

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



Wednesday, March 13, 2024

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Vice Chair Maria Sambito; Commissioner Anthony Wang;
Commissioner Kent Hegedus; Commissioner Jeremiah Smith; Commissioner Marlon Booth

Absent: Commissioner Jason Kish

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

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

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on February 14, 2024.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Jeremiah Smith to
APPROVE the draft minutes of the Planning and Zoning Commission meeting on February 14,
2024. The motion carried by the following vote:

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

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.

BUSINESS

2. Staff will provide an update and seek feedback on an upcoming proposed Zoning Ordinance Text amendment related to certain uses within the Use Permit process, Special Use Permit process and other principally permitted uses.

Planning Manager Christian Williams presented on the possible future zoning ordinance text amendments regarding use permits and special use permits. These subjects included mini storage, drive-through restaurants, gas stations and convenience stores, car washes, and automotive repair facilities. Mr. Williams explained the following staff recommendations for each use.

Mini-storage:

- Special use permit process removed
- Would be permitted within C-1 and C-2 on a maximum of 7.5-acres
- Not to exceed a maximum of 50% of a contiguous commercial site
- Not to be located within 300 feet of the arterial-to-arterial intersection without a use permit or exceed 500 feet of arterial frontage
- No outdoor RV storage is permitted within commercial centers
- Storage would also not be able to locate within 1,500 feet of another storage unit
- In Industrial zones, outdoor RV storage would be permitted if screened from off-site view
- Additionally, storage would need to adhere to design enhancements and landscape setbacks from residentially zoned districts or lots when the areas are platted

Gas Stations:

- Use permit process removed
- Permitted in C-1 and C-2 districts
- Convenience stores would be allowed if they do not contain gas component
- If they are not reverse oriented and within 300 feet of a planned intersection, they would

require a plaza

- Must be located 250 feet from residential or separated by a public roadway, canal or railroad from residential
- The use would be allowed with a 50,000 square foot retailer by right (such as a Safeway or fancy Fry's gas station)
- No more than one gas station would be permitted within a quarter mile of an arterial-to-arterial intersection
- Electric Vehicle Charging is permitted
- Stand-alone diesel pumps are not permitted
- No separate diesel pumping in Commercial districts
- Gas stations would be permitted within I-1 and I-2 districts with the design enhancements and clustering requirements from C-1 and C-2 on corners
- Separate diesel pumping would be by Use Permit in I-1 and permitted by right in I-2

Car Washes

- Use permit process removed
- Be allowed in C-2
- Not located within 300 feet of an arterial-to-arterial intersection or within 300 feet of a hotel, motel or restaurant patio
- Needs to be 300 feet from residential uses or separated by a public roadway, canal or railroad from residential
- The tunnel shall be screened
- Stipulations for noise, queuing would be sought and the use would be permitted as an accessory to a gas station for single vehicle car washes

Drive-throughs

- Use permit process removed
- Allow this use within C-1 and C-2
- Standalone drive-throughs would be limited to one standalone drive-through for each 5-acre commercial center
- Create a new category of drive-through for end caps on retail buildings which have 3 or more spaces for tenants
- End-cap drive-throughs would not have a density cap as these incentivize additional retail spaces being created within centers to create non-strip drive-through opportunities
- If a drive-through is located on the corner of an intersection it would be required to provide a corner enhancement, patio or plazas

Auto Repair Facilities

- Keep existing industrial standards and would allow these uses to be permitted within C-2 so long as they are located 250 feet from residential or separated by a public roadway, canal or railroad from residential
- Proposal adds screening requirements and garage facing requirements
- If there is an outdoor queuing component, queuing would need to be provided; drive-through component would need to be located at least 250 feet from residential

Planning Commission discussed each item, expressed appreciation for the various protections put into place and the clarity these text amendments provide. Commission expressed concern over the 1,500 foot separation requirements for mini-storage not being enough, reverse orientation of gas stations not being utilized, setbacks for car washes being enough, and noise and hour restrictions for car washes.

No action was taken on this item.

Interim Development Services Director Katie Wilken announced the promotion of Christian Williams to Planning Manager.

Ms. Wilken also reviewed the items that had previously come before the Commission.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on April 17, 2024 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

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

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2024.