



City of Goodyear

Meeting Minutes

City Council Work Session

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

Monday, January 23, 2017

Goodyear Justice Center

Immediately following the Special Meeting which immediately follows the Community Facilities District meeting that begins at 4:00 p.m.

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 4:47 p.m.

2. ROLL CALL

Present 5 - Mayor Lord, Vice Mayor Lauritano, Councilmember Pizzillo, Councilmember Campbell, and Councilmember Hohman
Absent 2 - Councilmember Osborne, and Councilmember Stipp

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1 [17-5969ws](#) Council will receive a presentation regarding the Industrial Development policy regarding dock doors facing arterial streets.

Economic Development Director Michelle Lawrie, and Development Services Director Christopher Baker presented. Industrial development is booming in the Southwest Valley with manufacturing and Internet Fulfillment/Distribution Centers. City staff currently has a difficult time advising Economic Development prospects on the city's policy on dock doors facing public streets. Current policy is that roll-up dock doors are permitted to face public streets that are not arterials in the I1 and I2 Industrial zoning districts. Several recent Economic Development projects have considered Goodyear, but partly due to the lack of clarity regarding city's policy stance and time needed for potential regulatory change, Goodyear was taken out of consideration.

Lawrie and Baker referred to three locations for discussion:

- >Loop 303 - Including Dick's Sporting Goods, REI, and Sub-Zero.
- >Cotton Lane and MC-85 - Huhtamaki, KPS Global, Amazon & Macy's.
- >Phoenix-Goodyear Airport - Michael Lewis & Company, and Cookson Doors.

Baker reviewed current city policy. Baker noted the policy of other cities in our local market

area.

Vice Mayor Lauritano called in to the Work Session at 4:57 p.m.

Staff would like Council direction and provided the following options for consideration:

1. Keep current standards.

Pro

>Staff is clear that dock doors on arterial streets are not allowed.

**Requests for dock doors facing arterial streets continue to require Council approval.

Con

>Projects and property owners may be discouraged at the delay/uncertainty in getting project approval.

**May result in being taken out of consideration for projects.

2. Adjust city policy across the board to allow dock doors facing arterial streets.

Pros

>Provides clarity/certainty for property owners and projects.

>Will enhance opportunity for industrial projects with the desire for dock doors facing arterials.

Con

>Result in change in visual perception of community on arterials.

3. Adjust design standards to allow dock doors to face arterial streets with mitigating enhancements.

Pros

>Provides clarity/certainty for property owners and projects.

>Will enhance opportunity for industrial projects with the desire for dock doors facing arterials.

Cons

>May change visual perception of community on arterials.

>Mitigating enhancements may still result in being taken out of consideration for projects.

Staff recommends Option 3. This will provide clarity and certainty for property owners and projects and enhance our competitive position. While it may still result in being taken out of consideration for projects, the look and feel of the community will be preserved. Applicants would have the opportunity to apply for special consideration.

Council Discussion:

>Option 3 is the best option because it provides the most flexibility.

>Doesn't object to dock doors facing the street.

>It is important that we develop the Loop 303 area.

>Feels that there are certain areas of the city that we should have more flexibility for staff to negotiate with businesses.

>Likes the overlay district concept.

>Need to be more open because other communities are getting businesses that we should be getting.

>Need to be more proactive in bringing businesses to Goodyear.

- >It is important that we develop the transportation corridors.
- >Concerned that we will get too flexible - prefers Option 1 because the option has some flexibility.
- >Wants Council to make the decision.
- >Agrees with Option 3.
- >Likes the idea of increasing the amount of industry in Goodyear.
- >Likes the idea of having a buffer area with landscaping.
- >Feels that waiting for Council approval can cause delays that are not good for business.
- >Would like to see examples of some dock doors.

Baker indicated the next steps are to begin doing research and preparing draft Ordinance revisions that will go through the Planning and Zoning Commission and Council.

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 5:17 p.m.

Maureen Scott, City Clerk

Georgia Lord, Mayor

Date: _____