

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



Wednesday, September 10, 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; Vice Chair Maria Sambito; Commissioner Kent Hegedus;
Commissioner Marlon Booth; Commissioner Ernie Nepomuceno; Commissioner Teri Roberts

Absent: Commissioner Anthony Wang

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Kent Hegedus to
EXCUSE Commissioner Wang 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 Ernie Nepomuceno, Commissioner Teri
Roberts

6 - 0 Passed - Unanimously

APPROVE MINUTES

1. **Approve the draft minutes of the Planning and Zoning Commission Meeting on August 13, 2025.**

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Kent Hegedus to
APPROVE the draft minutes of the Planning and Zoning Commission Meeting held on August 13,
2025. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Commissioner Teri Roberts

Other: Commissioner Ernie Nepomuceno (ABSTAIN)

5 - 0 Passed

PUBLIC COMMENTS

No comments were received from the public.

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. USE PERMIT FOR A LIMITED OUTDOOR STORAGE AND DISPLAY

Chairman Clymer opened the public hearing at 6:03 p.m.

Justin Gabrielson, Senior Planner, presented the request for an outdoor display on an approximately .32-acre portion of the 8.83-acre shopping center, generally located at the northwest corner of Van Buren Street and North Central Avenue, currently zoned C-2 (General Commercial). The applicant is requesting the development of an approximately 14,000 sq ft limited outdoor storage and display area to be surrounded by an eight-foot screen wall.

An alternative notification process was used for this rezoning. A formal citizen review meeting was not held, but notice providing information on the use permit was mailed to 106 owners of property within 500 feet of the subject property and other stakeholders on July 14, 2025. There was no objection to the Use Permit received at the time of the meeting.

Commission asked about the removal of some parking spaces on the proposed site plan and how this might affect parking requirements, as well as what some examples of an outdoor display might include. Staff responded that a parking study was done as part of the application process and that the remaining number of proposed spots would be sufficient to meet the estimated demand. Staff also described types of outdoor displays from similar types of stores that already exist in Goodyear.

One speaker card was received from Jeff Levy in support of the project who did not wish to speak.

There being no further public comment, Chairman Clymer closed the public hearing at 6:08 p.m.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Marlon Booth to RECOMMEND APPROVAL of the Use Permit for limited outdoor display on a .32 acre portion of a larger shopping center. The motion carried by the following vote:

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

6 - 0 Passed - Unanimously

3. REZONE APPROXIMATELY 1,505 ACRES FROM ESTRELLA PHASE II PAD TO ESTRELLA 14 PAD

Chariman Clymer opened the public hearing at 6:10 p.m.

Ann Dolmage, Principal Planner, presented a PAD rezone request for Estrella 14. The approximately 1,505-acre site is generally located on the east side of Estrella Parkway, south of Estrella Foothills High School. The current zoning is Planned Area Development (PAD) within the Estrella Phase II PAD, approved in 1988, authorizing a mix of uses, including single-family, multi-family, commercial and office, school sites, and four parks.

The request is to rezone the property from the Estrella Phase II PAD to the Estrella 14 PAD, establishing flexible Land Use Groups (LUGs). Six LUGs are proposed: Open Space, Civic Space, Estate, Village, Hub, and Core. The LUG boundaries are conceptual and may overlap. Within this context each LUG is layered atop any preceding LUG allowing multiple zoning districts within a given portion of the property. All development proposals will require preliminary plat or site plan approval, during which the applicant will select a zoning district compatible with the assigned LUG.

The current zoning allows 8,400 overall residential units, with 4,516 of those being multi-family units. The proposed zoning includes a maximum of 6,034 total dwelling units, including a maximum of 864 multi-family units.

Commission raised questions to staff regarding the number of proposed residential units compared to the existing entitlement, the overall volume of multi-family development, original and proposed open space requirements for the project, water and wastewater capacity, and infrastructure needed to serve the project. Staff provided information about existing and proposed unit counts by type of unit, and discussed an existing Development Agreement that provides a mechanism for the use of water and water credits already allocated to Goodyear. Staff also informed the Commission that the developer was required to prepare a master water and wastewater report as part of the rezone request that was reviewed by the Engineering Department. More refined reports on water, wastewater, and roadway resources would be required as part of all future final plat approvals during the development process.

Andrew Yancey, representing the applicant, provided context for the overall project size, and pointed out changes in the proposed design and density which are more in conformance with the City's current General Plan. Mr. Yancy also outlined open space requirements and proposed community amenities, as well as a comparison of maximum allowable unit counts between the current and proposed zoning.

Commission discussion following the applicant's presentation focused on the proximity of high-density multi-family adjacent to single-family lots without a transition or buffer, and whether there could be requirements for these depending on the sequence of development. Mr. Yancy responded that the development standards in place are based on City of Goodyear zoning districts, which would include requirements for height setbacks. The Commission also asked about proposed setback reductions, and Mr. Yancy outlined how these would be incorporated, including proposed increases in open space amenities to offset the potential loss of backyard areas. The Commission expressed concerns about the potential sequencing of residential development, school capacity, increased traffic, and the timing of Cotton Lane improvements. Mr. Yancy explained how the sequence of development would require additional capacity studies for traffic so that roadways could be constructed in accordance with the pace of development. He also informed the Commission that the applicant has historically worked closely with the affected school districts to arrange land donations as school sites are needed. Mr. Yancy also responded to a previous question about water and sewer capacity by elaborating on existing development agreements that are in place that allow for this additional capacity within the entire development.

One resident, Mike Durda, spoke in support of the project, citing the benefit of new retail and restaurant options accompanying new residents. Three residents, Joseph DeLibero, Frances Lippmann, and Mark Charles spoke in opposition, citing concerns related to construction traffic on Estrella Parkway, the absence of a requirement to construct Cotton Lane, the addition of three-and four-story multi-family buildings, an increase in renters versus owners in Estrella, and impacts to existing parks and wildlife. One letter from Jeff Redman was read into the record in opposition. Seven residents, Mary Charles, Karen McPherson, Paul Kempa, Cody Marks, Julie Marks, LeighAnn McDonough and Rhonda Watson submitted opposition speaker cards but did not wish to

Speak. Two residents submitted speaker cards in support but also did not wish to speak.

There being no further public comment, Chairman Clymer closed the public hearing at 7:16 p.m.

MOTION BY Commissioner Teri Roberts, **SECONDED BY** Vice Chair Maria Sambito to RECOMMEND APPROVAL of the request to rezone the subject property from Estrella Phase II PAD to Estrella 14 PAD, with multiple underlying districts. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Kent Hegedus,
Commissioner Marlon Booth, Commissioner Teri Roberts

NAY: Commissioner Ernie Nepomuceno

5 - 1 Passed

STAFF COMMUNICATIONS

Development Services Director Katie Wilken provided an update on Council actions for three previous cases that had been recommended by the Commission for approval. These cases were a Use Permit for Super Star Car Wash, a Use Permit for Terrible's Convenience Store, and a rezoning request for Picerne at Palm Valley. All three cases were approved by the City Council on September 8, 2025.

NEXT MEETING

The next meeting of the Planning and Zoning Commission is tentatively scheduled to take place on October 15, 2025 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 7:37 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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