



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, August 16, 2017

6:00 PM

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

Special Meeting

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Absent 1 - Vice Chairman Barnes

Staff Present: Development Services Director Christopher Baker, Economic Development Director Michelle Lawrie, 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 Molony, SECONDED BY Commissioner Keys, to EXCUSE Vice Chairman Barnes from the meeting. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

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 [17-210-00004](#) PV303 PLANNED AREA DEVELOPMENT (PAD) AMENDMENT FOR 0.5 ACRES.

Development Services Director presented the recommendation to approve the amendment to the PV303 PAD to conditionally rezone approximately 0.5 acres generally located at the northeast corner of Loop 303 and Indian School Road and to update land use exhibit to PV 303 Planned Area Development Dated February 2017, as set forth in the draft Ordinance 17-1363 and stipulations.

Applicant TJ Wead, Merit Partners, briefly discussed the request.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Molony, to recommend APPROVAL for case 17-210-00004 PV303 Planned Area Development (PAD) Amendment for 0.5 Acres. The motion carried by the following vote:

Ayes 6 - Chairman Bray, Commissioner Kish, Commissioner Molony, Commissioner Walters, Commissioner Keys, and Commissioner Steiner

Excused 1 - Vice Chairman Barnes

Chairman Bray called a short recess to setup for worksession format at 6:06 p.m.

Chairman Bray called the meeting back to order at 6:09 p.m.

8.2 [WS 1](#) ECONOMIC DEVELOPMENT UPDATE

Economic Development Director Michelle Lawrie presented on behalf of the Economic Development department to describe the function of the department. Discussed stages of the development, highlighted major employers, described the development continuum, reviewed the strategic plan as it relates to economic development, discussed job creation, retail, and entertainment, and addressed development questions from Commissioners.

8.3 [17-220-00006w](#) ZONING ORDINANCE TEXT AMENDMENT - NEW RESIDENTIAL DISTRICTS

(Presented after 8.4)

Development Services Director Christopher Baker and Planner II Alexandra Lestinsky presented the proposed amendments to the city of Goodyear Zoning Ordinance residential districts and development standards. There has been an increase in Planned Area Development (PAD) Rezone applications in the past 3 years. Since January 1, 2014, 34 out of 37 rezone cases have been PAD related. PAD zoning is a costly and lengthy work around that is often difficult to administer. Data indicates PAD Rezones take twice as long as regular rezone cases to receive approval. Staff believes that amending the Zoning Ordinance to include new

residential districts, the development process will be more efficient and the residential lot and product diversity will increase satisfying the goals of the General Plan. Staff has been researching other Valley city Zoning Ordinances and working with our customers to determine which standards are best suited for Goodyear while paying particular attention to the 2025 General Plan and the current residential market demands.

8.4 [WS 2](#) **DEVELOPMENT ACTIVITY UPDATE**

(Presented prior to 8.3)

Planner III Steve Careccia presented the current development activity to include pre-application meetings, submittals, review times, special projects, single family permitting stats, mulit-family units, and process improvements.

8.5 [WS 4](#) **PLANNING AND ZONING COMMISSION TRAINING**

Due to the length of meeting, Director Baker requested to postpone the training until September meeting. Commissioners agreed on the decision.

9. STAFF COMMUNICATIONS

None.

10. ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 7:57 p.m.

Respectfully Submitted By:

Heather Harris, Commission Secretary

Patrick Bray, Chairman

Date: _____