

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



Wednesday, June 14, 2023

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 Kent Hegedus; Commissioner Marlon Booth

Absent: Chairman Jason Kish

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to
EXCUSE Chairman Kish from the meeting. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, 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 May 10, 2023.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to
APPROVE the draft minutes of the Planning and Zoning Commission meeting on May 10, 2023.
The motion carried by the following vote:

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

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. USE PERMIT REQUEST FOR A MINI-STORAGE FACILITY LOCATED AT SOUTHWEST WEST CORNER OF W WILLIS ROAD AND W MOUNTAIN VISTA DRIVE

Vice Chairman Clymer opened the public hearing at 6:02 pm.

Planner Guadalupe Ortiz Cortez presented the request for a Use Permit for a mini-storage facility on an approximately 9.12-acre parcel, generally located at southwest corner of West Willis Road and South Mountain Vista Drive, within the Montecito PAD (Planned Area Development) District. The proposed one-story storage facility will include a 98,841 square-foot climate-controlled building and a 36,431 square-foot non-climate-controlled facility, to be developed in a single phase. According to the floor plan submitted with the Use Permit, the facility will provide a total of 764 storage units in a climate control environment and 1,618 non-climate-controlled storage units. The Property is within the Business Park and Business Park-1 Zones of the Montecito PAD (Planned Area Development). These Zones are within the City of Goodyear Water Reclamation Facility's 350-foot and 1,000-foot Noise and Odor Easement area, which prohibits residential, parks, office, retail, restaurants and other similar uses. Rather, since these zones are located adjacent to a wastewater treatment facility and within the odor easement setbacks, permitted uses are intended to be more light industrial and business park in nature. As such, the proposed storage facility would be compatible with these types of permitted uses, as it would be less intensive in terms of

operation and intensity. The office for the mini-storage facility is proposed to be open 7 days a week from 8 a.m. to 6 p.m. and the facility will provide access to tenants 7 days a week from 5 a.m. to 10 p.m. Staff does not recommend any restrictions to the hours of operation given the Property's location within the business park zones of the PAD and the open space and road separations between the Property and the residential neighborhoods.

There is a residential neighborhood approximately 370 feet northwest from the Property, with an existing open space area providing a buffer between the Property and this residential neighborhood. Moreover, there is an approximate 200-foot separation between the front property line and CantaMia, the neighborhood to the southeast of the Property, with Willis Road, a modified Scenic Arterial, within the 200-foot distance. In order to address light concerns, staff is recommending a stipulation of approval that requires full cut-off lighting and required lighting being dimmed to 50% between 10 p.m. and 5 a.m. Owner shall construct full half-street improvements for the section Willis Road along the frontage of the site required for the modified Scenic Arterial cross-section, including, but not limited to, 12-foot travel lines, 6-foot bike lane, right turn lane, full median and landscaping, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting.

Michelle Bach, representing the applicant, presented an overview of the project. Ms. Bach reviewed the results of the noise impact study with the project noise impact showing less than 45 dBA.

Commission asked what safeguards there were against hazardous materials being stored. Ms. Bach explained that hazardous materials are not allowed, there is a stipulation in the staff report as well as in the lease agreement for the tenants. If hazardous materials are found, the client is immediately evicted.

Commission asked for clarification on the hours of operation. Ms. Bach explained that clients could not get in before or after the set hours of operation.

Commission asked what are the sizes of the units. Ms. Bach stated that they range anywhere from 5x5 foot up to 10x25 foot unit.

Commission asked what was the expected occupation rate. Ms. Bach stated that usually the feasibility study plans for 3-5 years for the facility to be full, which is at a 90% capacity.

Commission asked if any of the units were alarmed. Ms. Bach explained that the units are not armed, but there is a security system on the facility itself.

Commission asked if there was any additional landscaping along the back property line to help with screening and whether the landscaping on Willis road was standard. Ms. Bach explained that there is a stipulation to increase landscaping in the retention basin. The landscaping on Willis road is meeting the city standard.

Commission asked for clarification on the decibel level from the noise study and whether this was mostly caused by the HVAC units. Ms. Bach confirmed.

7 residents spoke in opposition to the staff recommendation: Neal Wilson, David Shepard, Shelley & Tom Blackman, Jeff Redmon, Steve Johnston, Ryan Gustafson and Jason Powell. The residents expressed concerns with hazardous materials being stored, possibility of fire, proximity to the neighborhood and fire station, noise pollution, light pollution, increase in crime, future development of the surrounding area, placement of public notice signage, postcards not being sent to CantaMia, increase in traffic, view pollution, building height and truck traffic.

Mike Durda spoke in support of the staff recommendation, commenting on the elevations, convenience, and the possibility of other development that is more disruptive.

Pat Kripner submitted a speaker card in support of the staff recommendation but did not wish to speak.

There being no further public comment, Vice Chairman Clymer closed the public hearing at 6:50 pm.

Commission asked what other uses can go onto the property. Ms. Ortiz Cortez explained that warehouses, detention facilities, equestrian centers, plant nurseries, parking lots, vocational schools, processing and compounding of previous materials, equipment rentals could locate on the property. Business park zone does not permit residences, commercial office buildings, schools, food banks, or commercial shopping centers.

Commission asked what the potential height of other development could be that was allowed to go in this area. Deputy Director of Planning Katie Wilken explained that the height limit for the zoning is 40 feet.

Commission discussed other possible uses of the property.

Commission asked if there were inspections that could be done to mitigate hazardous materials. Ms. Bach explained that random inspections are not allowed due to privacy but there are security cameras and a property manager on site.

Ms. Bach clarified the height of the buildings: 12 feet to the roofline, parapet is 17 feet and the roofline varies from 17 to 20 feet within the property. The only place that is 26 feet tall is the loading tower that fronts the parking lot on Willis road.

Commission asked for confirmation of the notifications to CantaMia. Ms. Ortiz Cortez explained that notices were sent to CantaMia and Segovia II and other property owners within 500 feet of the property. At the moment, the CantaMia lots closest to Willis road have been platted but not constructed and there are not additional property owners.

MOTION BY Commissioner Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for case 22-300-00009 USE PERMIT REQUEST FOR A MINI-STORAGE FACILITY LOCATED AT SOUTHWEST WEST CORNER OF W WILLIS ROAD AND W MOUNTAIN VISTA DRIVE. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Maria Sambito

NAY: Commissioner Kent Hegedus, Commissioner Marlon Booth

Passed

3. **USE PERMIT FOR A CONVENIENCE USE AT THE SOUTHEAST CORNER OF SARIVAL AND YUMA, WITHIN PUEBLO VERDE COMMERCIAL**

Vice Chairman Clymer opened the public hearing at 7:00 pm.

Planning Manager Steve Careccia presented the request for a Use Permit for a convenience use (drive-through restaurant) on a vacant parcel within the Pueblo Verde Commercial site. The Property is designated for neighborhood commercial use and will be developed in accordance with the PAD's design guidelines and city's C-1 (Neighborhood Commercial) zoning district. As required in the C-1 (Neighborhood Commercial) zoning district, a restaurant with a drive-through must obtain approval of a Use Permit prior to development. The applicant submitted their application for a Use Permit prior to the city's new drive-thru standards being approved on June 27, 2022. The text amendment became effective on July 27, 2022. However, two drive-through lanes with queuing that meets the city's new requirements of at least six (6) stacking spaces from the drive through entry to the first stop (i.e. menu/order board) and at least four (4) stacking spaces from the menu board to the first product pick-up window has been voluntarily provided. The proposed convenience use will be a McDonald's drive-through restaurant. The restaurant will consist of a single-story (24' 4" tall), approximately 4,000 square-foot building. The site will include a double lane drive-through, with three windows for payment and pick up. Parking for the proposed convenience use will be provided onsite in conformance with city standards. The site will contain a

driveway which connects to the previously approved Pueblo Verde storage which is actively under development.

Commission asked about the construction in the area. Mr. Careccia confirmed that this is for the storage facility near the property.

Paul Gilbert, representing the applicant, gave an overview of the project.

3 residents spoke in opposition of the staff recommendation: Kori Cowan, Bonita Hesla, and Alan Stark. The residents expressed concerns over noise, traffic, crime, proximity to the residential neighborhood, trash, damage to adjacent property, and transients.

3 residents submitted speaker cards opposing the staff recommendation but did not wish to speak: Gary Kelley, Connie Kelley, and Renada Fisher.

Darian Mellon spoke in favor of the staff recommendation, explaining his support for the community.

There being no further public comment, Vice Chairman Clymer closed the public hearing at 7:35 pm.

Commission discussed the last McDonalds to be approved within the city in comparison with this application. Commission also discussed the traffic that will be generated and the possible transient population that may come to this location.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-300-00002 USE PERMIT FOR A CONVENIENCE USE AT THE SOUTHEAST CORNER OF SARIVAL AND YUMA, WITHIN PUEBLO VERDE COMMERCIAL. The motion carried by the following vote:

AYE: Vice Chairman Gregg Clymer, Commissioner Anthony Wang, Commissioner Kent Hegedus

NAY: Commissioner Maria Sambito, Commissioner Marlon Booth

Passed

4. **USE PERMIT FOR A CONVENIENCE USE (QUIKTRIP CONVENIENCE STORE WITH A GAS STATION)**

Vice Chairman Clymer opened the public hearing at 7:36 pm.

Planner Guadalupe Ortiz Cortez presented the request for a Convenience Use (QuikTrip convenience store with a gas station) proposed on an approximately 3-acre parcel located at northeast corner of 173rd Avenue and Yuma Road. The property is zoned Planned Area Development with C-2 General Commercial designation, within the Canyon Trails Phase 2 Planned Area Development (PAD). The Preliminary Site Plan for QuikTrip Store #0403 includes an approximately 5,312 square-foot convenience store with an 8,156 square-foot fuel canopy area, with the ability to serve up to 20 automobiles at a time. The applicant will be providing outdoor dining tables for customers. The on-site parking conforms with applicable city standards. The design for the building will utilize a variety of materials and colors including brick and stone.

Daniel Chambers, representing the applicant, reviewed the application and was available for questions.

Resident Lori Blush spoke in opposition to the staff recommendation, expressing concerns over an increase in crime and traffic.

There being no further public comment, Vice Chairman Clymer closed the public hearing at 7:50 pm.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case 22-300-00010 USE PERMIT FOR A CONVENIENCE USE (QUIKTRIP CONVENIENCE STORE WITH A GAS STATION). The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

None.

STAFF COMMUNICATIONS

Deputy Director of Planning Katie Wilken reviewed the previous items that came before Commission.

Ms. Wilken gave an update on the vacant Planning & Zoning Commission seat.

Development Services Director Christopher Baker gave an update on Zoning Ordinance updates that will be coming to the Commission through the rest of the year, including use permits, churches, business park district, noise standards adjacent to freeways, and Mobile.

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on June 28, 2023 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Clymer adjourned the meeting at 7:55 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Jason Kish, Chairman

Date: _____