

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



Wednesday, June 11, 2025

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Chairman Clymer called the meeting to order at 6 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Commissioner Kent Hegedus; Commissioner Ernie Nepomuceno;
Commissioner Teri Roberts

Absent: Vice Chair Maria Sambito; Commissioner Marlon Booth; Commissioner Anthony Wang

Commissioner Hegedus attended the meeting telephonically.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to
EXCUSE Commissioners Sambito, Wang, and Booth from the meeting. The motion carried by the
following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno,
Commissioner Teri Roberts

Passed - Unanimously

APPROVE MINUTES

1. Approve the draft minutes of the Planning and Zoning Commission Meeting on May 7, 2025.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to
APPROVE the draft minutes of the Planning and Zoning Commission meeting on May 7, 2025. The
motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno,
Commissioner Teri Roberts

Passed - Unanimously

PUBLIC COMMENTS

None.

DISCLOSURE OF EX PARTE COMMUNICATIONS

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. **REZONE APPROXIMATELY 25 ACRES, KNOWN AS PEBBLECREEK MARKETPLACE, FROM PLANNED AREA DEVELOPMENT (PAD) TO PEBBLECREEK MARKETPLACE 2ND AMENDED PLANNED AREA DEVELOPMENT**

Chairman Clymer opened the public hearing at 6:08 PM

Jimmy Carreon, Assistant Planner, presented agenda items 2 and 3 together. Item 2 is the request to rezone approximately 25 acres generally located at the southwest corner of McDowell Road and PebbleCreek Parkway from PebbleCreek Marketplace Planned Area Development to PebbleCreek Marketplace 2nd Amended Planned Area Development.

The Property is currently zoned Planned Area Development ("PAD") per the PebbleCreek Marketplace Final PAD, approved by the City in 2014 as Case No. 13-210-00007. This request is to remove the PebbleCreek Marketplace Comprehensive Sign Package (CSP) from the PAD document so that Council may consider approving the CSP in accordance with conditions found in Article 7 - Sign Regulations of the Goodyear Zoning Ordinance.

The applicant would like to remove the PebbleCreek Marketplace CSP from the PebbleCreek Marketplace Final PAD so that any future related CSP amendments does not require a PAD Amendment to amend the CSP. The proposal would consider the CSP a standalone document and therefore would not require modifications to the PAD.

Commission asked about the areas included within the request, how this would affect existing businesses, and about the history of previous zoning amendments to the subject property. Mr. Carreon did not have the information available at the time and offered to bring this back to the Commission.

Andy Gibson, representing the applicant, provided the history of previous CSP amendments and presented an overview of the application.

There being no public comment, Chairman Clymer closed the public hearing at 6:25 pm.

MOTION BY Commissioner Teri Roberts, **SECONDED BY** Commissioner Ernie Nepomuceno to RECOMMEND APPROVAL of the request to rezone the subject property, subject to the stipulations included in draft Ordinance No. 2025-XXXX. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno,
Commissioner Teri Roberts

Passed - Unanimously

BUSINESS

3. **THIRD AMENDMENT TO THE COMPREHENSIVE SIGN PACKAGE FOR PEBBLECREEK MARKETPLACE**

Assistant Planner Jimmy Carreon presented the request to amend the PebbleCreek Marketplace Comprehensive Sign Package with item #2, located south of McDowell Road and west of Pebble Creek Parkway.

The request is to approve the third amendment to the PebbleCreek Marketplace Comprehensive Sign Package, which encompasses the 52-acre area within the Pebble Creek Marketplace Mixed Use Phase 2 and PebbleCreek Marketplace. The materials, color palette, and design theme detailed in the existing PebbleCreek Marketplace CSP will be utilized throughout the whole 52-acre area, providing for a cohesive look to the center.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to **RECOMMEND APPROVAL** of the PebbleCreek Marketplace 3rd Amended Comprehensive Sign Package dated May 2025, subject to stipulations. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno,
Commissioner Teri Roberts

Passed - Unanimously

4. **SECOND AMENDMENT TO THE COMPREHENSIVE SIGN PROGRAM FOR AIRPORT GATEWAY AT GOODYEAR**

Assistant Planner Jimmy Carreon presented the request to amend the Airport Gateway at Goodyear Comprehensive Sign Program, located south of Interstate 10 between Bullard Avenue and Litchfield Road.

The request is to approve the Airport Gateway at Goodyear Comprehensive Sign Program, which is limited to revising signs that are specifically required for the project labeled in the Airport Gateway at Goodyear Comprehensive Sign Program as "Large Retail User with Gas Station" and conform to Ordinance 2024-1595. All requirements, regulations, specifications, and design parameters for all other users within the Airport Gateway at Goodyear development remain unchanged. Per Zoning Ordinance 2024-1595, a maximum of two (2) pylon signs may be permitted on the northwestern 72 acres of property (within the Airport Gateway at Comprehensive Sign Program boundary) without obtaining a Use Permit, subject to the following: A single-user freeway pylon sign may be permitted in lieu of one of the two above-mentioned pylon signs if the single user is a retail store, convenience store, or other commercial development that exceeds 50,000 square feet in size, and no freeway pylon sign shall exceed 85 feet in height.

Commission asked about the location of proposed signs within the CSP. Mr. Carreon reviewed the location of proposed pylon and wall signs within the property.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to RECOMMEND APPROVAL of the Airport Gateway at Goodyear 2nd Amended Comprehensive Sign Program, dated May 2025 (the “Airport Gateway at Goodyear Comprehensive Sign Program”), subject to stipulations. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

5. **FIRST AMENDMENT TO THE COMPREHENSIVE SIGN PLAN FOR CANYON TRAILS TOWNE CENTER**

Planning Manager Christian Williams presented a request to amend the Canyon Trails Towne Center Comprehensive Sign Plan, located north of Yuma Road and east of Cotton Lane.

The request is to approve the 1st Amended Canyon Trails Towne Center Comprehensive Sign Plan (CSP), which encompasses the 91-acre area within the Canyon Trails PAD. The original CSP included three multi-tenant monument signs within the right-of-way (R.O.W.) along Cotton Lane. These signs were to remain until such time as the Arizona Department of Transportation (ADOT) acquired the property for the future Loop 303 freeway extension. ADOT is scheduled to commence construction of the Loop 303 freeway extension during the fourth quarter of 2025. This amendment includes a request for the removal and relocation of three existing multi-tenant monument signs located just east of Cotton Lane out of the ADOT R.O.W. and onto Canyon Trails Towne Center property. No changes to the multi-tenant monument signs are being proposed, aside from the relocation request. All requirements, regulations, specifications, and design parameters for all other users within the Canyon Trails Towne Center development remain unchanged.

Commission asked about the need for the amendment at this particular time. David Mallon, representing the applicant, provided a history of the development, shared plans for proposed future freeway construction, and stated their intent to bring future amendments back before the Commission.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to RECOMMEND APPROVAL of the Canyon Trails Towne Center 1st Amended Comprehensive Sign Plan dated May 2025, subject to stipulations. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno, Commissioner Teri Roberts

Passed - Unanimously

STAFF COMMUNICATIONS

Development Services Director Katie Wilken introduced Phil Cochran, Assistant City Attorney, who will be the new primary Legal liaison for the Development Services Department.

Ms. Wilken also announced that a sign package for GSQ, reviewed at the previous Planning & Zoning Commission meeting, was approved by City Council on Monday June 9th and that the next Commission meeting would be in two-weeks time to align with Council summer break.

NEXT MEETING

The next Planning and Zoning Commission meeting will be held on June 25, 2025 at 6 pm at the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 6:54 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2025.