



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

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Wednesday, August 9, 2017

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 6:00 p.m.

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

**Present** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Absent** 2 - Vice Chairman Barnes, and Commissioner Keys

Staff Present: Development Services Director Christopher Baker, Planning Manager Katie Wilken, Assistant City Attorney Sarah Chilton, Long Range Planner Joe Schmitz, Planner III Karen Craver, Planner III Steve Careccia, Planner II Alexandra Lestinsky, 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 Molony, to EXCUSE Vice Chairman Barnes and Commissioner Keys from the meeting. The motion carried by the following vote:**

**Ayes** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused** 2 - Vice Chairman Barnes, and Commissioner Keys

#### 4. MINUTES

- 4.1 [P&Z MIN 13-2017](#) Approve draft minutes of the Planning and Zoning Commission held on July 12, 2017.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to APPROVE the draft minutes of the Planning and Zoning Commission held on July 12, 2017. The motion carried by the following vote:**

**Ayes** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused** 2 - Vice Chairman Barnes, and Commissioner Keys

**5. PUBLIC COMMENTS**

None.

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

**7. OLD BUSINESS**

**7.1 [16-210-00005A](#) REZONE OF A PORTION OF THE PALM VALLEY PHASE II FINAL PLANNED AREA DEVELOPMENT (PAD) TO THE VISTAS AT PALM VALLEY FINAL PAD**

Chairman Bray opened the public hearing at 6:04 p.m.

Long Range Planner Joseph Schmitz presented the Final PAD zoning for approximately 53.6 acres generally located at the southwest corner of Palm Valley Boulevard and Litchfield Road for a project to be known as Vistas at Palm Valley, as set forth by Ordinance 17-1351 and subject to stipulations. Schmitz reminded the Commission that a public hearing was held before the Planning and Zoning Commission at its regular meeting held on June 14, 2017. The applicant requested a postponement to provide additional time to revise the proposal to address some of the comments received.

Staff finds that the proposed Vistas at Palm Valley PAD is consistent with the subject property's neighborhood land use designation in the Goodyear 2025 General Plan and will be compatible with the surrounding area. This project offers standard detached single family homes, but also provides housing product variety in the form of duplex and triplex buildings. This medium density housing product is similar to the density of neighboring residential areas; will serve as a transition from the lower density product to the west to the commercial uses along Litchfield and McDowell Roads; and will provide additional housing units that can support the adjacent commercial area. For these reasons, staff is recommending approval of the proposed Vistas at Palm Valley Final PAD as described in the Final PAD document dated July 27, 2017.

Applicant Brennan Ray with Meritage Homes was present to emphasize the infill development that is addressed within the development. Currently, there are no homes that front the golf course. An opportunity with Parcel B to introduce high quality homes to replace the abandoned driving range. Highlighted the entry corner that will replace one of the lakes in order to address the concerns mentioned at the June 14, 2017 meeting. Presented the conceptual landscaping and design along Litchfield Rd. and Palm Valley Blvd. Reviewed the elevations and high quality of the design. Noted the outreach to the neighborhood and meetings were noted to emphasize the effort made to meet the community concerns. Identified open spaces in the planned community. Summarized the benefits the project will provide to the Palm Valley

location.

Commissioner Walters disclosed that one of the letters received in opposition attends the same church; however, she has not been contacted by anyone about the request and there are no issues that will affect her ability to vote on the matter.

Several citizens, some opposed and some in favor of the project, were present to address the Commission:

Those in favor identified the following reasons:

- \*Nice alternative to closing the golf course, which is struggling and could affect 5 different subdivisions and golf course homes.
- \*Prevents potential loss of property value
- \*Improves the area, especially the driving range location
- \*Meritage has been great in communicating and working with residents
- \*Member of Palm Valley golf course believed this was a good move to make
- \* A representative from Montessori in the Park stated that Meritage has reached out to work together regarding the access road and, while there are concerns, prefer residential vs. commercial behind school

Those in opposition identified the following reasons:

- \*Higher density housing
- \*Concerned new traffic light will cause traffic issues like on Dysart
- \*Land grab
- \*Does not believe to be consistent with General Plan
- \*Golf course will be harder to play
- \*Increased traffic, population increase, school capacity, property tax, increased crime, high density, home value depreciation
- \*Prefer light commercial vs residential, problem with management of golf course, congestion

There being no further public comment, Chairman Bray closed the public hearing at 6:52 p.m.

Commission requested to hear the golf course owner's vision for the two parcels. Roger Nelson, representing Gold Buffalo, stated that his firm has owned the courses since 2010 and lose money every year on the south lakes course. Operating at a loss, abandonment, or reinvest into the community are their options. This transaction provides a solution for the city, residents, and the viability of the community and golf course.

**MOTION BY Commissioner Molony, SECONDED BY Commissioner Walters, to recommend APPROVAL of Case 16-210-00005A Rezone of a Portion of the Palm Valley Phase II Final Planned Area Development (PAD) to the Vistas at Palm Valley Final PAD. The motion carried by the following vote:**

**Ayes**      4 -    Chairman Bray, Commissioner Molony, Commissioner Walters, and  
                         Commissioner Steiner

**Nayes** 1 - Commissioner Kish

**Excused** 2 - Vice Chairman Barnes, and Commissioner Keys

**8. NEW BUSINESS**

**8.1 [17-350-00002](#) SPECIAL USE PERMIT TO ALLOW A CHURCH IN C-2 DISTRICT**

Chairman Bray opened the public hearing at 6:59 p.m.

Planner II Alexandra Lestinsky presented the recommendation to approve the special use permit for New Day Church to locate within an existing building at 129 E. Western Avenue. New Day Church has purchased 1.73 acres in Goodyear which includes the former True Value Hardware Store, zoned C-2, and the adjacent parcels that consist of parking and storage space, zoned General Industrial (I-2). Structurally, the building will remain as is, but the interior will be converted into an assembly space with additional office, storage, and classroom space, which will comply with all building code requirements. The project narrative accurately reflects the need for the use. In addition, the following evaluation has been provided as required by Section 1-3-4 of the Zoning Ordinance:

Applicant Lydia Reyes, Architect, was present as well as the pastor of New Day Church who expressed their excitement and to communicate their plans to the Commission.

Sonny Gutierrez, owner of Sonny's Boxing Gym, expressed support for the church and believe they can help each other.

There being no further public comment, Chairman Bray closed the public hearing at 7:03 p.m.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-350-00002 Special Use Permit to Allow a Church in C-2 District. The motion carried by the following vote:**

**Ayes** 5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused** 2 - Vice Chairman Barnes, and Commissioner Keys

**8.2 [17-630-00002](#) AMENDMENT TO THE PALM VALLEY CROSSING DEVELOPMENT GUIDELINES TO MODIFY THE STANDARDS APPLICABLE TO THE AUTO MALL FREEWAY PYLON SIGN**

Chairman Bray opened the public hearing at 7:04 p.m.

Planner III Steve Careccia presented the recommendation to approve an amendment to the Palm Valley Crossing Development Guidelines, Section VI Sign Standards, applicable to the Auto Mall freeway pylon sign to permit the replacement of the electronic message display, as set forth in the draft of Ordinance No. 17-1361. A proposal for a new freeway pylon sign would require approval of a use permit in accordance with Zoning Ordinance provisions adopted in

2006. The freeway pylon sign located within the Palm Valley Crossing PAD was approved in 1995, subsequently amended in 2004. Staff is recommending approval of an amendment to Section VI Sign Standards to the Palm Valley Crossings Development Guidelines that incorporates the prior modifications to the sign standards previously approved by Council and that would allow for the new color display to be used subject to limitations.

Applicant Lee Farris, Property Manager, Palm Valley Crossing Owners Association, addressed the Commission to communicate his concern with no movement on the pylon signage, which currently exists. Concerned with the limitation considering the investment made.

There being no public comment, Chairman Bray closed at 7:11 p.m.

Assistant City Attorney Sarah Chilton answered questions regarding the ordinance/code regarding the signage movement. Offered an executive to discuss in detail, if needed.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL of Case 17-630-00002 Amendment to the Palm Valley Crossing Development Guidelines to Modify the Standards Applicable to the Auto Mall Freeway Pylon Sign. The motion carried by the following vote:**

**Ayes**      5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused**   2 - Vice Chairman Barnes, and Commissioner Keys

**8.3      [17-500-00005](#)      PV303 EAST II SOUTH PRELIMINARY PLAT**

Planner III Karen Craver presented the recommendation to approve the preliminary plat for PV303 East II South, subdividing 43.07 acres into seven parcels, located at the southeast corner of SR303 and Indian School Road, subject to stipulations. The PV303 East II South preliminary plat: Creates seven new parcels for commercial development, as well as a parcel for the Refinery Church; creates new private streets and utilities to the proposed parcels; is consistent with the land use and development standards of the PV303 PAD; and, is consistent with the technical requirements of the City's Subdivision Regulations. Therefore, staff recommends approval, subject to stipulations.

Applicant Bob Bambauer, Sunbelt Holdings was present to further explain the plans for the plat.

**MOTION BY Commissioner Walters, SECONDED BY Commissioner Kish, to recommend APPROVAL for Case 17-500-00005 PV303 East II Preliminary Plat. The motion carried by the following vote:**

**Ayes**      5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused**   2 - Vice Chairman Barnes, and Commissioner Keys

**8.4      [17-500-00006](#)      PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.1**

Planner III Steve Careccia presented the recommendation to approve a preliminary plat for Estrella Parcel 9.1 subdividing 22.91 acres into 92 single family lots and 11 tracts located approximately 800 feet north of the northwest corner of Estrella Parkway and Willis Road within the Montecito Phase Three Planned Area Development (PAD) subject to stipulations. The preliminary plat is consistent with the land use, development standards, and density approved by the Montecito PAD for this parcel. The preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Pete Teiche, Newland Communities, was present for questions. Commission inquired about who will be responsible for putting in the 178th Ln. Teiche stated that it is an emergency access and when the adjoining area is developed, the developer will be responsible for the tie in to the south.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for Case 17-500-00006 Preliminary Plat for Estrella Parcel 9.1. The motion carried by the following vote:**

**Ayes**      5 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, and Commissioner Steiner

**Excused**   2 - Vice Chairman Barnes, and Commissioner Keys

## **9. STAFF COMMUNICATIONS**

Development Services Director Christopher Baker updated the Commission on actions that they had made recommendations on in past meetings. Reminder about special meeting on Aug. 16th to include a worksession regarding Hip & Trendy and an Economic Development presentation. Planning Manager Katie Wilken will update on development activity. Planning Commission training will also be conducted that evening.

## **10. ADJOURNMENT**

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:29 p.m.

Respectfully Submitted By:

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Heather Harris, Commission Secretary

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Patrick Bray, Chairman

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

