



City of Goodyear

Meeting Minutes

City Council Regular Meeting

Goodyear Municipal Court
and Council Chambers
14455 W. Van Buren St.,
Suite B101
Goodyear, AZ 85338

Monday, July 13, 2020

6:00 PM

Goodyear Municipal Court and Council
Chambers

Due to the COVID-19 pandemic Council Meetings are closed to the public.

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCIL MEMBER LAURITANO

ROLL CALL

Council Present 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton, and Councilmember Kaino

Staff Present: City Manager Julie Arendall, City Attorney Roric Massey and Deputy City Clerk Laura Jara

Deputy City Clerk Laura Jara advised that even though the building was closed and people could not appear in person, there were other ways for citizens to remain involved. She reviewed the ways that citizens could submit comments, view the meetings and send comments to Mayor and Council.

COMMUNICATIONS

There were no communication items.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

**MOTION BY Councilmember Pizzillo, SECONDED BY Vice Mayor Stipp, to APPROVE
Consent Agenda Items 1 through 10. The motion carried by the following vote:**

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

1. [MINUTES](#)
[2020-145](#) **APPROVE THE MINUTES**
RECOMMENDATION:
Approve the July 6, 2020 Draft Regular Meeting Minutes and July 6, 2020 Draft Special Meeting Minutes. (Darcie McCracken, City Clerk)

2. [2020-6983](#) **AMEND ARTICLE 3-13 (PARKS & RECREATION ADVISORY COMMISSION) OF THE GOODYEAR CITY CODE**
RECOMMENDATION:
ADOPT ORDINANCE NO. 2020-1471 AMENDING ARTICLE 3-13 (PARKS AND RECREATION ADVISORY COMMISSION) SECTION 3-13-4 (COMMISSION MEMBERSHIP AND TERM) OF THE GOODYEAR CITY CODE; PROVIDING SEVERABILITY AND AN EFFECTIVE DATE (Nathan Torres, Parks & Recreation Director)

3. [2020-6993](#) **AUTHORIZE THE ACCEPTANCE OF A TEMPORARY NON-EXCLUSIVE EASEMENT TO MAINTAIN DRAINAGE FACILITIES UPON THE APPROVAL OF THE CONSTRUCTION PLANS FOR ELWOOD STREET**
RECOMMENDATION:
Authorize the acceptance of a drainage easement as described in the Temporary Non-Exclusive Easement to Maintain Drainage Facilities attached hereto (the "Drainage Easement"), following the approval of the construction plans for Elwood Street and provided the City receives the original Drainage Easement executed by the property owner, which shall be in the form attached hereto modified solely to include the information missing from the Drainage Easement attached hereto, before December 31, 2020; and provided the original executed Drainage Easement described herein is received before December 31, 2020, authorize the City manager to execute the original Drainage Easement accepting the easement on behalf of the City of Goodyear and the Memorandum of Termination of Non-Exclusive Drainage Facilities attached as an exhibit to the Drainage Easement. (Linda Beals, Real Estate Coordinator)

4. [2020-6998](#) **APPROVE THE SECOND AMENDMENT TO AGREEMENT FOR BASIC ANIMAL CONTROL SERVICES BETWEEN MARICOPA COUNTY AND THE CITY OF GOODYEAR**
RECOMMENDATION:
Approve Second Amendment to Agreement between city of Goodyear and Maricopa County for animal care and control services. (Santiago Rodriguez, Chief of Police)

5. [2020-6999](#) **APPROVE THE APPOINTMENTS TO THE YOUTH COMMISSION AND THE SELF-INSURED HEALTHCARE TRUST BOARD**
RECOMMENDATION:
Approve the appointments and the re-appointments to the Youth Commission and the re-appointment to the Self-Insured Healthcare Trust Board for the terms listed. (Darcie McCracken, City Clerk)

6. [2020-7000](#) **APPROVE THE GOODYEAR YOUTH COMMISSION CODE UPDATE RECOMMENDATION:**
ADOPT ORDINANCE NO. 2020-1473 AMENDING SECTION 3-11-2 OF THE GOODYEAR CITY CODE (GOODYEAR YOUTH COMMISSION); PROVIDING FOR CORRECTIONS, SEVERABILITY AND AN EFFECTIVE DATE. (John Raeder, Assistant to the City Council)
7. [2020-7001](#) **APPROVE THE HUDSON COMMONS PARCEL 2 PHASE 2 FINAL PLAT SUBJECT TO STIPULATIONS**
RECOMMENDATION:
Approve the Final Plat of Hudson Commons Parcel 2 Phase 2, attached hereto, subject to stipulations. (Katie Wilken, Planning Manager)
8. [2020-7002](#) **APPROVE THE MAP OF DEDICATION FOR INDIAN SCHOOL ROAD SUBJECT TO STIPULATIONS**
RECOMMENDATION:
Approve the Map of Dedication for Indian School Road, attached hereto (the “MOD”), subject to stipulations. (Katie Wilken, Planning Manager)
9. [2020-7005](#) **AUTHORIZE THE ACCEPTANCE OF THE DEDICATION OF THE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED FROM RADOS PROPERTIES-CALIFORNIA LAND, LLC**
RECOMMENDATION:
Authorize the acceptance of the dedication of the property described in the Special Warranty Deed attached hereto and authorize the city manager to execute a Special Warranty Deed in the form attached hereto accepting the dedication once the city has received the original executed Special Warranty Deed from Rados Properties-California Land, LLC, a California limited liability company. (Linda Beals, Real Estate Coordinator)
10. [2020-7006](#) **AUTHORIZE THE ACCEPTANCE OF THE DEDICATION OF A PUBLIC UTILITY, SIDEWALK AND ACCESS EASEMENT REQUIRED FOR THE DEVELOPMENT OF PROJECT HUSTLE**
RECOMMENDATION:
Authorize the acceptance of the dedication of the easement described in the Public Utility, Sidewalk and Access Easement attached hereto and authorize the city manager to execute a Public Utility, Sidewalk and Access Easement in the form attached hereto, accepting the dedication once the city has received the original executed Public Utility, Sidewalk and Access Easement from the current property owner. (Linda Beals, Real Estate Coordinator)

PUBLIC HEARINGS

11. [2020-6842B](#) **APPROVE THE HANCOCK COMMUNITIES AT CANYON TRAILS**

PAD AMENDMENT

Mayor Lord opened the public hearing at 6:04 p.m.

Senior Planner Alex Lestinsky presented a request to rezone a property located at the southwest corner of Van Buren Street and the Loop 303. The request was to extend the property into the vacant area south to Lilac Street. She stated there were three major portions to this request: extend the PAD boundary to the south, rename the PAD to reflect the current owner which was Hancock Communities and to add design guidelines in keeping with the Council's recommended design guidelines for single-story multifamily developments. Ms. Lestinsky discussed the different elevations and colors. She also presented the conceptual site plan of the location.

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

Council thanked the developer for listening to the citizens concerns and doing the work to mitigate the wall. Council also appreciated the work that was done to enhance the design guidelines. Council stated their big concern was the density and for that reason they would not be supporting this item.

Council asked if the connection to Lilac Street was going to be a right turn only. Ms. Lestinsky stated it would be full access. Council stated the entry on Lilac Street was going to be an issue for the residents wanting to make a left turn to get on the freeway.

Council asked if the entry on Van Buren Street would also be full access. Ms. Lestinsky confirmed that it would.

Council asked for details on the amenities and if the community would be a part of the Canyon Trails HOA. Ms. Lestinsky stated it would be owned and managed by Hancock Communities. The representative for the applicant stated there was an open space, but there was no tot-lot. Council stated they could see a lot of the people from the new community going over to use the Canyon Trails tot-lot and playground.

Council asked about the wall along the Loop 303 being 8 ft. Ms. Lestinsky explained the city standard was a 14 ft. wall, but the applicant requested to use ADOT's 8 ft. standard for the wall. Planning Manager Katie Wilken added that the City was going to bring forward a zoning text amendment at a future council meeting to bring the city standard into compliance with the state standard.

Council asked about the traffic study. Development Services Director Christopher Baker stated the traffic study was part of the rezoning process and it was reviewed and vetted through the Engineering Department.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Campbell, to ADOPT RESOLUTION NO. 2020-2021, DECLARING AS A PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 19-06A REZONE FROM PAD TO PAD

AMENDMENT 19-210-00006”; “LEGAL DESCRIPTION - HANCOCK COMMUNITIES AT CANYON TRAILS”; AND “HANCOCK COMMUNITIES AT CANYON TRAILS FINAL PAD DEVELOPMENT REGULATIONS,” DATED DECEMBER 4, 2019. The motion carried by the following vote:

Ayes 5 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano and Councilmember Campbell

Nays 2 - Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Pizzillo, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 2020-1460, CONDITIONALLY REZONING APPROXIMATELY 46 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF 173RD AVENUE AND VAN BUREN STREET BY ADOPTING THE HANCOCK COMMUNITIES AT CANYON TRAILS PAD; 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 Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell and Councilmember Hampton

Nays 1 - Councilmember Kaino

12. [2020-6987](#) APPROVE THE USE PERMIT FOR A DRIVE-THROUGH RESTAURANT (STARBUCKS AT LITCHFIELD ROAD & I-10)

Mayor Lord opened the public hearing at 6:24 p.m.

Senior Planner Alex Lestinsky presented a request to approve a use permit for a drive-through restaurant located on the southeast corner of Litchfield Road and I-10, in an existing PAD just north of the Rudy's Bar-B-Que. She noted that use permits were required for drive-through restaurants to evaluate the traffic impacts, parking impacts, and impacts to adjacent properties. She stated the site has met all engineering and planning criteria.

Mayor Lord closed the public hearing at 6:29 p.m.

Council had questions about the parking lot and drive-through and were hoping there was not a similar situation with the issues with the Popeye's and Starbucks drive-through on Estrella Parkway. Development Services Director Christopher Baker explained there were two ways in and out of this location; one was an existing driveway off of Litchfield Road and an internal drive way between Rudy's and Trek.

MOTION By Councilmember Campbell, SECONDED BY Councilmember Kaino, to APPROVE a request for a convenience use permit (drive-through restaurant), subject to stipulations. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

13. [2020-6967](#) **APPROVE THE ZONING ORDINANCE TEXT AMENDMENTS FOR HISTORIC GOODYEAR**

Mayor Lord opened the public hearing at 6:31 p.m.

Planning Manager Katie Wilken presented a request to approve the zoning ordinance text amendments for Historic Goodyear. She stated the two primary amendments would be to fences and projections into yards. The amendments would impact subdivisions built before 1975 which primarily were in Historic Goodyear, Litchfield Manor and most portions of the Northern Subdivisions.

Ms. Wilken went on to discuss front yard projections and provided examples of homes in Historic Goodyear. She stated there has been a need to build carports in these neighborhoods adding there was a regulation in the Zoning Ordinance that required every home to have two covered parking spaces within a garage or carport. Ms. Wilken discussed the current setbacks. She stated the ordinance would allow for the carport to encroach or project over the front setback up to 3 ft. from the property line. She stated the benefits of the amendment included allowing existing conditions to gain conforming status, allow residents to improve their homes, and allow the issuance of building permits.

Ms. Wilken went on to discuss chain link fences and relayed that chain link fences were not permitted in the city of Goodyear. However, in the older neighborhoods, many homes had chain linked fences adding it was costly to build a block wall. The proposal would be to allow, in the older subdivisions, chain linked fences.

Ms. Wilken also discussed an amendment to wall section of the zoning ordinance. She stated there was not a current regulation on the books that required walls to be separated a minimum distance. She stated the proposal would include that walls be separated by 20 ft., which was a minimum easement distance and would require a property owner to either build a wall 20 ft. from an existing wall or use a shared wall. A 20-30 ft. existing wall would require some type of view fencing.

Mayor Lord closed the public hearing at 6:40 p.m.

Council asked about the design for the garages/carports for the older neighborhoods and what was permitted. Ms. Wilken stated design parameters were established for these types of uses, noting that the materials and colors of the carport needed to be consistent with that of the home.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Campbell, to ADOPT RESOLUTION NO. 2020-2065 DECLARING A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 5 OF THE ZONING ORDINANCE"; AND "AMENDING ARTICLE 8 OF THE GOODYEAR ZONING ORDINANCE." The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Kaino, SECONDED BY Councilmember Pizzillo, to ADOPT ORDINANCE NO. 2020-1469 AMENDING ARTICLE 2 (DEFINITIONS); ARTICLE 5 (PROPERTY IMPROVEMENT STANDARDS) OF THE ZONING ORDINANCE; AND ARTICLE 8 (GENERAL REQUIREMENTS) AS AMENDED; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

14. [2020-6968](#) APPROVE THE VARIOUS ZONING ORDINANCE TEXT AMENDMENTS

Mayor Lord opened the public hearing at 6:50 p.m.

Planning Manager Katie Wilken presented a request to approve three zoning ordinance text amendments that included changing the rules for zoning protest areas, regulations regarding residential driveways and parking garage regulations. The first amendment was to come into compliance with state law regarding the zoning protest area.

Ms. Wilken discussed the second amendment regarding driveway regulations and the lack of clarity between what was a driveway, parking, or patio. She stated for clarity 50% of a residents front yard could be paved or be a non-pervious surface and allowed residents to build a driveway up to the property line.

Ms. Wilken went on to discuss parking structure regulations. She stated as the city prepared for the Civic Square design, the city realized there were unique needs for parking dimensions and aisle widths in parking garages, adding this would be the first parking garage for the city of Goodyear. he proposal was to amend the zoning ordinance to add parking regulations.

Mayor Lord closed the public hearing at 6:58 p.m.

Council asked what happened with existing properties that were non-conforming. She stated the amendments were not retroactive and that most properties would probably be considered legal non-conforming.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Campbell, to ADOPT RESOLUTION NO. 2020-2066 DECLARING A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 1 OF THE ZONING ORDINANCE"; AND "AMENDING ARTICLE 6 OF THE GOODYEAR ZONING ORDINANCE". The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

MOTION BY Councilmember Lauritano, SECONDED BY Councilmember Campbell, to ADOPT ORDINANCE NO. 2020-1470 AMENDING ARTICLE 1 (ADMINISTRATION AND PROCEDURES), ARTICLE 2 (DEFINITIONS); AND ARTICLE 6 (OFF-STREET PARKING AND LOADING) OF THE ZONING ORDINANCE, AS AMENDED; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR PENALTIES. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

15. [2020-6988](#) APPROVE THE USE PERMIT FOR A DRIVE-THROUGH RESTAURANT ON PAD 1 OF THE ALDI GROCERY STORE SITE

Mayor Lord opened the public hearing at 7:02 p.m.

Planning Manager Katie Wilken presented a request to approve a use permit for a drive through restaurant on the PAD site in front of Aldi. She stated it was located on Estrella Parkway and Roosevelt Street, in front of the Aldi grocery store and next to the Curve at Estrella Commons. She noted there was a shared driveway with Aldi to access the site. Ms. Wilken also discussed the conceptual elevations of the site.

Mayor Lord closed the public hearing at 7:06 p.m.

Council discussed the type of restaurant it could be as well as the driveway on the property.

MOTION BY Vice Mayor Stipp, SECONDED BY Councilmember Pizzillo, to APPROVE a Use Permit request for a convenience use (drive-through restaurant) within the C-2, General Commercial Zoning District, subject to stipulations. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

BUSINESS

16. [2020-6940](#) APPROVE THE FY2020-21 COMMUNITY FUNDING SUPPORT TO NON-PROFIT ORGANIZATIONS SERVING GOODYEAR RESIDENTS

Deputy City Manager Wynette Reed presented a request to approve the FY2020-21 Community Funding Support to Non-Profit Organizations serving Goodyear residents. She stated the competitive grant process supported non-profit agencies delivering human and health services and quality of life programs to Goodyear residents. She stated 14 agencies reported serving over 7000 un-duplicated Goodyear residents through their programs in the past fiscal year.

Council thanked the Subcommittee members for their work on dividing up the funding amongst the different agencies.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE the recommended allocations for FY2020-21 Community Funding. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

17. [2020-6990](#) **APPROVE THE INTERGOVERNMENTAL AGREEMENT WITH THE MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE BULLARD WASH BICYCLE AND PEDESTRIAN MASTER PLAN**

Parks and Recreation Director Nathan Torres presented a request to approve an Intergovernmental Agreement (IGA) with Maricopa Association of Governments (MAG) for the Bullard Wash Bicycle and Pedestrian Master Plan. Mr. Torres announced the city of Goodyear had received a grant from MAG to complete the Bullard Wash Bicycle and Pedestrian Master Plan. Mr. Torres stated the total cost of the master plan was \$198,000 with MAG contributing 80% and Goodyear contributing the remaining 20%. Bullard Wash had been identified as a major opportunity to create a vital and interconnected multiuse trail. Mr. Torres noted that the vision aligned with the city's general, transportation and parks plans. The area being planned was the unimproved area from McDowell Road and south to Estrella Mountain Regional Park. Once the master plan was complete, staff will continue to search for additional funding opportunities to advance this project into design and construction.

Council thanked Mr. Torres and everyone involved with MAG for offering the opportunity for this project. Council stated Bullard was the jewel of the city of Goodyear and it was going to define the city as a destination place. Council added they looked forward to trying to find additional funding for the project.

Mr. Torres thanked Diana Vasquez for her work on the grant submission.

MOTION BY Councilmember Hampton, SECONDED BY Councilmember Lauritano, to ADOPT RESOLUTION NO. 2020-2075 APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA ASSOCIATION OF GOVERNMENTS FOR THE BULLARD WASH BICYCLE AND PEDESTRIAN MASTER PLAN; AUTHORIZING THE ACCEPTANCE OF THE GRANT AWARD FROM THE 2018-2022 MARICOPA ASSOCIATION OF GOVERNMENTS' TRANSPORTATION IMPROVEMENT PROGRAM; PROVIDING THE CITY MANAGER OR HER DESIGNEE WITH AUTHORIZATION AND DIRECTION TO CARRY OUT ALL ACTIONS NECESSARY TO FACILITATE THE ADMINISTRATION OF THE GRANT FUNDING; AND PROVIDING FOR AN EFFECTIVE DATE and APPROVE the related budget transfer of \$39,600 from the City Manager General Fund One-time Contingency for the city share of project costs associated with the grant. The motion carried by the following

vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

18. [2020-6992](#) **APPROVE THE GENERAL FUND REVENUE UPDATE AND ESSENTIAL BUDGET ADDITIONS FOR FY2021**

Finance Manager of Budget and Research Lauri Wingenroth presented a request to approve the General Fund Revenue Update and Essential Budget Additions for FY2021. Ms. Wingenroth provided an update on general fund revenue which included the local sales tax results for March and April and other revenues.

Ms. Wingenroth went on to review the recommended budget additions to development support, resident activities, employee technology and safety and infrastructure obligations or needs.

Council asked if any anomalies were being monitored so that the city of Goodyear was not receiving money they were not supposed to be receiving. Ms. Wingenroth stated the revenue analyst was reviewing the revenue amounts.

Council stated the city of Goodyear was doing quite well with several areas developing.

MOTION BY Councilmember Campbell, SECONDED BY Councilmember Pizzillo, to APPROVE the required budget transfers of \$1,986,400 for the General Fund and \$17,000 in the Officer Safety Equipment fund, the addition of 10 full-time positions, and the vehicle related expenditures to implement the additions discussed in this report. The motion carried by the following vote:

Ayes 7 - Mayor Lord, Vice Mayor Stipp, Councilmember Pizzillo, Councilmember Lauritano, Councilmember Campbell, Councilmember Hampton and Councilmember Kaino

INFORMATION ITEMS

City Manager Julie Arenadall wished the Council a nice break.

NEXT MEETING

The next meeting is a Regular Meeting on August 24, 2020.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:38 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 July 13, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2020.

Darcie McCracken, City Clerk

SEAL: