



## 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 Sheri Lauritano  
Councilmember Joanne Osborne  
Councilmember Joe Pizzillo  
Councilmember Wally Campbell  
Councilmember Bill Stipp  
Councilmember Sharolyn Hohman

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Monday, February 8, 2016

6:00 PM

Goodyear Justice Center

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#### 1. CALL TO ORDER

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

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

#### 3. ROLL CALL

**Council Present** 7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, 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 217-16](#) Jennifer Lawless, Benevilla senior director of marketing, will present select findings from their 2015 feasibility study and an update on the nonprofit's expansion.

Neighborhood Services Coordinator Christina Plante introduced Jennifer Lawless, Benevilla Senior Director of Marketing. Lawless presented findings from their 2015 feasibility study and an update on the nonprofit's expansion.

Benevilla strengthens communities by offering supportive, life enriching programs that enable personal independence and dignity. Based on the feasibility study, Benevilla is expanding in north Peoria and the Southwest Valley.

Regionally, there is a growing demand for services as adults 55 and over outlive their savings and must rely on limited government resources.

AAA recognizes the need for support services in this area consisting of adult day care, transportation, housing, long-term care, home-delivered meals, home care, and caregiver

support.

Benevilla is offering free home services at this time. They opened a new office on January 1, 2016 at Hacienda Del Rey in Litchfield Park. Volunteers and clients are being actively recruited. They are currently working with Goodyear and Litchfield Park and hope to expand to all cities in the Southwest Valley. They help with grocery shopping, transportation to appointments, and light business/computer assistance.

- 4.2 [CO 219-16](#) Staff will provide Council with an update on the upcoming Tale of Two Cities Parade & Festival scheduled for February 20, 2016.

Parks and Recreation Manager David Seid presented an update on the upcoming fifth annual Tale of Two Cities Parade & Festival scheduled for February 20, 2016. This year's theme is education. The parade Grand Marshall is Dr. Betsy Hargrove, Superintendent of Avondale Elementary School District. The Luke Air Force Color Guard will do the Presentation of Colors. Parade Bands include Desert Edge High School, Agua Fria High School, and Tolleson Elementary School.

Events:

- >Dignitary Breakfast at 8:15 a.m.
- >Parade at 10:00 a.m.
- >Festival at 11:00 a.m. (with stage entertainment beginning at 11:15 a.m.)
- >Naturalization Ceremony at 12:00 p.m.
- >Event concludes at 3:00 p.m.

## 5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

## 6. CONSENT

Councilmember Campbell requested that Item 6.4 be removed from Consent for a presentation and questions.

**MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Stipp, to APPROVE Consent Agenda Items 6.1 - 6.3. The motion carried by the following vote:**

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

- 6.1 [MINUTES](#)      Approve draft minutes from a Regular Meeting and a Special Meeting held on  
[08-2016](#)      January 25, 2016.

- 6.2 [16-5750](#)      **FINAL PLAT OF PALM VALLEY 303 EAST PHASE A**  
**RECOMMENDATION:**  
Approve the final plat of Palm Valley 303 East Phase A subdividing 373 acres into five lots and four tracts generally located between Indian School Road and Camelback Road, east of the Loop 303, within the Palm Valley 303

Planned Area Development, subject to the General Notes and Phasing Notes stated on the final plat and stipulations.

6.3     [16-5755](#)     **SPECIAL WARRANTY DEEDS AND PUBLIC UTILITY  
EASEMENTS FOR PORTIONS OF SARIVAL AVENUE LOCATED  
NORTH OF CHARLES BOULEVARD**

**RECOMMENDATION:**

Accept three Special Warranty Deeds and three Public Utility Easements from RP PV III, LLC and RP PV IV, LLC for portions of Sarival Avenue located north of Charles Boulevard.

7.       **BUSINESS**

6.4     [16-5756](#)     **EMERGENCY ACCESS EASEMENT ASSOCIATED WITH THE  
ARROYO RANCH DEVELOPMENT**

Real Estate Coordinator Linda R. Beals gave a brief presentation. She pointed out the area on a map that will be used for the emergency access road. On December 15, 2014, the City Council approved rezoning the 40-acre Arroyo Ranch property for the development of 40 single family residential lots. One of the stipulations of the rezoning was the requirement to provide an emergency access from the Arroyo Ranch Development to Santa Irene Road in Estrella Parcel 58.

**Council Discussion:**

>**Will this be a driveway with a chain?** Beals responded that it has not been designed yet because it is still in the preliminary plat phase. It will be designed later in the platting process with construction plans. At that point, they will work with the city to come up with a design that works for all parties.

>**Wants to be assured that if we approve this agreement, that when Arroyo Ranch is developed there won't be a future request to allow use as a driveway or road connecting to Santa Irene Road.** Zook responded that this will be for emergency access only. Staff has worked with Newland Communities on this, and it will be designed strictly for emergency access only. It will not be used in any other form.

**MOTION BY Councilmember Campbell, SECONDED BY Councilmember Hohman, to ACCEPT the dedication of an Emergency Access Easement to provide for emergency access across a portion of Tract A of Estrella Parcel 58. The motion carried by the following vote:**

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

7.1     [16-5749](#)     **PUBLIC HEARING TO CONSIDER A USE PERMIT TO ALLOW A  
CONVENIENCE USE (DAIRY QUEEN DRIVE-THROUGH  
RESTAURANT) WITHIN THE PALM VALLEY CORNERSTONE  
COMMERCIAL CENTER**

Mayor Lord opened the Public Hearing at 6:37 p.m.

Planner III Steve Careccia presented. This project is for a new building for a Dairy Queen restaurant within the existing Palm Valley Cornerstone development. The proposed building will be approximately 3,420SF, and will be constructed on an undeveloped 0.75-acre parcel located within the Palm Valley Cornerstone commercial center. The site development will consist of a covered 781SF patio area for outside dining, a drive-through lane with a covered canopy at the drive-through window, a new parking layout, a menu board and speaker, and new directional signage.

The design elements of the building are a mixture of existing features from the adjacent center plus important branding elements for Dairy Queen Corporate. The building was rotated on the site to accommodate the drive-through and reduce the queuing lane from backing up into the neighboring businesses. The drive-through window faces north towards McDowell Road. In accordance with city standards, an enhanced architectural canopy is proposed over the portion of the drive-through lane at the drive-through window. Vehicle access to the parcel will be provided by internal drive aisles within the center. These internal drive aisles provide access to other commercial uses within the center and to the surrounding public streets of McDowell Road, Dysart Road, Palm Valley Boulevard and Cornerstone Boulevard through cross access easements that were established for the overall center in 2001.

A total of 41 parking spaces are required for this drive-through restaurant. The conceptual site plan shows six parking spaces within the confines of the property. The remainder of the required parking spaces will be provided through a shared parking agreement that was established for the overall center in 2001. The restaurant and drive-through window are proposed to be open from 10 a.m. to 12 a.m., seven days a week.

In response to neighbor's concerns about light intrusion on properties to the north of the site, the applicant agreed to have the customary Dairy Queen LED light band removed from the side of the building.

The Planning and Zoning Commission unanimously voted (7-0) to forward a recommendation of approval to the City Council.

Staff finds this use permit application for a convenience use to allow the development of a Dairy Queen drive-through restaurant meets the conditions and required findings for a use permit and satisfies the additional evaluation criteria required for convenience uses as contained within the Zoning Ordinance.

There being no public comment, Mayor Lord closed the Public Hearing at 6:42 p.m.

**Council Discussion:**

**>Welcomed Dairy Queen to Goodyear.**

**>Asked about moving water pipes and light standards that are currently on the property.**

Brian Johns with Associated Architects responded that there are lights, a water hydrant, and some small utilities in the area. These items will be included in the island area rather than

moving them.

**>Will the patio be covered?** Johns responded yes. It is one of the bigger covered patios that they have ever done. It includes wrought iron and planters.

**>Appreciates that the applicant listened to the residents' concerns and are removing the LED lights to address those concerns.**

**>Is there an opportunity to trim the trees or allow a small sign so that the business is more visible?** Careccia responded that Council would need to approve an amendment to the comprehensive sign package that was approved for this center in order to allow additional signage. Development Services Director Christopher Baker responded that the trees are there because they were included as a development stipulation as a result of resident concerns. In order to change this, we would need to go back through the public process and notify the neighbors so they have a chance to voice any concerns.

**>Wants to do anything necessary to support this business or any other business that wants to develop along tree-lined roads.**

**>Will signage be a part of the discussion in the upcoming Development Mini Series we will be having this spring?** Baker responded that signage will not be a part of this discussion. Staff and the legal department are currently in the process of rewriting our sign ordinance, and this is an independent project.

**Asked the applicant if he has concerns about the building being hidden.** Franchise owner Raman Kalra responded that Dairy Queen Corporate expressed concern about access to the business, and also that this property isn't going to be visible enough. They are also concerned that removing the light bands and not having a monument sign would not be good for the business. They cautioned that the owner would have to have a more aggressive marketing plan for this location. Kalra has confidence in this area, but would appreciate any help in allowing additional signage and trimming of trees to make the business more visible to McDowell Road.

**>Asked if there is anything we can do about this now.** Baker responded that the trees are required to be there because they were part of the overall stipulation of approval of the entire Palm Valley Cornerstone development. They are not in the right-of-way, they are on private property. Staff will research this to see if there is some flexibility with regard to trimming the trees.

**>As we are going through the process of changing sign guidelines, we need to hear from the business owners as well as the neighbors to come up with solutions to these types of issues.**

**MOTION BY Councilmember Hohman, SECONDED BY Vice Mayor Lauritano, to APPROVE a request for a Use Permit for a convenience use (Dairy Queen drive-through restaurant) to be constructed within the Palm Valley Cornerstone commercial center located at the southwest corner of McDowell Road and Dysart Road, subject to stipulations. The motion carried by the following vote:**

Ayes        7 - Mayor Lord, Vice Mayor Lauritano, Councilmember Osborne, Councilmember Pizzillo, 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:**

- >Heart & Sole Race
- >Desert Fest at PebbleCreek
- >Arizona Project Wet event
- >Art of Cultures Expo

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

The Manager may provide a brief summary of current events; however, there can be discussion only on the following matters:

**1. Manager's Update on Council Related Matters:**

- >Heart & Sole event - 420 runners and walkers participated, which is a 28% increase over last year. There were 27 vendors. Total participants at the event totalled 750.
- >1,500 attended the Art of Cultures Expo.
- >City offices will be closed on February 15 in observance of President's Day.

**2. Update of Legislative Issues:**

None.

**3. Staff Summary of follow up action required:**

- >A YANA (You are not Alone) update will be provided to Council

**4. Council members may direct inquiries to staff:**

**>Would like periodic updates on what is being proposed for the upcoming ParaMedicine IGA.**

**>Asked if we are changing the logo on all city vehicles, traffic signals, clothing, etc.**

**Concerned about the possible cost of this.**

Dalke responded that this is a soft opening. As we update items, we will change the logo. This will be considered more a part of maintenance rather than going out and ordering all new items. Council would like a breakdown on what is changing and what is not. Dalke will provide Council with the new logo standards.

**>Disappointed about the small story about the Fill-A-Need program in the InFocus magazine this year. Hoped that there would be more publicity about the many hours of hard work by our employees and the benefits provided to Goodyear families.**

**>Asked about having a work session on regulating drones. Wants to be proactive on this issue.**

**9. FUTURE MEETINGS**

02/22/16	Work Session	5:00 p.m.
02/22/16	Regular Meeting	6:00 p.m.
02/29/16	Work Session	5:00 p.m.

**10. ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:08 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 February 8, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2016.

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

SEAL: