



City of Goodyear

Meeting Minutes

City Council Work Session

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

Mayor Georgia Lord

Vice Mayor Bill Stipp

Councilmember Joe Pizzillo

Councilmember Sheri Lauritano

Councilmember Wally Campbell

Councilmember Brannon Hampton

Councilmember Laura Kaino

Monday, June 1, 2020

6:00 PM

Goodyear Municipal Court and Council
Chambers

Due to Governor Ducey's "Stay Healthy, Return Smarter, Return Stronger" order, and the requirements of social distancing, the building will remain closed.

CALL TO ORDER

Mayor Lord called the Work Session to order at 6:02 p.m.

ROLL CALL

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

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

AGENDA ITEMS FOR DISCUSSION:

1. [2020-6979ws](#) Council discussion related to a proposed annexation and industrial zoning by the City of Glendale to allow an industrial warehouse and distribution project located on Camelback Road. (Christopher Baker, Development Services Director; Sumeet Mohan, Engineering Director)

Development Services Director Christopher Baker presented details on a proposed annexation and industrial zoning by the City of Glendale to allow for an industrial warehouse and distribution project. Mr. Baker stated the project was located north of Camelback Road, east of the Loop 303 and immediately south of Luke Air Force Base and provided details on the surrounding facilities and future projects.

Mr. Baker stated the proposed project consisted of 73 acres located in the county and was seeking to annex into the city of Glendale and be zoned for industrial use. He noted there were two buildings proposed for the project totaling a little over 1.1 million sq. ft. Mr. Baker stated the city of Glendale

notified the City of Goodyear of the project on May 20, 2020.

Director of Engineering Sumeet Mohan noted that most of the information the city had on the project was regarding the site plan. He stated the main component of the project would be the traffic impact assessment for all of the developments on Camelback Road.

City Traffic Engineer Luke Albert provided details on the unimproved areas along Camelback Road and stated that the city of Goodyear was coordinating with the Maricopa County Department of Transportation (MCDOT), city of Glendale and the developers on a comprehensive solution for Camelback Road that would make full road improvements between 152nd Avenue to the Loop 303.

Council asked if the City conducted traffic studies. Mr. Albert stated there were county requirements that needed to be followed and traffic studies submitted based on those requirements were thoroughly reviewed by the city.

Council asked if the project had a certain percentage of traffic going in each direction. Mr. Albert stated traffic flow consisted of 90% west and 10% east based on similar land use from other projects.

Council asked if the portion of the road east of Litchfield Road up to the Goodyear city limit was controlled by MCDOT or the city of Litchfield Park. Mr. Albert stated it was a city of Litchfield Park controlled roadway. Council asked if Litchfield Park was part of the project conversations and if there was a partnership between city of Goodyear, city of Litchfield and the company for the road improvements. Mr. Albert stated the city of Litchfield had not been a part of the conversations to date. Mr. Baker added that at the time of notice of the project, the city of Litchfield Park had not been included, but they were going to be noticed soon.

Council stated the comprehensive plan should include all parties from a roadway perspective and the city should plan ahead for a shared signal as traffic grows. Mr. Albert responded that the signals associated with developments were completely funded by the developer.

Council commented the city did not have much time to discuss the project comprehensively and asked if the city had any leverage on working with the developers. City Attorney Roric Massey stated there was no leverage, but access points to the property could be adjusted.

Council asked if there could be consistency with the streetscape along Camelback Road. Mr. Baker stated the city had the ability to apply the city standards within the right of way that was within the jurisdiction of the city. He added the city could also work with the other partners of the project to have the standards carried forward.

Council asked if the city of Goodyear would end up paying for all of the road improvements since the roadway was in its jurisdiction. Mr. Mohan stated part of the jurisdiction belonged to Maricopa County. Once the land was annexed into the city of Glendale, then there would be an intergovernmental agreement (IGA) between the city of Goodyear and city of Glendale for the

frontage of the road. Mr. Baker added both the city of Glendale and city of Goodyear have standards that require off site roadway improvements be constructed to support the project.

Council asked if the project would be a city of Glendale island with the county to the east and west of it. Mr. Albert confirmed it would be. Council asked if there was a time frame on when the land south of Camelback Road would be developed. Mr. Baker relayed there was no time frame for development of that area.

Mr. Albert discussed the details of the street maintenance IGA between the city of Goodyear, the city of Glendale and MCDOT. Mr. Albert went on to discuss the staff recommendation for the project which included the city of Glendale including the stipulation that the city of Goodyear review and approve the traffic study for the project, the city of Goodyear review and approve road way improvements and driveway locations prior to the first permit being issued.

Council stated that the property owners had the right to develop the property, but that the Council had to put in 110% effort to protect its residents by improving the regional traffic flow, signaling cross streets to have a safe ingress and egress to Camelback Road and needed to be very clear about prohibiting traffic through the Palm Valley 5 Development. Council added the city should take a strong position and if the project were to move forward, have stipulations for the project.

INFORMATION ITEMS

There were no information items.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Work Session at 7:11 p.m.

Darcie McCracken, City Clerk

Georgia Lord, Mayor

Date: _____