



City of Goodyear

Meeting Agenda

City Council Regular Meeting

Meeting Location:
Goodyear Justice Center
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Mayor Georgia Lord
Vice Mayor Sheri Lauritano
Councilmember Joanne Osborne
Councilmember Joe Pizzillo
Councilmember Wally Campbell
Councilmember Bill Stipp
Councilmember Sharolyn Hohman

Monday, February 8, 2016

6:00 PM

Goodyear Justice Center

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE & INVOCATION BY COUNCILMEMBER CAMPBELL**

3. **ROLL CALL**

4. **COMMUNICATIONS**

- 4.1 [CO 217-16](#) Jennifer Lawless, Benevilla senior director of marketing, will present select findings from their 2015 feasibility study and an update on the nonprofit's expansion. (Christina Plante, Neighborhood Services Coordinator)
- 4.2 [CO 219-16](#) Staff will provide Council with an update on the upcoming Tale of Two Cities Parade & Festival scheduled for February 20, 2016. (David Seid, Parks and Recreation Manager)

5. **CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR**

Please complete a speaker card for the City Clerk, listing the subject you would like to discuss. Each speaker is limited to three (3) minutes. Before you begin to speak, identify yourself by clearly stating for the record, your name and address.

Non-Agenda items: This is the time for citizens who would like to address the City Council on any non-agenda item. The Council will listen to comments, and may take any one of the following:

1. Respond to criticism
2. Request that staff investigate and report on the matter
3. Request that the matter be scheduled on a future agenda.

6. **CONSENT**

As per City of Goodyear City Code, Section 2-4-9, Agenda; Order of Business, D., "At any regular or special meeting of city council, the City Clerk shall at the instruction of the City Manager place within the agenda an agenda of matters for the Council to act on as a "consent agenda." The council may vote upon all matters contained within the consent agenda by a unanimous single vote of all those present at the meeting entitled to vote. Any matter may be removed from the consent agenda

and considered as a singular item upon the request of any member of the Council or any member of the public in attendance at the meeting. The consent agenda shall be placed on the regular agenda for said meeting immediately after 'communications'." (Ordinance 92-451)

The City Clerk will read the Consent Agenda items by title only:

- 6.1 [MINUTES](#) [08-2016](#) Approve draft minutes from a Regular Meeting and a Special Meeting held on January 25, 2016.
- 6.2 [16-5750](#) **FINAL PLAT OF PALM VALLEY 303 EAST PHASE A**
RECOMMENDATION:
Approve the final plat of Palm Valley 303 East Phase A subdividing 373 acres into five lots and four tracts generally located between Indian School Road and Camelback Road, east of the Loop 303, within the Palm Valley 303 Planned Area Development, subject to the General Notes and Phasing Notes stated on the final plat and stipulations.

PURPOSE:
The subject request is for approval of the Palm Valley 303 East Phase A final plat. The final plat consists of 373 acres that will be subdivided into five lots and four tracts. As designated in the Palm Valley 303 Final PAD, land uses for the subject property include Warehouse/Distribution, Light Industrial, Office, and Commercial. The final plat is consistent with the approved preliminary plat for Palm Valley 303 East Phase A. The lot sizes and configuration proposed with the final plat are consistent with the development plan established for this area by the Palm Valley 303 Final PAD. (Steve Careccia, Planner III)
- 6.3 [16-5755](#) **SPECIAL WARRANTY DEEDS AND PUBLIC UTILITY EASEMENTS FOR PORTIONS OF SARIVAL AVENUE LOCATED NORTH OF CHARLES BOULEVARD**
RECOMMENDATION:
Accept three Special Warranty Deeds and three Public Utility Easements from RP PV III, LLC and RP PV IV, LLC for portions of Sarival Avenue located north of Charles Boulevard.

PURPOSE:
Portions of Sarival Avenue and the associated Public Utilities Easements are being dedicated as part of Sunbelt Holdings' plans to widen and improve a section of Sarival Avenue from Charles Boulevard extending north approximately 1,000 feet. (Linda R. Beals, Real Estate Coordinator)
- 6.4 [16-5756](#) **EMERGENCY ACCESS EASEMENT ASSOCIATED WITH THE ARROYO RANCH DEVELOPMENT**
RECOMMENDATION:
Accept the dedication of an Emergency Access Easement to provide for emergency access across a portion of Tract A of Estrella Parcel 58.

PURPOSE:

Arroyo Ranch, LLLP has submitted an application and the required dedication document for the 30 foot wide Emergency Access Easement to provide a secondary emergency access location for the proposed development. (Linda R. Beals, Real Estate Coordinator)

7. BUSINESS

7.1 [16-5749](#)

PUBLIC HEARING TO CONSIDER A USE PERMIT TO ALLOW A CONVENIENCE USE (DAIRY QUEEN DRIVE-THROUGH RESTAURANT) WITHIN THE PALM VALLEY CORNERSTONE COMMERCIAL CENTER

RECOMMENDATION:

1. Conduct a public hearing to consider a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) on a 0.75-acre parcel in the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road in the Palm Valley Planned Area Development (PAD).
 - a. Open public hearing
 - b. Staff presentation
 - c. Receive public comment
 - d. Close public hearing
2. Approve a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) to be constructed within the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road, subject to stipulations.

PURPOSE:

The applicant is requesting approval of a Use Permit to facilitate the development of a Dairy Queen drive-through restaurant on property zoned PAD/Mixed Use Commercial. The subject property consists of an undeveloped 0.75-acre parcel located within the Palm Valley Cornerstone commercial center. Staff finds this Use Permit application for a convenience use to allow the development of a Dairy Queen drive-through restaurant meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses as contained within the Zoning Ordinance. At their regular meeting of January 20, 2016, the Planning and Zoning Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council. (Steve Careccia, Planner III)

8. INFORMATION ITEMS

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

2. Manager's Summary of Current Events and Reports

The Manager may provide a brief summary of current events; however, there can be discussion only on the following matters:

- A. Manager's Update on Council Related Matters
- B. Update of Legislative Issues
- C. Staff Summary of follow up action required
- D. Council members may direct inquiries to staff

9. FUTURE MEETINGS

02/22/16	Work Session	5:00 p.m.
02/22/16	Regular Meeting	6:00 p.m.
02/29/16	Work Session	5:00 p.m.

10. ADJOURNMENT

Council members of the Goodyear City Council will attend either in person or by telephone conference call or video communications.

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the General Public that the Council of the city of Goodyear, Arizona, will hold meetings open to the public.

The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S 38-431.03(A3 and A4), which will not be open to the public, to discuss certain matters.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48 hours 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) 932-3910 to request an accommodation to participate in this public meeting. Goodyear TDD number is (623) 932-6500.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Durante la junta se puede proveer asistencia especial a personas con discapacidades visuales o auditivas con un aviso de 48 horas por adelantado. Se harán adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 932-3910 para solicitar adaptaciones para participar en la junta pública. El número de TDD de Goodyear es (623) 932-6500

Maureen Scott, MMC
City Clerk

Date Posted: _____

Time Posted: _____