



City of Goodyear

See meeting location
below

Meeting Minutes

Planning & Zoning Commission

Wednesday, October 21, 2020

6:00 PM

Goodyear City Hall
190 N Litchfield Rd. Room 117
Goodyear, AZ 85338

CALL TO ORDER

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

ROLL CALL

Commissioner Kish arrived to the meeting at 6:01 p.m.

Present 7 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, Commissioner Clymer, and Commissioner Ellison

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

None.

PUBLIC HEARINGS

1. [20-700-00001](#) **MAJOR GENERAL PLAN AMENDMENT - WAGNER AREA**

Chairman Bray opened the public hearing at 6:10.

Senior Planner Alex Lestinsky presented the Request for a Major Amendment to the Goodyear 2025 General Plan for approximately 430 acres generally located south of the southeast corner of Broadway Road and Bullard Avenue to amend the land use designation for the property from Neighborhoods to Industrial.

The 430 acres subject to the General Plan amendment consists of approximately 240 acres owned by Robert Wagner and approximately 190 acres owned by Pioneer 2005, LLC and is generally located at the southeast corner of Broadway Road and Bullard Avenue (the "Property"). The Property is currently zoned AG, Agricultural. The General Plan Land Use Plan designates the land use for the Property as Traditional Neighborhoods. The underlying zoning districts that correlate to the Neighborhood land use designation in the General Plan include all of the residential zoning districts, the Planned Facilities District (PFD), the Commercial Office district (C-O) the Neighborhood

Commercial district (C-1), the General Commercial district (C-2) and Planned Area Development district (PAD). However, these uses are no longer compatible with the surrounding area. The majority of the 190 acres of the Property owned by Pioneer 2005, LLC is subject to an Aggregate Mining Overlay, 500 kV transmission lines transverse through the 430 acres and the SR30 freeway has been sited through a portion of the Property. The land use designation in the General Plan for the property to the north of the anticipated SR 30 alignment, which is also owned by Robert Wagner, is Industrial. Given these conditions, the development of the Property as Industrial is more consistent with the goals, objectives and policies of the General plan.

This amendment promotes the establishment industrial land uses along freeway corridors to avoid the potential negative impacts highways can have on residential development. The Gila River and Estrella Mountain Regional Park abut the property to the south and the Agua Fria River to the east restricting residential mobility and access to supporting commercial amenities. Additionally, the existing Aggregate Mining Overlay and impacts of those potential uses are detrimental to the quality of life of residential development that may be located nearby. The Property is in a floodplain and Ms. Lestinsky displayed the floodplain map for the area.

Ms. Lestinsky described the Lakin Major General Plan Amendment that took place in 2019, which is nearby this area.

Chapter 9 of the General Plan defines what type of change is considered a Major Amendment, Minor Amendment, or No Amendment. A change to a property's the land use categories affecting more than 160 acres is considered a Major General Plan Amendment. A Major General Plan Amendment requires two public hearings before the Planning and Zoning Commission (one of which must be at a location other than the regular meeting place) and one public hearing before the City Council. All Major Amendments to the General Plan are processed at the same time so that their cumulative effect may be considered. For this calendar year, this is the only one Major General Plan Amendment that was submitted.

The 2003-2013 General Plan designated the Property as Industrial. Staff is not sure why this area was designated as Residential in the most current General Plan.

Commission asked for clarification of where the subject property is located. Ms. Lestinsky displayed a map of the area.

Commission asked how long Pioneer will be active on the site. Ms. Lestinsky stated that she does not have that information.

Ed Bull, representing the application, stated that he was in agreement with the staff presentation.

David Beckham, the owner of the property at the southeast corner of Broadway Road and Bullard

Avenue, spoke in support of the Major General Plan Amendment. Mr. Beckham pointed out that his property is zoned I-2 even though there is still a sliver of property shown as Neighborhoods on the General Plan. Mr. Beckham stated that he would have joined the application for the Major General Plan Amendment had he known more about the application and wanted to clarify that he is in support of the staff recommendation.

There being no further public comment, Chairman Bray closed the public hearing at 6:17 p.m.

No action is required on this item, the purpose is to collect public comment.

STAFF COMMUNICATIONS

Development Services Director Christopher Baker informed the Commission that the Arizona League of Cities and Towns is holding an online Planning & Zoning Commissioner training that they could attend if they were interested.

Planning Manager Katie Wilken discussed the recent recommendation of approval for the Recreational Marijuana Establishments Zoning Ordinance Text Amendment that included CHAA maps presented to Commission on October 14, 2020. After the recommendation from Commission, staff made a change from 2 CHAAs within the City to 1 CHAA. The single CHAA includes a large sliver of Buckeye and Maricopa County. This is set to go to Council for approval on October 26, 2020. There was no comment from the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on November 4, 2020 at 6 p.m. at the Goodyear Municipal Court and Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Bray adjourned the meeting at 6:19 p.m.

Respectfully Submitted By:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____