

Planning & Zoning Commission

Goodyear City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395



Wednesday, February 11, 2026

6:00 p.m.

Meeting Agenda

Physical access to the meeting location will be available 15 minutes prior to the meeting.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

Non-Agenda items: This is the time for members of the public 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 on a future agenda.

Agenda items: The Chair 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.

CONSENT

1. **APPROVAL OF MINUTES**

Approve the draft minutes of the Planning and Zoning Commission Meeting on December 3, 2025.

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.

BUSINESS

2. **ELECT CHAIR AND VICE CHAIR**

Elect a Chair and Vice Chair for the Planning and Zoning Commission for 2026.

3. **DEVELOPMENT TRENDS REPORT**

Staff to provide an update on development and economic trends within the city (Wendy Bridges, Economic Development Director; Christian Williams, Planning Manager; Alissa Magley, Administrative Services Manager).

Information only, no action needed.

INFORMATION ITEMS

Comments, Commendations, Report on Current Events and Presentations by Board, Commission or Committee Members, staff or members of the public. The members may not propose, discuss, deliberate or take any legal action on the information presented pursuant to A.R.S. § 38-431.02.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

March 11, 2026 at 6:00 p.m.

ADJOURNMENT

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on 2/6/26 at 1:20 p.m. by CLR.

AGENDA ITEM #: 1.
DATE: February 11, 2026



Planning & Zoning Commission

SUBJECT:

APPROVAL OF MINUTES

RECOMMENDATION:

Approve the draft minutes of the Planning and Zoning Commission Meeting on December 3, 2025.

Attachments

12.3.25 Draft PZ Minutes

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



Wednesday, December 3, 2025

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Absent: Commissioner Marlon Booth

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

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

Passed - Unanimously

PUBLIC COMMENTS

No comments were received from the public.

CONSENT

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Teri Roberts to APPROVE the Consent Agenda. The motion carried by the following vote:

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

Passed - Unanimously

1. APPROVAL OF MINUTES

Approve the draft minutes of the Planning and Zoning Commission Meeting on November 5, 2025.

2. **APPROVAL OF THE 2026 PLANNING AND ZONING COMMISSION CALENDAR**
Approve the 2026 Planning and Zoning Commission Calendar.

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

3. **REZONE APPROXIMATELY 66.6 ACRES LOCATED NORTHWEST OF WEST CELEBRATE LIFE WAY AND NORTH LITCHFIELD ROAD, KNOWN AS CELEBRATION PLAZA, FROM PLANNED AREA DEVELOPMENT TO CELEBRATION PLAZA 1st AMENDED PLANNED AREA DEVELOPMENT**

Chairman Clymer opened the public hearing at 6:04 p.m.

Senior Planner Justin Gabrielson presented the request to rezone approximately 66.6 acres generally located at West Celebrate Life Way and North Litchfield Road (Celebration Plaza). The applicant is requesting to amend the current limit of one standalone drive-through within Land Use District C-2 to allow up to two standalone drive-throughs, and one end cap drive-through, for a total maximum of three drive-throughs and a maximum of one gas station. Additionally, the current application seeks to decrease the parking requirement for Medical or Dental Offices and Out-Patient clinics.

The original application for a rezone of this property was heard by the City Council earlier in the year. Council raised concerns about the number of drive-throughs allowed without further reconsideration of the mix of multi-family and office land uses remaining on the site. Due to these concerns, the staff recommendation is to limit the development to no more than one drive-through restaurant and one convenience market/gas station, each allowed through the Use Permit process. This would allow only the modifications to the Medical or Dental Offices and Outpatient clinics parking requirements but not the additional drive-throughs.

The Commission discussed reducing parking requirements for Medical Office uses and the potential precedent this could set for future reductions. They also asked staff to summarize the City Council's concerns with the previous application. Mr. Gabrielson indicated that the primary concern had to do with an unlimited number of end cap drive-throughs allowed and he reiterated options that the Commission could consider in their recommendation.

Mark Reddie with RVi presented on behalf of the applicant and outlined the overall concept for the development. Mr. Reddie requested that the maximum number of drive-throughs be increased from one to three to accommodate market demand for a mix of uses on the site. He outlined the overall concept to develop a medical campus in multiple phases and addressed the developer's request for the parking reductions based on standards from land use studies and peer cities.

The Commission asked the applicant about potential changes in land use on the site depending on market conditions. Mr. Reddie responded that the developer's intent is to develop most of the site as office, but if demand was not favorable, then certain parcels could revert to multi-family.

The Commission discussed the impact on other land uses that could locate within the same districts as Medical Office, and the fact that parking is a challenge at several medical office complexes in the City. They also asked about retention basins on the site and were informed that temporary basins were included to accommodate previous farming activity near the City of Hope building.

Resident Jeff Levy submitted a speaker card in support of the project. Mr. Levy stated his support

for attracting business to Goodyear, and particularly restaurants with drive-through windows, since many restaurant concepts include this type of architecture.

There being no further public input, Chairman Clymer closed the public hearing at 6:37 p.m.

MOTION BY Vice Chair Maria Sambito, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND APPROVAL of the request to rezone approximately 66.6 acres generally located at West Celebrate Life Way and North Litchfield Road from Goodyear Celebration Plaza Planned Area Development to Celebration Plaza 1st Amended Planned Area Development (October 2025), as set forth in the draft of Ordinance No. 2026-XXXX. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Vice Chair Maria Sambito, Commissioner Anthony Wang, Commissioner Teri Roberts

NAY: Commissioner Kent Hegedus, Commissioner Ernie Nepomuceno

Passed

4. **RIO 1900 MINOR GENERAL PLAN AMENDMENT**

Chairman Clymer opened the public hearing at 6:51 p.m.

Principal Planner Ann Dolmage presented agenda items 4 and 5 together.

The request is to develop the Rio 1900 project which includes a rezone request as well as a minor General Plan amendment. The applicant requests to rezone a total of 1,940 acres formerly known as King Ranch, extending east to west from Estrella Parkway across Cotton Lane to the alignment of 187th Avenue, and north to south from Gila River to the northern edge of Estrella, to facilitate the development of a master planned community containing residential, commercial, civic, and open space uses, as well as a potential resort hotel. The applicant also submitted a minor General Plan amendment to designate a 40-acre parcel within the rezone area as Neighborhoods to align the majority land use designation for the remainder of the proposed rezone area.

The overall development plan would establish flexible Land Use Character Areas (LUCAs) that could include a variety of residential and commercial uses, a research park, a community center, and public facilities (including fire stations and school sites). The LUCA boundaries are conceptual and may overlap. The proposed zoning also includes hillside development standards, open space preservation, public access trails and a community park.

The Commission raised questions for staff regarding the total number of expected housing units. Staff clarified that the city has recommended using a water allocation cap of acre feet per year instead of a cap on the number of housing units.

The Commission asked about timelines for the widening of key access roadways and bridges into the area. Staff reported that there were already two Capital Improvement Program (CIP) projects in design that would address both the widening of Cotton Lane and the Estrella Road bridge. Staff also clarified that the applicant would have to widen any roadways to meet city standards should they move forward with development before these CIP projects are completed.

The Commission asked about water sources and the total amount of water acre feet available to support the proposed development. Staff informed the Commission of water allocation limits outlined in the 2024 Integrated Water Master Plan. Staff reported that if the developer sought to go over their allocated amount that they would have to find an alternative source, and that stipulations in the PAD zoning would restrict overall water use.

Commission asked about impacts to city services and traffic from the project and how these will be handled. Staff explained the next steps in the development process, should the project be approved, and how timelines for needed services would be identified at each of the platting phases.

Commission asked what would happen to the land if the zoning was not approved. Staff confirmed that the current PAD zoning would stay in place, and that the development could move forward with preliminary and final plats under the current zoning.

Brian Greathouse with Burch and Cracchiolo made a presentation on behalf of the applicant, Harvard Investments. Mr. Greathouse shared the estimated timing of construction and when the first homes might be occupied. He also explained the developer's role in fulfilling requirements for public services such as roadway expansions and fire stations, infrastructure investments that would be made, and presented an overview of the development plans. He also outlined plans to include a portion of a regional trail system and other community amenities within the land use plan.

Commission discussion following the applicant's presentation focused on the change in density from the current zoning to the proposed plan. Mr. Greathouse responded that the proposed zoning plan would allow for fewer housing units overall. The Commission also expressed enthusiasm for the regional trail and other amenities.

Eight speaker cards were received regarding the Rio 1900 General Plan amendment and rezone. James Modeste expressed support for the application, but did not wish to speak. Claudia Smith spoke in opposition to the project, and asked about specific plans for the section of BLM land behind her home. Mr. Greathouse responded that BLM land was typically not sold for development. He also explained that there would be a 100-foot building setback that would remain in place to buffer existing homes from future development.

Resident Darby Curran expressed neither opposition nor support, but asked further questions about the buffer requirements for existing homes and proposed roadways within the development. Mark Reddie with RVi Planning also spoke on behalf of the applicant and explained that there would be different buffer requirements depending on the area of the project and the existing land uses. Mr. Reddie also shared information about proposed roadways and connections to existing infrastructure.

Three other residents, Paul Pfrimmer, Kathleen Davila, and Tim Clendening expressed neither support nor opposition, but asked about where the project was in the entitlement process, impacts on public services and drainage, and raised concerns regarding allowable building height and lot coverage. Mr. Reddie explained that development standards would depend on the particular LUCA, but that most of the multi-family parcels would be further away from current homes and would have a maximum height 35 feet. Mr. Reddie also explained the differences in lot sizes and coverage depending on type of housing, and the requirements for drainage throughout the site.

Resident Chris Canfield expressed support for the project and asked about lot sizes and setbacks in previously mentioned buffer areas. Mr. Reddie gave more information about the various setbacks to existing structures, and explained that homes within designated buffer areas would have lot size restrictions to make them compatible with existing homes. He also reiterated the expected timeline for construction and project phasing.

The Commission asked about the likelihood of a resort being part of the project. Mr. Reddie responded that this type of development would depend on market conditions, but indicated that there has been interest in this type of amenity.

There being no further public input, Chairman Clymer closed the public hearing at 8:01 p.m.

MOTION BY Commissioner Kent Hegedus, **SECONDED BY** Vice Chair Maria Sambito to RECOMMEND APPROVAL of the request for a Minor General Plan Amendment to the Goodyear 2035 General Plan to amend the land use designation of approximately 31 acres generally located west of Assessor's Parcel Number 400-03-002C and south of Assessor's Parcel Number 502-59-007A from Open Space to Neighborhoods; requiring an amendment to Exhibit 3.3 Land Use Plan & Transportation Plan in Chapter 3 of the Goodyear 2035 General Plan; and providing for an effective date. The motion carried by the following vote:

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

Passed - Unanimously

5. **REZONE APPROXIMATELY 1,940 ACRES FROM KING RANCH PAD TO RIO 1900 PAD**

Chairman Clymer opened the public hearing at 8:03 p.m.

Principal Planner Ann Dolmage previously presented this agenda item with item number 4.

Resident Mark Swindell submitted a speaker card expressing opposition to the rezone request and asked about the number of proposed multi-family units within the Rio 1900 project. Mark Reddie, on behalf of the applicant, responded that the exact unit count would depend on the land use designation and available water allocation at the time of each phase of development.

The Commission asked about how the mix of housing would occur based on the water allocations available as each area is developed. Mr. Reddie responded that the developer is doing infrastructure studies based on density projections to ensure capacity for the entire system, and that these studies will continue throughout the development.

The Commission asked about average daily water use per household. Mr. Reddie provided an average amount of gallons per day and indicated that this number would change based on factors such as household size and type of landscaping.

There being no further public input, Chairman Clymer closed the public hearing at 8:09 p.m.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND APPROVAL of the request to rezone approximately 1,940 acres generally extending east to west from Estrella Parkway across Cotton Lane to approximately the alignment of 187th Avenue, and north to south from Gila River to the northern edge of Estrella residential community, from King Ranch PAD to Rio 1900 PAD, as set forth in the draft of Ordinance No. 2025-XXXX. The motion carried by the following vote:

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

Passed - Unanimously

6. **AMENDMENT TO THE ZONING ORDINANCE RELATED TO INTERPRETATIONS OF DESIGN GUIDELINES, DEFINITIONS, ACCESSORY DWELLING UNITS AND MIDDLE HOUSING**

Chairman Clymer opened the public hearing at 8:13 p.m.

Principal Planner Guadalupe Ortiz-Cortez presented a staff-initiated request to amend Articles 1, 2, 8 and 9 of the Goodyear Zoning Ordinance. This proposed amendment adds and amends definitions, allows accessory dwelling units outside the 65-decibel contour line within the vicinity of a Public Airport, modifies regulations related to the administration of the Design Guidelines Manual, and creates a Middle Housing Overlay District to allow middle housing on properties within such districts.

In addition to both amending and adding definitions related to the city's compliance with state legislation and single-family residential districts, this amendment will bring city standards into conformance with the adoption of House Bill 2928, House Bill 2447 and House Bill 2721 passed during the 2024 legislative session.

The Commission asked staff about the applicability of House Bill 2928 to Goodyear, since the proposed area for allowing Accessory Dwelling Units (ADUs) falls within the proximity of Luke Airforce Base. Ms. Ortiz-Cortez confirmed that ADUs would not be allowed within the Luke overlay contour area.

There being no public input on this item, Chairman Clymer closed the public hearing at 8:17 p.m.

MOTION BY Commissioner Ernie Nepomuceno, **SECONDED BY** Commissioner Kent Hegedus to RECOMMEND APPROVAL of a request to amend Articles 1, 2, 8, and 9 of the City of Goodyear Zoning Ordinance, as set forth in the draft of Ordinance No. 2025-XXXX. The motion carried by the following vote:

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

Passed - Unanimously

BUSINESS

7. ACKNOWLEDGMENT OF COMMISSIONER SAMBITO

Chairman Clymer recognized Commissioner Maria Sambito as she concludes her service to the Planning and Zoning Commission. The Chairman acknowledged her membership on the Commission since 2022 and expressed appreciation for her public service.

INFORMATION ITEMS

Development Services Director Katie Wilken provided an update on a Use Permit for a Walmart gas station that the Commission recommended for approval at the November 5, 2025 meeting. City Council voted to approve the application at their most recent meeting.

FUTURE MEETINGS

The next meeting of the Planning and Zoning Commission is tentatively scheduled to take place on January 14, 2026 at 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Chairman Clymer adjourned the meeting at 8:19 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

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

AGENDA ITEM #: 2.
DATE: February 11, 2026



Planning & Zoning Commission

SUBJECT:

ELECT CHAIR AND VICE CHAIR

RECOMMENDATION:

Elect a Chair and Vice Chair for the Planning and Zoning Commission for 2026.

AGENDA ITEM #: 3.
DATE: February 11, 2026



Planning & Zoning Commission

SUBJECT:

DEVELOPMENT TRENDS REPORT

Staff to provide an update on development and economic trends within the city (Wendy Bridges, Economic Development Director; Christian Williams, Planning Manager; Alissa Magley, Administrative Services Manager).

RECOMMENDATION:

Information only, no action needed.
