

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



Tuesday, December 10, 2024

6:00 p.m.

Meeting Minutes

AGENDA AMENDED - Date Fixed to Tuesday, December 10, 2024.

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 pm.

ROLL CALL

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

Absent: Commissioner Jeremiah Smith

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

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

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on December 4, 2024.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Commissioner Anthony Wang to
APPROVE the draft minutes of the Planning and Zoning Commission meeting held on December 4,
2024. The motion carried by the following vote:

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

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. MAJOR GENERAL PLAN AMENDMENT FOR I-10 CITRUS GATEWAY

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

Principal Planner Guadalupe Ortiz Cortez presented the request for a Major Amendment to the Goodyear 2035 General Plan for approximately 267 acres generally located at the southwest corner of N. Citrus Road and W. Roosevelt Street to amend the Land Use Classification for approximately 267 acres from Neighborhoods to Business & Commerce. The Neighborhoods Land Use Category allows for the following type of developments: Agricultural Urban (AU), Single-Family Residential ((R1-4), (R1-A), (R1-C), (R1-10), (R1-7), (R1-6), Two-Family Residential (R2), Multi-Family Residential (MF-12), (MF-18) Manufactured Home Subdivision (MHS), Manufactured Home Park or RV Park (MH/RVP), Public Facilities District (PFD), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), and Planned Area Development (PAD). The Business & Commerce Land Use Category allows for the following zoning type of developments: Central Business District (CBD), Commercial Office (CO), Neighborhood Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), Multi-Family Residential (MF-18), (MF-24), Business Park (BP), Public Facilities District (PFD), and Planned Area Development (PAD). If approved, the applicant will move forward with their application to rezone the property from the Las Palmas PAD to Business Park District with a PAD Overlay that would allow flex I-1 (Light Industrial Park) and C-2 (General Commercial) zoning in certain areas of the Property. This is the second public hearing for this item before the Planning and Zoning Commission.

Commission asked for clarification on the zoning history of the property. Ms. Ortiz Cortez explained that the property has been zoned residential since 2005, with the most recent amendment for the PAD zoning in 2022.

Commission asked for more information on the areas of the project that will include the Light Industrial zoning designations and whether the Commission will see this project again. Ms. Ortiz Cortez stated that the rezone application will return to Commission and Council for approval. The applicant would be better suited to provide information on the layout of the property.

Wendy Riddell, representing the applicant, gave a brief overview of the project, including an explanation of the buffers within the project.

Commission asked where the Commercial part of the project would be located. Ms. Riddell stated that Commercial is being proposed along Citrus road, as well as Van Buren street.

There were 2 speakers during the public hearing. Cliff Osborn spoke in opposition, citing concerns with traffic, truck noise, and safety. Alma Olivares stated that she was in support of the project as long as the developer continues to address concerns, citing issues with left turns from Roosevelt, median maintenance, Wi-Fi and cellular service, truck traffic, horses on trails, water usage of the project, light intrusion, frontage road width for deliveries, and school bus stop safety.

Jeff Levy submitted a speaker card in support of the project but did not wish to speak.

There being no further public comment, Chairman Clymer closed the public hearing at 6:26 pm.

Commission discussed previous rezonings of a similar nature as this project. Ms. Riddell reviewed the conceptual site plan to clarify the location of the different uses within the site.

Commission asked the applicant about improvements on Roosevelt street. Jamie Blakeman, also representing the applicant, gave an overview of the frontage road proposed on Roosevelt.

Commission discussed the Wi-Fi capabilities in the area.

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND approval for the MAJOR GENERAL PLAN AMENDMENT FOR I-10 CITRUS GATEWAY. The motion carried by the following vote:

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

Passed - Unanimously

STAFF COMMUNICATIONS

Development Services Director Katie Wilken informed Commission of the city's new Strategic Plan, with copies provided for the Commissioners. This will be discussed at a future meeting.

NEXT MEETING

The next Planning and Zoning Commission Meeting will be held on January 15, 2025 at 6 pm in the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:37 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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