



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, January 18, 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 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

Absent 1 - Commissioner Walters

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

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

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

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

Excused 1 - Commissioner Walters

4. **MINUTES**

- 4.1 [P&Z MIN 01-2017](#) Approve draft minutes of the Planning and Zoning Commission meeting held on December 14, 2016.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Milton, to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on December 14, 2016. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

Excused 1 - Commissioner Walters

5. **PUBLIC COMMENTS**

None.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8.1 [16-210-00006](#) ESTRELLA MOUNTAIN RANCH MONTECITO PHASE 3 PAD AMENDMENT

Chairman Bray opened the Public Hearing at 6:03 p.m.

Planner II Alex Lestinsky presented the proposed amendment to create a new Single-Family Detached-Creative Lot-A (SFD-CL-A) district and development standards and rezone Parcel 7.5 to the new district. Staff finds that the requested Planned Area Development (PAD) Amendment is consistent with the subject property's Neighborhood land use designation and will be compatible with the surrounding area. The design guidelines were intended for a high density product. Housing built at this parcel will still be required to comply with the City of Goodyear Design Guidelines. Removing these design guidelines will not impact the quality of housing at this parcel.

Commissioner Kish requested further clarification on the creative lot guidelines. Planner II Lestinsky further explained that this rezone only effects parcel 7.5.

There being no public comment, Chairman Bray closed the Public Hearing at 6:09 p.m.

MOTION BY Vice Chairman Barnes, SECONDED BY Commissioner Kish, to recommend APPROVAL of Case 16-210-00006 Estrella Mountain Ranch Montecito Phase 3 PAD Amendment. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Milton, and Commissioner Keys

Excused 1 - Commissioner Walters

9. STAFF COMMUNICATIONS

Planning Manager Wilken addressed the Commission regarding the proposed movement of the February 15, 2017 Planning & Zoning Commission Meeting to February 22, 2017.

Development Services Director Baker provided updates regarding the Council status of previous Planning and Zoning Commission cases. He also updated the Commission about the single family permits for 2016 and the residential trend since the Great Recession. The trend

appears to have stabilized and the market outlook is similar or better than 2016.

Commissioner Molony inquired about new retail and the future mall site. Baker explained that Phase I has been completed and the developer is in talks regarding the next phase. Molony asked if the developer was responsible for bringing retail or is the Economic Development Department responsible. Baker explained that a partnership exists between the developer and the Economic Development Department to attract businesses to the city. Baker also explained the correlation between roof tops and attracting new businesses and how the industrial interests in the city is beneficial in bringing new retail and restaurants.

Baker informed the Commission that the agreement regarding the Fire Service and Protection in Estrella will be proposed to Council on Monday, January 23, 2017.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:20 p.m.

Respectfully Submitted By:

Patrick Bray, Chairman

Heather Harris, Commission Secretary

Date: _____