



Sent: January 14, 2019

CITY COUNCIL REPORT FROM STAFF

To: Mayor and City Council

Approved: Julie Arendall, City Manager 

FROM: Christian M. Williams, Executive Management Assistant

THROUGH: Wynette Reed, Deputy City Manager 

RE: Annexation Potentials Along Arizona State Route 303 Loop

Purpose:

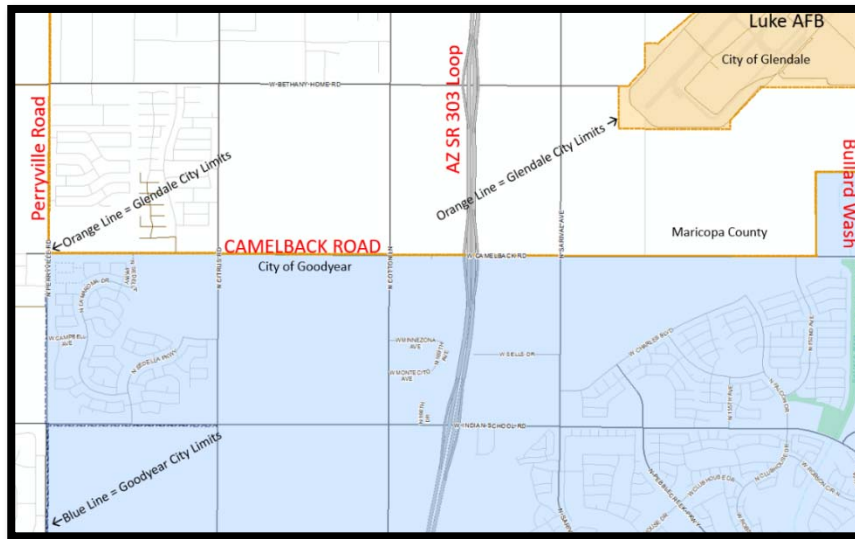
This yellow paper intends to provide information to Council on Goodyear's ability to annex additional land along the Arizona State Route 303 Loop. The focus will be on two distinct areas of the corridor: 1) the Northern Section-North of Camelback Road and 2) the Southern Sections-South of the future State Route 30.

Staff Conclusions and Findings:

- 1) As it relates to the Northern Section of Loop 303-North of Camelback Road, Glendale occupies a 10-15 foot strip of land (strip annexation) that precludes Goodyear from reaching un-annexed county land.

This thin strip of annexed land was acquired in 1978 through a process called strip annexation. North of this strip is unincorporated county areas, which are completely surrounded by the city of Glendale. County areas that are completely surrounded by cities are commonly referred to as county islands. It is illegal to have a non-contiguous city boundary, thus strip annexation was a popular way for cities to secure large swaths of land. Since 1980, it has become illegal to create county islands surrounded on all sides by one city.

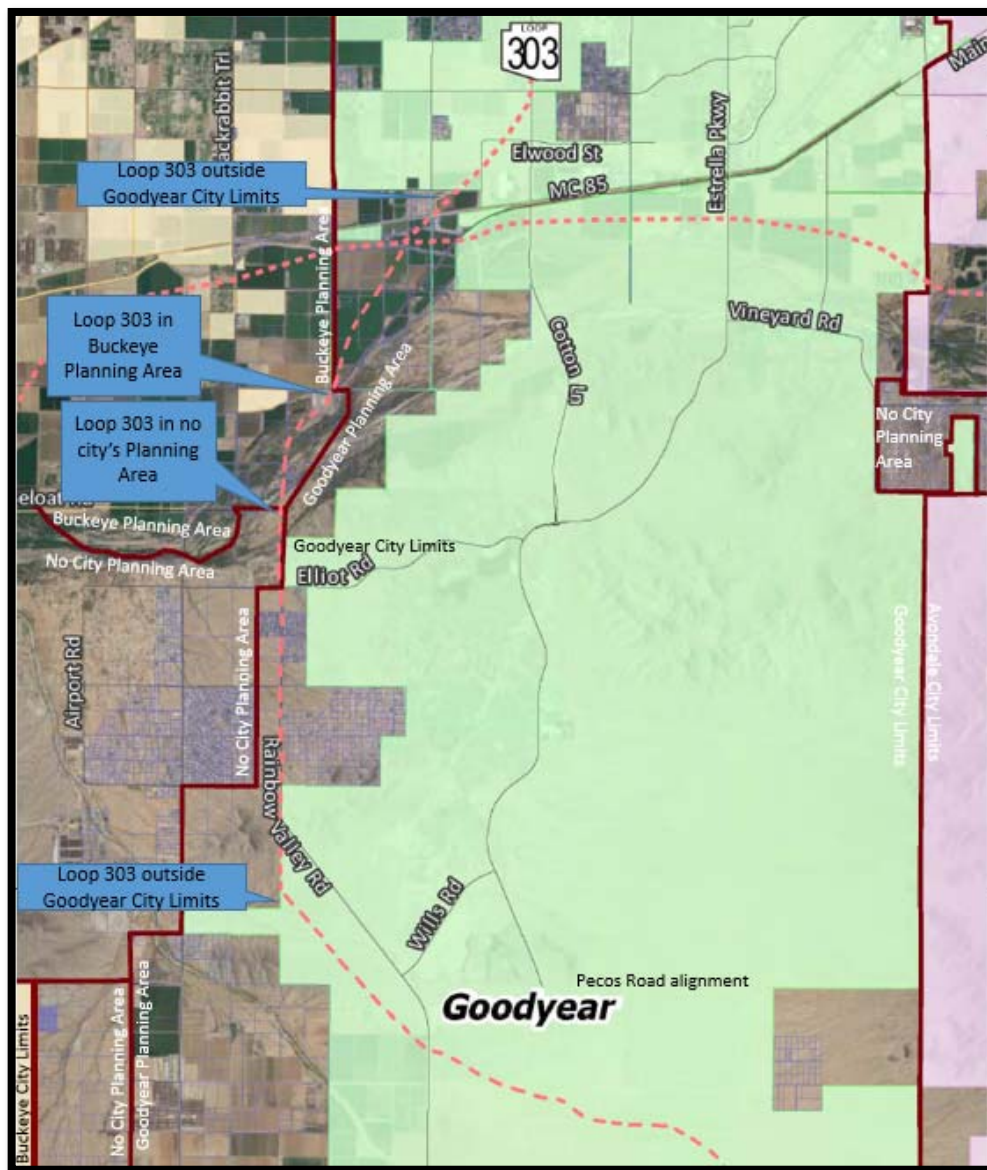
De-annexing land back to the county is illegal under state law; it is unlikely Glendale would ever give portions of their strip annexation to another city, for the purposes of infiltrating the un-annexed county islands along Loop 303. On June 9, 2005, the city of El Mirage voted to file a lawsuit against the city of Glendale for their 1978



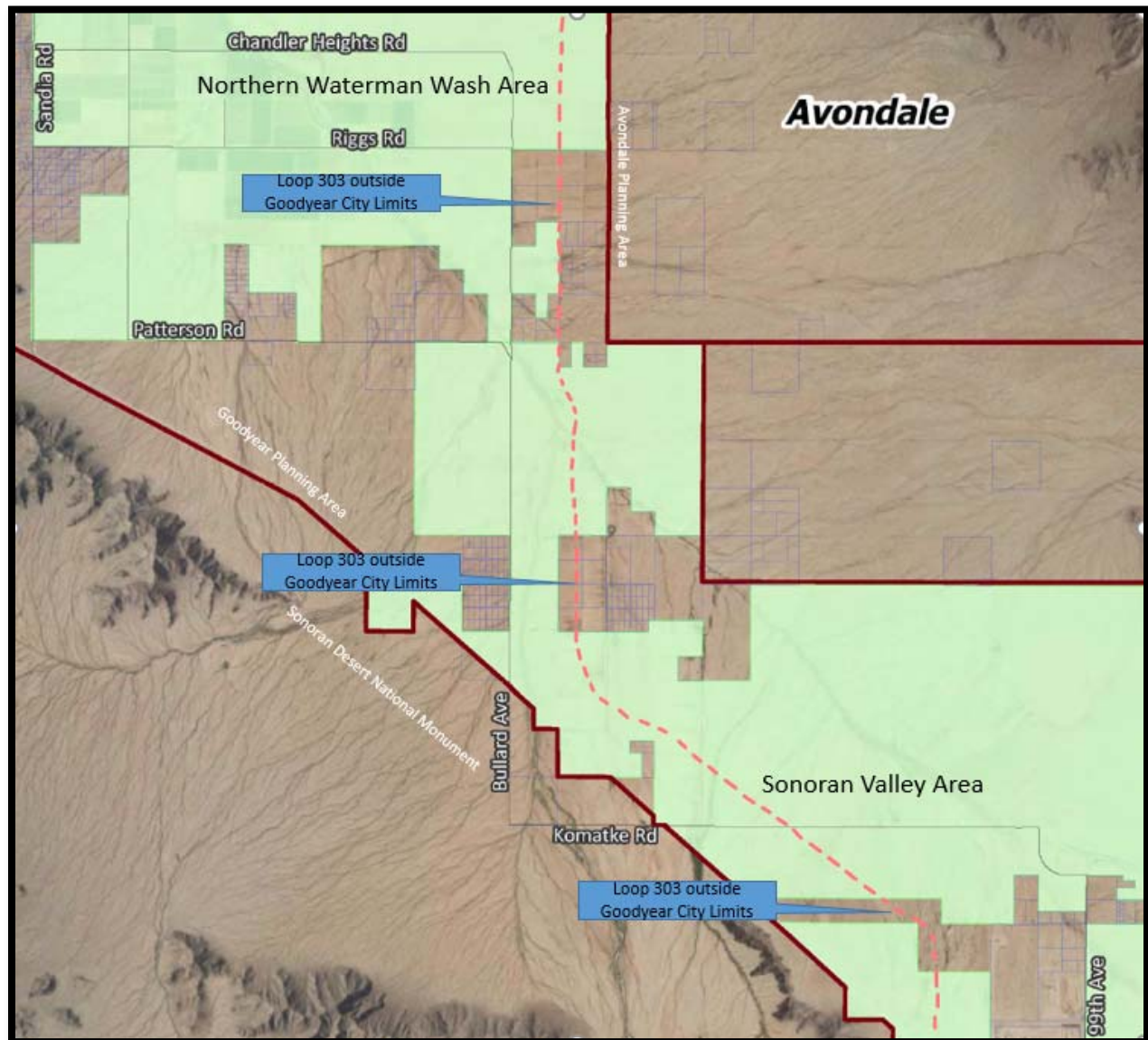
*Major Roads in Red, Goodyear in Blue, Glendale in Orange, County in White.

2) As it relates to the Southern Sections of Loop 303-South of the future State Route 30, there are lands west of Newland's Estrella community that are outside of Goodyear City Limits. However, these lands are within Goodyear's Planning Area and are in Goodyear's 2025 General Plan; this means if Goodyear wanted to have additional land along Loop 303, west of Estrella, it would need to annex unincorporated areas within the County.

In addition, there is an area of un-annexed county land in the Rainbow Valley basin near the southern Loop 303 corridor. This area is west of Newland's Estrella community, between the Gila River, Pecos Road, 207th Avenue and Watson Road (23500W) alignments. This area is not within the city of Buckeye, there are no strip annexations surrounding the county land and neither city (Goodyear or Buckeye) has the area defined in their General Plan documents; this means MAG does not recognize it as being in a Planning Area. The area is approximately one-fourth of a mile from the future Loop 303. The city could work with Buckeye to plan the area and determine its long-term future.



There are also areas between Northern Waterman Wash and the Sonoran Valley that are not within Goodyear City Limits. This area is within Goodyear's Planning Area. The city could consider annexing these lands in the future.



Previous Actions & Discussion:

Councilmembers inquired to the City Manager about our ability to annex land, north of Camelback Road, along the Arizona State Route 303 Loop. Additional inquiries were made regarding our ability to annex land along the southern route of Arizona State Route 303 Loop.

Fiscal Analysis:

No specific fiscal analysis has been conducted related to new annexations along the freeway corridor. Freeways provide access to commerce, growth and development. Annexation does come with varied costs and benefits. Typically, residential land uses will cost a municipality; new services must be provided or extended. However, new residents produce an economic benefit in the form of State Shared Revenue, consumer spending and strong community connections. Annexations can be beneficial from the standpoint of organized planning, controlled growth and ensuring quality development. New commercial and industrial development, along freeways, can increase economic security for a community.

Attachment:

None