

AGENDA ITEM #: _____

DATE: June 12, 2019

CAR #:

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Use Permit for Public Utility Facility (Well No. 26) in Bullard Wash at Centerra	STAFF PRESENTER: Joe Schmitz, Long Range Planner CASE NUMBER: 19-300-00004 OTHER PRESENTER: Barbara Chappell, Public Works Department, Environmental Services Manager
--	--

PROPOSED ACTION:

1. Conduct a public hearing to consider a request for a Use Permit for a Public Utility Facility submitted by the City of Goodyear Public Works Department to allow development of Well No. 26 (water extraction well and associated equipment) on 0.77 acres zoned Open Space/Bullard Wash by the Centerra Planned Area Development (PAD) located east of Tract “CC” of Centerra, south of and adjacent to 627 S. 150th Drive:
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend approval of a Use Permit for a Public Utility Facility requested by the City of Goodyear Public Works Department to allow development of Well No. 26 (water extraction well and associated equipment) on 0.77 acres zoned Open Space/Bullard Wash by the Centerra Planned Area Development (PAD) located east of Tract “CC” of Centerra, south of and adjacent to 627 S. 150th Drive, subject to the following stipulations:
 1. Approval of the use permit does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation.
 2. The proposed water extraction well site and associated equipment shown on the conceptual site plan shall be developed in substantial conformance with the conceptual site plan submitted with the Use Permit application and as described below except as may be modified to ensure conformance with applicable engineering and development standards.

3. Noise attenuation measures shall be included in the application for extended work hours which will be required for 24-hour a day drilling operations to minimize the impact of drilling operations on neighboring residential property.
4. If use a submersible pump is not feasible due to water quality or other constraints and is equipped with a vertical turbine pump, a noise reduction enclosure shall be installed over the pump to minimize noise impacts on the neighboring residential properties.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property consists of 0.77 acres and is located in an area designated as Open Space/Bullard Wash by the Centerra PAD that was approved by the City Council by adoption of Ord. No. 99-677 on March 13, 2000. This portion of the Centerra project was conveyed to the City as Tract "E" for the Bullard Wash when the final plat was recorded on January 30, 2001.

The relocation and channelization of the Bullard Wash to modify its flood plain has been designed, but has not yet been constructed. Additional land is needed for this project and will be provided when the final plat for the Compass Data Center project located between the Bullard Wash and Bullard Avenue, is approved and recorded. The final plat is currently under review and its completion is expected to occur in late June or early July of this year. This Use Permit application has not previously been before the Planning and Zoning Commission or City Council.

STAFF ANALYSIS:

Current Policy:

Although not specifically addressed in the Centerra PAD, a Public Utility Facility to serve the immediate area (excluding office facilities and maintenance yards) is allowed in all residential zoning districts with a Use Permit, pursuant to Zoning Ordinance Section 3-2-2, Table 3-2-2. Section 1-3-2 (Use Permits) of the Zoning Ordinance provides that the Planning and Zoning Commission and City Council must determine that the proposed use meets the following two findings prior to granting a Use Permit:

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and,
2. The proposed use is reasonably compatible with uses permitted in the surrounding area. This section further states that should a Use Permit not be established within two years, then that Use Permit approval shall become null and void.

Details of the Request:

The City currently relies entirely on groundwater pumping to meet its physical water demands. A recent evaluation of the water distribution system determined that the system lacks sufficient redundancy in production, pumping, and storage capacity to meet current and future demands.

This assessment also identified the need to increase the water supply in the City's portfolio, not only to accommodate future growth, but to fill an immediate need to increase the firm supply (supply with the highest producing well offline) in order to meet the peak day demands in the summer. The City recently obtained approvals to develop Well No. 25 in the El Cidro project and another well on Lower Buckeye Road (Well No. 24) between 175th Avenue and Cotton Lane to help meet this demand.

The City of Goodyear Public Works Department is requesting a Use Permit to allow development of a water extraction well on 0.12 acres (50' x 110' well site) within a 0.77-acre portion of a parcel owned by the City for the Bullard Wash. The proposed well site will be located about 25 feet east of the east line of an open space tract (Tract "CC") which is south of the residence at 627 S. 150th Drive. The proposed 55' x 100' site is smaller than the typical well site which is usually 100' x 100'. The size of the well site was reduced to minimize the footprint of the site given its proximity to the Bullard Wash channel and flood plain.

This site was selected based on proximity to treatment, City ownership, proximity to utilities, aquifer water quality, separation from other wells, and distance from residential land uses. The proposed Well No. 26 will be drilled to a depth of 500-1,000 feet and its targeted production level is 1,500 gallons per minute. It is projected that drilling of the well will take a total of about 80 days. The initial drilling will take 3-5 days and will involve a 24-hour a day operation. Noise attenuation panels will be installed at the site to mitigate the noise impacts to nearby residents. Development of the well site will take about 4 weeks and completion of the well a will take an additional 3 months.

It will be enclosed by an eight-foot block wall with a design that is similar in material and color to the perimeter wall nearby. The wall will be setback from the property line of the adjacent open space/retention basin by about 25 feet due to the presence of an existing 20-foot wide sanitary sewer easement. Landscaping will be installed in the five feet adjacent to the well site wall since no landscaping is permitted over the sewer line easement.

Access to the well site will be by way of a 20-foot wide driveway from S. 150th Drive to be built on top of a sanitary sewer easement that runs along the north property line of the open space/retention basin (Tract "CC"). There will be a vehicle gate on the north and south walls of the site to facilitate maintenance and repair of the well and its associated equipment. There also will be a man door on the east side of the well site facing the Bullard Wash.

If a vertical turbine pump is used there will be a sound enclosure around the well head and pump. In addition there will be a sand separator, piping, valves, motor control center, variable frequency drives and electrical panel. The sound enclosure over the well head, the shade cover over the electrical panel, and an air release valve on the discharge piping will be the only equipment that will extend above the wall, but not by more than four feet.

Water produced by this well will be conveyed through a 12-inch water line to the Bullard Water Campus on the west side of Bullard Avenue, south of Yuma Road, where it will be treated and delivered to the water distribution system.

The well site is located within the current flood plain for the Bullard Wash. The applicant had Hazen-Sawyer Engineers review the impacts of the proposed well site on the existing flood plain; and on the future flood plain as well, since the flood plain will be modified once the Bullard Wash channelization project is constructed and a well site was not originally contemplated at this location.

The analysis of the existing flood plain concluded that there would be no rise to the regulatory floodplain as a result of constructing the well site in the location proposed.

The analysis of the impacts of the proposed well site on the future flood plain and the design for the Bullard Wash channelization project examined whether the placement of a well site in the location proposed would not interfere with the conveyance of stormwater drainage by the Bullard Wash. That analysis concluded that a redesign of the channel cross section for a distance of approximately 100 feet upstream and downstream of the proposed well site was feasible within the planned 300-foot wide corridor without acquiring additional right-of-way or incurring substantial costs for channel bank stabilization or protection. It was determined that there would be sufficient room for the well site, a 20-25 foot setback from the west property line of the wash, the redesigned channel, and a 30-foot wide bench for a planned multi-purpose trail.

Use Permit Review Criteria:

1. *The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and,*

Surrounding Properties:

The land uses and zoning of the surrounding properties include the following:

- North: Vacant land that will be developed as open space and drainage for the Bullard Wash with single-family homes about 100 feet to the northwest in the Centerra PAD.
- East: Vacant land that will be developed as open space and drainage for the Bullard Wash and vacant industrially-zoned land east of the wash.
- South: Vacant land that will be developed as open space and drainage for the Bullard Wash with vacant industrially-zoned land to the southeast and a residential court home project (Centerra Tract “D”) about 170 feet to the southwest.
- West: An existing open space/retention basin in the Centerra PAD (Tract “CC”).

Approval of the Use Permit will not be materially detrimental for the following reasons:

- a. The well will be a benefit to the surrounding area by supporting the increased demand for potable water that will be generated by the additional 500 homes planned in Centerra Tract “D” and the industrial properties to the east.
- b. The well site is located at the edge of an open space tract/retention basin and at least a100 feet or more away from existing homes.
- c. The wall and landscaping will be similar to what will be used in the surrounding development so that it will blend in with neighborhood.
- d. Although a non-residential use, a minimal amount of equipment and shade covers on the site will extend above the height of the wall which will minimize the visual impact of the well site.

- e. The well will have either a submersible pump or a vertical turbine pump within a noise reduction enclosure to minimize noise impacts.
 - f. The site will not negatively impact traffic in the area since the site will be accessed through an open space parcel and will generate only about one trip per day - less than a typical single family home.
2. *The proposed use is reasonably compatible with uses permitted in the surrounding area. This section further states that should a Use Permit not be established within two years, then that Use Permit approval shall become null and void.*

Approval of the Use Permit will be reasonably compatible with uses permitted in the surrounding area for the following reasons:

- a. The site is located at least 100 feet from the closest homes to the north and is separated from homes to the west and south by an existing open space tract.
- b. The wall and landscaping will be similar to what was used in the Centerra development so that the well site will blend in with the surrounding development.
- c. A minimal amount of equipment and shade covers on the site will extend above the height of the wall so it will not be seen by residents of nearby homes.
- d. The well will have either a submersible pump or a vertical turbine pump within a noise reduction enclosure to minimize noise impacts.
- e. The well will have either a submersible pump or a vertical turbine pump within a noise reduction enclosure to minimize noise impacts.
- f. The site will be visited about once per day and will generate less traffic than a typical single family home.

Public Participation:

A neighborhood meeting was held on May 21, 2019, but no one from the public attended. No comments or questions were received regarding that notice. Notices for the public hearings before the Planning and Zoning Commission and City Council were sent to the owners of property and the HOAs closest to the subject property on May 21, 2019; a legal notice was published in the Arizona Republic on May 24, 2019; and a notice of public hearings sign was posted on the property on May 24, 2019. Staff has not received any objections to this request.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

RECOMMENDATION:

As outlined above, staff finds that the subject request meets the conditions and required findings for a Use Permit. It is the recommendation of City staff that the Planning and Zoning

Commission recommend to the City Council approval of a Use Permit for a Public Utility Facility requested by the City of Goodyear Public Works Department to allow development of Well No. 26, subject to the stipulations specified in the Proposed Action section of this Planning and Zoning Commission Action Report.

ATTACHMENTS:

1. Aerial Photo Exhibit
2. Narrative
3. Conceptual Site Plan and Landscape Plan