immediately east of the amendment area. The primary purpose of this amendment is to reflect the location of the future SR303L and SR30 freeways.

Several citizens asked where the map and other information was located. Chairman Bray advised that all relevant information was available on the website. Mr. Schmitz stated that he could send the information directly to any residents that requested it. Further information and action on the items from this meeting will take place at a Planning and Zoning Commission meeting on October 16, 2019.

There being no further public comment, Chairman Bray closed the public hearing at 6:35 p.m.

No action was taken by Commission at this time.

BUSINESS

None.

STAFF COMMUNICATIONS

Development Services Director Christopher Baker would review the City Council outcomes for cases previously presented to the Commission at the next Planning and Zoning Commission meeting. The meeting on October 16, 2019 would include training by the Urban Land Institute.

NEXT MEETING

The next Planning and Zoning meeting will be held on October 16, 2019 at 6:00 p.m. at the Goodyear Municipal Court and Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:37 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____