



Wednesday, August 19, 2026

6:00 p.m.

Meeting Minutes

CALL TO ORDER

Vice Chair Hegedus called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Chairman Gregg Clymer; Commissioner Kent Hegedus; Commissioner Marlon Booth; Commissioner Anthony Wang; Commissioner Justin McLendon; Commissioner Monica Lee

Absent: Commissioner Teri Roberts

Chairman Clymer attended the meeting telephonically.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Justin McLendon to EXCUSE Commissioner Roberts from the meeting. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee

Passed - Unanimously

PUBLIC COMMENTS

No comments were received from the public.

CONSENT

1. APPROVAL OF MINUTES

Approve the draft minutes of the Planning and Zoning Commission Meeting on July 1, 2026.

MOTION BY Commissioner Monica Lee, **SECONDED BY** Commissioner Anthony Wang to APPROVE the draft minutes of the Planning and Zoning Commission meeting held on July 1, 2026. The motion carried by the following vote:

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee

Passed - Unanimously

DISCLOSURE OF EX PARTE COMMUNICATIONS

No disclosures were needed.

PUBLIC HEARINGS

2. SPECIAL USE PERMIT FOR DESERT RAINBOW SOLAR ENERGY GENERATION FACILITY

Vice Chair Hegedus opened the public hearing at 6:03 p.m.

Principal Planner Ann Dolmage presented the request for a Special Use Permit (SUP) for a utility-scale solar energy generation facility in South Goodyear. The property occupies approximately 5,050 acres and is irregularly shaped, with boundaries generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment. The project would contain a solar field with 10 – 15-foot-high photovoltaic panels, containerized accessory Battery Energy Storage System (BESS) units with an intelligent fire detection, alarm, and notification system, an electrical collection system and substation, an operation & maintenance (O&M) campus and all associated infrastructure.

If approved, the project is expected to begin construction in 2029 and become fully operational in 2032. A proposed stipulation sets the SUP expiration date at forty-five (45) years from issuance of the first Certificate of Completion or Certificate of Occupancy. By the end of this term, the facility shall be fully decommissioned, unless an extension to the SUP has been approved.

Andrew Yancey with Bergin, Frakes, Smalley & Oberholtzer presented on behalf of the applicant. Mr. Yancy discussed the minimal impacts to city services from this type of development, how this project could help meet future demand for electricity in the region and the difficulty of attracting other types of built development due to a lack of infrastructure in the area and the patchwork of land ownership surrounding the proposed project. Mr. Yancy discussed the technology behind utility-scale solar projects and battery energy storage, setbacks for existing washes and wildlife habitats and how the project would look from various view corridors in the area. Project screening to preserve views was enhanced in response to public comment.

Speaker Carolann Nevitt, a resident of Buckeye, cited neither support nor opposition to the proposed project but raised concerns about the size of the solar field and its potential impacts on wildlife habitats. She indicated that her property would be surrounded by the proposed project, and raised concerns that construction could bring displaced animals and other impacts which might negatively impact her property and other residences in the area. Ms. Nevitt also questioned the benefit of the development to APS customers, since it will be run by SRP.

The Commission discussed tax revenue and utility customers, construction impacts to the natural habitat and wildlife, temperature effects on the surrounding area, the number of households serviced by the proposed development, direct and indirect benefits to Goodyear residents, potential noise issues from the project and how electricity would be stored and utilized during peak demand periods.

There being no further public input, Vice Chair Hegedus closed the public hearing at 6:36 p.m.

MOTION BY Commissioner Marlon Booth, **SECONDED BY** Commissioner Anthony Wang to RECOMMEND APPROVAL of a Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility on approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment, subject to conditions as set forth in Resolution 2026-XXXX.

AYE: Chairman Gregg Clymer, Commissioner Kent Hegedus, Commissioner Marlon Booth, Commissioner Anthony Wang, Commissioner Justin McLendon, Commissioner Monica Lee

Passed - Unanimously

INFORMATION ITEMS

Development Services Director Katie Wilken reviewed items previously seen before the Commission and announced the promotion of Planning Manager Christian Williams to Deputy Director of Planning.

FUTURE MEETINGS

The next Planning and Zoning Commission meeting will be held on September 16, 2026 at 6 p.m. in the Goodyear City Hall Council Chambers.

ADJOURNMENT

There being no further business to discuss, Vice Chairman Hegedus adjourned the meeting at 7:01 p.m.

Respectfully Submitted by:

Alissa Magley, Commission Secretary

Date: _____

Approved at Planning & Zoning Commission Meeting held on _____, 2026.