



## City of Goodyear

See meeting location  
below

### Meeting Minutes

#### Planning & Zoning Commission

---

Wednesday, January 13, 2021

6:00 PM

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

---

While Planning and Zoning Commission meetings are open to the public, the occupancy has been reduced to implement social distancing. Seating is generally available on a first come basis, but meeting attendees will be cycled in and out if necessary to allow for speakers to speak on certain agenda items.

If you wish to speak during a meeting, please complete a speaker's card so that we may ensure you are in the room for that item.

Face Masks are required and must be worn when moving throughout the building.

#### CALL TO ORDER

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

#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner, and Commissioner Clymer

**Absent** 1 - Commissioner Ellison

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

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Excused** 1 - Commissioner Ellison

#### MINUTES

1. [P&Z MIN 31-2019](#) Approve draft minutes of the Planning and Zoning Commission meeting held on December 2, 2020.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on December 2, 2020. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Excused** 1 - Commissioner Ellison

#### **PUBLIC COMMENTS**

None.

#### **DISCLOSURE OF EX PARTE COMMUNICATIONS**

None.

#### **PUBLIC HEARINGS**

2. [20-300-00007](#) **A USE PERMIT REQUEST FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) IN THE C-2, GENERAL COMMERCIAL ZONING DISTRICT, WITHIN THE HUDSON COMMONS PAD AT THE SOUTHWEST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET**

Chairman Bray opened the public hearing at 6:03 p.m.

Principal Planner Karen Craver presented the request for a convenience use (drive-through restaurant) in the C2, General Commercial Zoning District, within the Hudson Commons PAD at the southwest corner of Estrella Parkway and Van Buren Street. The proposed project is a new, ground-up Someburros Mexican Food restaurant with a drive-through pick-up window and patio seating. The drive-through will be used to pick up orders that have been ordered ahead through the app or website. The proposed hours of operation for both dine-in and the pick-up window are 10:30am-9:00pm. The 3,608 square foot building is being proposed on a 45,047 square foot (1.03 AC) lot. The development meets the parking requirements for the zoning district. The site is zoned Planned Area Development (Hudson Commons PAD) with underlying C-2, General Commercial.

Access to the site is proposed along both the north and west sides of the property. There is an existing access easement and drive from Estrella Parkway to the north of the site. There is also an existing access road along the west side of the site to connect to Hudson Street to the south. A future drive connection to the property to the south is provided. The proposed typical building parapet elevations are 21'-4" and 26'-0" high with raised parapets occurring at select locations along main facades. Metal awnings will provide shade above windows.

Danielle Torres, representing the applicant, attended the meeting telephonically. Ms. Torres expressed agreement with the staff report and was available for questions.

Commission asked about the elevations shown and a clarification of the colors. Ms. Craver explained that the windows are blue tinted with dark brown awnings and roof line. The color scheme is used within the Hudson Commons area. This project was asked to make adjustments in order to blend in with Culver’s.

Commission asked if there will be indoor dining as well. Ms. Craver confirmed that there is indoor dining as well as dining on the outdoor patio.

There being no public comment, Chairman Bray closed the public hearing at 6:08 p.m.

**MOTION BY Commissioner Clymer, SECONDED BY Commissioner Kish to RECOMMEND approval for case 20-300-00007 A USE PERMIT REQUEST FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) IN THE C-2, GENERAL COMMERCIAL ZONING DISTRICT, WITHIN THE HUDSON COMMONS PAD AT THE SOUTHWEST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET.**

**The motion carried by the following vote:**

**Ayes**      6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Excused**   1 - Commissioner Ellison

**BUSINESS**

**3.      [19-500-00016](#)      PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.29**

Senior Planner Alex Lestinsky presented both item #3 and #4 together in the same presentation.

The request is for a Preliminary Plat for Estrella Parcel 9.29 subdividing approximately 10 acres into 65 residential lots and seven tracts generally located at northwest of Willis Road and 181st Avenue. The typical lot within the subdivision will be 35-foot wide and 86-foot deep. There is an error in the staff report stating that the lots would be 35-foot wide and 68-foot deep, but it is actually intended to be 86-foot deep. The Single Family Detached/Attached zone is intended to provide a variety of residential housing types on small and moderately sized lots and includes the possible use of side yard use and benefit easements, and front, side, or rear alley loaded garage residences. As designated in the PAD, minimum setbacks are 18-feet to the front and 5-feet to an alley loaded garage, and 0 and 5-feet for the sides. Maximum lot coverage is 75%. A specific housing product or homebuilder has yet to be determined.

Ms. Lestinsky presented the request for a Preliminary Plat for Estrella Parcel 11.11, subdividing approximately 9 acres of property into 38 lots and 3 tracts. The typical lot within the subdivision will be 47-foot wide and 90-foot deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 6-feet for the sides, and 10-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

Stuart Barney, representing the applicant, stated that there were some minor alterations needed to the stipulations of this request, most notably Stipulation No. 9. This was regarding the next item, Preliminary Plat for Estrella Parcel 11.I1.

**MOTION BY Commissioner Steiner, SECONDED BY Commissioner Kish to RECOMMEND approval for case 19-500-00016 PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.29. The motion carried by the following vote:**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Excused** 1 - Commissioner Ellison

4. [20-500-00007](#) **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I1**

Senior Planner Alex Lestinsky presented item #4 with item #3.

Stuart Barney, representing the applicant, stated that there were some minor alternations need to the stipulations of this request, most notably Stipulation No. 9. The word substantially could be replaced with complete regarding the lift station.

Deputy City Attorney Sarah Chilton reviewed the information presented by the applicant and stated that the Commission could approve the item as is and it could be fixed before going to Council.

Development Services Director Christopher Baker stated that since this was regarding legal and engineering stipulations, some review would be needed and this item would most likely end up going to Council in February. Mr. Barney agreed with the time frame.

**MOTION BY Commissioner Kish, SECONDED BY Commissioner Steiner to RECOMMEND approval for case 20-500-00007 PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I1 allowing staff to make clarifying changes to prepare for Council. The motion carried by the following vote.**

**Ayes** 6 - Chairman Bray, Vice Chairman Barnes, Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Excused** 1 - Commissioner Ellison

5. [20-630-00002](#) **AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR RECREATION CAMPUS**

Principal Planner Steve Careccia presented the request for an Amendment to the Comprehensive Sign Package for the Goodyear Recreation Campus. A comprehensive sign package (CSP) for the Goodyear Recreation Campus was approved by the City Council on November 16, 2020. At that public meeting, the Council expressed a desire to see an electronic message display included in the campus signage.

The request is for the approval of an amendment to the existing CSP for the first phase of the

Goodyear Recreation Campus. The amendment proposes to add a new monument sign with an electronic message display for the campus. The monument sign will be located next to Estrella Parkway and is intended to provide recreation campus identification along with information and updates on current and upcoming events to be held at the recreation campus.

The amendment proposes a monument sign with a height of 12 feet. The amendment proposes a total of 37 square feet of signage with the electronic message display of 27 square feet of display area. A minimum setback of five feet is required between a ground sign and property line. The amendment proposes a one-foot setback from the east property line adjacent to Estrella Parkway.

No other changes to the approved signage for the recreation campus are being proposed. Should the subject request be approved, the CSP dated December 2020 will replace the currently approved CSP dated September 2020. Accordingly, all future signage will need to be in conformance with the December 2020 CSP.

The sign will be located at least nine feet from Estrella Parkway and outside of any required sight visibility clearance zones for traffic. It will also not be located adjacent to any pedestrian walkways. As such, the sign and its intended location will not result in any traffic safety concerns nor will it impede the flow of pedestrians. The sign will be located at least 255 feet from the prior approved monument sign located at the Estrella Parkway and Harrison Street intersection. The subject sign will also be located at least 260 feet from the nearby multi-family development, across Estrella Parkway, and at least 600 feet from the single family development within Centerra.

Commission stated that this is a great addition to the sign package.

Tony Humphrey, Project Manager for the Recreation Campus, thanked staff for their explanation of the project. This digital sign is comprehensive for the full 80 acres of the site and will be used to provide public displays of information.

Commission discussed the fact that the Commission had voted unanimously against digital signs within the city and should not be approving one for a city owned facility. Digital signs are a distraction and should not be within a mile of any residential area.

Commission discussed that they were mostly concerned about the long Commercial corridors having multiple signs.

Chairman Bray stated that he wanted to explain his vote: The stance on electronic signs has nothing to do with this particular project but the Commission did vote against these types of signs within the city and what it will look like in the future.

**MOTION BY Commissioner Molony, SECONDED BY Commissioner Steiner to RECOMMEND approval of case 20-630-00002 AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE FOR THE GOODYEAR RECREATION CAMPUS. The motion carried by the following vote:**

**Ayes** 4 - Commissioner Kish, Commissioner Molony, Commissioner Steiner and Commissioner Clymer

**Nays** 2 - Chairman Bray and Vice Chairman Barnes

**Excused** 1 - Commissioner Ellison

6. [748](#) **DEVELOPMENT SERVICES 2020 YEAR END REVIEW**

Development Services Director Christopher Baker presented an overview of the activity within the Development Services department for 2020. This included inspections performed, code compliance cases, planning and zoning cases, accomplishments, and general metrics. Mr. Baker also reviewed the supplemental requests that the department has submitted for the next fiscal year starting in July 2021.

Commission asked about the bigger plan the Council has for the city and when do they put together a vision for what Goodyear should look like. Mr. Baker explained that the General plan is what is followed and it will actually be amended and up for approval in 2024.

Commission asked about the upcoming election and whether any of the items up for vote will affect Planning and Zoning Commission. Mr. Baker stated that there are Charter amendments up for a vote during the election in March.

Commission asked about the occupancy rate for apartments and whether it is monitored or affects the approval of more apartments within the city. Mr. Baker explained that the Development Services department does not monitor occupancy rates but will be going to Council on January 25th for a Work Session and one of the topics will be Multi-Family development.

Commission discussed the Electronic Plan Review system that had been implemented in 2020 and whether this would mean that records could be kept for a longer period of time. Mr. Baker explained that the city follows the state guidelines for records retention.

Commission asked about the budget requests that have been submitted by the Development Services department and whether there was anything they could do to encourage approval. Mr. Baker replied that Council has always been supportive of the Development Services department and understands how much is needed based on the level of activity.

No action is needed on this item.

7. [749](#) **AGENDAQUICK SOFTWARE IMPLEMENTATION UPDATE**

Management Assistant Alissa Magley gave a brief overview of the new agenda management software that will be implemented by the city. AgendaQuick software is set to go live in early February and will mostly affect staff, however the public facing portal for agendas, minutes and videos will have some changes. The videos for Council and Planning and Zoning Commission will be on Youtube.

Commission asked for clarification on the video portion. Ms. Magley explained that there will be links on the city's website for the videos but they will all be stored on Youtube.

Commission asked about the timeline for this update. Ms. Magley stated that the go live date is February 1st, however the software has not been fully implemented at this time so that date is still somewhat tentative.

No action is needed on this item.

**STAFF COMMUNICATIONS**

Development Services Director Christopher Baker reviewed the cases previously presented to Commission.

**NEXT MEETING**

The next Planning and Zoning Commission meeting will be held on February 10, 2021 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 7:08 p.m.

Respectfully Submitted By:

\_\_\_\_\_  
Alissa Magley, Commission Secretary

\_\_\_\_\_  
Patrick Bray, Chairman

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