

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



Wednesday, June 12, 2024

6:00 p.m.

Meeting Minutes

MEETING AGENDA AMENDED 6/10/2024 - Add Agenda Item #4

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 pm.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Vice Chair Maria Sambito; Commissioner Anthony Wang;
Commissioner Jeremiah Smith; Commissioner Ernie Nepomuceno

Absent: Commissioner Kent Hegedus; Commissioner Marlon Booth

MOTION BY Commissioner Jeremiah Smith, **SECONDED BY** Commissioner Anthony Wang to
EXCUSE Commissioner Booth and Commissioner Hegedus from the meeting. The motion carried
by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Anthony Wang,
Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on May 8, 2024.

MOTION BY Commissioner Jeremiah Smith, **SECONDED BY** Commissioner Anthony Wang to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on May 8, 2024.
The motion carried by the following vote:

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

Other: Commissioner Ernie Nepomuceno (RECUSE)

Passed

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.

Resident Ken Hubbell spoke about roadwork on Indian School road and Citrus road, specifically around the warehouses, citing concerns with debris on the road, landscaping on the Microsoft building, and the delay on construction in this area.

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. WEST VALLEY CHRISTIAN SCHOOL EXPANSION

Chairman Clymer opened the public hearing at 6:06 pm.

Planning Manager Christian Williams introduced Assistant Planner Jimmy Carreon. Mr. Carreon presented the request for a Special Use Permit for a private school expansion on property zoned Agricultural Urban (AU) and Commercial Office (CO) on approximately 16.45-acre property, located along 161st Lane north of Van Buren Street (School Property). The West Valley Christian School property is approximately 16.45 acres in total and includes parcels both east and west of 161st Lane. The school will be accessed utilizing the existing driveway off 161st Lane. Access to 161st Lane will be shared with one resident owner who resides to the north of West Valley Christian School along 161st Lane. The expansion proposal includes parking lot and driveway additions as well as new classroom buildings and outdoor storage containers. An application for a Special Use Permit has been submitted for this expansion. The applicant intends to construct one additional school building and an additional parking lot on an existing recreation field located at the northwest corner of Van Buren Street and 161st Lane. The parcel to the north of the main classroom buildings, 500-05-028C, is currently envisioned to be used for recreation and sport

activities, with the potential for future classroom expansion. The eastern parcels of the property located at the northeast corner of 161st Lane and Van Buren Street, 500-10-704A and 500-10-705B, currently serve as temporary parking and may be developed for recreation fields, additional parking, or future classroom expansion, depending on future school needs.

Commission asked for clarification on the current construction happening on the site. Mr. Carreon explained that the current construction is for grading and parking.

Commission asked about how many students this expansion would allow. Mr. Carreon referred the question to the applicant. Jeremiah Hann, representing the applicant, explained that there will be an additional 100 students added with the expansion, currently the school has approximately 400 students.

Commission asked about the outdoor storage. Mr. Carreon explained that the outdoor storage is currently used for construction. Mr. Hann stated that this storage would be preferable to stay after construction for storage of school equipment.

Commission asked about whether access for the resident that resides to the north of the school will be affected. Mr. Carreon stated that there is a stipulation that the residential drive access will need to be fully paved prior to construction.

There were 3 resident speakers that spoke in opposition to the project: Ray Ortiz, Dolly Ortiz, and Leticia Castro. Ray and Dolly Ortiz live in the property immediately north of the school, they both spoke, asking for a block wall to border their property, to have legal access to their property, traffic concerns, and safety concerns. Leticia Castro expressed concern over traffic control, safety, the number of students being added, and the notification requirements for the surrounding area needing to be widened to include Wade Acres.

There being no further public comment, Chairman Clymer closed the hearing at 6:31 pm.

Commission discussed the construction on the property. Mr. Carreon explained that the current construction is for parking and grading which is allowed. Construction has not yet occurred for the items on this application. Development Services Director Katie Wilken explained that this is an existing use, built in 2002, and no use permit was required at that time. In 2007, the city updated the Zoning Ordinance, requiring a special use permit, and the school became a legal nonconforming use. They are allowed to do certain improvements but the special use permit is required for the expansion.

Commission asked staff about traffic and any studies performed. Mr. Williams explained that the final traffic study will be done with the site plan which is an administrative approval. The special use permit requires the school to create a traffic management plan and provide strict provisions for driveway usage.

Commission discussed the easement the resident speaker spoke on and access provided. Mr. Williams explained that the easement would have to be done by the residents and the school. Mr. Carreon reviewed the location of the easement and access. Mr. Williams explained that with this project, a stipulation of the special use permit is providing access for the resident which will be used for emergency access from the site as well.

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND approval for case P24-00177 WEST VALLEY CHRISTIAN SCHOOL EXPANSION. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Anthony Wang,
Commissioner Jeremiah Smith, Commissioner Ernie Nepomuceno

Passed - Unanimously

3. **GUARDIAN STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY ZONED PAD WITH UNDERLYING COMMERCIAL USES**

This item will be renoticed for a future Planning and Zoning Commission meeting.

4. **El Cidro 9th Restated PAD (Willow at El Cidro)**

This item will be renoticed for a future Planning and Zoning Commission meeting.

BUSINESS

None.

STAFF COMMUNICATIONS

None.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on June 26, 2024 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman _____ adjourned the meeting at _____ p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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