



## City of Goodyear

### Meeting Agenda

#### City Council Regular Meeting

Meeting Location:  
Goodyear Municipal Court  
and Council Chambers  
14455 W. Van Buren St.,  
Suite B101  
Goodyear, AZ 85338

Mayor Georgia Lord

Vice Mayor Bill Stipp

Councilmember Joe Pizzillo

Councilmember Sheri Lauritano

Councilmember Wally Campbell

Councilmember Brannon Hampton

Councilmember Laura Kaino

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Monday, August 19, 2019

6:00 PM

Goodyear Municipal Court and Council  
Chambers

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### AGENDA AMENDED AUGUST 16, 2019

#### Item #11 added, Items #12 through #16 re-numbered

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER KAINO

#### ROLL CALL

#### COMMUNICATIONS

#### CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

##### Agenda Items:

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

##### Citizens Comments / Non-Agenda Items:

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

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.

#### CONSENT

The Consent Agenda includes items that are of such a nature that discussion may not be required, or concern issues that have been previously studied by Council and/or a separate city advisory commission. The City Clerk shall read by title only all consent agenda matters, and the Council shall vote on the Consent Agenda with a single

motion and a roll call vote. Council members may ask questions for clarification purposes, or a Council member may request that an item or items be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda are considered in their normal sequence as listed on the agenda, unless called out of sequence as provided in the City Council's rules of procedure.

1. [MINUTES](#)      **APPROVAL OF MINUTES**  
[2019-61](#)      Approve draft minutes from a Regular Meeting held on July 8, 2019. (Darcie McCracken, City Clerk)
  
2. [2019-6692](#)      **APPROVE AN EXPENDITURE FOR THE ADAMAN WELL NO. 3 EQUIPPING PROJECT**  
**RECOMMENDATION:**  
Approve expenditure of funds in the amount of \$1,952,368 to add a new well pump, site equipment, electrical supply, and chemical processes per approved plans and specifications for Adaman Well No. 3. (Todd Carpenter, Wastewater Superintendent)
  
3. [2019-6745](#)      **APPROVE THE RE-PLAT AND ABANDONMENT FOR BALLPARK VILLAGE LOT 10**  
**RECOMMENDATION:**
  1. ADOPT RESOLUTION NO. 2019-1992 DECLARING PUBLIC RIGHTS-OF-WAY FOR PORTIONS OF SOUTH BALLPARK WAY AND WEST FESTIVAL WAY ADJACENT TO LOT 10 OF THE FINAL PLAT OF BALLPARK VILLAGE - WOOD CORPORATE CAMPUS TO BE UNNECESSARY FOR PUBLIC ROADWAYS AND VACATING AND ABANDONING SUCH UNNECESSARY PUBLIC ROADWAYS; RESERVING AND DECLARING A UTILITY EASEMENT FOR EXISTING PUBLIC UTILITIES WITHIN THE ABANDONED ROADWAYS; IMPOSING CONDITIONS FOR THE ABANDONMENT TO BECOME EFFECTIVE; PROVIDING FOR THE RECORDATION OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.
  2. Approve the Re-plat of a portion of Ballpark Village - Wood Corporate Campus, subject to stipulations. (Katie Wilken, Planning Manager; Linda Beals, Real Estate Coordinator)
  
4. [2019-6753](#)      **APPROVE THE FINAL PLAT OF PV303 WEST II PHASE 1**  
**RECOMMENDATION:**  
Authorize the City Manager to accept the temporary drainage easement referred to below, which is to be provided prior to plat recordation and approve a final plat for PV303 West II Phase 1 (18-520-00029) subdividing 15.174 acres into one lot generally located at the southeast corner of Cotton Lane and Indian School Road, subject to stipulations. (Katie Wilken, Planning Manager)

**5. [2019-6755](#) APPROVE THE FINAL PLAT OF FIRST PARK PV303 PHASE 1****RECOMMENDATION:**

Authorize the City Manager to accept the temporary turn around easement referred to below, which is to be provided prior to plat recordation and approve a final plat for First Park PV303 Phase 1 (18-520-00023) subdividing 134.3 acres into two lots and one tract generally located at the southwest corner of Cotton Lane and Indian School Road, subject to stipulations. (Katie Wilken, Planning Manager)

**PUBLIC HEARINGS**

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

**6. [2019-6733](#) PEBBLE CREEK MARKETPLACE USE PERMIT****RECOMMENDATION:**

Approve a Use Permit for a freeway pylon sign for the Pebble Creek Marketplace Use Permit to be located at the northwest corner of Interstate 10 and Pebblecreek Parkway, subject to stipulations. (Jon Froke, Planner III)

**7. [2019-6734](#) AMENDMENT TO THE PEBBLE CREEK MARKETPLACE PAD BY AMENDING THE PEBBLE CREEK MARKETPLACE COMPREHENSIVE SIGN PACKAGE****RECOMMENDATION:**

1. ADOPT RESOLUTION NO. 2019-1988 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05B CITY OF GOODYEAR, AZ - REZONE CASE," "PEBBLE CREEK MARKETPLACE LEGAL DESCRIPTION" AND "COMPREHENSIVE SIGN PACKAGE FOR PEBBLE CREEK MARKETPLACE DATED JUNE 13, 2019."
2. ADOPT ORDINANCE NO. 2019-1445 AMENDING ORDINANCE 14-1314 ADOPTING THE PEBBLECREEK MARKETPLACE FINAL PAD BY AMENDING THE PEBBLE CREEK MARKETPLACE COMPREHENSIVE SIGN PACKAGE INCLUDED IN PEBBLECREEK MARKETPLACE FINAL PAD DATED OCTOBER 9, 2014; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Jon Froke, Planner III)

**8. [2019-6739](#) VITA AT EL CIDRO RANCH PAD****RECOMMENDATION:**

1. ADOPT RESOLUTION NO. 2019-1989 DECLARING AS PUBLIC RECORDS THOSE

CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-07"; "VITA AT EL CIDRO RANCH LEGAL DESCRIPTION"; AND "VITA AT EL CIDRO RANCH - PAD DEVELOPMENT REGULATIONS, JULY 3, 2019."

2. ADOPT ORDINANCE NO. 2019-1446 CONDITIONALLY REZONING APPROXIMATELY 27 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND ELWOOD STREET FROM THE EL CIDRO PLANNED AREA DEVELOPMENT (PAD-LDR4), TO THE VITA AT EL CIDRO RANCH PAD; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Alex Lestinsky, Planner III)

9. [2019-6742](#)

**REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO PFD (PUBLIC FACILITIES DISTRICT) FOR THE GOODYEAR RECREATION CAMPUS**

**RECOMMENDATION:**

1. ADOPT RESOLUTION NO. 2019-1990 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05 CITY OF GOODYEAR, AZ - REZONE CASE"; AND "GOODYEAR RECREATION CAMPUS - LEGAL DESCRIPTION."
2. ADOPT ORDINANCE NO. 2019-1447 CONDITIONALLY REZONING APPROXIMATELY 86 ACRES LOCATED AT THE NORTHWEST CORNER OF ESTRELLA PARKWAY AND GOODYEAR BOULEVARD FROM THE PAD (PLANNED AREA DEVELOPMENT) ZONING DISTRICT TO THE PFD (PUBLIC FACILITIES DISTRICT) ZONING DISTRICT; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR REPEAL OF CONFLICTING LAWS; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Steve Careccia, Planner III)

10. [2019-6743](#)

**AMENDMENT TO THE PV303 PLANNED AREA DEVELOPMENT FOR THE CAMELBACK CENTER**

**RECOMMENDATION:**

1. ADOPT RESOLUTION NO. 2019-1991 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-05A CITY OF GOODYEAR, AZ - REZONE CASE"; "CAMELBACK CENTER - LEGAL DESCRIPTION"; AND "PV303 PAD DEVELOPMENT PARAMETERS AND USES JUNE 2018."
2. ADOPT ORDINANCE NO. 2019-1448 CONDITIONALLY AMENDING THE PV303 PLANNED AREA DEVELOPMENT (PAD) TO APPLY THE PV303 PAD DEVELOPMENT PARAMETERS AND USES JUNE 2018 TO AN APPROXIMATELY 284-ACRE PORTION OF THE PV303 PAD, PHASE EAST III, GENERALLY LOCATED BETWEEN CAMELBACK ROAD AND CHARLES BOULEVARD; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR REPEAL OF CONFLICTING LAWS; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. (Steve Careccia, Planner III)

**BUSINESS**

11. [2019-6728](#)      **DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS**  
**RECOMMENDATION:**  
ADOPT RESOLUTION NO. 2019-1985 APPROVING THE DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS; DIRECTING THE CITY MANAGER TO EXECUTE THE DEVELOPMENT AGREEMENT FOR CIVIC SQUARE AT ESTRELLA FALLS; AUTHORIZING AND DIRECTING ACTIONS; AUTHORIZING EXPENDITURE OF FUNDS, AUTHORIZING BUDGET TRANSFERS AND PROVIDING FOR AN EFFECTIVE DATE. (Julie Arendall, City Manager)
12. [2019-6747](#)      **PRELIMINARY PLAT FOR PRADERA PHASE 2B & 3**  
**RECOMMENDATION:**  
Approve the Preliminary Plat for Pradera Phase 2B & 3 subdividing 89.02 acres into 311 single family lots and 23 tracts generally located at the northwest corner of Lower Buckeye Road and Citrus Road, subject to stipulations. (Steve Careccia, Planner III)
13. [2019-6735](#)      **PRELIMINARY PLAT FOR PEBBLECREEK PHASE II UNITS 45, 46, 47A, & 47B**  
**RECOMMENDATION:**  
Approve the preliminary plat for PebbleCreek Phase II, Units 45, 46, 47A, & 47B, subdividing approximately 122 acres into 272 lots and 19 tracts, subject to stipulations. (Alex Lestinsky, Planner III)
14. [2019-6737](#)      **PRELIMINARY PLAT FOR ESTRELLA PARCEL 12.23**  
**RECOMMENDATION:**  
Approve the preliminary plat for Estrella Parcel 12.23, subdividing approximately 24.69 acres into 98 lots and 14 tracts, subject to stipulations. (Alex Lestinsky, Planner III)
15. [2019-6738](#)      **PRELIMINARY PLAT FOR ESTRELLA PARCEL 9.43**  
**RECOMMENDATION:**  
Approve the preliminary plat for Estrella Parcel 9.43, subdividing approximately 27 acres into 73 lots and 11 tracts, subject to stipulations. (Alex Lestinsky, Planner III)
16. [2019-6744](#)      **PRELIMINARY PLAT APPROVAL FOR BENNETT MEADOWS**  
**RECOMMENDATION:**

Approve the request for a preliminary plat for Bennett Meadows, subject to stipulations. (Karen Craver, Planner III)

## INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, 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.

### 1. Reports from the Mayor and City Council

a. This may include current events and activities as well as requests for information or future agenda items.

### 2. Report from the City Manager

a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

## FUTURE MEETINGS

August 26, 2019	Special Meeting	4:30 p.m.
August 26, 2019	Regular Meeting	6:00 p.m.
August 26, 2019	Work Session	Immediately following the Regular Meeting
September 9, 2019	Work Session	5:00 p.m.
September 9, 2019	Regular Meeting	6:00 p.m.
September 16, 2019	Work Session	5:00 p.m.

## ADJOURNMENT

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 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 Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters.

Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2018-1879.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With the advance notice of two business days, 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.

LA CIUDAD DE GOODYEAR SE ESFUERZA POR LOGRAR QUE TODAS LAS REUNIONES PÚBLICAS PROPORCIONEN EL DEBIDO ACCESO PARA PERSONAS CON DISCAPACIDADES. Si recibimos notificación con dos días hábiles de anticipación, podemos proporcionar asistencia especial para las

personas con discapacidad visual o auditiva que asistan a esta reunión. Se realizarán adaptaciones para satisfacer peticiones razonables, a solicitud de personas con discapacidades o residentes que no hablen inglés. Llame a la Secretaría Municipal al (623) 882-7830 o a Arizona Relay –sistema de retransmisión de Arizona – (TDD – dispositivo telefónico para sordos) 7-1-1 para hacer la petición necesaria que le permita participar en esta reunión pública.