

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



Wednesday, May 10, 2023

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Jason Kish; Vice Chairman Gregg Clymer; Commissioner Maria Sambito; Commissioner Anthony Wang; Commissioner Marlon Booth

Absent: Commissioner Kent Hegedus

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Maria Sambito to EXCUSE Commissioner Hegedus from the meeting. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on April 12, 2023.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to APPROVE the draft minutes of the Planning and Zoning Commission meeting on April 12, 2023. The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang, 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.

None.

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. SOUTHWEST SPECIALTY FOODS REZONE

This item has been removed from the agenda and will be re-noticed when it will be considered in the future.

3. SPECIAL USE PERMIT FOR A STORAGE FACILITY (U-HAUL MOVING & STORAGE FACILITY)

Chairman Kish opened the public hearing at 6:03 pm.

Planning Manager Steve Careccia presented the request for a Special Use Permit (SUP) for a storage facility on approximately 4.48 acres at the northeast corner of Van Buren Street and 137th Avenue, east of Litchfield Road, within the C-2 (General Commercial) Zoning District. U-Haul is requesting a Special Use Permit for a storage facility in order to proceed to the site plan review and approval process to develop a moving and storage facility on Lot 2 of the Minor Land Division of APN 500-03-003N & 500-03-003P, which is an approximately 4.48-acre parcel. The Property is designated for commercial uses and will be developed in accordance with the city's C-2 (General Commercial) Zoning District. U-Haul plans to develop the facility with a four-story, 117,872 SF building with 1,064 climate-controlled self-storage units, and a one-story, 18,616 SF U-Box building in which empty and full U-Box containers are stacked and stored. Uses at the facility will consist of

self-storage, U-Haul truck and trailer sharing, related retail sales, and U-Boxes; which are 8'L x 5'W x 7'H wooden containers wrapped in U-Haul-orange plastic that are typically rented by customers for city-to-city moves. A U-Box can fit about a room and a half of furniture and household goods. Access into the proposed 4-story building, which will house storage units and the retail facility will be from the north side of the building, so there will be no customer access from the sides of the building facing 137th Avenue and Van Buren Street. The one-story, 53-foot high building will be located in the northeast corner of the Property adjacent to the existing Central Market Place commercial center on the east, and adjacent to approved future light industrial development in Palm Valley Crossing on the north. The rental trucks and trailers will be stored in the northern portion of the Property, between the one-story building and an 8-foot screen wall to be constructed by U-Haul along the east property line of the vacant commercial lot to the west.

Commission asked if the 4 story building was typical for U-Haul. Jerod Negrette, representing the applicant, was present and explained that U-Haul is typically 3-stories but due to a restriction for setbacks from SRP, the building is 4-stories to get the typical number of storage units.

Commission asked about the city of Avondale and whether they had been working with the applicant for access to Van Buren Street. Mr. Jerod explained that Avondale has approved the drive into the property.

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

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 21-350-00001 SPECIAL USE PERMIT FOR A STORAGE FACILITY (U-HAUL MOVING & STORAGE FACILITY). The motion carried by the following vote:

AYE: Chairman Jason Kish, Vice Chairman Gregg Clymer, Commissioner Anthony Wang,
Commissioner Maria Sambito, Commissioner Marlon Booth

Passed - Unanimously

BUSINESS

4. GENERAL PLAN UPDATE

Planning Manager Steve Careccia introduced Matt Klyszeiko from Michael Baker International who is the consultant working with staff on the General Plan update.

Mr. Klyszeiko gave a brief overview of the entire process for the General Plan update with a final Voter Ratification date of May 2024. The 60-Day review process is about to begin, as mandated by state statute, in order to collect feedback from different state agencies. After the 60-Day review period, they will continue to refine the plan based on input received during the review period. More Worksessions with the Planning & Zoning Commission and City Council will take place after the review period. There will also be an off-site Planning & Zoning Commission meeting.

Community Outreach was a critical component for the General Plan update and included:

- 7 meetings with the General Plan Committee
- Community Workshops
 - In-Person (2 Rounds - 3 locations & Mobile)
 - Virtual
- Target Workshops
 - 5 Different City Special Events
 - 4 HOA Presentations
 - Youth Commission meeting
 - 5 Different Stakeholder meetings
- Supporting Outreach
 - Project Website

- Social Media Postings
- InFocus Magazine

The Community Feedback received has included where the city should target growth as well as preserving certain areas. There were reoccurring themes that emerged from the community, including:

- Water availability/conservation
- Traffic congestion
- Retail/entertainment
- Housing Options & Placement
- Open Space & Parks
- Off-Street Trails/Connectivity
- Small/Homegrown Businesses
- Arts & Culture
- Warehouse (Big Box) Development

Mr. Klyszeiko also reviewed Community Feedback received for descriptions of Goodyear, Important Topics and Physical Places for Improvement. The Vision Statement for the General Plan has been amended and Fundamental Strategies have been simplified and altered. The structure of the General Plan has been altered as well. Mr. Klyszeiko concluded his presentation with the next steps that had also been reviewed in the beginning with the timeline.

Commission expressed their appreciation for all the feedback that was received from the community and integrated into the plan. Commission asked if staff could highlight more information from the General Plan within the staff reports in order to show the applications and development are truly in conformance with the plan.

STAFF COMMUNICATIONS

Deputy Director of Planning Katie Wilken explained that Commissioner Hamilton resigned from the Commission. Ms. Wilken reviewed the items previously seen before the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on June 14, 2023 at 6 p.m. at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Kish adjourned the meeting at 6:51 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____