



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, November 6, 2019

6:00 PM

Goodyear Municipal Court and Council
Chambers
14455 W. Van Buren St., Ste. B101
Goodyear, AZ 85338

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent 1 - Vice Chairman Barnes

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Molony, to EXCUSE
Vice Chairman Barnes from the meeting. The motion carried by the following vote:**

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

Excused 1 - Vice Chairman Barnes

MINUTES

1. [P&Z MIN](#) Approve draft minutes of the Planning and Zoning Commission meeting held on
[14-2019](#) October 16, 2019.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Clymer, to APPROVE
the draft minutes of the Planning and Zoning Commission meeting held on October 16, 2019.**

The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS**4. [19-500-00006](#) PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.36**

Chairman Bray, upon approval from the Commission, moved up agenda item #4.

Planner III Alex Lestinsky presented the request to subdivide approximately 18 acres into 40 lots and 5 tracts. The subdivision will be accessed from Estrella Parkway. Typical lot sizes in this parcel are 50' x 105'. The approved development standards for the Estrella 12.36 PAD reflect the city's R1-6 zoning district with deviations to the setbacks. In order to proceed, the PAD required 1 amenity element, 2 connectivity elements, and 2 streetscape elements must be provided. The amenity and connectivity elements have been satisfied through the preliminary plat review and are detailed below. Streetscape elements (paver driveways, porches and courtyards, or an additional design feature similar in scope) will be determined during Residential Design Review.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to recommend APPROVAL for Case 19-500-00006 PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.36. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

2. [19-210-00007](#) REZONE APPROXIMATELY 5 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO PUBLIC FACILITIES DISTRICT (PFD) FOR FIRE STATION

Chairman Bray opened the public hearing at 6:05 p.m.

Planner II Christian Williams presented the request to rezone approximately 5 acres of land located southwest of North 143rd Avenue and West Celebrate Life Way that is owned by the city. The property consists of two parcels, both of which are zoned Planned Area Development (PAD) but with different development standards and permitted uses. The city is proposing to rezone the entire 5-acre site to the Public Facilities District (PFD) with stipulations. Development of the property will be in compliance with the PFD development standards.

An alternative citizen review process was conducted for this proposal since there are no residences in the notice area. Notice of the public hearing was provided to property owners within 500-feet of the property. To date, no objections or inquiries were received as a result of this notification.

Commission asked if there was a reason why this fire station was so close to another fire station. Mr.

Williams stated that the station at Yuma and Litchfield has been closed while Station 181 has been operating out of Station 184 on Village Pkwy and Yuma. The construction of this fire station would move that crew out of Station 184. This location would lower the average response times across the city.

Commission asked what is happening with the old Station 181. Mr. Williams explained that it is city owned property and its use will be determined at a later date.

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

MOTION BY Commissioner Clymer, SECONDED BY Commissioner Ellison, to recommend APPROVAL for Case 19-210-00007 REZONE APPROXIMATELY 5 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO PUBLIC FACILITIES DISTRICT (PFD) FOR FIRE STATION. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

3. PASEO PLACE PARCEL 2 REZONE

This item has been canceled.

BUSINESS

**5. [PZ 2020](#) 2020 PLANNING AND ZONING COMMISSION MEETING DATES
[Calendar](#) **PROPOSED ACTION:****

A vote shall be taken to approve the 2020 Planning and Zoning Commission meeting dates.

MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner, to APPROVE the 2020 PLANNING AND ZONING COMMISSION MEETING DATES. The motion carried by the following vote:

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

Excused 1 - Vice Chairman Barnes

STAFF COMMUNICATIONS

Development Services Director Christopher Baker reviewed City Council outcomes for cases previously presented to the Commission. Mr. Baker stated that Planning Manager Katie Wilken and himself have generated a list of zoning text amendments, including single family rental products. There was a Work Session in August, in which Council gave direction to create a special zoning district with heightened architectural requirements. A solicitation was sent out to evaluate those items, responses were received and staff will be evaluating while engaging Commission on the projects.

Commission asked if there was any concern about the amount of single family rental units within the city.

Mr. Baker stated that there are close to 3000 units in various states of development phases. Typically there are 180-200 units per development, most of which require rezoning. This is just one topic that needs to be addressed within the zoning text amendments. The single family rentals will be addressed first and there will be Work Sessions with Commission and Council to get feedback.

Commission asked whether there is a cut off to the amount of these units or whether the developments can come in as long as they abide by the regulations.

Mr. Baker responded that if a property is appropriately zoned, the development can go through the site plan process or other processes. If a property is not appropriately zoned, they require rezoning and Commission or Council can make decisions if that is an appropriate land use. Council was provided with data during the Work Session and directed staff to create a zoning district with higher standards. There is not a percentage ceiling.

Commission asked about the data on single family rentals in comparison with other municipalities.

Ms. Wilken stated that there is no data on the rentals specifically, rather single family compared to multi-family. The city is on the lower side because of where the projects are in development, however, the city will be in the mid-range once the developments are completed.

Mr. Baker explained that now is a good opportunity to raise the standards. There are currently 2 developments under vertical construction and a few others working on infrastructure. There is also continued interest in building more so raising the standards now will ensure the best products.

Commission advised for staff to look around the valley at other municipalities and find an 'A+' builder of these types of units, reach out to them to see what we can do to reach the higher standard.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on December 4, 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 6:24 p.m.

Respectfully Submitted By:

Alissa Magley, Commissioner Secretary

Patrick Bray, Chairman

Date: _____