

Public Comments

Includes written comments received via e-mail or U.S. Mail by end of business on March 10, 2021

Personal information such as addresses, phone numbers, and e-mail addresses have been redacted.

Katie Wilken

From: Tony Mena
Sent: Wednesday, February 3, 2021 9:34 PM
To: Katie Wilken
Cc: ICE Tony; Mena Tonya
Subject: Don't Rezone Near Sedella

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Ms. Wilken,

I am Tony Mena. I am an alum of Goodyear's LEAD program, and I am a retired USAF lieutenant colonel. As my second career, I am also a senior corporate manager for Amazon. My wife and sons made Goodyear our forever home, building our dream home in Sedella in 2015. These past four years, we have watched with sadness as Goodyear turned the adjacent land near Indian School and the 303 into an industrial/warehouse district, but as long as the industrial rezoning stayed east of Cotton, we were willing to stay in Sedella and pour our energy and resources into Goodyear.

Today, we were informed Goodyear plans to rezone the land directly south of Sedella to allow even more industrial construction. This is too much, and it's not responsible long-term strategy. With plans to build more warehouses and industrial buildings right outside our neighborhood's very entrance, Goodyear is crowding, yes even choking, our Sedella community out of existence with industrial-related nuisances like a never ending wave of tractor trailers, a transient population, and the pollution and crime that follows. We cannot help but feel as if Goodyear has forgotten about our proud community.

Please help me understand. What is Goodyear's intention for Sedella? Will you continue to cut us off from the rest of our beloved city, or will you help us do the right thing and contain Goodyear's already robust industry zone to stay east of Cotton.

Help us do the right thing before Sedella's citizens are forced to relocate to a city whose growth plan we can understand. I stand ready to chat if you have questions. Thanks for your time.

Very Respectfully,

Tony and Tonya Mena

Katie Wilken

From: Cathi Soule 
Sent: Thursday, February 4, 2021 7:44 AM
To: Katie Wilken
Subject: Re-zoning - PLS STOP

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Hello,

Please stop rezoning agricultural into industrial at south of Indian school, east of Perryville, west of Citrus, north of McDowell. Our area is quickly turning into a big concrete jungle, pushing out wildlife. NOBODY WANTS TO LIVE LIKE THIS.

Thanks,
Cathi Soule

Katie Wilken

From: Angelique Alfier
Sent: Thursday, February 4, 2021 7:53 AM
To: Katie Wilken
Subject: ASLD Rezone

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Hello,

I will not be able to attend the meeting due to work, however I would like to say I am against the rezoning. We have so many industrial building as is, we don't need one in our backyard as well. Goodyear is so beautiful, and one of the reasons we moved to Sedella was because of the beautiful agriculture, however I know times are changing and we need to keep up with the many people moving to Goodyear. I'm assuming the only option is to make it industrial because of the prison. Please don't put a huge industrial building next to our beautiful neighborhood, I can only imagine if we ever go to sell our house what people will say. We do not need the extra traffic, I'm sure we will have more than enough with the amazon building that is in front of a two lane road. Let's keep Goodyear beautiful and keep agriculture apart of this beautiful city. Thank you for listening, have a good day!

Katie Wilken

From: michael daniels@
Sent: Thursday, February 4, 2021 11:42 AM
To: Katie Wilken
Subject: ASLD Rezone - concerns

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Good morning Ms. Wilken,

We are Mike and Debbie Daniels of _____ Street and are writing you with our comments regarding the rezoning proposal letter we received from the City of Goodyear.

We recently retired from CA to AZ and with much consideration, decided to settle on the your beautiful city of Goodyear. We reside in the lovely housing track known as "Sedella." We chose this area because it is not too close to the busy city, but yet not too far. In addition, we love the farmland and "country feel" about it. It is quite peaceful with a warm, community feel as well.

We were quite shocked, disappointed, and extremely troubled after reading the rezoning proposal letter. Honestly, we had no idea that this could happen . . . that the beautiful farmland adjacent to us could be rezoned—especially for industrial buildings. We live in a quiet, peaceful, and relaxing community. Please don't spoil that by adding industrial buildings so close to us. It's just crazy that that would even be a possibility.

We are also very concerned about the increase in traffic, and large trucks, etc. We walk and/or ride our bikes daily in and around the Sedella community, as others do, and safety to all of us will definitely be compromised, in my opinion.

Another factor to consider is the home value of everyone's property. This track is fairly new, and growing, but this rezoning decision may deter other potential home buyers from wanting to settle here. I'm sure it would not be appealing to them to live right next to an industrial area. This is not what the plan should be—not here.

So, we ask that you please hear us. Please see us over here on the west side—all of us. We are here, in the same great city as you are, and we are extremely unhappy, and frankly a little scared, about this proposal possibly being approved. Please put yourself in our shoes. Please don't allow this agricultural area to be zoned for industrial development.

Thank you for your consideration,

Mike and Debbie Daniels

Goodyear, AZ 85395

Sent from Mail for Windows 10

Katie Wilken

From: Allison 
Sent: Thursday, February 4, 2021 12:36 PM
To: Katie Wilken
Subject: Agricultural rezoning

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Ms Wilkes,

We received notice that the area south of Indian School in between Perryville and Citrus is being rezoned from agricultural to industrial. As a home owner in the Sedella community, tax payer, parent in Goodyear I am strongly against this. This will greatly impact home values and neighborhood safety. We would like information on the approval process and if you are getting input from residents in the area. Surely the industrial complex along the freeway should have limits as you start encroaching on the nearby school and community. I would appreciate any information you have for how I can make our voices from the community heard.

Thank you,
Allison Bassett

Sent from my iPhone

Katie Wilken

From: Danielle G [REDACTED]
Sent: Thursday, February 4, 2021 2:48 PM
To: Katie Wilken
Subject: No Farms No Food

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Dear Ms. Wilken,

As a resident of Buckeye, your nearby community, I am writing to implore you to please reject the re-zoning of agricultural land on February 16th. Furthermore, I encourage you to put in place processes to protect what little agricultural land is left. While I understand that at first glance it may be desirable to boast growth and jobs, in reality it is a huge detriment to Goodyear, it's surrounding communities and all of Arizona. By closing down agriculture we are not only eliminating those jobs but making ourselves reliant on non-local food sources. Some of the soil in these lands has been cultivated for many years and it is not just as simple as relocating. Please think about the future instead of short term goals and profit. Please don't allow our fresh food supply to be cut off.

Sincerely,
Danielle Guerrero

Katie Wilken

From: Ken W [REDACTED]
Sent: Friday, February 5, 2021 7:56 PM
To: Katie Wilken
Subject: Re-zoning across from Sedella

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Hi Ms. Wilken!

I'm concerned about this meeting regarding the potential rezoning of the parcel south of my community. I'd like to be able to understand more of why this is considered, what the impact will be to home values, and what does the city plan to do to minimize future traffic. With the industrial traffic at the 303 development as well as the Microsoft data center, we're in desperate need of more lanes on Indian School Rd.

Hopefully, the city will allow residents of our community to provide comments or input as to why this is being considered. There is plenty of other open land area not directly across from a housing community.

I appreciate any information/details that can be shared.

Thank you,

Ken Welch
[REDACTED]

Katie Wilken

From: Christopher Jones
Sent: Monday, February 8, 2021 10:52 AM
To: Katie Wilken
Subject: ASLD Rezone

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Ms Wilken: I received the Notice of Application and Neighborhood Meeting on 2/3/21. The meeting is scheduled for 2/16/21 and it will be a virtual meeting. That is absurd!

You have given the residents adjacent to this proposed development a miniscule amount of time to research and collaborate on concerns about the project. On top of that, you are refusing to release any details of the project due to a non-disclosure agreement. How can we ask relevant questions or voice concerns when we don't know much about the planned development. Words like "manufacturing facility on a corporate campus setting" scare the heck out of me. These are politician's words to say "factory with adjacent office building". When was the last time you saw a "campus" with 140 foot tall cooling towers!

I know the tone of this email sounds a little angry. Ya got that right!
How dare you so obviously try to shove this development down the throats of your fellow citizens with minimal time to respond to an issue you won't even describe?

Christopher Jones

Litchfield Park, AZ 85340

Katie Wilken

From: Shawn Hambright
Sent: Tuesday, February 9, 2021 10:50 AM
To: Katie Wilken
Subject: Re: ASLD Rezone - Additional Information

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Hi Katie!

We wanted to send you an email with our concerns, suggestions and questions regarding the Rezoning Application for the property located east of Perryville Road, south of Indian School Road, west of Citrus Road, and north of McDowell Road.

We purchased our home in August of 2020 in the Sedella Community. We back to Indian School but are one street in from the road. I think our biggest concern is the resale value of the homes in the community, as well as our own, while there is construction activity and noise associated with the construction on the parcel as well as traffic on the roads surrounding our community over the next year or more.

1. I would like to propose that the construction vehicles use Perryville/Citrus/McDowell as opposed to Indian School as to not interfere with the traffic flow of exiting our community onto Indian School going east or west. Especially as most will be crossing over Indian School to head east to the 303 and city of Goodyear.
2. I would like to propose all silos and generators be situated as far from Indian School as possible on the property. If they can be situated as far towards McDowell as possible as to not cause extra noise or light pollution to the community or visually obstruct views from the properties that back to Indian School.
3. If the business can situate the entrances into the property to be from Perryville/Citrus/McDowell to again not interfere with traffic flow exiting our community onto Indian School.

Thank you for the consideration,

Shawn & James C Hambright

Goodyear, AZ 85395
Sedella Community

On Thu, Feb 4, 2021 at 1:00 PM
Received!

> wrote:

Katie, thank you so much for your quick responses and sending addition information for our community so we can be informed for the call next week.

Super appreciate you!

Shawn Hambright

Patrick & Debbie Howell



12 February 2021

Katie Wilken
Planning Manager
Goodyear, AZ 85338

Re: ASLD Rezone Perryville Rd and Indian School Rd

Dear Ms. Wilken,

As residents of Litchfield Farms subdivision, we received notice of the public meeting concerning the rezone of agricultural lands to Planned Area Development. We will not be attending the zoom public meeting but would like to offer some input on the proposal.

The proposal describes the planned development to be "a manufacturing facility on a corporate campus". Our concern is that the FAQ's attached to the notice we received offers nothing to indicate the type of manufacturing planned or that the type of un-named development has even been decided. There is always traffic, air quality and noise issues associated with virtually all forms of manufacturing and the scale of the manufacturing development is a huge component of the impact. What criteria will City of Goodyear use to address these issues and protect the integrity and quality of life in nearby residential areas? The notice appears to indicate the planned proposal is in the very early stages and states that buildings have not been designed yet, although it goes on to say that "some cooling is needed for the process, so there will likely be some equipment similar to silos" and that the operations will run 24/7; that sounds like the type and scale of the manufacturing process is known, at least to the City of Goodyear planning department. The FAQ's also state that earthmoving will begin as early as mid-April. This time frame would indicate that structures and processes are already designed, approved and ready for construction, how else could the earthwork be done to the correct design? Is this public hearing simply a formality so a check mark can be made on a government form and placed in the file?

The proposal states there will be access to/from the proposed facility from Perryville; will City of Goodyear ensure the access will be constructed in such a way as to not interfere with access to Litchfield Farms, which only has two points of access; both on Perryville Road? The FAQ's tries to play down the truck traffic by saying Goodyear will endeavor to prohibit warehouse and distribution as a primary use. The truth is that manufacturing requires some form of raw materials be delivered and the finished product moved out, this will result in significant truck traffic; likely no less than a distribution warehouse. The FAQ's reference that the planned facility will require standby generators and the City of Goodyear will work to protect Sedella (City of Goodyear) from the noise. We are concerned that Industrial generators of the size like those at the nearby Microsoft facility on Indian School and Citrus Road, cannot be made quiet enough to not create significant noise pollution in our community. Even the small motors

on the nearby Duncan Farms irrigation pumps generate significant noise pollution in quiet evening hours.

The FAQ's state that Luke Air Base and Perryville Prison limit the types of development options on the subject property; we are concerned that City of Goodyear is prepared to make any concessions necessary on air quality, traffic, noise pollution, and other environmental issues to push for any type of development that will provide tax revenue to the City of Goodyear.

The conclusion we make from the information you provided in the FAQ's is that the City of Goodyear has already made all the decisions related to this proposal and has a plan and timeline for the manufacturing facility to proceed. We believe the City of Goodyear has the opinion their qualified technical experts have looked at all the potential conflicts and are best suited to decide what is best for the development; one they do not have to live next to. We are also concerned that input from residents of Unincorporated Maricopa County, such as us, may have little impact on decisions the planners are making for the City of Goodyear.

Respectfully,
Patrick & Debbie Howell
Residents Litchfield Farms

Katie Wilken

From: Safe Haven Animal Rescue
Sent: Sunday, February 14, 2021 12:00 PM
To: Katie Wilken
Subject: Fw: Planned Industrial Development

Importance: High

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I have just heard that there is an attempt to turn south of Indian school, east of Perryville, west of Citrus, north of McDowell into an industrial site. I want you to know that I am very very very against this! I live just off of 195th ave and Indian School and this development will affect me, along with the other residents here. The majority of the buildings in this area are nice homes on 1 acre lots. I absolutely LOVE living next to the farms, but if the area MUST be developed, the only buildings that would blend in with the area are more homes on 1 acre lots. Putting in an industrial complex will not only affect our quality of life, but also our property values.

Please do not allow this to happen!

Laura

Katie Wilken

From: Jessica MacLeod 
Sent: Sunday, February 14, 2021 8:49 PM
To: Katie Wilken
Subject: Neighborhood Notice Mailing

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Hi Katie,

I'm emailing because some distressing news has come to light today. I had not personally been looking out for my Neighborhood Notice mailing since I have been in regular contact with you and received mine via email. However, I realized I never received mine in the mail today which led me to ask via a poll online. As of right now there are only 25 votes in but 21 of those have NOT received any notification in the mail about this coming Tuesday's meeting. All of these individuals are well aware of the meeting simply because they are active in our online community but there are many families who are not on social media and their only access to a notice of the upcoming meeting may very well be via a mailing. And this is only Litchfield Farms. I am concerned that residents in Sedella and others who have been mailed have not received notification.

I know there is a sign outside Litchfield Farms north gate however there may be residents who solely use the south gate and may have not seen this. And while I have also seen a sign on McDowell I have not seen one on Indian School where Sedella residents would have access to this information.

I understand there are significant delays in mail right now due to COVID but I am concerned that there are residents who still have no idea that this rezoning process is taking place and they will not have a chance to have their voices heard.

Thank you for your attention to this matter.
Jessica Wade

Katie Wilken

From: Jared Johnson
Sent: Monday, February 15, 2021 8:27 AM
To: Katie Wilken
Subject: ASLD Rezone

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Hi Katie,

My name is Jared Johnson and I am a homeowner in the Sedella community located directly north of the proposed rezone area. I do not believe it would be a good idea to have this industrial traffic located so close to homes and the new school in our community.

While I appreciate Goodyear's plan for growth, I don't feel that taking away agricultural land and turning it into industrial so close to homes would be beneficial for property values or safety of school bus traffic in the area. The congestion of truck traffic mixed with residential and school bus traffic would cause issues for all types of drivers and raise safety concerns for children walking in the area.

When homeowners decide to purchase their homes, I believe many of them look at the area around their home and strongly consider the structure of the land around them. When we purchased 5 years ago, we were happy with the PV303 project and how the development was structured. We enjoy having the agricultural areas around our community as it allows for a more peaceful area to live. We did not purchase a home to have industrial areas built all around us, and I believe there are many other homeowners that feel the same.

I hope that the city of Goodyear leadership understands the repercussions of what rezoning this area could cause our community and that they preserve the agricultural land around our community. I believe people in our community enjoy watching the crops grow and flourish as well as the livestock such as horses and cows. It's great for younger generations to be able to see how farms provide food for tables and view animals without going to a zoo.

Respectfully,

Jared Johnson

Katie Wilken

From: Becky Carrasco 
Sent: Monday, February 15, 2021 9:21 PM
To: Katie Wilken
Cc: My Info
Subject: rezoning area by Perryville - Citrus

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Good evening Ms. Wilken,

I hope this email finds you in good health and enjoying your evening. My name is Becky Carrasco and I am a mother and grandmother that is raising my children and grandchildren in the community of Sedella. I have been informed that if we have concerns about this rezoning issue we're hearing of between the areas of Indian School to McDowell and Perryville to Citrus (though my concern is including all the way through Cottonlane) to address it to you. I apologize in advance if you are not the correct person and if you are not the correct person I would ask that you please forward it to the correct person in a timely manner please. As I stated in the above paragraph, I have been living in the beautiful community of Sedella for the last 3 years raising my family. My family and I have moved to this area because we absolutely LOVE the peace and quiet and most certainly APPRECIATE the agricultural community. I highly doubt those owners of those ugly industrial buildings will appreciate the quiet and beautiful agricultural community the way most of us residents have and do.

I was born and raised in west Phoenix as I am a true native of Arizona. I can remember back when I was a little girl living in west Phoenix driving out to Tolleson, Avondale, Litchfield Park and Goodyear there was nothing but beautiful farmland and deserts. I am now in my 50's and of course much of this has gone away due to industrial owners that do not appreciate the peace, quiet and beautiful agricultural community and desert area in this part of the county. Myself and many of my fellow residents moved here to get away from the noise, crime and pollution of the city but yet live close enough to commute into it to work and provide for our families. If you and our elected city officials allow these industrial corporations to take over Goodyear will lose its beauty and peaceful living it's known for.

Someone had already allowed a business to plow and cut down the large trees on one side of Citrus Road (homes to wildlife such as hawks, owls and birds). Those trees have been there for many years and even though a few were dead and knocked over they were still a focal point of history from this agricultural community. Now you all want to allow large, cold, ugly buildings that will block the beautiful views of our majestic White Tanks mountains that we love to see as we enter into this beautiful west community that is separated from a very busy and noisy city. It is unknown what kind of traffic pollution, noise pollution and water pollution these industrial corporations will bring to this side of our valley but when we want to raise our families away from the increased pollution of each of those categories we ask, even BEG with our officials to reconsider allowing these industrial buildings here.

There's also the fact that we have Luke Air Force jets that fly in these areas and God forbid a training pilot needs to make an emergency landing and can't make it to the base. If you keep selling off the building farmland or deserts you're also risking the lives of our fine men & women training without much space to make an emergency landing. If they crashed into an industrial building or buildings they'd risk lives of innocent employees working there. The farmers need to continue planting and providing food for our community and it is truly needed and unfortunately the land is getting bought up by greedy developers that don't care about anyone but their own pocketbooks and reputations.

Plus in this area, we have beautiful wildlife. Coyotes, owls, hawks, javelina, and even on occasion Bob cats and deer (in the Verrado areas). We have beautiful livestock such as cows & horses that we all in this area appreciate too. It really is an area that makes us feel separated from the busyness of the main city. If they kept building we will lose those precious agricultural and desert wildlife.

I'm sure industrial corporations can find plenty of abandoned or vacated buildings in the city closer to Phoenix where they're already used to the noise, pollution and traffic. If they can't then maybe they should look elsewhere as this community doesn't want them here. PLEASE, PLEASE do not let them to continue to buy out the farming agricultural community or beautiful untouched desert in our far west valley of peaceful Goodyear, Litchfield Park, Pebble Creek, Waddel, Verrado, and Buckeye. I pray in Jesus name that our city officials will not allow this to happen and that they too would fight to keep these beautiful farmlands and deserts untouched. We love our farmers and what they do for our

families and communities. We love the untouched deserts and all the wildlife that live with it and us. This is Gods beautiful artistry in this part of the environment. We hope you all can see and keep this peaceful beautiful gem and not expect industrial corporations to keep this part of the valley as beautiful as it is and had been for many years. Find gems are hard to find and should be protected and appreciated not abused or sold to those that do not care for them. There's already enough large UGLY buildings along the 303 please don't bring anymore closer to our family communities or farming communities or deserts.

Thank you for your time,

Becky Carrasco & family

Katie Wilken

From: Leslie Levan <[\[redacted\]](#)>
Sent: Wednesday, February 17, 2021 7:21 PM
To: Katie Wilken
Subject: Rezoning property on Perryville

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Good morning or evening,

I am writing to let you know that I did not receive a notice of the meeting that was held Tuesday 2/16/2021. My neighbor, Jessica Wade has been in contact with you and that is where I am getting my information.

I am against the rezoning project. I am worried about the effects of the additional traffic, the people that it brings into the area, the amount of lights that will be installed and how all of that impacts my safety and my property. I am terrified that those lights will light up my yard and my house, giving me no privacy. The HOA and community are required to follow night sky rules. I seriously doubt this project will be following the same rules.

Without information about the change in Perryville, there are no guarantees that there will be direct access to my neighborhood which causes me to be concerned that safety vehicles will have difficulty in reaching someone in need.

The size of the building and the number of people that will come into the area also causes me concern. The exhaust that the cars will bring will have an adverse effect on my health as well as people who live in my community. The size of the buildings will adversely affect the look of the area. The surrounding areas are home and this huge building will be an eyesore. It will be so out of place that I believe the property value of my home will drastically decrease based on this huge building across the street. I understand the property can only be used for commercial purposes. I believe a business that needs small buildings that can blend into the environment would be better suited to the surrounding area.

I was unable to email the council members. Not sure why there was no email address and no way to access the links provided in their bios and websites. I would appreciate it if you could forward my email to them.

Thank you for your time.

Leslie LeVan

Katie Wilken

From: Nikki Suppeland
Sent: Thursday, February 18, 2021 6:19 AM
To: Katie Wilken
Subject: Perryville

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I was unable to attend the zoning meeting this week. Could you tell me how far north the widening of Perryville is going to go?

Our house backs up directly to Perryville (near the intersection of Camelback). It's already quite loud with the current traffic; I can't imagine my backyard will be very relaxing if Perryville is widened to 4 lanes. We moved out here because of the country feel. We paid extra for our lot when we built because there are custom homes behind it, so we knew no one would build behind us. It saddens me that we are losing our country feel. I love our home and I love Goodyear, but I don't know how we will be able to stay in our current location if Perryville is extended to 4 lanes all the way to Camelback.

Thank you for your time,
Nikki Suppeland

Katie Wilken

From: David Silver
Sent: Wednesday, February 24, 2021 12:51 AM
To: Katie Wilken
Subject: Re: ASLD Rezone - Notice of Public Hearing

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Thanks will try to make it. They don't need any land past Thomas.! I was at the online neighborhood meeting. It's quite clear that most of this agriculture land needs to be preserved! Why? well for the preservation of farming jobs and or for prisoners activity's pertaining too. Guess what we may quickly need that farming land for agriculture farming in difficult and challenging economic times across this country nearby so we won't need to scramble looking for land that's already has buildings on it. State laws pertaining to residential private property neighborhoods will NEVER BE AN OPTION! Too many homeowners know the laws and would rezone their property Historic if necessary unless a public road expansion. Anyway that's not the issue here, I think most people at the online meeting in my opinion think these meetings are not going to make a difference and that the city council is just going to follow their economic business model from the state and or engineers and Not think outside the box of how their trained/ influenced and do what their going to do anyway. I hope Im Wrong. The cost to expand Perryville Rd beyond 2 lanes in each direction and take out the cement irrigation ditch and trees to the east isn't financially worth it unless you go west on that buckeye lot. Someone at the meeting asked why not use all that open land west of Tonopah??!! And drive a little more??? Please convey this to the city council, Laurie and or the engineer for me. Canada Village is the furthest Residential Neighborhood from the PAD ASLD just off Citrus of about a 125 private property owners with a Neighborhood Alliance No HOA And affordable property taxes and or affordable housing home ownership. We have been here a long time and will be for very long time . A Number of City Council Members over the years have attended our GAIN and Neighborhood Alliance/Block Watch Meetings and other community volunteer activities and we are appreciative of that. Thanks for Listening! Dave

Sent from my iPod

On Feb 23, 2021, at 20:00, Katie Wilken <Katie.Wilken@goodyearaz.gov> wrote:

Good evening,

You are receiving this e-mail because you have reached out to the city of Goodyear regarding the proposed ASLD rezone. The public hearings before the Planning and Zoning Commission and City Council have been scheduled for March, attached is a copy of the notice for the public hearings.

A public hearing is scheduled for this project before the **Planning and Zoning Commission on Wednesday, March 10, 2021 at 6:00 PM** at the Goodyear Municipal Court and Council Chambers, 14455 West Van Buren Street, Building B, Goodyear, Arizona 85338.

If the Planning and Zoning Commission votes to forward a recommendation to the Goodyear City Council, then a second public hearing will be held by the **City Council on Monday, March 22, 2021 at 6:00 PM** at the Goodyear Municipal Court and Council Chambers, 14455 West Van Buren Street, Building B, Goodyear, Arizona 85338.

Katie Wilken

From: Christopher Jones
Sent: Wednesday, February 24, 2021 6:26 AM
To: Katie Wilken
Subject: Re: ASLD Rezone - Notice of Public Hearing

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Ms Wilken: I have previously voiced my displeasure with this project to you. I had prepared pages of questions and comments to present at the Feb 16 virtual mtg. However, on the afternoon before the meeting, I had a realization and chose not to participate.

My realization was that I was causing myself great suffering by worrying about what was going to happen to my neighborhood and the quality of my life as a result of the project (to say nothing of my real estate value declining). It was quite obvious that this project was a "done deal" (at least as far as the city of Goodyear was concerned) before it was ever presented to our neighborhood. The sham of these public hearings is just that, a sham.

Therefore, I have decided to watch with interest as this goes forward, because 'watching with interest' is much healthier for me than 'gnashing my teeth and wailing'.

I genuinely wish you and the Goodyear city fathers peace and prosperity. I further wish that, in the future, no one upsets your lives as much as our lives have been.

Chris Jones


On 2/23/2021 8:00 PM, Katie Wilken wrote:

Good evening,

You are receiving this e-mail because you have reached out to the city of Goodyear regarding the proposed ASLD rezone. The public hearings before the Planning and Zoning Commission and City Council have been scheduled for March, attached is a copy of the notice for the public hearings.

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If you missed the neighborhood meeting or would like to view it again, we have posted it to youtube here: <https://youtu.be/OG8hYDP2axw>. Project updates are being posted at www.goodyearaz.gov/devapps (select "ASLD Rezone" from the drop down menu).

Katie Wilken

From: Peggy Fehlman <pfehlman@azdot.gov>
Sent: Thursday, February 4, 2021 9:37 AM
To: Katie Wilken
Subject: Re: City of Goodyear Notice of Application and Neighborhood Meeting - ASLD Rezone (Case No. 21-200-00001)

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Thank you for the notification of the above-referenced proposed development.

ADOT is neutral on Zoning matter. As such, ADOT has no comment.

ADOT traffic engineering may offer additional comments, it is recommended that the developer ascertain if a traffic study or permit will be necessary. We appreciate receiving the notice, and the opportunity to review and comment. I am happy to assist with any other questions or concerns.

Kind Regards,

Peggy Fehlman
Right of Way Coordinator
ADOT Central District
2140 W. Hilton Avenue
Phoenix, AZ 85009
(602)712-6622 Office
www.azdot.gov



On Tue, Feb 2, 2021 at 3:40 PM Katie Wilken <Katie.Wilken@goodyearaz.gov> wrote:

Good afternoon,

The city of Goodyear has received a request to rezone approximately 1,100 acres of land bounded by Indian School Road to the north, Citrus Road to the east, McDowell Road to the south, and Perryville Road to the west. The request is to rezone the property from Agricultural (AG) to Planned Area Development (PAD) to facilitate an industrial development. A copy of the notice that was sent via US Mail and a vicinity map is attached.



Maricopa County

Department of Transportation

Transportation Systems
Management Division
2901 W. Durango Street
Phoenix, AZ 85009
Phone: 602-506-8676
Fax: 602-506-8758
www.mcdot.maricopa.gov

March 1, 2021

City of Goodyear
Development Services Department, Planning and Zoning Division
P.O. Box 5100
Goodyear, AZ 85338

Re: ASLD Rezone, Case Number: 21-200-00001

Delivered via-email: katie.wilken@goodyearaz.gov

To Whom It May Concern:

Maricopa County Department of Transportation (MCDOT) has reviewed the notice provided on the above referenced project. MCDOT requests to be included in the review of plans for development along Perryville Road and McDowell Road. MCDOT currently owns/operates/maintains these principal arterial roadway alignments and will need to review the TIA/TIS to understand potential impacts and improvements. MCDOT also requests discussion if the City of Goodyear plans to annex these two alignments in the future. In addition, due to the close proximity to SR303L and I10 it is recommended that the applicant contact ADOT through the Red Letter Process.

If you have any questions, please contact me directly at 602-506-1766 or Lynndsay.ONeill@maricopa.gov

Sincerely,

A handwritten signature in cursive script, appearing to read "Lynndsay O'Neill".

Lynndsay O'Neill
Senior Planner
Maricopa County Department of Transportation

CC: Kellee Salas, Intergovernmental Liaison, MCDOT

Douglas A. Ducey
Governor



Lisa A. Atkins
Commissioner

Arizona State Land Department

1616 West Adams, Phoenix, AZ 85007
(602) 542-4631

March 5, 2021

City of Goodyear Planning & Zoning Commission
14455 West Van Buren Street
Suite B101
Goodyear, AZ 85338

RE: ASLD Rezone – Case Number 21-200-00001(PAD)

Dear Chairman Bray and Commissioners,

The Arizona State Land Department (ASLD) has authorized the City of Goodyear (City) to act as its agent to rezone approximately 1,100 acres of State Trust Land (STL) in the City to PAD. The subject parcel is generally bounded by Indian School Road to the north, McDowell Road to the south, Perryville Road to the west and Citrus Road to the east (the "Parcel").

The Federal government granted STL to Arizona at statehood to serve as an asset to fund critical public services, such as the State's primary schools, universities, and prisons. As the administrator of the Trust, ASLD has a fiduciary obligation to manage the STL in a way that ensures maximum value for the State's 13 designated Beneficiaries. ASLD accomplishes this, in part, by rezoning STL that is within the natural path of development. The Parcel's proximity to Interstate 10 and State Route 303, coupled with the City's General Plan designation of Industrial and Office, makes it uniquely situated for a regionally significant economic development opportunity. Consequently, the ASLD appreciates the City's efforts to rezone the Parcel.

The Parcel's available land uses are influenced by several external factors, including the Accident Potential Zone and noise contours associated with Luke Air Force Base (LAFB), its proximity to the existing Arizona State Prison Complex - Perryville, and its proximity to several freeway corridors. We believe the PAD represents the land's highest value for the Trust, creating a valuable economic development asset that will benefit the City in the future, while also respecting the operations of LAFB. The City has created an entitlement framework with the most appropriate land uses that also addresses feedback received through the public participation process, with buffers and development standards that provide transitions to residential areas to the west and LAFB to the east.

The Parcel is currently under separate leases to the Arizona Department of Corrections and to Duncan Family Farms. All leases for STL include standard language notifying the lessee of lease termination upon sale of the land. We recognize the value that our agricultural partners provide

March 5, 2021

Page 2

not only to the City, but to all Arizonans, and are working closely with the current agricultural lessee to identify suitable alternative STL where they can continue their farming efforts.

Because there has been a high-value potential user identified for this site, the land is scheduled to be auctioned on April 21, 2021. Should changing circumstances result in the auction being postponed, the current uses will continue until another auction date is deemed appropriate. With the PAD zoning in place, the Parcel will be ready to accommodate future economic development opportunities that are suitable for the site.

Because the City has been working with a potential user for this Parcel, certain infrastructure requirements typically included with the PAD have been contemplated within a companion Development Agreement (DA). ASLD is required to sell or lease STL through a public auction process, so the ultimate buyer or lessee is unknown prior to completion of the auction. In the absence of a DA approved by the City Council, ASLD intends to move this PAD application forward by completing the outstanding necessary components, including identifying the offsite water, wastewater, circulation and drainage improvements that will be necessary to facilitate the final PAD. Once those elements are completed, ASLD will continue this case forward for City Council approval. After the land is sold, during the development phase these studies will be augmented through the City's Engineering Design Standards and Policies, which will require more detailed water, wastewater and drainage reports and a traffic impact study.

We appreciate the efforts of the City of Goodyear staff that have worked to bring a PAD to the Commission and request your support for this application.

Sincerely,



Lisa A. Atkins

Commissioner

Arizona State Land Department



March 5, 2021

City of Goodyear Planning & Zoning Commission
RE: ASLD 1100 PAD Rezoning Request

Members of the Planning and Zoning Commission:

The Arizona Alliance for Livable Communities (AALC) is writing to voice our support for the rezoning of 1,100 acres of State Trust Land to Planned Area Development. It is our understanding this parcel will be developed as a corporate employment center providing well paid, highly skilled jobs for Goodyear residents as well as for residents of neighboring communities. We also recognize that proceeds from the sale of the State Trust Land will be a contribution to the Permanent Fund, ultimately helping fund K-12 education, thus creating a benefit for all Arizona residents. As such, the rezoning opportunity presents a WIN-WIN scenario. With the additional recommendation from the City to the project developer to actively consider an innovative solution of how to continue some level of critical food production on-site, this opportunity becomes a potential WIN-WIN-WIN scenario.

The AALC is a statewide organization that represents a broad range of planning, public health, and transportation professionals from both the public and private sectors. The goal of the AALC is that every Arizona community will be "vibrant, safe, and healthy, providing equitable opportunities for all people to thrive". This can be achieved through the development of healthier communities that include increased transportation and housing options, access to healthy, locally grown food, as well as opportunities to be active.

Goodyear General Plan

The Goodyear General Plan incorporates references to "healthy eating", "healthy community", "access to healthy food", "preservation of agricultural lands for the growing of food" and "support local agriculture".

For example:

- Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.

Planning for a healthy community can address chronic diseases, reduce healthcare costs, and increase the overall wellbeing of our community.

Existing assets that may assist in implementation: Local food growers such as Duncan Family Farms.

Objective CC-7-1 - Ensure residents, visitors, and workers have access to healthy food.

Policies - c. Promote the preservation of agricultural lands for the growing of food.

- Goal ED-2: An environment that nurtures locally based employment and economic opportunity.

Small businesses and homegrown entrepreneurs greatly benefit the economy. According to Local First Arizona, for every \$100 spent at a locally owned business, \$73 remains in the local economy while for every \$100 spent at a non- locally owned business, \$43 remains in the local economy. The desire for “mom and pop” restaurants and stores was expressed by the community during the update of the General Plan.

Objective ED-2-3 - Seek unique and distinctive opportunities to foster small and/or local business in Goodyear.

c. Support local agriculture, from Duncan Family Farms to community gardens to farmer’s markets, that produce food and goods that are sold locally.

The Goodyear General Plan includes a Vision, Goals and Policies that focus on making Goodyear a healthy community. Access to healthy food plays a key role for creating a healthy community. The AALC supported the goals and policies as they were being adopted and now recommends Goodyear decision makers identify how growing food and related agriculture uses can implement and realize the healthy community vision. Specifically, we are recommending further consideration of how growing food can co-exist as a complementary element of a high tech employer.

PAD Permitted Uses

The AALC has reviewed the rezoning case and is proposing the following complementary uses to help create a balance of land uses that contribute to implementation of the Goodyear General Plan.

3.5.2: Permitted Uses – Proposed Complementary Permitted Uses:

- Transition/buffer setback from adjacent residential neighborhoods – local growers can lease the land and/or community gardens can be provided for employees and their families;
- Office and manufacturing buildings include roof gardens;
- Employee parking be consolidated into parking structure with roof top gardens;
- Encourage research facilities with a focus on technology for addressing climate change specifically as it relates to growing food and the related use of water.
- Controlled Environment Agriculture facilities
- Agriculture research facilities

The AALC anticipates that the primary use for the land will be a high tech company employing thousands in high paying, high skilled jobs. The AALC recognizes that this rezoning case is the first step in the planning and development process and that there will be few, if any, zoning stipulations included if the PAD is approved.

The AALC is recommending that the City provide guidance and encourage the project developer to consider how food growing and related agriculture uses can be accommodated on the ASLD site as they advance to the next step in the planning review and approval process.

If you have questions, please contact Dean Brennan, dbrennan.plc@cox.net, 480-390-9185

Thank you for your consideration,

Dean Brennan, FAICP
Arizona Alliance for Livable Communities
livableaz.org/

Katie Wilken

From: Sun Produce Cooperative <sunproducecoop@gmail.com>
Sent: Thursday, March 4, 2021 4:09 PM
To: Katie Wilken
Subject: Letter of Support for the Goodyear ASLD - rezone attached
Attachments: Letter-GoodyearASLD.pdf

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

Katie -

Please see attached a letter of support for the City of Goodyear ASLD -rezone with some additional recommendations included.

Thank you very much for your consideration.

Please let me know if you would like any further information.

Sincerely,

Cindy Gentry

Included a copy of
the Arizona Alliance for
Livable Communities
Letter.

Katie Wilken

From: Kenneth Steel <kennethsteel@pinnacleprevention.org>
Sent: Thursday, March 4, 2021 3:42 PM
To: Katie Wilken
Cc: Adrienne Udarbe
Subject: ASLD PAD Rezoning Letter to Planning and Zoning Commission
Attachments: Letter_GoodyearASLD_PAD_Pinnacle.pdf

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Hi Katie,

Please accept this letter to the City of Goodyear Planning and Zoning Commission members on behalf of Pinnacle Prevention regarding the ASLD PAD rezoning.

We thank you and others involved in advance for your consideration.

Sincerely,



Kenneth Steel, MPH (he, him, his)
Healthy Communities Programs Manager
Pinnacle Prevention

📞 281-798-9978 | 📞 480-307-6360
📍 250 S. Arizona Ave., Suite 6 Chandler, AZ 85225
✉ kennethsteel@pinnacleprevention.org
🌐 <https://www.pinnacleprevention.org/>

Included a copy of
the Arizona Alliance
for Livable Communities
letter.

Katie Wilken

From: DEAN BRENNAN <dbrennan.plc@cox.net>
Sent: Thursday, March 4, 2021 3:15 PM
To: Katie Wilken
Subject: ASLD PAD Rezoning - Letter from Arizona Alliance for Livable Communities
Attachments: AALC Letter_Goodyear_ASLD PAD_P&Z_3.10.21.docx

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Hi Katie,

Attached is the letter from the Arizona Alliance for Livable Communities(AALC) to the Planning & Zoning Commission regarding the ASLD PAD rezoning.

AALC supports the jobs that will be created and hoping there can be a balance between job creation and the healthy community goals and policies adopted in the General Plan.

Please contact me if there are questions.

Dean

Dean Brennan, FAICP

Arizona Alliance for Livable Communities <http://livableaz.org/>

dbrennan.plc@cox.net

480-390-9185

Included a copy of the
Arizona Alliance for
Livable Communities
Letter

March 5, 2021

City of Goodyear Planning & Zoning Commission

RE: ASLD 1100 PAD Rezoning Request

Members of the Planning and Zoning Commission:

I am writing to voice my support for the rezoning of 1,100 acres of State Trust Land to Planned Area Development. It is my understanding this parcel will be developed as a corporate employment center providing well paid, highly skilled jobs for Goodyear residents as well as for residents of neighboring communities. I also recognize that proceeds from the sale of the State Trust Land will be a contribution to the Permanent Fund, ultimately helping fund K-12 education, thus creating a benefit for all Arizona residents. As such, the rezoning opportunity presents a WIN-WIN scenario. With the additional recommendation from the City to the project developer to actively consider an innovative solution of how to continue some level of critical food production on-site, this opportunity becomes a potential WIN-WIN-WIN scenario.

Goodyear General Plan

The Goodyear General Plan incorporates multiple references to “healthy eating”, “healthy community”, “access to healthy food”, “preservation of agricultural lands for the growing of food” and “support local agriculture”. Below are some examples that stood out:

- Goal CC-7: A community with access to healthy eating and active lifestyle opportunities.
 - Planning for a healthy community can address chronic diseases, reduce healthcare costs, and increase the overall wellbeing of our community.
 - Existing assets that may assist in implementation: Local food growers such as Duncan Family Farms.
 -

Objective CC-7-1 - Ensure residents, visitors, and workers have access to healthy food.

Policies – c. Promote the preservation of agricultural lands for the growing of food.

- Goal ED-2: An environment that nurtures locally based employment and economic opportunity.
 - Small businesses and homegrown entrepreneurs greatly benefit the economy.

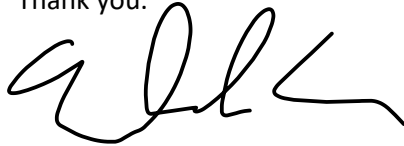
Objective ED-2-3 - Seek unique and distinctive opportunities to foster small and/or local business in Goodyear.

c. Support local agriculture, from Duncan Family Farms to community gardens to farmer’s markets, that produce food and goods that are sold locally.

The Goodyear General Plan includes multiple provisions that focus on making Goodyear a healthy community. In the General Plan, the city chose to embrace its agricultural heritage and place value on the impact local producers can have on both resident wellbeing and the economy. I recommend further consideration of how growing food can co-exist as a complementary element of the ASLD development as well as other future development opportunities.

I recognize that this rezoning case is the first step in the planning and development process and that there will be few, if any, zoning stipulations included if the PAD is approved. I am recommending that the City provide guidance and encourage the project developer to consider how food production and related agriculture uses can be accommodated on the ASLD site as it advances to the next step in the planning review and approval process. Thank you for your consideration, I look forward to more discussion on developing a winning solution.

Thank you.

A handwritten signature in black ink, appearing to read 'Eddie Case', with a stylized, cursive script.

Eddie Case



3 March 2021

TO: City of Goodyear Planning and Zoning commission --gycdev@goodyearaz.gov

RE: ASLD 1100 PAD Rezoning Request

TigerMountain Foundation is writing to voice our support for the work of Pinnacle Prevention, Kenneth Steele and the Arizona Alliance For Livable Communities for the rezoning of 1,100 acres of State Trust Land to Planned Area Development. It is our understanding this parcel will be developed as a corporate employment center providing well paid, highly skilled jobs for Goodyear residents as well as for residents of neighboring communities. We also recognize that proceeds from the sale of the State Trust Land will be a contribution to the Permanent Fund, ultimately helping fund K-12 education, thus creating a benefit for all Arizona residents. With the additional recommendation from the City to the project developer to actively consider an innovative solution of how to continue some level of critical food production on-site, this opportunity becomes a potential winning scenario for all of us living in food deserts.

TigerMountain Foundation helps alleviate food scarcity through community gardens and urban farms so that all community members have access to healthy, locally grown food, as well as opportunities to be active.

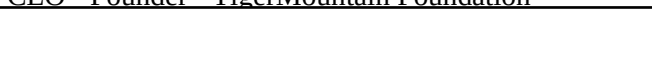
We understand that the primary use for the land will be a high-tech company employing thousands in high paying, high skilled jobs. The AALC recognizes that this rezoning case is the first step in the planning and development process and that there will be few, if any, zoning stipulations included if the PAD is approved.

TigerMountain is recommending that the City provide guidance and encourage the project developer to consider how food growing and related agriculture uses can be accommodated on the ASLD site as they advance to the next step in the planning review and approval process.

If you have questions, please contact me.

Sincerely,

Darren J. Chapman
CEO - Founder - TigerMountain Foundation



From: [Jessica MacLeod](#)
To: [Katie Wilken](#)
Subject: Re: ASLD Rezone - Staff Report, PAD, & Packet posted
Date: Tuesday, March 9, 2021 8:52:26 PM
Attachments: [Outlook-levxknf.png](#)
[Outlook-l0poeixp.png](#)
[Outlook-2oa5p2v0.png](#)
[Outlook-eubqme2y.png](#)
[Outlook-03f1aonz.png](#)
[Outlook-afnuly4m.png](#)
[Outlook-yuhf34sz.png](#)

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Thank you for answering my previous questions and taking my phone call today. After our call this afternoon I researched Planning and Zoning Hearing that occurred in Mesa on February 24, 2021 to prepare myself for tomorrow's meeting. For reference the case number is ZON20-00538. Unfortunately, we don't have a site plan like these residents had which makes it even harder to foresee potential problems but I can imagine that their problems would easily become ours therefore we would like to address some of the issues in our PAD.

Solar panels were put into the design but concern arose over the glare that would be created and glinting into residential homes so we also would like to have limitations as to where these can be mounted and their heights.

Trash collection and dumpster uses were also placed on the residential side of the property without regard to the sight, noise or smells and so we would also like wording to be added to our PAD stating that trash storage and collection or dumpster use cannot happen along Perryville or Indian School.

Their project included a large 4 story garage and since a garage is an allowable structure in the Office Zone and there is no verbiage in regards to a design theme we would like to make sure specifics are included that will be in the best interests of the nearby residents.

- We would like the parking garage to be tucked behind the office complex structure. Not facing either Sedella or Litchfield Farms.
- We do not want solar panels on top of the parking garage (or any other structure for that matter) that will create glare toward our homes.
- We want the heights of light poles on top of the garage to be limited.
- We want screening to be required in between the levels of the parking garage to reduce the visual impact of rows upon rows of cars, reduce light spillage from headlights and interior lighting of the structure and help block the echoing noise of parking garages.
- We also want extreme consideration taken into account for the lighting that will be used in the parking garage as well as on the outside so as to limit the impact on our night sky.

Some of the buildings in the above-mentioned Mesa project have huge windows that glow all night long because interior lights are on 24/7. We want design considerations to be made in this area as well to limit light pollution and protect our night sky.

We understand the stipulation on landscaping of two offset rows spaced 20 feet on center. However, we would like the specific number of trees calculated for this area and to be included in the PAD so that when trees are moved to maximize viability and buffering there is no question as to how many were expected and how many were planted.

We are also requesting that the size of these trees be increased from 24 inch boxes to 48 inch boxes as we will be losing all of our beautiful pine trees along Perryville. The larger box size would offer better and more mature buffering between the industrial property and residential properties. These larger trees would also help offset increased air pollution due to the development, better block wind and noise and do it all much sooner than smaller trees would be able accomplish.

Along landscaping guidelines there is a section regarding retention areas. "These areas may occupy more than 50 percent of the onsite frontage landscape area so long as the required trees are located outside of the retention area." This is incredibly vague as to how the landscaped area should be designed and outside of the required trees, we can foresee a large area of rock. Not visually appealing at all. We've seen some really beautiful grassy retention areas which would be more appealing and would help with the concerns of the impact on our micro climate and rising air temperatures due to all of the increased concrete and asphalt related to this development.

We are also requesting that the building heights are lowered from 56 feet in the first 500 feet to 40 feet. Behind those heights we are requesting lowering maximum heights from 80 feet with a potential 10 feet of architectural design on top for a total of 90 feet to 60 feet with an allowable 10 feet of architectural design on top for a total of 70 feet.

Thank you for your time in this matter,
Jessica and Aaron Wade

From:
To:
Cc:
Subject:
Date:

Submit Question: Development within Perryville/Citrus/Indian School/McDowell Rds
Wednesday, March 10, 2021 7:43:38 AM

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Good Morning Katie,

I wanted to submit a question or if my concern can be considered by the decision makers at the City of Goodyear.

Statement/Question:

Perryville Rd is the main access/point for the I-10 for several communities such as Litchfield Farms, Sedella, Winrose etc. Also, its speed limit is decreased, to 30 miles per hour, in front of Scott Libby Elementary school. The additional vehicles from the proposed development and the slow acceleration of trucks will add to the congestion and noise on this road.

If this development is approved, can its entrance/exit areas be limited to Citrus Rd so that Perryville Rd will not be congested by non- residential vehicles?

Thank you and regards,
Steven Nepomuceno

From: [Bryan Bussone](#)
To: [Katie Wilken](#)
Subject: AG to PAD rezoning near Sedella community
Date: Tuesday, March 9, 2021 1:13:35 PM

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Hello Katie,

I have been following the information concerning the upcoming meeting for the rezoning of the farmland for a potential client and just wanted to voice my concerns. I have lived in the Sedella community for the past 5 years and have seen the warehouses pop-up during that time with constant construction in the area and ripping up Indian School road probably a dozen separate times and I am not happy that Goodyear would consider this new site location for a large commercial property. There are so many undeveloped areas around that could be utilized instead that are not in such immediate proximity to 2 schools (where my kids go) and developing neighborhoods and would not destroy local farming.

The 2 most recent additions (Amazon and Microsoft) I am sure have brought significant money to the city and it would be a big mistake to destroy this area by putting additional warehouses or whatever commercial buildings would have towers up to 150 feet with ancillary structures over 200' tall as they stated at the prior meeting. The truck traffic is already obvious and annoying - at least the amazon warehouse is closer to the 303 but Microsoft will certainly be an issue for the community and the building is such an eye sore especially with that electric sub-station.

Anyways, there are lots of reasons why I am really against this and I am sure if you look at it from the perspective of the local residents, you would agree there are better options.

I really hope that the board does not vote to move forward and chooses to consider other sites instead.

Sincerely,
Bryan Bussone