

**MINUTES  
CITY OF GLENDALE PLANNING COMMISSION  
CITY COUNCIL CHAMBERS  
5850 WEST GLENDALE AVENUE  
GLENDALE, ARIZONA 85301**

**THURSDAY, MAY 18, 2017  
6:00 PM**

**CALL TO ORDER**

Chairperson Dobbelaere called the meeting to order at approximately 6:00 p.m.

**Commissioners Present:** Chairperson Dobbelaere, and Vice Chairperson Hirsch, Commissioners Lenox, Harper, Moreno, and Hirsch were in attendance.

**Commissioner Absent:** Commissioner Gallegos was absent and excused.

**City Staff Present:** Tabitha Perry, Assistant Planning Director, Jon Froke, AICP, Planning Director, Jim Gruber, Chief Deputy City Attorney, Paul Whalen, RLA, AICP, Senior Planner, and Diana Figueroa, Recording Secretary.

**APPROVAL OF MINUTES**

Chairperson Dobbelaere called for a motion for the February 16, 2017 Workshop Minutes.

**Commissioner Harper made a motion to approve the February 16, 2017 Workshop Minutes as written. Vice Chairperson Hirsch seconded the motion which was approved with a vote of 5 to 0.**

**Commissioner Lenox made a motion to approve the February 16, 2017 public hearing minutes as written. Commissioner Harper seconded the motion which was approved with a vote of 5 to 0.**

**WITHDRAWALS AND CONTINUANCES**

Chairperson Dobbelaere called for any withdrawals and/or continuances. There were none.

**PUBLIC HEARING ITEMS**

Chairperson Dobbelaere called for staff's presentation.

1. **ZTA16-01 DONATION DROP BOXES:** This is a request by the City of Glendale's Planning Commission for a new Zoning Text Amendment (ZTA) pertaining to the regulation of donation drop boxes. This will apply city-wide for properties annexed into the Municipal Planning Area that have the appropriate zoning for donation drop boxes. Staff Contact: Jon Froke, AICP, Planning Director.

Jon Froke, AICP, Planning Director, stated this was a request by the City of Glendale's Planning Commission for a new Zoning Text Amendment pertaining to the regulation of donation drop boxes. He stated that this will apply city-wide for properties annexed into the Municipal Planning Area that have the appropriate zoning for donation drop boxes. The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the City. He provided information on what other cities were doing regarding this issue which is very similar across the valley.

He stated that at the February 3, 2015 Council Workshop, Councilmember Aldama identified a Council Item of Special Interest asking about the potential of regulating donation drop boxes throughout the city. Staff provided City Council with a presentation on this topic at their Workshop on April 7, 2015 and again at their Workshop on September 15, 2015. He added that a consensus was reached to have staff continue to gather more information regarding donation drop boxes and proceed.

He stated that as part of the process, the Development Services Department hosted a neighborhood meeting in the Council Chambers on July 23, 2015. Notification postcards were sent to various property owners, shopping center owners and interested parties. He said that approximately six people were in attendance including City staff, a Glendale resident and members of the donation drop box industry. He stated that those in attendance were in favor of regulating donation drop boxes.

He explained that at the Council Workshop on September 20, 2016 staff provided another update. A consensus was reached to have staff continue to discuss this topic with industry leaders and to bring forth a draft ordinance for consideration. He noted that a draft ordinance was presented at the Council Workshop on March 21, 2017 and guidance was provided to move this topic to the Planning Commission for their consideration.

In conclusion, Mr. Froke stated this amendment is consistent with the policies and objectives of the General Plan. He noted the proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale. The Planning Commission should recommend approval of this request and forward their recommendation on to City Council. He asked if the Commissioners had any questions.

Chairperson Dobbelaere called for questions from the Commission.

Vice Chairperson Hirsch asked a question about the expiration process for the drop boxes. Mr. Froke stated they were still working through the procedures, however, they could create a process to send a reminder postcard to each location when the three years are about to expire.

Chairperson Dobbelaere opened the public hearing.

Marcia Hill, speaker, asked about the \$200 the city was planning to charge for having the drop box there. Mr. Froke stated the fee was to offset the cost to the city as well as for their services. He noted that this was a type of cottage industry and explained how it worked.

Alice Blanckenship, speaker, asked to follow up on the previous speaker's question. She is still not clear what the \$200 fee was for because the goods were all donations and for non-profit. Mr. Froke noted that he regretted not being able to explain this issue to everyone's understanding.

Vice Chairperson Hirsch interjected explaining that essentially the businesses were paying approximately \$5 a month for three years for lawfully having the box at their location along with all the correct paperwork. He assumes the boxes will also be regulated by code compliance to make sure they were up to code. Mr. Froke said he was correct.

Robert Singer, speaker, agreed and explained that this was an industry that needed regulating and was glad the city was working and regulating this issue. He provided details of the horrors of dealing with this industry when there was just a pile of horrible junk around the area with no good numbers to call to make someone aware to pick it up. He stated that at some point he had to resort to renting a tow truck to have the boxes removed from his properties.

Dave Lemon, speaker, stated that he was not in favor of these drop boxes since all he's ever seen around them was trash and junk no one needs. He noted that all they are really doing is saving the people a trip to the dump.

Chairperson Dobbelaere closed the public hearing and asked for any additional comments. There were none.

Chairperson Dobbelaere called for a motion.

**COMMISSIONER MORENO MADE A MOTION TO RECOMMEND APPROVAL OF ZTA16-01. COMMISSIONER HARPER SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.**

2. **GPA17-01/ZON17-01:** A request by LVA Urban Design Studios representing John F Long Properties LLLP to amend the General Plan (GPA 17-01) for 64.0 acres to MHDR-8 from MDR-3.5. Also, the applicant seeks to rezone the PAD to add three new residential land use designations (SHD-4 PAD, SHD-4.5 PAD and SHD-6 PAD) within the PAD. The site is located between the Bethany Home Road alignment, 83rd Avenue, Camelback Road and 91st Avenue (9050 West Camelback Road) and is in the Yucca District. Staff Contact: Paul Whalen, RLA, AICP, Senior Planner.

Paul Whalen, RLA, AICP, Senior Planner, stated this was a request by LVA Urban Design Studios representing John F Long Properties LLLP to amend the General Plan for 64.0 acres to MHDR-8 from MDR-3.5. Also, the applicant seeks to rezone the PAD to add three new residential land use designations within the PAD. He said the site is located between the Bethany Home Road alignment, 83rd Avenue, Camelback Road and 91st Avenue and is in the Yucca District. He said this was a two-part request.

1) Amend the General Plan Land Use Map to establish a 35.4-acre medium-high density residential site on the southeast corner of Bethany Home Road and 91st Avenue (Parcel #2), and a 28.6-acre medium-high density residential site (Parcels # 8 & 11) on the northeast corner of Camelback Road and 91st Avenue. The applicant proposes amending the General Plan to medium-high residential for 64 total acres of medium density residential.

2) Rezone 363.4 acres of the StoneHaven PAD residential parcels to allow for an additional 231 lots by increasing the number of residential planning parcels to 20 from 11. This modification would increase the proposed number of dwelling units to 1,392 units from the current 1,161. Furthermore, the proposal adds three new PAD zoning classifications (SHD-4 PAD, SHD-4.5 PAD and SHD-6 PAD) to the PAD for a total of five zone districts. The rezoning proposal retains zoning districts SHD-5 PAD and SHD-7 PAD but removes the SHD-8 PAD zone district. Also, the previously established 21.9-acre commercial Planning Parcel #12 shall increase to 23.1 acres from 21.9 acres per this request. The applicant proposes reducing lot sizes to create the additional 231 lots and increasing overall densities by twenty-one percent. Approximately 1,392 dwelling units are planned.

Mr. Whalen stated the Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan. He said the Planning Commission reviewed these applications at their workshop on February 16, 2017. In addition, these requests will amend the General Plan Land Use Map and rezone the StoneHaven PAD.

He explained that StoneHaven is located within the Tolleson Union High School District and the Pendergast Elementary School District. He noted that both the Pendergast and Tolleson School Districts confirmed adequate facilities will be provided to accommodate the projected number of new students. Copper Canyon High School is located at the northwest corner of Camelback Road and 91st Avenue. He added that Sunset Ridge Elementary School is located at the northeast corner of Missouri Avenue and 87th Avenue.

Mr. Whalen stated that the applicant held three neighborhood meetings. The first meeting was held on January 11, 2017. Notification letters were sent to 1,392 property owners and interested parties. He noted that approximately 75 people were in attendance along with the applicant, City staff and Councilmember Clark. He said that questions and concerns comprised of existing infrastructure capacities and future traffic volumes and impacts, lot size and project density, quality of housing products, and the overall impacts of the project to the surrounding neighborhoods. He added that a second neighborhood meeting was held on February 1, 2017. Approximately 16 people were in attendance. Additionally, a third neighborhood meeting was held on February 8, 2017, with 4 persons in attendance.

In conclusion, Mr. Whalen stated this request does appear to meet the required findings. The Planning Commission should recommend approval of GPA17-01, as filed, and ZON17-01, subject to the stipulations contained in the staff report. He asked if the Commission had any questions

Chairperson Dobbelaere called for questions from the Commission.

Chairperson Dobbelaere asked if 4,000 square feet was the minimum for this development. Mr. Whalen stated he was correct. Chairperson Dobbelaere asked if there were other developments in Glendale at the 4,000 feet. Mr. Whalen replied yes and added he believes there are 16 total in Glendale. He named the developments in the different parts of the city.

Chairperson Dobbelaere called for the applicant to make a presentation.

Susan Demmitt, Gammage & Burnham, applicant's representative, stated she was here to answer questions on why they were back here again with a modification after a year when this application had already been approved. She explained the new growth and economic development that has occurred in Glendale including the ConAir contract and BMW dealership coming to the city. She noted that with this growth, there is currently a shortage for these owners and employees to purchase residential homes. She provided a slide to show the shortage in residential homes in the area. She noted that other cities were out pacing the City of Glendale with regard to residential homes.

Ms. Demmitt stated that within that year, they have learned of the increased need for additional housing and have discussed this with developers and contractors that agreed. She said it was discovered that there was not enough diversity or flexibility for additional development opportunity. She said this modification would increase the proposed number of dwelling units to 1,392 units from the current 1,161. She explained they propose to reduce lot sizes to create the additional 231 lots and increasing overall densities by twenty-one percent. She provided information on similar projects around the valley. She stated this was a \$450 million-dollar project and a very large investment for the city that is estimated to have a \$49 million dollars return in the first seven years in sales tax revenue. She added that they agreed with all of staff's stipulations.

Commissioner Moreno asked if the price for these homes will range between \$200,000 to \$400,000 from small to large. Ms. Demmitt replied he was correct.

Chairperson Dobbelaere asked for any comments or questions. There were none.

Chairperson Dobbelaere opened the public hearing.

Khris Wetmore, speaker, stated she had concerns when a Council member was openly opposed to this development because they were one of the ones that will have to vote for or against it. She believes it was a conflict of interest and was very concerned by it. She asked the Commissioners to please consider it.

Michael Socacui, speaker, stated he had previously been on a Planning Commission years ago. He wondered how this would benefit the community when it would bring more traffic, smaller lots, more students in area schools, less variety of homes and bring more congestion into the area. He said he sees many benefits for the builders but is struggling to see what the benefits for the community will be.

Diane Sheridan, speaker, stated her concerns regarding open space in the community. She noted that she reached out to the applicant after receiving a letter sent out by Susan Demmitt. She never

received a response which was a dismissal of her concerns as stated in her response. She explained that this plan was lacking in open space and recreational amenities which was concerning to her that the city would allow this project to move forward.

Carey Holzman, speaker, stated he was offended that the city was not looking out for its citizens. He believes that this was all about making more money. He explained that he does not care what other cities were doing but cares about what this will do to his community and the Commission should care too. He noted he did not have a problem as it was originally presented, however, now they want to build more homes with smaller square footage to fit more in. He wonders why it was good enough for them last year but not good enough today.

Roberta Hoyt, speaker, did not wish to speak but supports the application.

Jorge Torres, speaker, stated he was concerned with the additional traffic that will be coming into the area. He questioned why the developers had not given out any traffic numbers on 87th Avenue when its right in the middle of everything. He explained that he lives in the area and at times the traffic was so bad it was at a standstill in the mornings or when there are events at Westgate. He said that with additional density comes more traffic and more accidents waiting to happen.

Philip Savage, speaker, stated his concerns with the additional traffic as well as not enough police and fire presence for additional density in the area.

Leslie Manard, speaker, stated that to her the area seemed tired and was happy to see something new.

Norman Harris, speaker, said he did not wish to speak but opposes this application.

Michelle Savage, speaker, said she did not wish to speak but opposes this application.

Scott Johnson, speaker, stated his opposition citing additional traffic in the area as well as congestion having Westgate nearby. He explained that they do not even attempt to go out on games days because of the traffic. Therefore, adding additional homes will add to the mayhem to the community.

Demi Nerid, speaker, stated that for them, their homes were their biggest investment. Therefore, having additional homes in the area that are smaller in size was not to their benefit. She believes that those that have already invested in the area will see a big decrease in their bank account.

Don Martin, speaker, stated his concerns centered around the amount of heavy traffic this will bring into the area.

Leticia Luna, speaker, said she did not wish to speak but opposes this application.

Rick Villereal, speaker, said he did not wish to speak but opposes this application.

Jose Lujan, speaker, said he did not wish to speak but opposes this application.

Mellisa Maynard, speaker said she did not wish to speak but approves this application.

Dinah Walter, speaker, said she did not wish to speak but opposes this application.

Patty Coyne, speaker, stated she was one of many that did not know anything about this application. She said that many have already shared their views which was to oppose this application. She spoke of a petition of signatures she received in opposition to this development.

Daryl Durbin, speaker, stated he approves of the applications and understands how growth and development will help the city prosper. He added that the plan was well thought-out and the developer has a great reputation. He noted that he does not see a downside to this application.

Elmer Denney, speaker, said he did not wish to speak but opposes this application.

Mercedes Denney, speaker, stated she was concerned about retention basins and the sewer situation. She would like her concerns addressed.

Paul Waters, speaker, said he did not wish to speak but opposes this application.

Carol Waters, speaker, said she did not wish to speak but opposes this application.

Kevin Willard, speaker, said that the presentation was a bit misleading when comparing other cities to Glendale. He also questioned the modifications and why it was good a year ago but not good enough now. He questioned the tax income that will be generated.

Jane Bachmann, speaker, said she did not wish to speak but opposes this application.

Richard and Judy Hardy, speakers, did not wish to speak but oppose this application.

Gary Sherwood, speaker, stated he was in favor of this development. He said it would be great economically for Glendale as well as a very sound investment as well as a compliment to the area. He clarified that it will bring \$5 million dollars annually to the city once it gets established. He said the schools have planned for the additional students and the traffic will not be an issue until full build-out. He noted that this was a city-wide project not just a Yucca project.

Robert Tillman, speaker, said he did not wish to speak but opposes this application.

Caroline Tillman, speaker, said she did not wish to speak but opposes this application.

Curtis Scholer, speaker, stated his opposition to this application. He believes this development does not fit with what already exists in the area.

Stacy Willard, speaker, said she did not wish to speak but opposes this application.

Crystal Nuttle, speaker, said she did not wish to speak but opposes this application.

Alice Blankenship, speaker, stated her concerns with traffic and does not see the benefit for the community. She does not see a lot of gain for the community, however, she sees much gain for the developers.

Teresa Zarra, speaker, stated she had some concerns and believes this is a bait and switch. She stated that this was the original design that everyone objected to. She noted that this was the third time they have come with modifications to this plan. She said that they were appealing to their greed and the need to be better than other cities. She is opposed to this application.

Ernie Zarra, speaker, stated he was against any changes in the application. He would like to see the same large lots previously approved last year.

Marsha Hill, speaker, said she did not wish to speak but opposes this application.

Karen Aborne, speaker, said she was opposed to this new application because of the small lots as well as the increased number. She said that most of what has been presented by the applicant was disingenuous. She said that this was bad for Glendale.

David Lemon, speaker, stated that he had picked this area to live because of its space and tranquility. He expressed his concerns with the added traffic as well as the great density proposed. He was also concerned with the crime element coming into the area. He added that he had not been informed as to this meeting since the first one had been postponed.

Manuel Ramirez, speaker, said he did not wish to speak but opposes this application.

Steve Oxford, speaker, said he did not wish to speak but opposes this application.

Menion Berber, speaker, said he did not wish to speak but opposes this application.

Flor Berber, speaker, said she did not wish to speak but opposes this application.

Scott Switzer, speaker, stated his support of this application. He said it would be a good thing for the community to bring added people into the area. He explained that Westgate was not active on off nights and this would be a benefit for the community.

Sylvia Bernard, speaker, did not wish to speak.

Sandra Bittner, speaker, asked if businesses were not generating what the city expects, will the city spend more money than they will bring in with this development.

Ray Finley, speaker, stated his opposition for this application. He noted that this application should remain as previously approved last year with no changes.



Tom Traw, speaker, stated that they live in the area and love it very much because of the open space. He explained that his lot is surrounded by large lots and horse properties. Therefore, placing this development in the middle of this area does not make any sense.

Robert Singer, speaker, stated that this development will decrease property values in the area because of the smaller lot sizes. He noted the area had not fully recovered from the recession. He said he was one of the ones that did not receive a notification. He would like the developer to keep to the first plan.

Chairperson Dobbelaere asked if the applicant or applicant's representative want to make any closing comments.

Susan Demmitt, applicant's representative, explained that Pulte Homes was in the business of building homes that help communities and families lead better lives. She noted that this community has over 60 acres of open space and many amenities for everyday life. She stated that they were making improvements to 87th Avenue installing traffic lights, as well as working with the city for improvement to Bethany Home and Camelback Roads. She believes that StoneHaven complements the community and adds another layer of diversity.

Vice Chairperson Hirsch asked if the open space, amenities, as well as the homes, will be maintained by an HOA. Ms. Demmitt replied that he was correct. She went on to explain the importance of having a governing HOA in the community. Vice Chairperson Hirsch asked the applicant to speak about the traffic situation.

Dawn Cartier, Traffic Engineer, stated that she has worked closely with the city regarding traffic in the area. She explained that most of the heavy traffic happens on game or event days which was something that they could not avoid because of the proximity of Westgate. However, she noted that the improvements that have been made will make a notable difference today on the flow of traffic happening on Camelback and Bethany Home Road. She also provided information on the addition of traffic signals on 87th Avenue which will also help with traffic flow.

Chairperson Dobbelaere asked if anyone wanted to make any further comments. There were none.

Chairperson Dobbelaere closed the public hearing.

Chairperson Dobbelaere called for a motion.

**COMMISSIONER MORENO MADE A MOTION TO RECOMMEND DENIAL OF GPA17-01. COMMISSIONER LENOX SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 4 TO 1 (VICE CHAIRPERSON HIRSCH).**

**COMMISSIONER MORENO MADE A MOTION TO RECOMMEND DENIAL OF ZON17-01. COMMISSIONER LENOX SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 4 TO 1 (VICE CHAIRPERSON HIRSCH).**

**THE MOTION WAS DENIED.**

Mr. Jim Gruber, Chief Deputy City Attorney stated that the Commission's Actions were not final and will be forward to City Council for further consideration.

OTHER BUSINESS FROM THE FLOOR

Chairperson Dobbelaere asked if there was any Business from The Floor. There was none.

PLANNING STAFF REPORT

Chairperson Dobbelaere asked if there was a Planning Staff Report. There was none.

COMMISSION COMMENTS AND SUGGESTIONS

Chairperson Dobbelaere called for Comments and Suggestions. There was none.

NEXT MEETING: June 1, 2017

ADJOURNMENT

Chairperson Dobbelaere called for a motion to adjourn.

**VICE CHAIRPERSON HIRSCH MADE A MOTION TO ADJOURN. COMMISSIONER HIRSCH SECONDED THE MOTION, WHICH WAS APPROVED WITH A VOTE OF 5 TO 0.**

The meeting was adjourned at 8:27 p.m.