



Meeting Minutes

Planning & Zoning Commission

Wednesday, February 17, 2016

6:00 PM

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

1. **CALL TO ORDER**

Chairman Peters called the meeting to order at 6:00 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present 5 - Chairman Ryan Peters, Commissioner Cathleen Short, Commissioner Randy Barnes, Commissioner Patrick Bray, and Commissioner Jason Kish

Absent 1 - Commissioner Kathleen Molony

Vote to excuse only the Commission members who were unable to attend due to extenuating circumstances.

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

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Planner III Steve Careccia, Planner II Alex Lestinsky, and Administrative Assistant Heather Harris.

4. **MINUTES**

- 4.1 [P&Z MIN 03-2016](#) Approve draft minutes of the Planning & Zoning Commission meeting held on January 20, 2016.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Kish, to APPROVE the minutes of the Planning and Zoning Commission meeting held on January 20, 2016. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

5. PUBLIC COMMENTS

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS**7.1 [15-350-00002](#) SPECIAL USE TO ALLOW THE INSTALLATION OF A VERIZON WIRELESS COMMUNICATION FACILITY MONOPALM AT 17605 W. MCDOWELL ROAD**

Continued until March 16, 2016 to determine whether to recommend approval of a Special Use to allow the installation of a proposed Verizon Wireless Communication Facility (WCF) to include a 65-foot tall monopalm and support equipment on property located at 17605 West McDowell Road, subject to stipulations.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes, to CONTINUE Case 15-350-00002 Special Use Permit to allow the installation of a Verizon Wireless Monopalm until the March 16, 2016 Planning and Zoning Commission meeting. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

8. NEW BUSINESS**8.1 [14-200-00005](#) REZONE 3 ACRES FROM AU-AGRICULTURAL URBAN TO C-1, NEIGHBORHOOD COMMERCIAL**

Planner II Alex Lestinsky was present to discuss the staff report to recommend approval of a rezoning request (Case No. 14-200-00005) from AU-Agricultural Urban to C-1, Neighborhood Commercial for 3 acres generally located southwest of Yuma Road and Cotton Lane. The Avondale Moose Lodge, located at the subject property, has legally non-conformed to the Agricultural Urban zoning district since its annexation in 1983. Staff finds the proposed rezoning will be consistent with the General Plan land use designation and will not adversely impact the surrounding area.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Bray, to recommend APPROVAL of Case 14-200-00005 to Rezone 3 acres from AU-Agricultural Urban to C-1, Neighborhood Commercial. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

8.2 [14-350-00003](#) **SPECIAL USE PERMIT TO FACILITATE THE DEVELOPMENT OF A NEW MOOSE LODGE FACILITY**

Planner II Alex Lestinsky was present to discuss the staff report to recommend approval of a Special Use to facilitate the development of a new Moose Lodge Facility subject to stipulations. The request is for a Special Use Permit to allow for a private club/fraternal organization use within a C-1, Neighborhood Commercial zoning district if the corresponding rezone is approved. The use has legally non-conformed without a Special Use Permit since the property was annexed in 1983. Staff finds the proposed request will be compatible with the surrounding area, will not be a detriment to surrounding properties or persons, and will be in conformance with the General Plan.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes, to recommend APPROVAL of Case 14-350-00003 Special Use Permit to facilitate the development of a new Moose Lodge. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

8.3 [15-350-00003](#) **USE PERMIT TO ALLOW THE INSTALLATION OF AN IRRIGATION WELL ON TRACT 16E OF CANTAMIA PHASE 2 POD 4**

Planner II Alex Lestinsky was present to discuss the staff report for the requested approval of a Use Permit to allow an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4, subject to stipulations. AV Homes, Inc. is requesting approval of a Use Permit to facilitate the development of an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4 to fill the lakes within the development. The subject property is an undeveloped tract within the CantaMia PAD. Staff finds this Use Permit application meets the conditions and required findings for a use permit and satisfies additional ADWR and City Public Works requirements.

Commission Short questioned how the well will effect the aquifer. City of Goodyear Water Resources Manager Mark Holmes explained that the applicant was required to prove water availability.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Barnes, to recommend APPROVAL of Case 15-350-00003 Use Permit to allow the installation of an irrigation well on Tract 16E of CantaMia Phase 2 Pod 4. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

8.4 [14-500-00008](#) **PRELIMINARY PLAT FOR ARROYO RANCH**

Planner III Steve Careccia was present to discuss the staff report for the recommended approval of a request for a preliminary plat subdividing 39.9 acres into 40 residential lots and 14 tracts for a development known as Arroyo Ranch, generally located 4,000 feet east of the intersection of Elliot Road and Rainbow Valley Road, subject to stipulations. The minimum lot size is 20,000 square feet with custom homes in the intended development. The proposed density is one unit per acre. Staff finds the requested preliminary plat is consistent with the land use, zoning standards, and technical requirements of the City's Subdivision Regulations and the Arroyo Ranch PAD. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve future development within the subdivision.

Commissioner Bray questioned if the left turn onto Elliott Rd. out of Arroyo Ranch would be addressed. Steve Careccia indicated that the developer will make improvements to Elliott Rd. Chairman Peters asked about the public hearing notice and Steve Careccia explained that a public hearing requirement was not necessary at this point in the preliminary plat process; however, public concerns were addressed during the PAD.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Barnes, to recommend APPROVAL of Case 14-500-00008 Preliminary Plat for Arroyo Ranch. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

8.5 [14-500-00001](#) ESTRELLA COMMONS PRELIMINARY PLAT

Planning Manager Katie Wilken was present to discuss the staff report to recommend the approval of a Preliminary Plat for Estrella Commons. This is a request to subdivide 105.6 acres into 365 single family lots and 39 tracts at the southeast corner of Interstate 10 and Estrella Parkway to facilitate the development of Estrella Commons.

Commissioner Kish questioned if there would be trails and parks in the development. Planning Manager Katie Wilken explained the Preliminary Plat process and indicated that parks and trails were planned for the community. The applicant provided the Planning Manager with a copy of the landscape design that detailed those items to present to the commission.

Burch & Cracchiolo Attorney Ed Bull, representing Evergreen, was present to answer any further questions by the commission. Commissioner Bray questioned how soon development would begin and about the district portion. Mr. Bull indicated that several homebuilders were interested. The district portion was both market driven and dependent on distance from homes.

MOTION BY Commissioner Bray, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 14-500-00001 Estrella Commons Preliminary Plat. The motion carried by the following vote:

Ayes 5 - Chairman Peters, Commissioner Short, Commissioner Barnes, Commissioner Bray, and Commissioner Kish

Excused 1 - Commissioner Molony

9. STAFF COMMUNICATIONS

Development Services Director Christopher Baker updated the Commission on previous Planning and Zoning cases that recently went to City Council.

Planning Manager Katie Wilken reminded the commissioners that re-appointments for the expiring Commission seats and the appointment of the replacement for Commissioner Hamilton will be conducted at the February 22, 2016 City Council meeting. Also, the vote for Planning and Zoning Commission Chairman and Vice Chairman will be conducted during the March 16, 2016 Planning and Zoning Commission meeting.

10. ADJOURNMENT

There being no further business to discuss, Chairman Peters adjourned the meeting at 6:27 p.m.

Respectfully Submitted by:

Heather Harris, Administrative Assistant

Chairman Ryan Peters, Chairman

Date: _____