



City of Goodyear

Meeting Minutes

City Council Regular Meeting

Meeting Location:
Goodyear Municipal Court
and Council Chambers
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, November 26, 2018

6:00 PM

Goodyear Municipal Court and Council
Chambers

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER PIZZILLO

3. ROLL CALL

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

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Kaino, to EXCUSE Councilmember Hampton.

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

Excused 1 - Councilmember Hampton

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

4. COMMUNICATIONS

- 4.1 [CO-2018-331](#) Ballpark staff will present an overview of the “Home Plate for the Holidays” event being held on Saturday, December 1, 2018, as well as the “Christmas in Color” display occurring from Friday, November 23, 2018 through Thursday, December 27, 2018. (Bruce Kessman, Ballpark General Manager; Jason Davenport, Ballpark Operations Coordinator)

Jason Davenport, Ballpark Operations Coordinator, presented information about the Christmas in Color event that is open nightly through December 31. Mr. Davenport also presented on the Home

Plate for the Holidays event that will include new attractions this year. He said the event is scheduled for Saturday, December 1 at the Goodyear Ballpark.

Mayor Lord thanked Mr. Davenport for the presentation.

5. CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

None.

6. CONSENT

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Lauritano, to APPROVE Consent Agenda Items 6.1 - 6.5. The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

- 6.1** [MINUTES](#) **APPROVAL OF MINUTES**
 [2018-72](#) **PROPOSED ACTION:**
 Approve draft minutes from a Regular Meeting and a Special Meeting held on November 5, 2018.
- 6.2** [2018-6240](#) **APPROVE THE BUDGET TRANSFERS FOR FY2019**
 PROPOSED ACTION:
 Approve the budget transfers for FY2019.
- 6.3** [2018-6497](#) **APPROVE THE FINAL PLAT FOR CRESTWOOD AT CANYON TRAILS**
 PROPOSED ACTION:
 Approve the Final Plat for Crestwood at Canyon Trails, subject to stipulations.
- 6.4** [2018-6498](#) **RESCIND THE FINAL PLAT APPROVAL FOR CENTERRA CORPORATE CENTER**
 PROPOSED ACTION:
 Rescind the final plat approval for Centerra Corporate Center that was approved by the City Council on May 28, 2002.
- 6.5** [2018-6516](#) **RECOMMEND APPROVAL TO THE ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL OF A PERMANENT EXTENSION OF PREMISES/PATIO PERMIT FOR BEACH HOUSE FOOD AND SPIRITS**
 PROPOSED ACTION:
 Recommend approval to the Arizona Department of Liquor Licenses and Control of a permanent extension of premises/patio permit request for liquor license

#1207B285, submitted by Amy J. Schlecht, licensee for Beach House Food and Spirits, operating 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).

7. BUSINESS

7.1 [2018-6501](#) PUBLIC HEARING: USE PERMIT FOR ASSISTED LIVING HOME

Mayor Lord opened the public hearing at 6:08 p.m.

Katie Wilken, Planning Manager, presented the proposal to consider a use permit for an Assisted Living Home with up to 10 residents. Ms. Wilken said this request is an existing assisted living home currently allowed to have up to 6 residents. She said the applicant is requesting approval of a use permit to increase the maximum number of residents from 6 to 10. Ms. Wilken said the home does not meet the separation distance requirement in Zoning Ordinance.

Ms. Wilken said the Planning and Zoning Commission held a public hearing on this item at their regular meeting on November 15, 2018, and voted unanimously to recommend denial of the use permit, based on the location not adhering to the separation requirements. She said staff recommends denying the use permit due to the location not adhering to the Zoning Ordinance separation requirements, a higher volume of public safety calls for service, and the resulting impacts to the immediate single-family neighborhood.

The applicant, Crawford Breedlove, 2617 N. 10th Street, Phoenix, AZ, addressed the City Council. Mr. Breedlove said he did not believe the use permit violates the spirit of the separation requirement based on the hundred-plus feet that does not meet the overall separation requirement. Mr. Breedlove said the facility strives to provide a valuable service in the community. He thanked the City Council for considering the request.

Barbara Grey, 4350 N. 161st Ave., addressed the City Council. Ms. Grey said the police reports associated with the Assisted Living property include instances that demonstrate the negative impact to the neighborhood. She said there are also parking issues associated with the existing facility.

Mary Lou Facelo, 4340 N. 161st Ave. addressed the City Council. Ms. Facelo said she is very concerned about security in the neighborhood and the negative impact to property home values as a result of this request. She said the number of calls to police and fire are concerning.

Mayor Lord closed the public hearing at 6:26 p.m.

Council Discussion:

>Council commented on the impact the existing facility was having on the immediate neighborhood and on police and fire.

>Council expressed support of the separation distance requirement in the Zoning Ordinance, noting it

as a way to maintain the quality of life in neighborhoods.

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Stipp, to DENY a Use Permit for an assisted living home. The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

7.2 [2018-6496](#) **PUBLIC HEARING: LUCERO PAD AMENDMENT**

Mayor Lord opened the public hearing at 6:32 p.m.

Alex Lestinsky, Planner II, presented a request to consider amending the Lucero Planned Area Development (PAD). Ms. Lestinsky said the request to amend an approved PAD requires a public review and approval by the Planning and Zoning Commission and the City Council. Ms. Lestinsky said staff finds that the requested PAD Amendment is consistent with the subject property's Neighborhoods land use designation in the General Plan and will be compatible with the surrounding area. She said the proposal restates the previous Lucero Planned Area Development and includes two additional development standards that only apply to four parcels in the Lucero PAD. Ms. Lestinsky said the Planning and Zoning Commission recommended approval of the request on November 14, 2018, and that staff also recommends approval of the proposed PAD Amendment.

There were no speaker cards.

The Mayor closed the public hearing at 6:35 p.m.

Council Discussion:

>Council complimented the applicant on the quality of the development occurring in Estrella.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Stipp to ADOPT RESOLUTION NO. 2018-1913 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "SUPPLEMENTARY ZONING MAP NO. 18-06A", "LUCERO LEGAL DESCRIPTION", AND "LUCERO PAD AMENDMENT OCTOBER 2018". The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

MOTION BY Councilmember Kaino, SECONDED BY Vice Mayor Campbell, to ADOPT ORDINANCE NO. 2018-1413 CONDITIONALLY REZONING THE PROPERTY WITHIN THE LUCERO FINAL PLANNED AREA DEVELOPMENT CONSISTING OF APPROXIMATELY 617 ACRES, GENERALLY LOCATED ON THE WEST SIDE OF ESTRELLA PARKWAY, SOUTH OF THE ESTRELLA STAR TOWER, TO THE INTERSECTION OF ESTRELLA PARKWAY AND COTTON LANE, BY ADOPTING

THE LUCERO FINAL PAD DATED OCTOBER 2018, WHICH INCLUDES TWO NEW NOTES IN THE DEVELOPMENT STANDARDS, AFFECTING FOUR PARCELS; 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, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Kaino

Excused 1 - Councilmember Hampton

7.3 [2018-6504](#) PUBLIC HEARING: LIBERTY 303 REZONE

Mayor Lord opened the public hearing at 6:39 p.m.

Alex Lestinsky, Planner II, presented a proposal to rezone approximately 114 acres generally located south of the southwest corner of Camelback Road and Cotton Lane from Planned Area Development to Light Industrial (I-1). Ms. Lestinsky said the request is to remove the PAD Overlay from the Property, which allowed for flexibility with some of the development standards, otherwise applicable in the Light Industrial zoning district.

Ms. Lestinsky said staff finds the rezone request is consistent with the General Plan, the Zoning Ordinance, and best serves the public interest. She said staff recommends approval of the request to rezone approximately 115 acres from PAD to Light Industrial (I-1), as set forth in the draft ordinance. Ms. Lestinsky said the Planning and Zoning Commission approved the request on November 14, 2018, by a vote of 7-0.

There were no speaker cards.

The Mayor closed the public hearing 6:42 p.m.

Council Discussion:

>Council spoke about the impact of development in this area, and appreciates the planning that will be necessary to address infrastructure demands related to streets and traffic.

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Pizzillo to ADOPT RESOLUTION NO. 2018-1915 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “LIBERTY PROPERTY TRUST PV303 - EXHIBIT A - LEGAL DESCRIPTION” AND “SUPPLEMENTARY ZONING MAP NO. 18-09”. The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Kaino to ADOPT ORDINANCE NO. 2018-1415 CONDITIONALLY REZONING APPROXIMATELY 114 ACRES LOCATED SOUTH OF THE SOUTHWEST CORNER OF CAMELBACK ROAD AND COTTON LANE TO I-1, LIGHT INDUSTRIAL; 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, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Stipp, and Councilmember Kaino

Excused 1 - Councilmember Hampton

7.4 [2018-6495](#) LA PRIVADA PRELIMINARY PLAT

Alex Lestinsky, Planner II, presented a request for a preliminary plat for La Privada. Ms. Lestinsky said the request is to subdivide 197.79 acres into 602 single-family lots. She said the subdivision is located north of Yuma Road and West of Perryville Road, and that lot sizes range from 45-70 feet wide as permitted by the Zoning Ordinance.

Ms. Lestinsky said staff finds the preliminary plat is compatible with the surrounding area and consistent with the land use and zoning stipulations in the proposed Ordinance, and the city's Subdivision Regulations. She said the Planning and Zoning Commission recommended approval of the request (7-0) on November 14, 2018.

There were no speaker cards.

Council Discussion:

None.

MOTION BY Councilmember Stipp, SECONDED BY Vice Mayor Campbell, to APPROVE the request for a preliminary plat for La Privada, subject to stipulations. The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

7.5 [2018-6502](#) PRELIMINARY PLAT FOR PALM VALLEY CROSSING

Alex Lestinsky, Planner II, presented a request for a preliminary plat for Palm Valley Crossing. Ms. Lestinsky said the Palm Valley Crossing PAD is designated as Automotive and Related Commercial and Service Commercial/Commerce. She said the permitted uses include uses such as office, manufacturing, wholesale activities, warehousing, and retail sales. Ms. Lestinsky said the request is to subdivide the approximate 7-acre subject property into six parcels, planned with one building on each

parcel. She said the subdivision of the property into these parcels will facilitate future development and infrastructure planning.

Ms. Lestinsky said the preliminary plat is consistent with the land use and development standards approved by the Palm Valley Crossing PAD, and consistent with the city's Subdivision Regulations. She said the proposed subdivision provides for the orderly development of the property by identifying the required infrastructure needed to serve the development, and that staff recommends approval. Ms. Lestinsky said the Planning and Zoning Commission unanimously (7-0) recommended approval of the request on November 14, 2018.

There were no speaker cards.

Council Discussion:

None.

MOTION BY Vice Mayor Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE the request for a preliminary plat for Palm Valley Crossing. The motion carried on the following vote:

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

Excused 1 - Councilmember Hampton

7.6 [2018-6507](#) PRELIMINARY PLAT FOR HUDSON COMMONS PARCEL 2

Alex Lestinsky, Planner II, presented a request for a preliminary plat for Hudson Commons. Ms. Lestinsky said this parcel consists of approximately 66 acres subdivided into 250 single family detached residential lots and 20 tracts. She said the preliminary plat is consistent with the land use, development standards and density approved by the Hudson Commons PAD. Ms. Lestinsky said the preliminary plat is consistent with the technical requirements of the City's Subdivision Regulations, and that staff recommends approval. She said the Planning and Zoning Commission recommended approval of the request (7-0) on November 14, 2018.

There were no speaker cards.

Council Discussion:

>Council inquired about the access points for the project.

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Stipp to APPROVE the request for a preliminary Plat for Hudson Commons Parcel 2. The motion carried by the following vote:

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

Excused 1 - Councilmember Hampton

8. INFORMATION ITEMS

Council attended or reported on the following:

>Council recognized Economic Development staff on the recent presentation to the Rotary.

Manager's Update on Council Matters:

>None.

9. FUTURE MEETINGS

December 3, 2018	Work Session	4:30 p.m.
December 3, 2018	Regular Meeting	6:00 p.m.
December 17, 2018	Work Session	5:00 p.m.
December 17, 2018	Regular Meeting	6:00 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 November 28, 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: