

## Planning & Zoning Commission

Goodyear Recreation Campus  
420 S. Estrella Parkway  
Goodyear, AZ 85338



**Thursday, September 9, 2021**

**6:00 p.m.**

**Meeting Minutes**

### **MAYOR CALL TO ORDER**

Mayor Lord called the meeting to order at 4:04 p.m.

### **CITY COUNCIL AND PLANNING & ZONING COMMISSION ROLL CALL**

Present: Chairman Patrick Bray; Commissioner Jason Kish; Commissioner Kathleen Molony; Commissioner Brian Ellison

Absent: Vice Chairman Randy Barnes; Commissioner Walter Steiner; Commissioner Gregg Clymer

Attendees: Mayor Georgia Lord; Vice Mayor Brannon Hampton; Councilmember Joe Pizzillo; Councilmember Sheri Lauritano; Councilmember Wally Campbell; Councilmember Bill Stipp; Councilmember Laura Kaino

Councilmember Campbell joined the meeting at 4:35 p.m.

### **AGENDA ITEMS FOR DISCUSSION**

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

#### **1. INTRODUCTION AND PURPOSE OF JOINT WORK SESSION**

Development Services Director Christopher Baker gave a brief overview on the purpose of the joint meeting. The Planning and Zoning Commissioners introduced themselves and Mayor Lord introduced the City Council.

#### **2. GENERAL PLAN AND ZONING ORDINANCE UPDATES AND EXPECTED COST**

Development Services Director Christopher Baker gave a brief overview of the General Plan and Zoning Ordinance updates that will be coming before the Commission and the Council in the future.

#### **3. LANDSCAPE ORDINANCE UPDATE**

Principal Planner Steve Careccia presented information on the landscape ordinance that is planned for an update in the near future. The Council and Commission spoke about low water use and colorful plants being preferred as well as streetscape trees and plants. The Commission also spoke about some changes coming forward on water use and allowable allocations of water.

#### **4. CITY COUNCIL AND PLANNING & ZONING COMMISSION WORKING RELATIONSHIP**

Planning Manager Katie Wilken spoke about the statutory requirements for the Planning and Zoning Commission. Development Services Director Christopher Baker reviewed the 4 or 5 cases that Planning and Zoning voted one way and Council voted differently.

The Commission asked that Council give some background when voting in opposition to the Commission recommendation. The Council commented that the Council receives more background as they are allowed to speak to developers. Council also spoke about walking the properties associated with projects coming before the Council to be more familiar with the project.

The Commission asked for more conversations between Council and the Commission about upcoming projects. The Commission also spoke about being passionate about Goodyear and the land actions that are taking place. Council spoke about the plan for land use and growth.

City Attorney Roric Massey spoke about Open Meeting Law and the way a case needs to proceed through the process limiting the amount of discussion that can take place as a group prior to the item being agendized.

The Commission commented that the by-laws and the policies may need to be updated.

## 5. **OLD THOUGHTS AND NEW THOUGHTS**

Development Services Director introduced the following items stating that the items were suggestions from the Council as items for discussion. He asked for input and guidance on color and other design guidelines.

### **Design Guidelines**

Council asked for more variety for colors in development and more consideration for where multiple storied buildings are placed. Council indicated something with more of a timeless feel. Council spoke about examples of good design and facades as well as a good flow for the area. Council asked for a variety of colors and closer to the desert palette and asked that warehouses move to a non-gray palette so they can blend into the community.

The Commission asked if the walls around communities could have a better visual presentation.

Council commented that they would like to see front porches, more tile roofs, motor home garages and a number of other improvements to the guidelines. The Commission spoke about enhancing the streetscape requirements and providing options to the builders.

Mr. Baker asked Council to provide their thoughts on variety for colors and the appearance of developments as they come before Council.

Mayor Lord recessed the meeting at 5:43 p.m.

Mayor Lord called the meeting back to order at 6:00 p.m.

### **Building Heights**

Mr. Baker introduced the item adding that it has been very rare that people complain of a building being too short. He reviewed the current height restrictions of commercial being 56 feet which can equate to a 4-story building, General Industrial at 50 feet and the majority of warehouses currently have a 40-foot interior clearance which could mean a higher exterior height.

Council commented that they would like to see a Class A office building being 6-7 stories. They added that there should be an area of the city that allows for the higher buildings.

Council asked for flexibility in deciding building height.

Staff advised around Civic Square is 150-feet maximum and around the ballpark is 105-feet. Staff

advised that a 12-story building could go in at Civic Square.

### **Low Flow Crossings**

Mr. Baker spoke about the Low Flow Crossings advising that they are no longer approved per the Engineering Design Standards, and that they are not routinely approved. He added that it was due to a Development Agreement that there is a low flow crossing in Pebble Creek. Engineering Director Sumeet Mohan confirmed that the standards require that the 100 year, 6 hour storm event go under the roadway.

### **Multi-Family Density**

Mr. Baker spoke about several multi-family developments and inquired if there are too many with a high density or should they be limited.

The Commission spoke about a lot of jobs moving into the city and there does need to be housing for multi-family development and there may seem to be a lot of them right now since they are more stand-alone projects, but they did not believe that there were too many.

The Commission asked for an update to the public about the work force and housing required.

City Manager Julie Karins spoke about recent In Focus articles and the opportunity to provide more information to the public.

Mr. Baker asked if the groups thought there should be an additional category for the density of multi-family. Council asked for the flexibility to provide additional categories to meet the needs of the development community and to provide for additional amenities such as two parking spots for multi-family developments.

Council spoke about building not having caught up to pre-recession numbers and that the projections include more growth in the Phoenix Metro area. Council also commented about homes that are affordable as first homes and the lack of product between Single Family homes and Multi-Family projects.

### **Other Items**

The Commission spoke about having a discussion with the development community to talk about what Council and the Commission would like to see in the City including the color palette and other guidelines.

## **6. PLANNING COMMISSION CLOSING COMMENTS, QUESTIONS FOR STAFF**

Commissioner Bray thanked staff for this conversation and possibly looking at the budget to add new staff and support the current department.

Commissioner Ellison thanked staff.

Commissioner Kish thanked staff and agreed with the prior comments.

Commissioner Molony thanked staff and for this opportunity for discussion.

## **7. CITY COUNCIL CLOSING COMMENTS, QUESTIONS FOR STAFF**

Vice Mayor Hampton commented it was a productive meeting and hoped for more frequent discussions.

Councilmember Pizzillo said it was a fruitful meeting with a good exchange of ideas.

Councilmember Lauritano agreed with the prior comments adding that staff has done a great job.

Councilmember Campbell commented that Goodyear has the best staff.

Councilmember Stipp commented that it was a good discussion tonight and appreciated the opportunity to provide his thoughts. He also thanked the members of the Commission for their service.

Councilmember Kaino thanked the Commission for their input tonight and asked if Councilmember Kaino thanked the Commission for their input tonight and asked if the Commission could attend some of the same training and information sessions the Council attends.

Mayor Lord spoke about the teamwork and compromise that is experienced in Goodyear.

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| <b>ADJOURNMENT</b> |
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There being no further business to discuss, Mayor Lord adjourned the meeting at 6:41 p.m.

Respectfully Submitted by:

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Alissa Magley, Commission Secretary

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Patrick Bray, Chairman

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