

Planning & Zoning Commission
Goodyear City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Wednesday, November 30, 2022

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Vice Chairman Clymer called the meeting to order at 6:00 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Vice Chairman Gregg Clymer; Commissioner Maria Sambito; Commissioner Anthony Wang;
Commissioner Carl Hamilton; Commissioner Kent Hegedus; Commissioner Marlon Booth

Absent: Chairman Jason Kish

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Carl Hamilton to
EXCUSE Chairman Kish from the meeting. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on November 2, 2022.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on November 2,
2022. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton,
Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

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.

Vice Chairman Clymer stated that he had previously discussed the Landscape Standards Ordinance with staff as well as a presentation on the item at a Work Session with the Planning and Zoning Commission and Council.

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

2. **22-200-00019 REZONE OF APPROXIMATELY 152 ACRES LOCATED EAST OF BULLARD AVENUE ALONG MCDOWELL ROAD TO PLANNED AREA DEVELOPMENT (PAD) DISTRICT BY ADOPTING GSQ REGIONAL CENTER PLANNED AREA DEVELOPMENT (PAD)**

This item was removed from tonight's agenda and will be re-noticed when it is to be considered in the future.

3. **USE PERMIT FOR A CONVENIENCE USE (ONO HAWAIIAN RESTAURANT WITH A DRIVE-THROUGH)**

Vice Chairman Clymer opened the public hearing at 6:03 pm.

Planning Manager Steve Careccia presented the request for a use permit for a convenience use (Ono Hawaiian BBQ restaurant with a drive-through) proposed on an approximately 1-acre parcel within the Canyon Trails Towne Center. The Property is designated for commercial use and will be developed in accordance with the PAD's design guidelines and city's C-2 (General Commercial) zoning district. As required in the C-2 zoning district standards at the time of this application's submittal, a restaurant with a drive-through had to obtain approval of a use permit prior to development. The proposed convenience use will be an Ono Hawaiian BBQ restaurant with a drive-through. The restaurant will consist of a single-story 2,833 square-foot building and 953 square-foot exterior covered patio. Indoor dining and drive-through service options will be provided for customers. On-site parking is being provided. The on-site parking conforms with applicable city standards. Cross access and shared parking agreements exist for the center that will provide additional overflow parking if needed.

The applicant was present and available for questions.

There being no public comment, Vice Chairman Clymer closed the public hearing at 6:10 pm.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-300-00007 USE PERMIT FOR A CONVENIENCE USE (ONO HAWAIIAN RESTAURANT WITH A DRIVE-THROUGH). The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth
Passed - Unanimously

4. **ZONING ORDINANCE TEXT AMENDMENT TO AMEND THE CITY'S LANDSCAPE STANDARDS**

Vice Chairman Clymer opened the public hearing at 6:11 pm.

Planning Manager Steve Careccia presented the request for text amendment to modify certain definitions and standards within the Zoning Ordinance related to landscaping design, installation and maintenance. The City of Goodyear Zoning Ordinance regulates the development of all land within the city. Regulations set forth in the Zoning Ordinance may be amended when deemed necessary to best serve the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the city. The current Zoning Ordinance was originally adopted by the City Council in May 1999 and has been the subject of a number of amendments since that time. The Water Conservation Committee, established in 2016 to provide recommendations for the reduction of outdoor water use, issued their Recommendation Plan Report in May 2018. One of the 12 recommendations in the report was to develop a new set of landscape design standards and guidelines for all development within the city. A joint City Council/Planning & Zoning Commission worksession was held on September 9, 2021. During the worksession, Councilmembers and Commissioners addressed the need to promote water efficiency while still ensuring aesthetic landscape designs within the city. This Zoning Ordinance text amendment has not previously been before the Planning and Zoning Commission or City Council. Mr. Careccia gave an overview of the changes to the text amendment, including the following sections and revisions:

- Article 2-2: Remove the definitions for "Landscaped Area", "Landscape Plan", "Mature Trees", and "Xeriscape" as these terms and concepts are better addressed elsewhere in city codes.
- Article 5-1-1: Sets forth the purpose of the landscape standards;
- Article 5-1-2: Sets forth the applicability of the standards. As proposed, the standards would be applicable to all properties within city limits;
- Section 5-1-3: Sets forth the general provisions of the Article, including the recommended components of a landscape design, installation of landscaping per approved plans, and minimum area requirements;
- Section 5-1-4: Sets forth landscape design objectives and standards, with subsections

addressing design objectives, amount of landscaping required in each zoning district, landscape buffers, use of turf, tree planting, ground cover, parking areas, retention basins, and water efficient design. The water efficient design subsection proposes to establish a maximum percentage of the total onsite landscaped area that can be used for turf or other high water use plant material within the city's zoning districts, as follows: industrial (1%), commercial (5%), multi-family (10%) and single family residential (15%);

- Section 5-1-5: Sets forth standards for landscape maintenance and enforcement;
- Approved Plant Matrix: The matrix includes trees, shrubs, groundcover, vines, succulents and perennials that are permitted within the city's landscaped areas. The matrix also includes descriptive criteria, such as height, growth rate, and water use, to assist staff and the development community with landscape design. The proposed Approved Plant Matrix conforms to the Arizona Department of Water Resources Low Water Use Drought Tolerant Plant list.

Commission asked about the changes in spacing between trees as it compares to other municipalities. Mr. Careccia explained that when comparing to other cities, the spacing between trees in other municipalities went up to 40 feet. However, because of the shade study and knowing that shade on walkways was an important component, the change was made from 25 feet to 30 feet.

Commission discussed the recent trend of different types of turf and the installation of that in communities.

Commission brought up the concept of butterfly friendly plants that had been discussed by Commission and Council previously. Commission expressed their desire for staff and developers to use as many insect friendly plants as possible, especially around data centers where few people are coming onto the property. Mr. Careccia explained that the plant matrix is intended to assist staff in guiding developers to utilize pollinating plants.

There being no public comment, Vice Chairman Clymer closed the public hearing at 6:30 pm.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND approval for case 22-220-00003 ZONING ORDINANCE TEXT AMENDMENT TO AMEND THE CITY'S LANDSCAPE STANDARDS. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Carl Hamilton, Commissioner Kent Hegedus, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

BUSINESS

5. WATER RESOURCES DEPARTMENT AND CONSERVATION

Water Conservation Coordinator Andrew Pirrone presented an overview of the new Water Resources Department and various water conservation measures being taken by the city. Mr. Pirrone reviewed how land use ties into water use regarding new and existing development. Mr. Pirrone also gave examples of various conservation efforts and outreach that the city has enacted for existing and unbuilt single family residential, commercial, municipal, multi-family residential and large landscapes, including HOA's and Parks.

Commission discussed the use of reclaimed water and the city's stance on artificial turf.

No action was taken on this item.

STAFF COMMUNICATIONS

Commission Secretary Alissa Magley explained that the next meeting will take place in the Council Work Session room, located at the Goodyear City Hall.

Planning Manager Steve Careccia stated that at the next meeting of the Planning and Zoning Commission, Christopher Bridges will be presenting some information regarding traffic studies and transportation. Mr. Careccia announced that Alex Lestinsky has accepted another position within the department as a Business Analyst and recruitment will be starting to fill her position as Senior Planner.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on January 11, 2023 at 6 pm at the Goodyear City Hall Work Session Room.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Clymer adjourned the meeting at 6:58 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____