



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 Wally Campbell
Councilmember Joe Pizzillo
Councilmember Sheri Lauritano
Councilmember Bill Stipp
Councilmember Brannon Hampton
Councilmember Laura Kaino

Monday, October 22, 2018

Goodyear Justice Center

Immediately following the Community Facilities District meeting that begins at 4:45 PM

1 CALL TO ORDER

Mayor Lord called the Work Session to order at 4:59 p.m.

2. ROLL CALL

Mayor Lord announced that Councilmember Lauritano would not be present.

Present 6 - Mayor Lord, Vice Mayor Campbell, Councilmember Pizzillo, Councilmember Stipp, Councilmember Hampton, and Councilmember Kaino

Absent 1 - Councilmember Lauritano

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

3. AGENDA ITEMS FOR DISCUSSION:

- 3.1** [2018-6413ws](#) Council will receive a presentation regarding emerging topics in development regarding:

1. Industrial development trends and impact on Bullard Avenue
2. Vacant property land use along freeways
3. Single family residential rental projects

Development Services Director Christopher Baker introduced the agenda item. Mr. Baker said the purpose of the presentation was to discuss development topics, including industrial development trends and impacts on Bullard Avenue, vacant property land use along freeways, and single-family residential rental projects.

Economic Development Project Manager Harry Paxton presented on industrial development trends.

Planning Manager Katie Wilken said the city has received several requests to rezone land to allow

additional distribution/warehouse buildings and other uses such as data centers. Ms. Wilken presented several options allowing for greater flexibility along Bullard Avenue from I-10 to Yuma Road. She also discussed the area from I-10 to Van Buren Street and between Litchfield Road and Bullard Avenue where there are plans for an Innovation District used mainly for office uses and restricting other uses such as warehousing and distribution centers.

Mr. Baker asked if the City Council supported the proposed concepts.

Council Discussion

>Council was supportive of the proposed changes moving forward and complimented staff on the options presented which provides development greater flexibility.

>Council expressed concerns about impacting any current projects. Mr. Baker said the city will work very closely with existing applicants on any changes moving forward.

>Council expressed the desire to create a high quality appearance along the Bullard Avenue corridor.

>Council supported adding amenities such as entry features that would enhance the appearance of the area in exchange for zoning.

>Council commented on the value of the former trotter track site and supported working with the development community to develop this area.

Mr. Baker presented options related to regulating single-family residential rental projects. Mr. Baker said these rental projects are multi-family projects built like an apartment complex and typically consist of one-family or two-family dwelling units. Mr. Baker said the city is receiving inquiries about these projects and asked the Council for feedback on the options presented.

>Council supported creating a zoning district for single family residential rentals.

>Council supported lower density adjacent to neighborhoods and greater density near commercial areas.

>Council commented on the need for condominiums in the community.

>Council stressed the importance of communicating development projects to any neighborhoods that will be impacted.

Mr. Baker said that staff would schedule a future work session to discuss vacant property land use along freeways.

4. INFORMATION ITEMS

None.

5. ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 5:55 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____