



City of Goodyear

Meeting Minutes

City Council Regular Meeting

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

Mayor Georgia Lord
Vice Mayor Wally Campbell
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton
Councilmember Laura Kaino

Monday, August 20, 2018

6:00 PM

Goodyear Justice Center

1. CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR LORD

3. ROLL CALL

Council Present 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino
Council Excused 1 - Vice Mayor Campbell

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to EXCUSE Vice Mayor Campbell. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey and City Clerk Darcie McCracken

4. COMMUNICATIONS

None.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Mr. Jeff Raible, 105 N. Florence Avenue, Litchfield Park, addressed the City Council on a non-agenda item. Mr. Raible stated that he is a Litchfield Park City Council member and is a member of the Community Advisory Group tasked with informing the community about current and planned

superfund site activities. He stated the group has made progress, but there is more work to do to educate the community. Mr. Raible asked the City Council to consider appointing a council member to join the CAG and help the group meet its goals.

Council Discussion

>Council thanked Mr. Raible for his comments.

6. CONSENT

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to APPROVE Consent Agenda Items 6.1 - 6.8. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

6.1 [MINUTES](#)
[2018-46](#)

APPROVAL OF MINUTES

PROPOSED ACTION:

Approve draft minutes from a Special Meeting and a Regular Meeting held on June 25, 2018, a Special Meeting and a Regular Meeting held on July 2, 2018, and a Special Meeting and a Regular Meeting held on July 9, 2018.

6.2 [2018-6391A](#)

APPROVE THE FINAL PLAT FOR PASEO PLACE PARCEL 2

PROPOSED ACTION:

Approve the Final Plat for Paseo Place Parcel 2, subject to stipulations.

6.3 [2018-6404](#)

APPROVE CHANGES TO THE 2018 COUNCIL MEETING

CALENDAR

PROPOSED ACTION:

Authorize moving the Regular City Council meeting currently scheduled for November 19, 2018 to November 26, 2018, and authorize moving the Regular City Council meeting currently scheduled for December 10, 2018 to December 3, 2018.

6.4 [2018-6416](#)

APPROVE A NEW SERIES 12 LIQUOR LICENSE FOR NDUB PIZZA PUB

PROPOSED ACTION:

Approve a request from Amy Jo Schlecht, agent/applicant for NDub Pizza Pub, for a new Series 12 liquor license, Application #24537, located at 633 S. Estrella Parkway #105, Goodyear, Arizona 85338 (Generally located north of the northeast corner of Estrella Parkway and W. Goodyear Boulevard N.).

6.5 [2018-6425](#)

APPROVE THE FINAL PLAT FOR PEBBLE CREEK MARKETPLACE

PROPOSED ACTION:

Approve the Final Plat for Pebble Creek Marketplace, subject to stipulations.

- 6.6 [2018-6427](#) **RESCIND THE QUANTUM CORPORATE CENTER FINAL PLAT APPROVAL**
PROPOSED ACTION:
Rescind the final plat approval of Quantum Corporate Center granted by the City Council on February 23, 2004.
- 6.7 [2018-6429](#) **APPROVE AN APPLICATION FOR A TEMPORARY EXTENSION OF PREMISES FOR BEACH HOUSE FOOD AND SPIRITS**
PROPOSED ACTION:
Approve a request from Amy Jo Schlecht, owner of the Beach House Food and Spirits, for a temporary extension of premises/patio permit for liquor license #1207B285. The Beach House operates within the Presidio Resident's Club, located at 18209 W. Calistoga Dr., Goodyear, Arizona, 85338 (Generally located north of the northeast corner of Calistoga Drive and West Galveston Street in Estrella).
- 6.8 [2018-6431](#) **APPROVE THE FINAL PLAT FOR ESTRELLA PARCEL 11.A2**
PROPOSED ACTION:
Approve the Final Plat for Estrella Parcel 11.A2, subject to stipulations.
7. **BUSINESS**
- 7.1 [2018-6389](#) **PUBLIC HEARING: ABEL RANCH REZONE**

Mayor Lord opened the public hearing at 6:06 p.m.

Planner II Alex Lestinsky presented. The request is to rezone approximately 218 acres to Single Family Residential (R1-6) and Agricultural Urban (AU) districts. The majority of the property is currently zoned under the Talaverde Estates Planned Area Development(PAD). If the change is approved, Abel Ranch will develop in accordance with the city's recently updated residential districts rather than the project specific standards approved in the PAD. Ms. Lestinsky stated the area within this rezone will no longer rely on the Talaverde Estates PAD regulations, however, the PAD will remain in place on the approximately 45 remaining acres of the Talaverde Estates PAD. Abel Ranch will follow the same development standards as all other properties in the city zoned R1-6 and AU.

Ms. Lestinsky stated a neighborhood meeting was held on March 28, 2018. Notification of this meeting included a postcard mailed to the owners of the property within 500 feet of the subject property and a legal notice published in the Arizona Republic. She said two property owners attended this meeting, they did not express objection to the rezone.

Ms. Lestinsky said that staff finds the rezone request is consistent with the General Plan, the Zoning Ordinance, and best serves the public interest, health, comfort, convenience, safety, and general welfare of the citizens of Goodyear. She stated the Planning and Zoning Commission recommended approval of the item (6-1) on August 8, 2018.

The applicant, represented by Ed Bull, 702 E. Osborn, Phoenix, stated he is pleased with staff's recommendation and provided no further comment.

There being no further comment, Mayor Lord closed the public hearing at 6:14 p.m.

Council Discussion:

> Council stated the project was a good addition to the area and thanked the applicant for choosing to build in the city of Goodyear.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2018-1883 DECLARING AS A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "SUPPLEMENTARY ZONING MAP NO. 18-02"; "ZONING EXHIBIT ZONE R1-6 LEGAL DESCRIPTION"; AND "ZONING EXHIBIT ZONE AU LEGAL DESCRIPTION".

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 2018-1395 CONDITIONALLY REZONING APPROXIMATELY 218 ACRES LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND CAMELBACK ROAD, NOW KNOWN AS ABEL RANCH, BY REZONING APPROXIMATELY 164 ACRES TO R1-6 SINGLE FAMILY DETACHED RESIDENTIAL ZONING, AND BY REZONING APPROXIMATELY 54 ACRES TO AU AGRICULTURAL URBAN ZONING; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

7.2 [2018-6417](#) PUBLIC HEARING: MODIFICATION OF STIPULATIONS OF APPROVAL CONTAINED IN ORDINANCE APPROVING THE QUANTUM CORPORATE CENTER REZONING

Mayor Lord opened the public hearing at 6:18 p.m.

Planning Manager Katie Wilken presented on behalf of Planner III Karen Craver. The current owners of Property 1 (KCI Goodyear North, LLC and DBM Bullard Van Buren, LLC) own 92.79 acres rezoned by Ordinance 04-884, and the city of Goodyear is the owner of 18.09 acres which is

included in the rezone request. Many of the original stipulations are based upon the type of development anticipated by the 15-lot final plat and on engineering design standards and requirements in place in the early 2000's. Other stipulations are repetitions of existing city Zoning Ordinance requirements, Subdivision regulations, and Design Guidelines requirements.

Ms. Wilken stated a postcard was mailed to the owners of all property within 500 feet of the subject property informing them of the application to modify the stipulations and of the scheduled public hearing dates, and to date no inquiries have been received.

Ms. Wilken stated that city staff, and the Planning and Zoning Commission, recommend approval of clarifying the boundaries of each zoning district and of the modifications of the stipulations of approval contained in Ordinance No. 04-884 approving the Quantum Corporate Park rezoning, as set forth in Ordinance No. 2018-1402.

The applicant, represented by Logan Hoff, Hilgard Wilson, stated support for the staff recommendation and provided no further comment.

There being no further comment, Mayor Lord closed the public hearing at 6:23 p.m.

Council Discussion:

There was no Council discussion.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Stipp, to ADOPT RESOLUTION NO. 2018-1888 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 18-06", "LEGAL DESCRIPTION OF C-2 PROPERTY 1", "LEGAL DESCRIPTION OF I-1 PROPERTY 1", AND "LEGAL DESCRIPTION OF I-1 PROPERTY 2".

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Hampton, to ADOPT ORDINANCE NO. 2018-1402 REZONING PROPERTY GENERALLY LOCATED AT THE SOUTHWEST CORNER OF BULLARD AVENUE AND VAN BUREN STREET TO C-2 (GENERAL COMMERCIAL) AND I-1 (LIGHT INDUSTRIAL) TO CLARIFY THE BOUNDARIES OF EACH ZONING DISTRICT, MODIFYING THE STIPULATIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 04-884 WHICH APPROVED THE QUANTUM CORPORATE CENTER REZONING FROM C-2 (GENERAL COMMERCIAL) AND I-2 (GENERAL INDUSTRIAL) TO C-2 (GENERAL COMMERCIAL) AND I-1 (LIGHT INDUSTRIAL), 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. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

7.3 [2018-6419](#) **PUBLIC HEARING: USE PERMIT REQUEST FOR A CONVENIENCE USE (DRIVE-THROUGH RESTAURANT) ON PROPERTY ZONED PLANNED AREA DEVELOPMENT/GENERAL COMMERCIAL**

Mayor Lord opened the public hearing at 6:25 p.m.

Planner III Steve Careccia presented. The applicant is requesting approval of a use permit to facilitate the development of a Filibertos drive-through restaurant on property zoned Planned Area Development (PAD). The subject property consists of an undeveloped 0.96-acre parcel located within the Canyon Trails Towne Center PAD. The proposed 2,200 square-foot restaurant building includes interior dining and a drive-through window component. A 492 square-foot outdoor dining patio is also proposed. Mr. Careccia stated a total of 34 parking spaces are required for this drive-through restaurant. The conceptual site plan shows that 41 parking spaces will be provided as well as shared parking agreements exist for this commercial center. The proposed building incorporates a corporate design desired by the applicant for branding purposes and incorporates materials and colors from the approved design palette for the Canyon Trails Towne Center PAD. Mr. Careccia stated a written notice was mailed to all property owners within 500 feet of the subject parcel, and to date staff has not received any inquiries as a result of this written notice.

Mr. Careccia stated the proposed convenience use is compatible with the existing and planned land uses within the area and will not be a detriment to surrounding properties or persons. The drive-through restaurant is proposed on a parcel zoned for commercial use, within a commercial center intended for such uses. He said staff finds that the subject request meets the conditions and required findings for a use permit, and satisfies the additional evaluation criteria required for convenience uses as established in the Zoning Ordinance.

The applicant, represented by Ivonek Badilla, said the project includes elements from the existing town center. He thanked staff for their efforts and provided no further comment.

There being no further comment, Mayor Lord closed the public hearing at 6:30 p.m.

Council Discussion:

> Council welcomed the applicant to Goodyear and expressed support for the project.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Kaino, to APPROVE a request for a use permit for a convenience use (drive-through restaurant) to be constructed within the Canyon Trails Towne Center PAD located at the northeast corner of Cotton Lane and Yuma Road, subject to stipulations. The motion carried by the following

vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

7.4 [2018-6420](#) **PEBBLECREEK PHASE II UNIT 49 PRELIMINARY PLAT**

Planner III Steve Careccia presented. The request is to subdivide 42.39 acres into 212 single-family lots and 11 tracts, with a proposed density of 5.0 dwelling units per acre. The subdivision will be accessed from North 167th Drive, North 168th Avenue, and West Earll Drive.

Mr. Careccia stated the preliminary plat is consistent with the technical requirements of the city's subdivision regulations and engineering standards. The preliminary plat is consistent with the land use, development standards, and density approved by the PebbleCreek PAD for the parcel. He stated the proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development; and added the Planning and Zoning Commission recommended approval of the item (7-0) on August 8, 2018.

There was one speaker card.

John McMillin, 17705 Windsong Avenue, Goodyear, addressed the City Council. Mr. McMillin commented that the project includes an awkward alignment and asked if there is access to the west.

Mr. Careccia said there is no cut-through proposed to Thomas Road. Mayor Lord requested staff follow up with Mr. McMillin to answer any questions he may have.

Council Discussion:

There was no Council discussion.

MOTION BY Councilmember Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE a request for a preliminary plat for PebbleCreek Phase II Unit 49 subdividing 42.39 acres into 212 single family lots and 11 tracts generally located east of the Loop 303 and north of the Thomas Road alignment, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

7.5 [2018-6421](#) **CANTAMIA PHASE 3 PARCEL 31 PRELIMINARY PLAT**

Planner III Steve Careccia presented. The request is for a preliminary plat subdividing 11.68 acres into 32 single family lots and eight tracts. The proposed subdivision is located on the east side of CantaMia Parkway, north of Wildwood Drive, within the CantaMia active adult community.

The typical lot within the subdivision will be 60 feet wide and 125 feet deep. As designated in the PAD, minimum buildings setbacks are as follows: front - 20 feet, side - five feet, and rear - 15 feet. Lot coverage is 60%. The maximum building height is 30 feet.

Mr. Carrecia stated the preliminary plat is consistent with the city's subdivision regulations and engineering standards. He said the project is also consistent with the designated land use, and density approved by the CantaMia PAD. The proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development. He added the Planning and Zoning Commission recommended approval of the item (7-0) on August 8, 2018.

There was one speaker card.

John McMillin, 17705 Windsong Avenue, Goodyear, addressed the City Council. Mr. McMillin asked who was responsible for maintaining the streets in Estrella. Rebecca Zook, Engineering Director, stated the city has a pavement preservation plan that will be presented to the City Council on August 27th and encouraged Mr. McMillin to attend.

Council Discussion:

There was no Council discussion.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Pizzillo, to APPROVE a request for a preliminary plat for CantaMia Phase 3 Parcel 31, subject to stipulations. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

7.6 [2018-6430](#)

DELEGATING AUTHORITY TO THE CITY CLERK TO MAKE RECOMMENDATIONS REGARDING LIQUOR LICENSES

Acting Deputy City Clerk Mario Saldamando presented. Mr. Saldamando advised that the Arizona State Legislature approved House Bill 2334, Liquor Omnibus, during the 2018 Legislative Session. The legislation (ARS 4-203), in part, allows for city councils to designate authority to make recommendations to the Arizona Department of Liquor Licenses and Control. The delegation of authority is limited to special event liquor licenses, temporary extension of premises, festival and/or fair licenses, and craft distillery fair licenses. He stated Resolution 2018-1889 would transfer the authority to the City Clerk and would be effective immediately.

Mr. Saldamando stated that should Council approve this Resolution, the city would continue to review each application and request feedback from the other city departments which the Clerk's Office would use to determine approval. This action would streamline the city's application process and provide better customer service.

Council Discussion:

> Council appreciated staff's effort to streamline the process and suggested updating the Council about the applications reviewed/approved as part of the City Manager's weekly memo to the Council.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Stipp, to ADOPT RESOLUTION NO. 2018-1889 DELEGATING AUTHORITY TO THE CITY CLERK TO MAKE RECOMMENDATIONS REGARDING SPECIAL EVENT LIQUOR LICENSES, TEMPORARY EXTENSION OF PREMISES, FAIR LICENSES, AND CRAFT DISTILLERY FAIR LICENSES AND PROVIDING FOR AN EFFECTIVE DATE. The motion carried by the following vote:

Ayes 6 - Mayor Lord, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Excused 1 - Vice Mayor Campbell

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:

Council asked staff to follow up on a resident email received regarding storm debris clean up in Estrella. The Council requested a response before Friday including clean up dates.

Council noted the excellent response from the city around the initial clean up in Estrella, and requested to know more about how the city can respond more effectively in the future, and to inform residents about the city's response plan.

2. Manager's Summary of Current Events and Reports

None.

9. FUTURE MEETINGS

August 27, 2018	Special Meeting	5:00 p.m.
August 27, 2018	Regular Meeting	6:00 p.m.
September 10, 2018	Work Session	5:00 p.m.
September 10, 2018	Regular Meeting	6:00 p.m.
September 10, 2018	Special Meeting	Immediately following Regular Meeting
September 17, 2018	Work Session	5:00 p.m.

10. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 6:57 p.m.

Darcie McCracken, 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 August 20, 2018. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 201__.

Darcie McCracken, City Clerk

SEAL: