

Planning & Zoning Commission
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338



Wednesday, April 14, 2021

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Patrick Bray; Vice Chairman Randy Barnes; Commissioner Kathleen Molony;
Commissioner Walter Steiner; Commissioner Gregg Clymer

Absent: Commissioner Jason Kish; Commissioner Brian Ellison

Vice Chairman Barnes attended the meeting telephonically.

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Gregg Clymer to EXCUSE Commissioner Kish and Commissioner Ellison from the meeting. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony,
Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on March 10, 2021.

MOTION BY Commissioner Kathleen Molony, **SECONDED BY** Commissioner Walter Steiner to APPROVE the draft minutes of the Planning & Zoning Commission meeting held on March 10, 2021. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony,
Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

PUBLIC COMMENTS

Non-Agenda items: This is the time for citizens who would like to address the Planning & Zoning Commission on any non-agenda item within the jurisdiction of the Goodyear Planning & Zoning Commission. Please complete a speaker card and give it to the Secretary. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident. The Commission will listen to comments and may take any one of the following actions:

- Respond to criticism
- Request that staff investigate and report on the matter
- Request that the matter be scheduled for on a future agenda.

Agenda items: The Chairman will call for public comments as each agenda item is up for discussion. Please complete a speaker card for the Secretary, listing the agenda item on which you would like to speak. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record your name and whether you are a Goodyear resident.

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

This is an opportunity for Commission members to disclose any ex-parte communications they may have had prior to this meeting on any item scheduled for discussion on this agenda.

Commissioner Clymer and Commission Molony have received emails from the public regarding item #6, PebbleCreek Phase II - Pickleball and Recreation PAD.

BUSINESS

2. PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I2

Senior Planner Alex Lestinsky presented the request for the Preliminary Plat for Estrella Parcel 11.I2 subdividing approximately 6 acres of property into 23 lots and 1 tract.

Surrounding development includes:

- North – Sendero Dr. and Parcel 11.I1
- East – Tucson Electric Power (TEP) and SRP Easements; Parcel 11.H
- South – Open Space
- West – King Ranch property

The typical lot within the subdivision will be 47-feet wide and 90-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 10-feet for the rear. The staff report contains a typo, as the side setback is intended to be 5-feet, not 6-feet. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

MOTION BY Commissioner Gregg Clymer, **SECONDED BY** Commissioner Kathleen Molony to RECOMMEND approval for case 20-500-00010 PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I2 subject to stipulations. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

3. REZONE FOR AVIATA AT CANYON TRAILS

Chairman Bray opened the public hearing at 6:08 p.m.

Senior Planner Alex Lestinsky presented the request to rezone approximately 20 acres within the Canyon Trails Phase 1 PAD, from PAD to MF-24. The General Plan Land Use Plan designates the subject property as 'Business & Commerce'. The 'Business and Commerce' land use category provides areas for the growth and development of Goodyear's economic base, including high density residential that supports the area. The subject property is currently zoned Final Planned Area (PAD) District, Medium/High Density Residential (Court Homes) within the Canyon Trails Phase I PAD adopted on July 26, 1999 by Ordinance No. 99-649. The request is to remove the subject property from the Canyon Trails Phase I PAD and rezone it to the City's Multifamily (MF-24) residential zoning district. The documents provided in the project narrative, including the conceptual site plan are conceptual and will not be approved with this rezoning action. Stipulation #2 requires a separate site plan and design review for the property. Staff has shared Council's desire for color and enhanced design with the applicant.

The PAD provided development standards for court home products but did not create restrictions on the number of units within each parcel. The PAD did however stipulate the maximum number of units within the entire PAD area to 5,421 per Ordinance 99-649. This proposal does not exceed that original stipulation, as the current number of residential units within Canyon Trails Phase I, including this request, is 4,168. Although this request removes the property from the Canyon Trails Phase I PAD, the number of residential units that can be developed on the remainder of the Canyon Trails Phase 1 property will not exceed the 5,421 cap applicable to all of the property within the original Canyon Trails PAD. This is because only so many units that can be developed given the existing development standards Canyon Trails Phase I PAD. This change to the Property's density and land use will not exceed the stipulation for the purposes of meeting Luke Air Force Base's Graduated Density Concept. The Canyon Trails Phase I PAD area is within 1-3 miles of the 65 Ldn (high noise or accident potential zone), limiting the overall density from 0-6 dwelling units per acre. The proposed added density will support the existing Canyon Trails Towne Center directly south. Additionally, this proposal does not replace any commercially zoned land. The proposed MF-24 is a similar use to the existing court home designation, but just increases the density.

Pursuant to the Citizen Review process and in accordance with the Mayor's emergency declaration in response to coronavirus, a neighborhood meeting was held via Zoom on December 9, 2020. The applicant was prepared with a presentation for any and all attendees. Staff and the applicant were available for questions. No one from the public attended this Zoom call. To date, staff has received one email from an adjacent property owner. He did not object to multifamily but did have questions for the applicant regarding the layout. Staff has not received follow-up from the resident. Notice for the April 2021 public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice and display ad published in the Arizona Republic on March 26, 2021; and a notice of public hearings sign posted on the property.

Commission asked about the resident that had reached out to staff and if there were particular concerns. Ms. Lestinsky explained that the conversations with the resident were regarding recent increased traffic along Canyon Trails Blvd. Ms. Lestinsky explained to the resident that the Traffic Study provided was approved by the City Traffic Engineer and did not exceed any calculations

requiring additional traffic mitigation.

Andrew Yancy, representing the applicant, was available for questions and gave a brief overview of the project. The focus is on attractive, upscale amenities. Mr. Yancy did speak with the resident that reached out with questions regarding what the project would look like. Mr. Yancy provided him with renderings of the project as it would look from the resident's backyard. There will be 100 foot linear park behind the resident's back fence, making the distance 150 feet from the backyard to the first building.

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

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Gregg Clymer to RECOMMEND approval for case 20-210-00004 REZONE FOR AVIATA AT CANYON TRAILS. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

4. **PUEBLO VERDE STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY ZONED C-1 (NEIGHBORHOOD COMMERCIAL)**

Chairman Bray opened the public hearing at 6:18 p.m.

Planner Christian Williams presented the request for a Special Use Permit for a convenience storage (mini-storage) on an approximately 3.8-acre property zoned C-1 (Neighborhood Commercial) located southeast of Sarival Avenue and Yuma Road. The applicant intends to develop a portion of a vacant parcel, within the Pueblo Verde (Glenmont Estates) development, into a self-storage facility and has submitted an application for a Special Use Permit. The property where the storage facility is proposed consists of approximately 3.8 acres; an additional 2.72 acres at the hard corner of Sarival Avenue and Yuma Road will not have buildings constructed at this time.

The site will contain two driveways, parking, screen walls, landscaping, retention and the storage facility. Improvements will be made to a portion of the un-landscaped median island within Yuma Road just north of the proposed storage facility. The proposed 101,537 square-foot storage building will include indoor convenience storage (mini-storage) facility. The two-story building will feature internal loading/unloading areas as well as exterior roll up garage doors. The single-story buildings will all include singular exterior roll up garage doors for individual units. The proposed hours of operation for unit leaseholder access will be Monday-Sunday between 5:00 a.m. and 10:00 p.m. The applicant contemplates the office being open to the general public between 9 a.m. and 6 p.m.

To ensure a twenty-foot gap does not exist between the storage building that will be located behind the wall along the western boundary of Fire Station 184 Site, planning staff and the applicant support the reduction of the setback in this area to zero feet and the removal of the existing wall along the west side of Fire Station 184 Site and the construction of a storage building on the eastern property line of the Property where the wall was removed. (This area is located on the eastern boundary of the Property between the southern boundary of the Property extending approximately 220 feet north.) The wall of the storage building to be constructed will serve as the barrier between the Property and the Fire Station 184 Site. Because the wall of the storage building will be on the Property line and will be used to prevent access to Fire Station 184 Site, agreements and/or easements need to be in place that address how the Property owner accesses the secure Fire Station 184 Site, the maintenance and repair of the building by the owner of the Property, the replacement of wall if the storage building is removed, the limitation of the zero-foot setback to development in which a building is constructed on the Property line adjacent to where the Fire Station 184 West Side Wall is currently located, the use of the building and other terms and conditions intended to address the safety, security integrity and uses of Fire Station 184 Site. Accordingly, the application of the zero-foot setback is contingent upon the

City Council approving agreement(s) and/or easement(s) determined by the City Attorney as being needed to address the issues associated with the use of a third-party's building as a means of preventing access to a secure city facility. As part of this process, the applicant will coordinate with Fire Department staff at the Fire Station 184 Site to coordinate the removal and rebuilding of a wall along the property line. The wall facing the fire station will match the theme, color and materials of the existing wall. The applicant and Fire staff will coordinate throughout the construction project to mitigate any safety and security concerns.

The preliminary site plan shows once the redevelopment work is completed, the two-story building will be 64,630 square foot, the single-story buildings will be 36,907 square feet and 14 parking spaces will be made available for office workers and guests. Conceptual building elevations included with the Special Use Permit application convey the architectural design intended for the building. The proposed building height is 22 feet, not counting the screen wall, and 27 feet 8 inches counting parapets, which is under the 30-foot maximum building height established for the C-1 (Neighborhood Commercial) zoning district.

Commission asked whether the hours of operation are consistent with other storage properties. Mr. Williams stated the applicant proposed the hours of operation.

There being no public comment, Chairman Bray closed the public hearing at 6:31 p.m.

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Gregg Clymer to RECOMMEND approval for case 19-350-00001 PUEBLO VERDE STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY ZONED C-1 (NEIGHBORHOOD COMMERCIAL) subject to the recommended stipulations. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

5. **USE PERMIT FOR A CONVENIENCE USE (RESTAURANT WITH DRIVE-THROUGH)**

Chairman Bray opened the public hearing at 6:33 p.m.

Principal Planner Steve Careccia presented the request for a use permit for a convenience use (Filiberto's Mexican Food restaurant with drive-through) located east of the southeast corner of the Loop 303 and Indian School Road within the PV303 Planned Area Development (PAD). The PV303 Planned Area Development (PAD) consists of approximately 1,800 acres generally located south of Camelback Road, east and west of the Loop 303. The development is zoned PAD (Planned Area Development). The development standards applicable to the subject property (Property), which is designated as East II in the PAD, are the standards adopted with Ordinance No. 07-1097, which was approved by the City Council on January 14, 2008. Pursuant to the adopted standards, the Property is designated for commercial uses (C-2, General Commercial). The development standards established within the city's C-2 (General Commercial) zoning district and the PV303 Master Design Guidelines and Comprehensive Sign Package, dated October 1, 2007, are applicable to the Property. The .83-acre Property is part of a larger, triangular-shaped area bounded by Indian School Road, the Loop 303 and the PebbleCreek community. The area is predominately undeveloped, except for the Refinery Church located along the Loop 303. The owner/master developer of this area will be responsible for constructing the overall improvements for access, grading and drainage, and utilities. The developer of the Property will be responsible for developing in accordance with these master improvements.

The applicant is requesting a use permit for a convenience use (restaurant with drive-through) on a .83-acre parcel within the PV303 PAD. The Property is designated for commercial uses and will be developed in accordance with the city's C-2 (General Commercial) zoning district and PV303 design guidelines. As required in the C-2 zoning district, a restaurant with a drive-through must obtain

approval of a use permit prior to development. The proposed use will consist of a Filiberto's Mexican Food restaurant with a drive-through. The building will consist of approximately 2,200 square feet. The configuration of the drive-lane has customers entering at the south end of the parcel and then traveling north, along the east side of the building, to access the pick-up window. Customers then exit the drive-through lane at the north end of the parcel, with the option to go either east or west to exit the property. Parking will be provided onsite in excess of minimum requirements. The proposed restaurant building will be constructed in one story at a maximum height of 18 feet. Conceptual building elevations have been provided with the use permit. While the elevations provide a general indication of the applicant's intended design, the elevations have not been reviewed for conformance with the city's design guidelines. Such design review will occur during the review of the site plan and will likely result in additional modifications to the intended design. Staff has advised the applicant of the need to enhance the elevations and will work with them during the site plan review on an acceptable design that conforms to the design guidelines.

Commission asked about access and a traffic light for the project. Mr. Careccia explained that eventually this site will develop, Filiberto's will be the first. This site does not have direct access to Indian School.

There being no public comment, Chairman Bray closed the public hearing at 6:40 p.m.

MOTION BY Commissioner Kathleen Molony, **SECONDED BY** Commissioner Walter Steiner to RECOMMEND approval for case 20-300-00009 USE PERMIT FOR A CONVENIENCE USE (RESTAURANT WITH DRIVE-THROUGH). The motion carried by the following vote:

AYE: Chairman Patrick Bray, Vice Chairman Randy Barnes, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed - Unanimously

6. **PEBBLECREEK PHASE II - NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT**

Chairman Bray opened the public hearing at 6:41 p.m.

Planner Christian Williams presented the request for a rezone for PebbleCreek Phase II - Northwest Pickleball and Recreation Planned Area Development. The subject property is located within the development known as PebbleCreek Golf Resort Phase II, which was zoned Final Planned Area Development (PAD) Zoning District with the adoption of Ordinance numbers 98-620 and 98-621. The PebbleCreek Golf Resort Phase II PAD established land uses throughout PebbleCreek Golf Resort Phase II, including the subject property. The original land use designation for the subject property was residential and golf course uses. Following the passage of Senate Bill 1062, which provided land use compatibility and noise attenuation standards for developments around military bases, the council adopted Ordinance number 2002-782, which modified the permitted use for the subject property to recreational Vehicle Storage and Golf Course Maintenance Yard. The current proposed rezoning seeks to amend the permitted land use for the 5.97-acre site to allow for a mix of recreational uses, including pickle ball courts, that are Luke Air Force Base compatible uses.

The applicant is requesting to amend the permitted uses for the subject property under the PebbleCreek Phase II Golf Resort PAD to allow for the development of a mix of recreational uses, including pickle ball courts, that are compatible with nearby Luke Air Force Base operations and to adopt development standards for these new uses. Permitted Uses: The permitted uses are the following Community Recreational Amenities:

- Pickleball courts;
- Tennis courts;
- Basketball courts;
- Remote control vehicle track;
- Shuffle board;

- Bocce ball;
- Archery range;
- Dog park and/or pet run;
- Other uses analogous to those above as determined by the City's Zoning Administrator.

Development Standard	PebbleCreek Pickleball Facility PAD
Min. Parking Spaces	49 spaces (69 spaces provided) • 2 parking spaces per Pickleball Court. • Restroom/Pavilion = 1 parking space per 250 SF.
Max. Building Height	25 feet
Min. Open Space	N/A *The use is recreational active open space.
Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet
Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet
Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around recreational and sport court uses on the Site.
Min. Separation between Fences and/or walls	Min. separation between walls and recreational/sport court boundary fencing (open wire fence with or without fabric screen material) may be 5 feet.
Max. Wall Height	10 feet

The proposed pickleball court facility will work to meet the current recreational and healthy living demands of PebbleCreek's active-lifestyle residents. The development will add to PebbleCreek's existing high-quality amenities and provide an additional area where its residents can recreate.

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.

On February 23, 2021 a virtual neighborhood meeting was held for the proposed rezoning with more than 177 residents online. Unfortunately, technical issues occurred which resulted in more than 90 residents leaving the meeting prior to the question and comment section that the applicant facilitated. As a result of the first neighborhood meeting, Planning staff received resident concerns including: noise, light, hours of operation, location of the proposed facilities, proximity to existing homes, wall screening height, cut through vehicular traffic on residential streets, traffic on 165th Avenue, additional uses requested in the PAD and the loss of RV storage. After the first neighborhood meeting the PebbleCreek Pickleball Club sent an email to their members asking them to email City Council in support of the project; resulting in significant outreach to City Council. As a result of technical issues during the first virtual neighborhood meeting, the applicant hosted a second virtual neighborhood meeting to discuss the project and receive/provide information through a question and answer session. This meeting took place on March 16, 2021 and had approximately 26 online participants. In order to notify residents of the second neighborhood meeting, the applicant sent email invitations to

the 251 residents who registered to attend the first virtual meeting and sent letters to the 186 property owners who received post cards concerning the first virtual meeting.

General questions from the March 16, 2021 meeting included sound and screening/sound wall height; access to the construction yard via this proposed facility once PebbleCreek reaches build out; the ability to have a dog park on site; bicycle parking; traffic on 165th Avenue and future plans for the extension of Fairmount Avenue; tennis courts at the Tuscany Falls Recreation area; height of the light poles; impact property values, HOA dues and maintenance costs; hours of operations; and projected timing for the facility to open. A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on April 14, 2021 appeared in the Arizona Republic Southwest Valley Edition March 26, 2021; postcards were mailed to adjoining owners on March 18, 2021; and a sign was posted on the site on March 24, 2021.

Email correspondence before the 2nd virtual meeting included approximately 287 generally in favor and 12 generally opposed. After the 2nd virtual meeting, email correspondence was received with 1 generally in favor and 6 generally opposed. On April 13, 2021 a petition was received that included 1 in favor and 51 in opposition to the project.

Commission asked how close the project would be to the golf course lots and whether the dog park was moving. Mr. Williams stated that moving the dog park would need to be addressed by the applicant and HOA. Regarding this project and the distance between the Pickleball Courts and residents, there is more than 400 feet between the courts and houses. The provision in the zoning states that outdoor activity needs to be more than 130 feet from the nearest residence.

Commission asked about the amount of parking, especially as it relates to tournaments. Mr. Williams explained that the PAD states that they will build 49 parking spaces initially. Each pickleball court requires 2 spaces. If the site were to expand and add additional amenities, there would be an evaluation at that time for the required parking amount.

Commission asked what uses are allowed on this site as it is currently zoned. Mr. Williams explained that the property is currently zoned for golf course maintenance and RV parking.

Ed Bull, representing the applicant, was available for questions and gave an overview of the project. Mr. Bull showed the distance between the pickleball courts and the nearest residence is approximately 590 feet. From the restroom and ramada facility to the nearest residence is approximately 450 feet. A masonry sound wall, minimum of 9 feet for noise mitigation purposes, will be constructed between the courts and homes. Mr. Bull reviewed the neighborhood outreach that occurred, including the 2 neighborhood meetings that occurred. A traffic and noise study was conducted.

Commission asked if the dog park was removed, how many pickleball courts could be put in that location. Mr. Bull stated that it is not planned to move the dog park to this facility or create a new dog park. As far as how many can fit, he does not know.

Commission asked when resident's signed for their homes, the noise from Luke AFB had to be acknowledged. The houses next to this project - were they told that this was just an RV park and nothing else would go onto this property. Mr. Bull reviewed the Subdivision Disclosure Reports that included that this vacant land could potentially be used for other future community amenities including but not limited to dog parks, pickleball courts, fitness center or other community sports facilities.

Commission asked about the residents that are against this project and whether they live directly adjacent to this project. Mr. Williams explained that there are residents that contacted staff that live in 43B, directly adjacent to this property.

Commission asked if there will be direct access to Indian School. Mr. Bull responded that there is no direct access to the Pickleball courts, it is all within the gated community.

Public Comments:

- 13 members from the public wished to speak
 - Eight members from the public spoke in support of the rezone: Nancy Popenhagen, Wade Johnson, Bob Chester, Martha Urbin, Jim Barb, Pat Murphy, Steve Cook, and Pete Ischi;

- Martha Urbin presented a petition to the Commission (the petition contained 53 signed pages with 926 signatures, all 926 signatures were in support of the rezone and none were opposed to the rezone);
- Four members from the public spoke in opposition of the rezone: Carole Schumacher, Pete Sattig, Pamela De Los Angeles, and Darrell Berry;
- Gary Halpern spoke in order to clarify a previous speaker's comments that the HOA in 43B does not take a position on this rezone;
- 64 members from the public filled out comment cards and indicated they did not wish to speak (all 64 of those cards, from the public, indicated support for the rezone, none indicated opposition to the rezone)
 - 56 of the speaker cards received that did not wish to speak and indicated support for the rezone included: Gary Halperin, Felechia Justice, Jeff Tompkins, Gwen Philip, Kathryn Villereave, Randy Morrow, Mark Baltes, Lisa Baltes, Joanne & David Burch, Steve Urbin, Linda Krueger, Theresa Meyers, Linda Tompkins, Jeff Antrican, Steve Tamparo, Jeff Gauvin, Madonna Dyson, Diane Thompson, Elaine Colter, Jonathan Colter, Pat Chernow, James Laham, Dalonna Cooper, Michele Conroy, Ken McKay, John Pim, Logan Phil, P. Chris Morlan, Denise Johnson, Arleen King, Tammy Wood, Scott Wood, Jennifer Tamparo, Renee Chester, Bob Philip, Judy Parker, Joe Slocum, Mark Jacobs, Robin Slocum, Beth Kelly, Charles Conroy, Shirley Seymour, Dennis Seymour, Jan Knight, Catharine Talbot-Lawson, Joy Bole, Tony Wells, Debbie McKeever, Steven Kirk, W.T. Saunders, Jenna and Dennis Ridgeway, David Carlson, Don Wheeler, Tudy Wheeler, Linda Tompkins, Debora Smedley;
 - 7 speaker cards were received that did not have names or had names that were not able to be deciphered. They all did not wish to speak and were in support of the rezone;
- Two emails were requested to be included as a part of the Planning and Zoning Commission packet (one of those emails was supportive of the rezone, one of those emails was against the rezone);
- Additionally, the Planning and Zoning Commission was made aware that staff had received or been forwarded additional email correspondence (approximately 305 emails have been received, 291 generally supportive of the rezone and 14 generally opposed to the rezone)

Development Services Director Christopher Baker read emails received from residents that wished to be read into the record.

- Six members of the public requested to have emails read into the public record (one email was in support of the rezone, five emails were in opposition to the rezone);
 - James Moore, Ken Schumacher (attached a petition that contained three signed pages with 52 signatures, one signature was supportive of the rezone and 51 signatures were opposed to the rezone), Katie and Dan Croy, Michael & Marianne Quinn, and Jim and Kathy Sheard all were in opposition of the rezone;
 - Susie Nee's email was in support of the rezone

Comments in favor of the rezone stated reasons such as increased home (property) values, pickleball being the reason they moved to PebbleCreek, overcrowding at the existing Tuscany Falls courts, the growing popularity of the sport, club members investing money towards the project construction, the ability to host tournaments in PebbleCreek and bring tourism dollars to Goodyear, the long travel times to play at city of Surprise courts, opportunities to socialize and make friends, and the sound being less than Indian School Road traffic of Luke Air Force Base aircraft traffic.

Comments in opposition to the rezone stated reasons such as an increase in sound and (different from Indian School Road traffic or Luke Air Force Base aircraft traffic) for a longer and more continuous period of time, the desire to not have national tournaments in PebbleCreek, a cited internal PebbleCreek survey in which most surveyed residents stated they did not want an expansion of pickleball, opposition to two separate pickleball court locations, increased traffic on 165th Avenue, concerns with traffic on Indianola and Fairmount Avenues, membership requirements to use the courts, additional maintenance costs to HOA residents, noise and inadequacy of sound walls, the originally proposed 10 p.m. court closing times, the 6 a.m. – 9 p.m. proposed hours, Robson's investment in the construction versus investing in other amenities, light pollution, interference with the existing golf course and tee boxes, the desire for other ideas such as expanding at the existing dog park or locating pickleball closer to the Arizona State Route 303 Loop or other properties, and residents stated they moved to the northwest section of PebbleCreek to be away from noisy

recreational amenities/facilities.

There being no further public comment, Chairman Bray closed the public hearing at 8:04 p.m.

Commissioner Clymer commented on the growth of pickleball and recognized that residents may have issues with noise.

Chairman Bray thanked the public that came to the meeting in order to voice their opinions. The major concerns heard were traffic, noise, and light. Chairman Bray encouraged the applicant and the city to make the noise and traffic reports available to the public and if there are any traffic issues that can be mitigated that they be brought forward.

MOTION BY Commissioner Walter Steiner, **SECONDED BY** Commissioner Kathleen Molony to RECOMMEND approval for case 20-210-00007 PEBBLECREEK PHASE II - NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT. The motion carried by the following vote:

AYE: Chairman Patrick Bray, Commissioner Kathleen Molony, Commissioner Walter Steiner, Commissioner Gregg Clymer

NAY: Vice Chairman Randy Barnes

Other: Commissioner Jason Kish (Excused), Commissioner Brian Ellison (Excused)

Passed

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 May 12, 2021 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 8:11 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Patrick Bray, Chairman

Date: _____