



## City of Goodyear

### Meeting Minutes

#### City Council Regular Meeting

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

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

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Monday, April 13, 2015

6:00 PM

Goodyear Justice Center

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#### 1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:05 p.m.

#### 2. PLEDGE OF ALLEGIANCE & INVOCATION BY COUNCILMEMBER STIPP

#### 3. ROLL CALL

**Council Present** 7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

Staff Present: City Manager Brian Dalke, City Attorney Roric Massey, and City Clerk Maureen Scott.

#### 4. COMMUNICATIONS

- 4.1 [CO 192-15](#) Council will receive an overview of the Camp Fires Program, which was held the week of March 9, 2015.

Fire Chief Paul Luizzi showed a video of activities held during the Camp Fires Program, which was held the week of March 9, 2015. The purpose of the Camp Fires Program is to encourage young women, ages 14-18, to explore careers as firefighters. Goodyear is the only Fire Department in the Valley that puts on this type of camp. Luizzi provided a synopsis of the classes offered at the camp. All of the participants received their CPR certifications.

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

Alan Krob, Goodyear resident, spoke regarding Goodyear street cleanup. He and his wife, Kate, work as volunteers on McDowell Road for litter cleanup. Many times, shortly after they finish their street cleanup, they can go back down the same stretch of road and it is already noticeably full of litter. He asked Council to communicate (possibly with signage throughout the City) that Goodyear supports clean streets. He asked that the signs remind people that litter is a crime. Council asked staff to investigate whether the electronic signs can be used for

messages related to litter.

Mary Doblander, Goodyear resident, spoke regarding excessive noise from air traffic flying over their house from the Phoenix-Goodyear Airport. The noise occurs between 7:30 a.m. to 11:00 p.m., and is so loud that they don't enjoy going outdoors anymore. She asked Council to look into a different air pattern to address this.

Tom Parker, Goodyear resident, also spoke regarding air traffic noise. He asked Council to consider a different flight pattern over less populated areas for the Piper aircraft, which seems to be the cause of most of the problems.

Bill Antonucci, Goodyear resident, spoke regarding the upcoming 4th Annual Sky Kids Event, which is held at the Phoenix-Goodyear Airport. He thanked Council for supporting this annual event, and presented Council with a plaque of appreciation. They are expecting 163 participants in next Saturday's event. Sky Kids provides children with special needs an opportunity to fly in an airplane with an expert pilot, along with a parent or friend. There are approximately 25 private pilots that participate in the event, and each ride lasts approximately 25 minutes.

## 6. CONSENT

**MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Pizzillo, to APPROVE Consent Agenda Items 6.1 and 6.2. The motion carried by the following vote:**

**Ayes**      7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

6.1      [MINUTES](#)      Approve draft minutes from a Regular Meeting and a Special Meeting held on  
[23-2015](#)      March 16, 2015.

6.2      [15-5572](#)      **ACCEPTANCE OF A PUBLIC ROAD AND UTILITY EASEMENT**  
**AND PUBLIC UTILITY EASEMENT FOR A PORTION OF 183RD**  
**AVENUE**  
**RECOMMENDATION:**  
Accept the dedication of a "Public Utility and Access Easement and Subordination" and a "Public Road and Utility Easement and Subordination" for a portion of 183rd Avenue.

## 7. BUSINESS

7.1      [15-5561A](#)      **PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE**  
**PALM VALLEY 303 PLANNED AREA DEVELOPMENT**

Mayor Lord opened the Public Hearing at 6:28 p.m.

Karen Craver, Planner III, presented. This is an amendment to increase the maximum building height in Palm Valley (PV) 303 Planned Area Development Phases I, II, V & VI from 50 feet to 75 feet. Increasing the maximum allowed building height within the PV 303 PAD Phases I,

II, V, & VI will increase the development potential of the PAD, thereby increasing job growth and employment opportunities within the City of Goodyear. The PAD text amendment also promotes the establishment of land uses that are consistent with Arizona state law and compatible with Luke Air Force Base and its mission.

There being no public comment, Mayor Lord closed the Public Hearing at 6:31 p.m.

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 15-1696 DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK TITLED "EXHIBIT A - AMENDMENT TO PV 303 PAD DEVELOPMENT PARAMETERS AND USES (APRIL 2015)".**

**The motion carried by the following vote:**

**Ayes**      7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**MOTION BY Councilmember Osborne, SECONDED BY Councilmember Lauritano, to ADOPT ORDINANCE NO. 15-1318 PROVIDING FOR AN AMENDMENT TO THE PALM VALLEY 303 PLANNED AREA DEVELOPMENT (PAD), GENERALLY LOCATED ON THE EAST AND WEST SIDES OF SR 303 AND ON THE NORTH AND SOUTH SIDES OF INDIAN SCHOOL ROAD, TO INCREASE THE MAXIMUM ALLOWED BUILDING HEIGHT; ADOPTING SUPPLEMENTARY ZONING MAP NO. 15-01A; PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES.**

**The motion carried by the following vote:**

**Ayes**      7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**7.2      [15-5576](#)      **PUBLIC HEARING TO CONSIDER REZONING 178 ACRES TO THE PRELIMINARY AND FINAL PLANNED AREA DEVELOPMENT DISTRICT FOR ESTRELLA COMMONS****

Mayor Lord opened the Public Hearing at 6:33 p.m.

Katie Wilken, Planning Manager, presented. This is a request to rezone 178 acres at the southeast corner of Interstate 10 and Estrella Parkway to facilitate the development of a development known as Estrella Commons. The Preliminary PAD would apply to the 59.1 acre area of Estrella Commons, known as the "District". The Preliminary PAD portion requires additional rezoning action, and will be required to come back before Council at a future date for a public hearing because the level of detail on the standards does not meet the Final PAD requirements at this time. The Final PAD would apply to the remaining 118.9 acre residential portion, which includes single-family and multi-family housing.

Wilken showed the current zoning plan that was approved in 2006, and she reviewed the conceptual site map of the proposed preliminary PAD. There will be 365 single-family

dwelling units on lots ranging from 50 feet wide to 70 feet wide. They don't have a conceptual lot layout for proposed multi-family housing. That is typically reviewed at the site plan stage. A Noise Study was conducted in 2006, and is still in place. A noise wall will be constructed that meets or exceeds all requirements for noise decibel levels.

Wilken recapped some of the concerns that have been voiced by residents in the adjoining Rancho Mirage neighborhood. Those include concerns about the common wall, increased traffic, multi-family housing, and speed bumps. Existing zoning allows for 1,500 units, and the proposed zoning allows for approximately 750 units. As a result, staff does not see any traffic concerns for the surrounding neighborhood.

A public hearing was held on March 18, 2015, before the Planning and Zoning Commission (P&Z). Major concerns from P&Z were expressed about residential housing being centered around the I-10 Freeway, and the resulting noise issues. They recommended forwarding this action to the City Council by a 4-3 vote.

Wilken addressed concerns of P&Z relating to Standard 28 of the Goodyear General Plan, which states that "Single family residential developments are not appropriate along freeways or abutting to industrial areas unless significant buffers are utilized between the uses. Even with significant buffers, locating single family residential developments adjacent to freeways or heavy industrial areas is strongly discouraged." Staff feels that, if this is approved, it does not set a precedent to allow single-family everywhere along freeways. Staff feels that the applicant has demonstrated that this property has unique physical constraints that make single-family residential the viable use for this property.

Serena Denning, Goodyear resident, spoke. She is concerned because her lot in the Rancho Mirage neighborhood will abut the shared wall. She is concerned with what will be behind her lot, and how it will affect her property values. She is also concerned with who will be responsible for maintaining the common wall between her subdivision and the proposed subdivision.

Ed Bull, attorney representing the applicant, spoke. He introduced representatives of Evergreen. He pointed out that this site is unique because they can't connect east/west because of the Bullard Wash restrictions. Bullard Wash cuts off some of the access of the collector roadways, which makes development of this property for multi-family and commercial uses difficult. He reviewed the open space framework within the plan. There are multiple buffers to address concerns regarding Standard 28 from the General Plan.

The land use isn't changing from the original plan, but the density is changing. There is an eight-acre park within the residential development, and there will also be a trail system within the community.

Bull reviewed noise mitigation for the area:

>A Noise Study was completed, and the applicant will construct a sound wall at the property line that will be in compliance with the Noise Study.

- >Will provide a minimum 80' buffer between any single-family dwelling unit property line and the northern property line for the Development. (However, the westernmost home will have a minimum 70' setback. Where the buffer is less than 80', 36" box trees shall be planted 15' on center).
- >Will provide appropriate Freeway Disclosures to potential buyers. Disclosure mechanisms will be determined with the City of Goodyear.
- >Construction materials and techniques for homes proximate to I-10 will be incorporated in accordance with the Noise Study and ADOT's Noise Mitigation Criteria.
- >Will provide trails with access to HOA owned/maintained common area parks and open spaces so residents have spaces, in addition to backyards, to exercise, play and relax.
- >Construct a multi-purpose trail within the buffer.

There being no public comment, Mayor Lord closed the Public Hearing at 7:16 p.m.

**Council Discussion:**

- >**Sees this as a good use of the land.**
- >**Asked for feedback from the Fire Chief.** Chief Luizzi reported that the proposed plan satisfies access requirements for the Fire Department.
- >**This area needs density, and residential uses look to be appropriate.**
- >**Opposes homes north of Roosevelt Street because of their location in relation to I-10.**
- >**Are there roundabouts in this plan?** Bull responded there are two roundabouts.
- >**Will there be a clubhouse or an HOA office?** Bull responded no, that it will be managed by an off-site HOA company.
- >**Will the City's trail system go by Bullard Wash in this area?** City Manager Dalke replied yes, that this is in the Parks Trails Master Plan.
- >**Why is this the best use of the land for this area?** Bull responded that this property is too far away from Estrella Parkway to develop the property for multi-family use. Evergreen is confident that this plan makes the most sense for the property on the freeway frontage.
- >**Make sure that the shared wall issue is addressed somewhere in this process.** Wilken responded that this discussion would take place during the preliminary plat process and could be addressed with a stipulation.
- >**Is there a proposed traffic light to alleviate potential traffic on 151st and/or 152nd Avenue and Van Buren?** Wilken responded that these issues will be addressed through a traffic study at the preliminary plat level.
- >**Purchasers will be aware of potential noise issues before they purchase a home in this location.**

**MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Stipp, to ADOPT ORDINANCE NO. 15-1321 CONDITIONALLY REZONING 59.1 ACRES FROM THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) DISTRICT AND REZONING 118.9 ACRES FROM THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) DISTRICT GENERALLY LOCATED SOUTHEAST OF INTERSTATE 10 AND ESTRELLA PARKWAY AND ADOPTING THE ESTRELLA COMMONS PAD DATED MARCH 13, 2015 WITH MODIFIED RESIDENTIAL DEVELOPMENT**

**STANDARDS TO GOVERN DEVELOPMENT OF THE PROPERTY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:**

**Ayes**      5 - Mayor Lord, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**Nays**      2 - Vice Mayor Pizzillo, and Councilmember Osborne

Mayor Lord recessed the Regular Meeting at 8:00 p.m.

Mayor Lord reconvened the Regular Meeting at 8:18 p.m.

**7.3      15-5575      USE PERMIT FOR A CONVENIENCE USE “TACO BELL DRIVE THROUGH” AT MOUNTAIN RANCH MARKETPLACE**

Karen Craver, Planner III, presented. The Use Permit is being requested to allow a convenience use for a Taco Bell Drive Through on a 0.57 acre commercial pad within the Mountain Ranch Marketplace commercial center, which is located at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella community. A restaurant is allowed by right pursuant to the Estrella Phase One Planned Area Development zoning district and the underlying Mountain Ranch Marketplace C-2, General Commercial zoning district. A drive through associated with a restaurant is a convenience use requiring approval of a Use Permit.

**Council Discussion:**

**>Concern that traffic needs to go all the way through the parking lot and over to Walgreen's in order to leave the parking lot at a lighted intersection.**

**>Asked about traffic concerns at the Phoenix Children's Academy School. Odyssey buses use the parking lot to pick up and drop off children at the school.**

**>Traffic flow is a concern. Afraid that vehicles will be making U-Turns at Elliott Road and San Gabriel Street.** City Traffic Engineer Luke Albert responded that traffic warrants are not met at this location at this time that allow for installation of a traffic signal. Staff will continue to monitor traffic flow at this location and conduct traffic studies as they are warranted. Staff is also looking into installing a pedestrian flashing light. It may be possible to pursue a traffic signal with CIP funds if it is warranted.

**>Concerned with vehicle and pedestrian safety due to increased traffic in this area.**

**>Can a No U-Turn sign be installed at the intersection of Elliott Road and San Gabriel Street?** Albert responded that staff can look into adding a No U-Turn sign at this location.

**>Possibly look into adding a traffic signal through the Capital Improvement Plan if safety concerns warrant it in the future.**

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Osborne, to APPROVE a request for a Use Permit to allow a convenience use (Taco Bell Drive Through) at Mountain Ranch Marketplace, located at the northwest corner of Estrella Parkway and Elliot Road, within the Estrella Phase One Planned Area Development (PAD) zoning district, subject to stipulations. The motion carried by the following vote:**

**Ayes**      7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**7.4      [15-5445](#)      **FY16 ANNUAL PUBLIC ART PLAN****

Guylene Ozlanski, Arts & Culture Coordinator, introduced Dr. Denise Bates, Chairman of the Public Art Subcommittee. Dr. Bates shared highlights of the Arts & Culture Public Art from Fiscal Year (FY)15, and presented the proposed Annual Public Art Plan for FY16.

**FY 15 Highlights:**

**Public Art:**

- >Gallery 37 collaboration with West Valley Arts Council, Estrella Mountain Community College, and local high school students for a Public Art Book Return
- >Goodyear Mobile Museum
- >Goodyear Library Fine Art Exhibitions

**Arts Programs:**

- >Arts partnership with local schools.
- >Artist professional development through the "Follow Your Art" workshops

**Arts Events:**

- >Art of Cultures Festival & Expo

The "Public and Performing Arts Program" of the Goodyear Code of Ordinances identifies the arts as a process to beautify public space, promote economic development, and strengthen the sense of community in the City of Goodyear. Through this ordinance, it is stated that up to 1% of costs for eligible Capital Improvement Plan Projects may be allocated to the Public Art Fund. There are currently twelve pieces of public art in Goodyear, and three ongoing projects in various stages of completion.

**FY16 Project Recommendations:**

- >\$40,000 - Architecturally integrated artwork for a Fallen Officers Memorial at the new Goodyear Police Operations Facility in its community room.
- >\$20,000 - A permanent Veterans Tribute for Goodyear veterans and active service members to be placed in the Plaza of the Goodyear Ballpark.

**Council Discussion:**

- >**How long will it take to finish the Veterans' Memorial?** Ozlanski responded that the goal is to dedicate it at the November 11, 2015 Veteran's Day event that is planned at the Ballpark.
- >**Would like the Goodyear Mobile Art Museum to be located at as many City events as possible.**
- >**Asked for clarification on whether this action approves the budget for just FY16, or the five-year plan.** City Manager Dalke clarified that art appropriations are approved during the budget process through a plan submitted by the Arts & Culture Commission. Council is not approving the budget, but is approving the project plan for FY16.
- >**Appreciate the booklets that show all the public art in Goodyear.**

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Lauritano, to APPROVE the Fiscal Year 16 Annual Public Art Plan as recommended by the Arts & Culture Commission. The motion carried by the following vote:**

**Ayes**      7 - Mayor Lord, Vice Mayor Pizzillo, Councilmember Osborne, Councilmember Lauritano, Councilmember Campbell, Councilmember Stipp, and Councilmember Hohman

**8. INFORMATION ITEMS**

**1. Comments, Commendations, Report on Current Events and Presentations by Mayor, Council Members, staff or members of the public.**

Council attended or reported on the following:

- >Estrella Lakeside Music Festival.
- >Flavors of the West event held at the Ballpark.
- >Goodyear Volunteer Appreciation Night.
- >Thanked all who have been involved in the schools' "Building Blocks" Program.
- >Thanked Fire Department Crew 121 for their work in a multi-car accident this morning.
- >The Estrella Science Olympiad Team placed second in the recent State competition.
- >CDAC (Community Development Advisory Committee) meeting on Community Development Block Grant funding.
- >Stand up for Transportation Parade.

**2. Manager's Summary of Current Events and Reports**

Manager's Update on Council Related Matters:

- >The 8th Annual Volunteer Appreciation Night - 275 people attended. Several volunteers were recognized with service awards. There was one lifetime achievement award (over 4,000 volunteer hours) that was received by P.J. Miller. The volunteers put in 28,830 hours last year, which equates to about \$648,000 in savings.
- >Estrella Lakeside Music Festival - There was nine hours of continuous music with thirteen bands on two stages. The attendance was estimated at 6,500 people, which was an increase of 1,500 over last year.
- >Flavors of the West event was held at the Ballpark, and was sponsored by the West Valley Mavericks. 3,000 people attended. There were 26 restaurants, 5 local farm growers, and 4 bands that participated. Proceeds benefited the Phoenix Children's Foundation, and the Honey Foundation.

Update of Legislative Issues:

None.

Staff Summary of follow up action required:

None.

Council members may direct inquiries to staff:



None.

**9. FUTURE MEETINGS**

04/20/15	Work Session	5:00 p.m.
04/27/15	Regular Meeting	6:00 p.m.
05/04/15	Work Session	5:00 p.m.
05/11/15	Work Session	5:00 p.m.
05/11/15	Regular Meeting	6:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 9:12 p.m.

\_\_\_\_\_  
Maureen Scott, City Clerk

\_\_\_\_\_  
Georgia Lord, Mayor

Date: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the City of Goodyear, Arizona, held on April 13, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Maureen Scott, City Clerk

SEAL: