



## City of Goodyear

### Meeting Minutes

#### City Council Work Session

Mayor Georgia Lord

Vice Mayor Bill Stipp

Councilmember Joe Pizzillo

Councilmember Sheri Lauritano

Councilmember Wally Campbell

Councilmember Brannon Hampton

Councilmember Laura Kaino

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

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Monday, January 25, 2021

5:00 PM

Goodyear Municipal Court and Council  
Chambers

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While the Goodyear City Council meetings are open to the public, the occupancy has been reduced to implement social distancing. Seating is generally available on a first come basis, but meeting attendees will be cycling in and out so attendees may be present during items of interest.

Face Masks are required and must be worn when moving throughout the building.

#### CALL TO ORDER

Mayor Lord called the Work Session to order at 5:00 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. [2021-7162ws](#) Council discussion to provide direction to staff regarding Multi-Family, vacant Commercial corners, and Industrial development on Bullard from Van Buren to I-10. (Christopher Baker, Development Services Director; Katie Wilken, Planning Manager; Harry Paxton, Project Manager; Lori Gary, Economic Development Director)

Development Services Director Christopher Baker presented three policy questions to receive Council direction. The three policy questions were: multi-family development, vacant commercial corner development and industrial development on Bullard Avenue to Van Buren Street to Interstate 10 (I-10).

Mr. Baker stated that industrial construction activity had accelerated quite rapidly in the City of Goodyear to 8.2 million square feet. He noted that more than 9,200 jobs had been created, and as a result, the City of Goodyear was pivoting from a bedroom community to a large-scale employment center.

Vice Mayor Stipp joined the Work Session, telephonically, at 5:15 p.m.

Mr. Baker reviewed the single-family permit growth from 2016-2020 adding that Development Services was pleased with the rapid growth because it demonstrated that the City of Goodyear was a desirable location.

Planning Manager Katie Wilken discussed the City's multi-family growth along with the trends. Ms. Wilken also provided a comparison to other valley cities.

Mr. Baker asked the Council if they supported staff's approach to support multi-family growth in concert with the General Plan, and if the Council had any concerns with multi-family housing being built along the freeways.

Council stated they preferred to have multi-family housing, instead of single-family homes, along the freeway if the City could not get retail or commercial centers developed along the freeway.

Mr. Baker went on to discuss the vacant commercial corners. He stated that throughout the City's development history, the corners, that vary in size, have been zoned and reserved for future commercial development. He explained that there were approximately 27 vacant commercial corners in the City.

Economic Development Director Lori Gary provided details on the various commercial corners that have current development in process or that have been developed.

Mr. Baker asked the Council if they supported staff's approach to being patient and supportive of future commercial opportunities as the demand and market evolved.

Ms. Gary added that Goodyear was a fast-growing community with 93,000 residents and within the past 24 months, the City had seen about 63 new restaurants or retailers come into the community. She explained that it was a matter of time and matter of growth of housing and population on when the commercial corners would develop.

Council expressed they were not in favor of property being held to wait for certain development when something else could be developed.

Council stated staff was doing a good job on evaluating developments on a case by case basis.

Council expressed that they agreed with being patient to a certain degree, but not to the point where opportunities for development were passed up.

Mayor Lord recessed the meeting at 5:55 p.m.

Mayor Lord reconvened the meeting at 7:50 p.m.

Mr. Baker discussed the interest that had been expressed for warehouse/logistic type development along Bullard Avenue between Van Buren Street and the Interstate 10 (I-10). He was seeking the Council's direction on their vision for this segment of the City.

Ms. Wilken explained the types of designations and uses allowed by the General Plan for the segment east of Bullard Avenue. She also reviewed the zoning for the area.

Ms. Gary discussed the current state of industrial development and the office industry sector in Goodyear and in the surrounding area. Ms. Gary also reviewed a Goodyear Industrial Development timeline.

Mr. Baker asked the Council if they supported staff's approach of developing Bullard Avenue as a medical/tech/office corridor instead of a warehouse/logistics development.

Council asked about the ownership of the land surrounding the Cancer Treatment Centers of America (CTCA). Ms. Gary, Ms. Wilken and Project Manager Harry Paxton described the property ownership as well as what kind of development CTCA desired to have surround their center.

Council discussed the various options that could be developed in the corridor adding that they had always envisioned office, entertainment, research/medical office types of uses.

Council stated the City would have to be smart in their choices and take advantage of certain opportunities adding that not all industrial development was bad.

Mr. Baker summarized the Council's discussion stating that they had a vision for high design industrial standards, but preferred to see offices or development complimentary to the CTCA.

## **ADJOURNMENT**

There being no further business to discuss, Mayor Lord adjourned the Work Session at 8:42 p.m.

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Darcie McCracken, City Clerk

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Georgia Lord, Mayor

Date: \_\_\_\_\_