City Council Regular Meeting

Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338
Monday, April 26, 2021
6:00 PM

Mayor
Georgia Lord

Vice Mayor
Bill Stipp

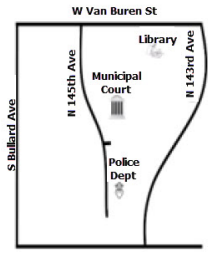
Councilmember
Joe Pizzillo

Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Brannon Hampton

Councilmember
Laura Kaino



CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR
Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS
Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS
Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES
Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No.2018-1879



City Clerk's Office: 190 N. Litchfield Rd, Goodyear, AZ 85338 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: https://www.facebook.com/goodyearazgov/videos

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 cycled in and out if necessary to allow for speakers to speak on certain agenda items.

If you wish to speak during a Regular Meeting, please complete a speaker's card so that we may ensure you are in the room for that item.

Face Masks are required and must be worn before 5:00 p.m. when moving throughout the building (Face Masks are optional after 5:00 p.m.).

Members of the public may still participate in the following ways:

1. Submit questions and comments for the Mayor and Council at the meeting:
   • Send an email to publiccomments@goodyearaz.gov.
   • Comments are limited to three minutes (approximately 380 words).
   • Include the Agenda Item Number.
   • Include your contact information.
   • Include if you are a Goodyear resident.
2. View the meeting at:
   • www.facebook.com/goodyearazgov (no account necessary);
   • www.goodyearaz.gov/youtube
3. Contact your Mayor and Council any time prior to the meeting at gycouncil@goodyearaz.gov.

CALL TO ORDER

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER KAINO

ROLL CALL

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

1. **APPROVAL OF MINUTES**

   Recommendation:

   Approve the draft minutes from the Regular Meeting and Special Meeting held on April 12, 2021. (Darcie McCracken, City Clerk)

2. **RECOMMEND APPROVAL OF A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR BABBO ITALIAN EATERY**

   Recommendation:

Recommend approval to the Arizona Department of Liquor Licenses and Control of Application No. 137403 a request by Amy Louise Phillips, agent/applicant for World Wide Restaurants, Inc., for a new Series 12 liquor license for Babbo Italian Eatery, located at 15705 W. McDowell Rd., Goodyear, Arizona 85395 (Generally located on the south side of McDowell Rd., approximately one-fifth of a mile west of Estrella Parkway). (Darcie McCracken, City Clerk)

3. **APPROVE EXPENDITURE OF $929,000 FOR REPAIRS TO PROJECT #60011 SITE 21 POTABLE WATER RESERVOIR REHABILITATION PROJECT AND RELATED BUDGET TRANSFERS**

Recommendation:

Approve additional expenditure of funds of $141,000 for a total authorized amount of $929,000 for Project #60011 Site 21 Potable Water Reservoir Rehabilitation and related budget transfers. (Leonard Scheid, Water and Wastewater Superintendent; Barbara Chappell, Deputy Public Works Director)

4. **APPROVE AND AUTHORIZE TWO TEMPORARY DRAINAGE EASEMENT AGREEMENTS WITHIN EL CIDRO**

Recommendation:

Approve and authorize the execution of the Temporary Drainage Easement Agreement (Citrus Road) and the Temporary Drainage Easement Agreement (El Cidro Drive). (Linda Beals, Real Estate Coordinator)

5. **APPROVE SECOND AMENDMENT TO THE INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11**

Recommendation:

ADOPT RESOLUTION NO. 2021-2152 APPROVING THE SECOND AMENDMENT TO THE INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11; DIRECTING THE CITY MANAGER TO EXECUTE THE AMENDMENT DOCUMENT; AUTHORIZING AND DIRECTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (Roric Massey, City Attorney)

6. **APPROVE A NEW MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005**

Recommendation:

ADOPT RESOLUTION NO. 2021-2148 APPROVING A NEW MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005 COMMENCING ON JULY 1, 2021 AND EXPIRING ON JUNE 30, 2023. (Lyman Locket, Human Resources Director)

7. **FINAL PLAT OF PEBBLECREEK II UNIT 47A**

Recommendation:

Approve the Final Plat of PebbleCreek Phase II Unit 47A, subject to stipulations. (Christian M. Williams, Planner)

8. **PRO TEM APPOINTMENT**

Recommendation:

Appoint Judge Maria Brewer as Judge Pro Tempore of the Goodyear Municipal Court, for the remainder of Fiscal Year 2021 and for Fiscal Year 2022. (Crystal Whelan, Court Administrator)

9. **PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I2**

Recommendation:

Approve the Preliminary Plat for Estrella Parcel 11.I2, subject to stipulations. (Alex Lestinsky, Senior Planner)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

A. Open the Public Hearing
B. Staff Presentation
C. Applicant Presentation (if applicable)
D. Receive Public Comment
E. Close the Public Hearing

10. **REZONE FOR AVIATA AT CANYON TRAILS**

Recommendation:

1. ADOPT RESOLUTION NO. 2021-2143, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP 20-04A REZONE FROM PAD TO MF-24”; AND “LEGAL DESCRIPTION - AVIATA”.

2. ADOPT ORDINANCE NO. 2021-1499, CONDITIONALLY REZONING APPROXIMATELY 20 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND CANYON TRAILS BOULEVARD FROM THE CANYON TRAILS PHASE I PLANNED AREA DEVELOPMENT TO THE MULTIFAMILY (MF-24) ZONING DISTRICT; 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. (Alex Lestinsky, Senior Planner)

11. **PUEBLO VERDE STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY ZONED C-1 (NEIGHBORHOOD COMMERCIAL)**

Recommendation:

Approve the request for a Special Use Permit for a convenience storage (mini-storage) on an approximately 3.8-acre property zoned C-1 (Neighborhood Commercial) located southeast of Sarival Avenue and Yuma Road, subject to stipulations. (Christian Williams, Planner)

12. **USE PERMIT FOR A CONVENIENCE USE (RESTAURANT WITH DRIVE-THROUGH)**

Recommendation:

Recommend approval of the request for a use permit for a convenience use (restaurant with drive-through) on an approximately .83-acre parcel located near the southeast corner of the Loop 303 and Indian School Road within the PV303 Planned Area Development, subject to stipulations. (Steve Careccia, Principal Planner)

13. **REZONE PEBBLECREEK PHASE II - NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT**

Recommendation:

1. ADOPT RESOLUTION NO. 2021-2141 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07A;” “LEGAL DESCRIPTION PebbleCreek Phase II NW QUAD Pickleball Area December 28, 2020;” AND “PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT - Development Regulations dated March 2021.”

2. ADOPT ORDINANCE NO. 2021-1498 CONDITIONALLY REZONING APPROXIMATELY 5.97 ACRES OF PROPERTY LOCATED NORTHWEST OF 165TH AVENUE AND FAIRMONT AVENUE, KNOWN AS PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION; 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. (Christian Williams, Planner)

14. **PUBLIC HEARING TO CONSIDER THE PROPOSED LICENSING FEES AND PENALTIES TO LICENSED PROVIDERS OF THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM**

Recommendation:

ADOPT RESOLUTION NO. 2021-2149 APPROVING THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM, ARTICLE 6 AND 7 FINANCIAL OBLIGATIONS, PENALTIES, FEES, AND OTHER FINANCIAL ASSURANCES. (Christine McMurdy, Project Management Coordinator)

15. **PUBLIC HEARING FOR PY2021-2025 CDBG CONSOLIDATED PLAN AND PY2021 ANNUAL ACTION PLAN**

Recommendation:

Conduct a public hearing to collect public comments on the draft plans to be incorporated into the final planning documents, which will be brought to Council for adoption in May. (Christina Panaitescu, Grants & Neighborhood Services Supervisor; Jenna Goad, Assistant to the City Manager)

BUSINESS

16. **FOREIGN TRADE ZONE POLICY**

Recommendation:

ADOPT RESOLUTION NO. 2021-2154 APPROVING FOREIGN TRADE ZONE POLICY OF THE CITY OF GOODYEAR DATED APRIL 26, 2021; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF THE RESOLUTION; LIMITING APPLICATION OF TAX POLICY TO FUTURE FTZ SITES; AND PROVIDING FOR AN EFFECTIVE DATE. (Harry Paxton, Economic Development Project Manager)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

1. Reports from the Mayor and City Council
    a. This may include current events and activities as well as requests for information or future agenda items.
2. Report from the City Manager
    a. This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

May 10, 2021	Work Session	5:00 p.m.
May 10, 2021	Regular Meeting	6:00 p.m.

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

LA CIUDAD DE GOODYEAR PROCURA HACER TODA JUNTA PUBLICA ACCESIBLE A PERSONAS CON DISCAPACIDADES. Con un aviso de 48 horas por adelantado se puede proveer asistencia especial a personas con discapacidades visuales o auditivas durante la junta. Se harán adaptaciones razonables con previa solicitud para personas con discapacidades o para residentes que no hablan inglés. Favor de llamar a la Secretaria Municipal al (623) 882-7830 o Retransmisión de Arizona (TDD) 7-1-1 para solicitar adaptaciones para participar en la junta pública.

AGENDA ITEM #: 1.
DATE: 04/26/2021

APPROVAL OF MINUTES

SUBJECT
APPROVAL OF MINUTES

Recommendation:

Approve the draft minutes from the Regular Meeting and Special Meeting held on April 12, 2021. (Darcie McCracken, City Clerk)

Attachments

April 12, 2021 Draft Regular Meeting Minutes
April 12, 2021 Draft Special Meeting Minutes

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

Monday, April 12, 2021	6:00 p.m.	Meeting Minutes

CALL TO ORDER

Mayor Lord called the Regular Meeting to order at 6:22 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION BY VICE MAYOR STIPP

ROLL CALL

Present: **Mayor Georgia Lord**; **Vice Mayor Bill Stipp**; **Councilmember Joe Pizzillo**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Brannon Hampton**; **Councilmember Laura Kaino**

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

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

Jeffrey Uber, Goodyear resident, spoke about the homeless issue in Goodyear and asked if there was a way to work together with the City to help the homeless.

CONSENT

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

AYE: **Mayor Georgia Lord**, **Vice Mayor Bill Stipp**, **Councilmember Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Brannon Hampton**, **Councilmember Laura Kaino**

Passed - Unanimously

1. APPROVAL OF MINUTES

Recommendation:
Approve the draft minutes from the Regular Meeting held on March 22, 2021 and the Special Meeting held on April 5, 2021. (Darcie McCracken, City Clerk)

2. **AUTHORIZE THE EXECUTION OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE COMPANY REQUIRED FOR DEVELOPMENT OF FIRE STATION 181 LOCATED SOUTHWEST OF CELEBRATE LIFE WAY AND 143 RD AVENUE.**

Recommendation:
Authorize the execution of the Utility Easement granting Arizona Public Service Company, an Arizona corporation the Utility Easement, which is required for the development of Fire Station 181. (Linda Beals, Real Estate Coordinator)

Council asked if it was normal to ask for a utility easement after a building was built. Stephen Scinto, Deputy Director Engineering, replied that the Arizona Public Service easement was for a transformer, which was normally a deferred submittal and not included with the original building plans. It was discovered during a process after the original building plans were approved.

3. **AUTHORIZE THE EXECUTION OF A POWER DISTRIBUTION FACILITIES EASEMENT, AN IRRIGATION EASEMENT AND AN INGRESS AND EGRESS EASEMENT TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR THE SURFACE RAW WATER PUMP STATION LOCATED NORTHEAST OF BROADWAY AND AVONDALE ROADS.**

Recommendation:
Authorize the execution of the Power Distribution Facilities Easement, the Irrigation Easement and the Ingress and Egress Easement to Salt River Project Agricultural Improvement and Power District required for the operation of the surface raw water pump station located northeast of Broadway and Avondale Roads. (Linda Beals, Real Estate Coordinator)

4. **ACCEPTANCE OF A TRAFFIC CONTROL EASEMENT RELATED TO THE ESTRELLA FOOTHILLS HIGH SCHOOL TRAFFIC SIGNAL PROJECT**

Recommendation:
Accept a Traffic Control Easement from Buckeye Union High School District, No. 201 and authorize its execution and recordation with the Maricopa County Recorder. (Linda Beals, Real Estate Coordinator)

5. **CONSENT AGREEMENT WITH ARIZONA CORPORATION COMMISSION**

Recommendation:
Approve and authorize the City Manager to execute the Consent Agreement between the Arizona Corporation Commission and the City of Goodyear. (Sumeet Mohan, Engineering Director)

6. **AMEND CONDITIONS OF APPROVAL OF THE FINAL PLAT OF SEDELLA PARCEL 2B**

Recommendation:
Amend the conditions of the April 13, 2020 approval of the Final Plat of Sedella Parcel 2B, to delete stipulation 7 and add two stipulations. (Stephen Scinto, Deputy Director Engineering)

7. **AMEND CONDITIONS OF APPROVAL OF THE FINAL PLAT OF SEDELLA PARCEL 2A**

Recommendation:
Amend the conditions of the April 13, 2020 approval of the Final Plat of Sedella Parcel 2A, to delete stipulation 8 and add two stipulations. (Stephen Scinto, Deputy Director Engineering)

8. **APPROVE SIX-MONTH EXTENSION TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE STATE OF ARIZONA AND CITY OF GOODYEAR**

Recommendation:
Authorize the City Manager or designee to execute all documents necessary for two (2) six-month extensions to the IGA for wastewater pretreatment service between the State of Arizona and the city of Goodyear to allow for up to one year to negotiate a new long-term agreement. (Barbara Chappell, Deputy Public Works Director)

9. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT TO PARTICIPATE IN THE WEST VALLEY MOBILE FIELD FORCE TEAM**

Recommendation:
Approve the Intergovernmental Agreement for the City of Goodyear's Police Department to participate in the West Valley Mobile Field Force Team. (Santiago Rodriguez, Chief of Police)

10. **APPROVAL OF THE INTERGOVERNMENTAL AGREEMENT TO PARTICIPATE IN THE WEST VALLEY INVESTIGATIVE RESPONSE TEAM**

Recommendation:
Approve the Intergovernmental Agreement for the Police Department to participate in the West Valley Incident Response Team. (Santiago Rodriguez, Chief of Police)

BUSINESS

11. **GOVERNOR'S OFFICE OF HIGHWAY SAFETY PROPOSITION 207 GRANT FUNDING RESOLUTION**

James Hernandez, Goodyear Police Lieutenant, presented the Governor’s Office of Highway Safety (GOHS) Proposition 207 (Prop 207) Grant funding request. Lieutenant Hernandez provided a brief background of Prop 207 (Smart and Safe Arizona Act) stating that it passed in November 2020.

Lieutenant Hernandez stated that the City of Goodyear would be receiving GOHS Prop 207 grants funds and that the funds would allow Goodyear Police to provide education, enforcement, and prosecution of impaired drivers as a result of Prop 207. Lieutenant Hernandez also provided a breakdown of the categories as well as a timeline for the grant funding which was now awaiting Council approval to finalize the proposal.

Council asked if the grant was for persons under the influence of marijuana and alcohol. Lieutenant Hernandez stated that it was for general driving under the influence (DUI) enforcement covering both.

Council asked how long the contract would be with the GOHS. Lieutenant Hernandez stated that it would be a one-year contract.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Laura Kaino to ADOPT RESOLUTION NO. 2021-2144 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2021-2022 GOVERNOR'S OFFICE OF HIGHWAY SAFETY (GOHS) PROPOSITION 207 GRANT FUNDS TO THE GOODYEAR POLICE DEPARTMENT, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT (IF GRANT FUNDS ARE AWARDED), AND AUTHORIZING THE CITY MANAGER TO APPROVE REQUIRED BUDGET TRANSFERS (IF GRANT FUNDS ARE AWARDED). The motion carried by the following vote:

AYE: **Mayor Georgia Lord**, **Vice Mayor Bill Stipp**, **Councilmember Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Brannon Hampton**, **Councilmember Laura Kaino**

Passed - Unanimously

12. **ELECTRONIC SIGNATURES ON CANDIDATE PETITION**

Darcie McCracken, City Clerk, presented a request for Council to consider enrolling into a new electronic signature gathering application. Ms. McCracken stated that the next candidate election is August 2, 2022. She added that candidates for mayor or councilmember would need to gather a minimum of 510 signatures to be placed on the ballot.

Ms. McCracken spoke about the Secretary of State's E-qual system (E-qual system) that candidates would register for and use, to collect petition signatures. Candidates were not required to use the system and could collect signatures using paper petitions.

Ms. McCracken noted that the first day the Clerk's Office could begin accepting nomination papers, petitions, and financial disclosure statements would be March 7, 2022. The last day to file these documents would be April 4, 2022.

Ms. McCracken reiterated that the use of the E-Qual system was voluntary and that candidates had the option to collect signatures in person and still use the E-Qual system.

Council expressed that it was a great system and that it would be easier to verify the voter's signature.

Council asked if the number of signatures needed to be placed on the ballot would increase for the next two-year cycle. Ms. McCracken replied that the number of signatures would still be based on the number of votes cast in the City of Goodyear's election.

Council asked how would the E-Qual system know that the person who was registering to sign a petition was a registered voter. Ms. McCracken stated that the person would need to provide qualifying information, such as their driver's license information, when they registered for the E-Qual system.

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Joe Pizzillo to APPROVE the utilization of the Secretary of State's E-Qual system to electronically obtain voter signatures on candidate petitions beginning with the 2022 elections. The motion carried by the following vote:

AYE: **Mayor Georgia Lord**, **Vice Mayor Bill Stipp**, **Councilmember Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Brannon Hampton**, **Councilmember Laura Kaino**

Passed - Unanimously

INFORMATION ITEMS

Councilman Pizzillo shared that he received several great comments about how helpful City staff was in getting the Phoenix Children's Chorus Gala together. He added that he was very proud of Goodyear's employees.

Julie Arendall, City Manager, was excited to announce that residents could begin taking the Citizen Satisfaction Survey on April 13 on the City's website at www.goodyearaz.gov/communitysurvey. The survey would close on Tuesday, April 27.

FUTURE MEETINGS

April 19, 2021	Work Session	5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 7:01 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 April 12, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2021. SEAL:

_____

Darcie McCracken, City Clerk

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

Monday, April 12, 2021	Immediately following the Regular Meeting	**Meeting Minutes**

CALL TO ORDER

Mayor Lord called the Special Meeting to order at 7:01 p.m.

ROLL CALL

Present: **Mayor Georgia Lord**; **Vice Mayor Bill Stipp**; **Councilmember Joe Pizzillo**; **Councilmember Sheri Lauritano**; **Councilmember Wally Campbell**; **Councilmember Brannon Hampton**; **Councilmember Laura Kaino**

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

BUSINESS

COUNCIL, UPON ROLL CALL VOTE, MAY CONVENE INTO EXECUTIVE SESSION AS POSTED FOR THE FOLLOWING:

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Joe Pizzillo to CONVENE an Executive Session. The motion carried as follows:

AYE: **Mayor Georgia Lord**, **Vice Mayor Bill Stipp**, **Councilmember Joe Pizzillo**, **Councilmember Sheri Lauritano**, **Councilmember Wally Campbell**, **Councilmember Brannon Hampton**, **Councilmember Laura Kaino**

Passed - Unanimously

1. Pursuant to A.R.S. § 38-431.03(A)(3) and (4): Discussion and consultation with the City Attorney and the City Manager to receive an update, consider its position, and provide instruction/direction to City Attorney and City Manager regarding City's position in connection with development agreements with Microsoft.

Mayor Lord recessed the Special Meeting at 7:02 p.m.

Mayor Lord reconvened the Special Meeting at 7:19 p.m.

Mayor Lord convened the Executive Session at 7:19 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Lord adjourned the Executive Session at 7:32 p.m.

RECONVENING OF SPECIAL MEETING

Mayor Lord reconvened the Special Meeting at 7:32 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Special Meeting at 7:32 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 SPECIAL MEETING of the city of Goodyear, Arizona, held on April 12, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2021. SEAL:

_____
Darcie McCracken, City Clerk

AGENDA ITEM #: 2.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: RECOMMEND APPROVAL OF A NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR BABBO ITALIAN EATERY

STAFF PRESENTER(S): Darcie McCracken, City Clerk

OTHER PRESENTER(S):

Amy Louise Phillips, agent/applicant, World Wide Restaurants, Inc.

SUMMARY:

The applicant is requesting a recommendation of approval for a new Series 12 (Restaurant) liquor license.

Recommendation:

Recommend approval to the Arizona Department of Liquor Licenses and Control of Application No. 137403 a request by Amy Louise Phillips, agent/applicant for World Wide Restaurants, Inc., for a new Series 12 liquor license for Babbo Italian Eatery, located at 15705 W. McDowell Rd., Goodyear, Arizona 85395 (Generally located on the south side of McDowell Rd., approximately one-fifth of a mile west of Estrella Parkway). (Darcie McCracken, City Clerk)

FISCAL IMPACT:

The applicant paid the $635 application fee for the liquor license per the Goodyear Municipal User Fee Schedule. The business will contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS:

Ms. Phillips has applied for a new Series 12 liquor license for Babbo Italian Eatery, which is currently under construction with an anticipated opening date in August 2021. This Babbo Italian Eatery will be a full-service restaurant and is the eighth location in the Phoenix Metro Area, with other restaurants located in Surprise, Glendale, Phoenix, Cave Creek, Mesa, Queen Creek, and Scottsdale.

The City Clerk's Office received the application from the DLLC on March 12, 2021. The applicant paid the $635 application fee for the liquor license, and a public hearing notice was posted on the property on April 1, 2021, to comply with the State-mandated 20-day comment period. No petitions or protests from qualified persons were received during the comment period.

The application was routed to the Police Department and the Development Services Department (Planning and Zoning, Code Compliance, and Building Safety), and any comments from these departments are listed below:

Department/Division	Comments
Police	None

Planning and Zoning	None
Code Compliance	None
Building Safety	None

STAFF ANALYSIS

A Series 12 license is for a restaurant and is non-transferrable. This on-sale retail privileges liquor license allows the holder to sell and serve all types of spirituous liquor solely for consumption on the premises of an establishment which derives at least forty percent (40%) of its gross revenue from the sale of food.

The DLLC requires license owners, agents, and managers actively involved in the day-to-day operations of the business to complete a state approved management training course prior to the issuance of a liquor license. Ms. Phillips states that the front end employees have completed the required training. A manager will be present on site during all business hours, and they will take the following steps to prevent the sale of alcohol to minors:

1. Post signs that indicate the legal drinking age and that they will card anyone who appears to be under 35 years old.
2. Ensure all staff is trained to understand and follow the guidelines of Arizona liquor license laws.

There are no licensed childcare facilities, K-12 schools or churches within 300 feet of the location.

The City Council's recommendation of "Approval", "Disapproval" or "No Recommendation" will be forwarded to the DLLC for consideration during their licensing review process.

Attachments

DLLC Local Governing Body Report with Menu

Liquor License Evaluation Map

Liquor License within One Mile Report

State of Arizona
Department of Liquor Licenses and Control

Created 03/11/2021 @ 03:57:06 PM

Local Governing Body Report

LICENSE

Number:		Type:	012 RESTAURANT
Name:	BABBO ITALIAN EATERY		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	15705 W MCDOWELL ROAD GOODYEAR, AZ 85395 USA		
Mailing Address:	PO BOX 27647 SCOTTSDALE, AZ 85255 USA		
Phone:	(602)708-9404		
Alt. Phone:			
Email:	AMYPHILLIPS@BABBOITALIAN.COM		

AGENT

Name:	AMY LOUISE PHILLIPS
Gender:	Female
Correspondence Address:	PO BOX 27647 SCOTTSDALE, AZ 85255 USA
Phone:	(602)708-9404
Alt. Phone:	
Email:	AMYPHILLIPS@BABBOITALIAN.COM

OWNER

Name:	WORLD WIDE RESTAURANTS INC		
Contact Name:	AMY LOUISE PHILLIPS		
Type:	CORPORATION		
AZ CC File Number:	0768505-3	State of Incorporation:	AZ
Incorporation Date:			
Correspondence Address:	PO BOX 27647 SCOTTSDALE, AZ 85255 USA		
Phone:	(602)708-9404		
Alt. Phone:			
Email:	AMYPHILLIPS@BABBOITALIAN.COM		

Officers / Stockholders

Name:	Title:	% Interest:

KENNETH BRUCE POLLACK Pres,Stockholder 100.00

WORLD WIDE RESTAURANTS INC - Pres,Stockholder

Name:	KENNETH BRUCE POLLACK
Gender:	Male
Correspondence Address:	PO BOX 27647 SCOTTSDALE, AZ 85255 USA
Phone:	(480)695-6487
Alt. Phone:	
Email:	BABBOITALIAN@AOL.COM

APPLICATION INFORMATION

Application Number:	137403
Application Type:	New Application
Created Date:	~~02/05/2021~~ 3-11-2021 Abby

QUESTIONS & ANSWERS

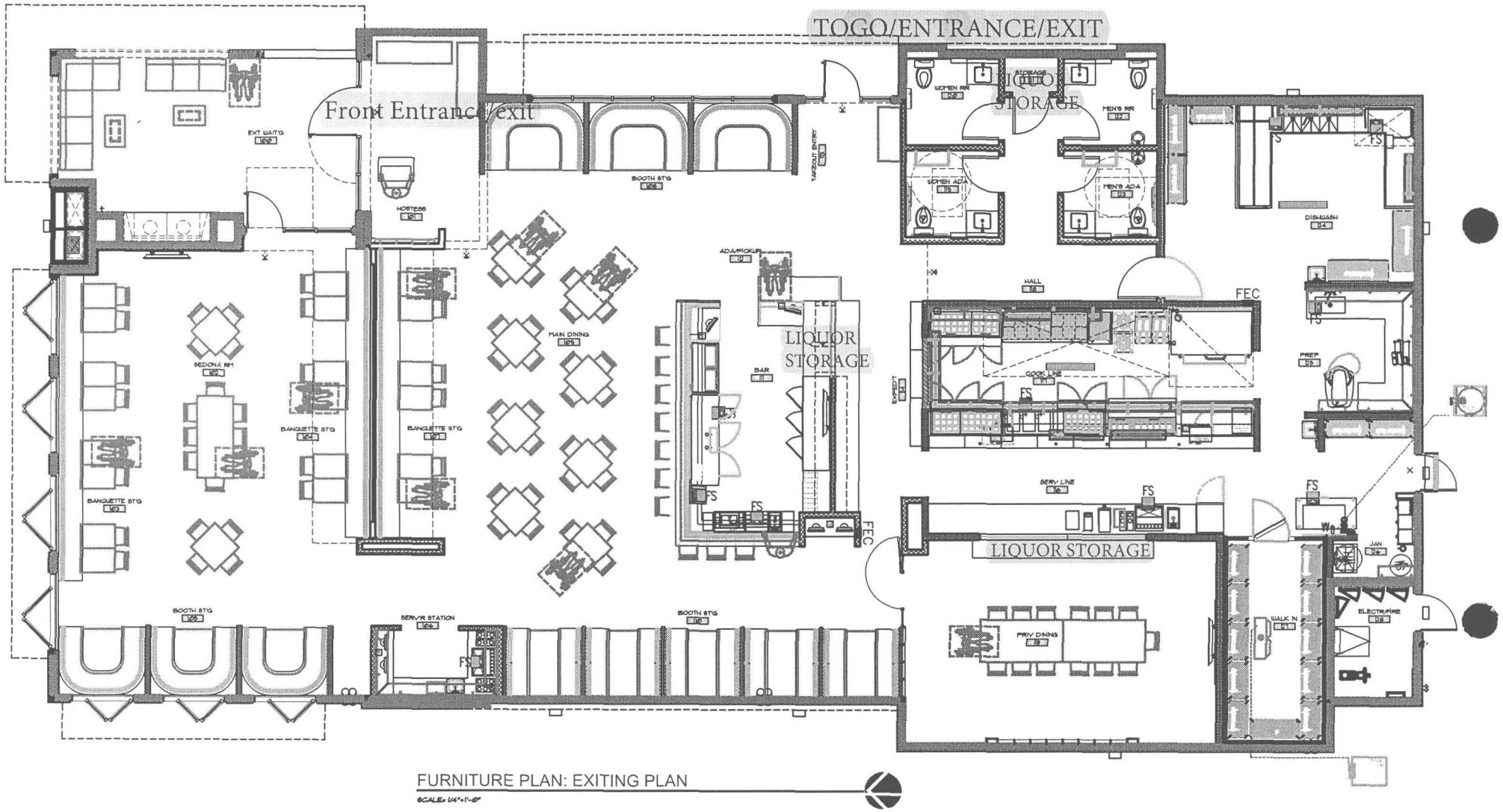
012 Restaurant

1) Are you applying for an Interim Permit (INP)?
   No
2) Are you one of the following? Please indicate below.
   Property Tenant
   Subtenant
   Property Owner
   Property Purchaser
   Property Management Company
   Property Tenant
3) Is there a penalty if lease is not fulfilled?
   No
4) Is the Business located within the incorporated limits of the city or town of which it is located?
   Yes
5) What is the total money borrowed for the business not including the lease?
   Please list each amount owed to lenders/individuals.
   Midfirst bank- 2 million
6) Is there a drive through window on the premises?
   No
7) If there is a patio please indicate contiguous or non-contiguous within 30 feet.
   No Patio
8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
   Yes
   If yes, what is your estimated completion date?
   June 2021

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MENU	BABBO DINE IN.pdf	02/08/2021
DIAGRAM/FLOOR PLAN	Babbo GY Furniture Plan.pdf	02/08/2021
RECORDS REQUIRED FOR AUDIT	Records Required for Audit.pdf	02/10/2021
RESTAURANT OPERATION PLAN	Babbo Business Operation Plan.pdf	02/10/2021
QUESTIONNAIRE	Questionnaire K Pollack.pdf	02/10/2021
QUESTIONNAIRE	Questionnaire A. Phillips.pdf	02/10/2021
	A PHILLIPS ALCOHOL TRAINING CERTS BASIC - MANAGER.pdf	03/07/2021
	K POLLACK ALCOHOL TRAINING CERTS BASIC -MANAGER.pdf	03/07/2021
	A PHILLIPS PASSPORT.pdf	03/07/2021
	lic_alienstat_access AMY PHILLIPS.pdf	03/07/2021
	Babbo GY Furniture Plan UPDATED.pdf	03/07/2021

TOTAL SQUARE FOOTAGE 4,578



FURNITURE PLAN: EXITING PLAN

SCALE: 1/4"=1'-0"

21 MAR 11 Liqr. Lic. PM 4:05

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ, 85007-2934
www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job # 137403

RESTAURANT OPERATION PLAN

1. Name of restaurant (Please print): Babbo Italian Eatery

2. List equipment below by Make, Model, and Capacity : **(PROVIDE THE FOLLOWING ITEMS ONLY, NO ATTACHMENTS)**

Grill	American Range #ARRB-24
Oven	MARSAL & SONS CUSTOM SD-660 (3 STACK)
Freezer	TRUE FOOD SERVICE #T-23F-HC
Refrigerator	BOOTZ-WALK IN COOLER-CUSTOM 16X8
Sink	CUSTOM STAINLESS
Dish Washing Facilities	PURE FORCE DOUBLE RACK LOW TEMP
Food Preparation Counter (Dimensions)	CUSTOM-VARIOUS SIZES
Other	

3. Attach a copy of your full menu **including prices**
(examples: Breakfast, Lunch, Dinner, and Nonalcoholic beverages).

4. List the **seating capacity** for:

   a. Restaurant dining area of your premises: **(Do not include patio seating)** [215]

   b. Bar area of your premises: [+ 12]

   c. Total dining and bar seating capacity of your premises: [= 227]

5. What Type of dinnerware and utensils are utilized within your restaurant?

☐ Reusable ☐ Disposable ☑ Both

6. Does your restaurant have a bar area that is distinct and separate from the dining area? ☑ YES ☐ No

(**If yes, what percentage of the public floor space does this area cover?**) 10 %

7. What percentage of your public premises is used primarily for restaurant dining?

(**Do not include kitchen, bar, hi-top tables, or game area.**) 84 %

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Individuals requiring ADA accommodations call (602) 542-9027.

8. Does your restaurant contain any games, televisions, or any other entertainment? ☑ YES ☐ No
(**If yes, specify what types and how many** (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

3 - TVS

9. Do you have live entertainment or dancing? ☐ YES ☑ No
(**If yes, what type and how often** 8.5
example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. Use space below to list how many employees for each position to fully staff your business.

Position	How many
Cooks	12
Bartenders	4
Hostesses	3
Managers	3
Servers	25
Other (DISHWASHERS)	5
Other ( )	
Other ( )	

I, Kenneth B Pollack, hereby declare that I am the APPLICANT filing this application. I have read this application and the contents and all statements true, correct and complete.

X _____
(Signature of APPLICANT)

NOTARY

State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this 9 (Day) day of Feb (Month) 2021 (Year)

My Commission Expires on: Apr 13, 2023 (Date)

_____ (Signature of Notary Public)

CRYSTAL MAST
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 564192
Expires April 13, 2023

Individuals requiring ADA accommodations call (602) 542-9027.

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

RECORDS REQUIRED FOR AUDIT
Applies to Series 11 (Hotel/Motel W/Restaurant) & Series 12 (Restaurant) Only

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH YOUR DLLC RECORDS

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
2. A list of ***all*** food and liquor vendors
3. The restaurant menu used during the audit period
4. A price list for alcoholic beverages during the audit period
5. Mark-up figures on food and alcoholic products during the audit period
6. A recent, ***accurate*** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
7. Monthly Inventory Figures - beginning and ending figures for food and liquor
8. Chart of accounts (copy)
9. Financial Statements-Income Statements-Balance Sheets
10. General Ledger
    - A. Sales Journals/Monthly Sales Schedules
        1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
        2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
        3) Dated Guest Checks
        4) Coupons/Specials/Discounts
        5) Any other evidence to support income from food and liquor sales
    - B. Cash Receipts/Disbursement Journals
        1) Daily Bank Deposit Slips
        2) Bank Statements and canceled checks
11. Tax Records
    - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
    - B. Income Tax Return - city, state and federal (copies)
    - C. Any supporting books, records, schedules or documents used in preparation of tax returns
12. Payroll Records
    - A. Copies of all reports required by the State and Federal Government
    - B. Employee Log (A.R.S. §4-119)
    - C. Employee time cards (actual document used to sign in and out each work day)
    - D. Payroll records for all employees showing hours worked each week and hourly wages

'21 MAR 11 Liq. Lic. PM 4:05

Individuals requiring ADA accommodations please call (602)542-9027

13. Off-site Catering Records (must be complete and separate from restaurant records)

A. All documents which support the income derived from the sale of food off the license premises.

B. All documents which support purchases made for food to be sold off the licensed premises.

C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).

A.R.S. §4-210(A)7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(G)

For the purpose of this section:

1."Restaurant" means an establishment which derives **at least forty percent (40%)** of its gross revenue from the sale of food
2."Gross revenue" means the revenue derived from all sales of food and spirituous liquor on the licensed premises, regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

NOTARY

I, (Print Full Name) Amy Phillips, have read and understand all aspects of this statement

X (Signature) _____ Controlling Person / Agent

State of AZ County of Maricopa
the foregoing instrument was acknowledged before me this

9 Day of Feb Month 2021 Year

My commission expires on: Apr 13, 2023

CRYSTAL MAST
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 564192
Expires April 13, 2023

Crystal Mast
Signature of NOTARY PUBLIC

MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

EAT LOCAL
EAT LIKE AN ITALIAN

babbo
italian eatery

APPETIZERS

NEW!

BRUSCHETTA TRIO 11.95
(PICK THREE)
- Roasted Red Bell Pepper & Goat Cheese
- Salami, Fig with Arugula & Blue Cheese
- Fresh Mozzarella, Basil, Balsamic Glaze & Tomato
- Pear & Walnut with a blend of Goat, Blue Cheese & Honey
- Fig & Prosciutto topped with Arugula
- Spicy Fig Jam with Jalapeño & Cream Cheese
- Balsamic Marinated Tomatoes & Goat Cheese

PESTO CHEESE CROSTINI 8.95
Toasted Italian Bread, Garlic, Pesto, Mozzarella, Romano Cheese, side of Roma Tomatoes.

PISTACHIO MOZZARELLA 10.95
Sliced Tomatoes, Fresh Mozzarella, Pistachios, Fresh Basil, Extra Virgin Olive Oil, Balsamic Reduction.

MOZZA-BALLS 10.95
Three-Cheese Panko Crusted Mozza-balls served with Bolognese Ragu.

FIRECRACKER ROLLS 10.95
(PICK THREE)
Hand-rolled Won Tons topped with Parmesan, served with Spicy Marinara sauce and a side of Mista Greens.
- **Steak**: Steak†*, Jalapeños, Onions, Provolone and Mozzarella
- **Italian**: Italian Meats, Provolone and Mozzarella
- **Buffalo Chicken**: Buffalo Chicken, Mozzarella, Gorgonzola

WILD MUSHROOMS WITH ROASTED ASPARAGUS 10.95
Wild Mushrooms, Marsala, Toasted Walnuts, Roasted Asparagus, Shaved Parmesan, Bread Crumbs.

STUFFED PORTOBELLO 11.95
Portobello Mushroom, Sausage Ragu, Mozzarella, Roma Tomatoes, Parmesan, Fresh Basil.

TOASTED RAVIOLI WITH SAUSAGE RAGU 11.95
Spicy Fried Cheese Ravioli with Sausage Ragu and Romano Cheese.

ARTICHOKE, SHRIMP AND CRAB DIP 11.95
Artichokes, Shrimp*, Crab, Pepper-Jack Cheese, Romano, Garlic Bread.

LUNCH COMBOS
Served daily 11am – 3pm

PASTA WITH SALAD 11.95
Small Pasta with Side Salad
(Mista, Caesar, Spring Mix, Mini Wedge, Pomodoro Tomato)
- Mushroom Asparagus
- Pasta Valducci
- Pasta Rustico
- Creamy Pesto Pasta
- Special of the Day

Add Chicken $5.75, Shrimp* $6.75, Steak †* $6.75

PIZZA WITH SALAD 11.95
Small Pizza with Side Salad
(Mista, Caesar, Spring Mix, Mini Wedge, Pomodoro Tomato)
- Cheese
- Margherita
- Pepperoni
- Bianca
- Special of the Day
- Mushroom, Pepperoni, Sausage

NEW!

PROTEIN BOWLS
Brown Rice, Red Quinoa, Broccoli, Yellow Squash, Zucchini and Carrots topped with a Sweet and Spicy Honey Chili Glaze with your choice of protein.

■ CHICKEN 13.95 ■ FLAT IRON STEAK †* 15.50 ■ SHRIMP* 15.50 ■ SALMON* 18.95

SALADS

SIDE SALADS

THE POMODORO 4.25
Whole Skinless Plum Tomato, Fresh Mozzarella, Extra Virgin Olive Oil, Sea Salt, Fresh Basil.

MISTA, CAESAR OR SPRING MIX SIDE SALAD 5.50
Add a side salad to complement your entrée.

NEW! **MINI WEDGE** 5.50
Iceberg Lettuce, Bacon, Blue Cheese, Red Onion, Tomato and Ranch Dressing.

CAESAR CLASSICA 9.95 / 12.95
Romaine Lettuce, Croutons, Romano Cheese, Caesar Dressing.

MISTA 10.95 / 13.95
Mixed Greens, Tomatoes, Mushrooms, Black Olives, Pepperoncini, Mozzarella, Parmesan, Croutons, Balsamic Vinaigrette.

SPRING MIX 10.95 / 13.95
Spring Lettuce Mix, Red Onion, Feta Cheese, Golden Raisins, Pine Nuts, Sweet Vinaigrette.

NEW! **SUPER CHOPPED MEDITERRANEAN** 11.95 / 14.95
Mixed Greens, Red Peppers, Cucumbers, Kalamata Olives, Red Onions, Pepperoncini, Feta Cheese, Balsamic Vinaigrette.

NAPA VALLEY 11.95 / 14.95
Belgian Endive, Spring Mix Lettuce, Candied Pecans, Gorgonzola, Goat Cheese, Sweet Vinaigrette.

CHOPPED WEDGE 11.95 / 14.95
Chopped Iceberg and Romaine, warm Bacon, Red Onions, Tomatoes, Bleu Cheese, House Made Ranch.
TRY HORSERADISH RANCH FOR A KICK!

ROASTED ASPARAGUS 11.95
Roasted Asparagus, Romano Cheese, Side Spring Mix Salad.

KALE AND QUINOA 11.95 / 14.95
Red Quinoa, Kale, Roasted Cauliflower and Chickpeas, Corn, Roasted Red Peppers, Asparagus, Feta, Basil Lemon Vinaigrette.

NEW! **BBQ CRISPY CHICKEN SALAD** 12.50 / 15.50
Mixed Greens, Tomatoes, Corn, Red Onion, Bacon, Spicy Jalapeños, Almonds, Mozzarella, Cilantro, Won Tons, Lime Juice, Ranch Dressing.

ROASTED BRUSSELS SPROUTS BEET SALAD 12.50 / 15.50
Spring Lettuce Mix, Roasted Brussels Sprouts, Beets, Golden Raisins, Red Onions, Sliced Almonds, Goat Cheese, Champagne Vinaigrette.

CHOPPED CHICKEN SALAD 12.50 / 15.50
Mixed Greens, Mozzarella, Salami, Cucumbers, Tomatoes, Grilled Chicken, Pepperoncini, Balsamic Vinaigrette.

STEAK 'N BLUE 12.50 / 15.50
Romaine, Tomatoes, Walnuts, Thinly Sliced Rib Eye Steak †*, Sautéed with Mushrooms, Mixed Peppers, Onions, Blue Cheese, Sweet Vinaigrette.

CHOPPED GORGONZOLA 12.50 / 15.50
Mixed Greens, Grilled Chicken, Pears, Apples, Grapes, Tomatoes, Walnuts, Mozzarella, Gorgonzola, Balsamic Vinaigrette.

CLASSIC CHICKEN CAESAR 12.50 / 15.50
Caesar Salad topped with Grilled Chicken or Buffalo Style Chicken, Parmesan Cheese.

STEAK AND TEQUILA LIME SALAD 12.50 / 15.50
Mixed Greens, Onions, Tomatoes, Mozzarella and House Made Ranch. Topped with chopped Flat Iron Steak †* sautéed with our Tequila Lime Pico.

ADD PROTEIN

■ CRISPY CHICKEN 1PC	3.95	■ FLAT IRON STEAK †*	6.95
■ CHICKEN	5.75	■ SALMON* (7oz)	11.95
■ SHRIMP*	6.95		

† ALL FLAT IRON STEAKS COOKED MEDIUM TO MEDIUM-WELL

CHALKBOARD ENTRÉES $14.95

CHOOSE YOUR ENTRÉE
- Portobello Mushroom
- Roasted Chicken +3
- Shrimp* +5
- Flat Iron Steak †* +5
- Salmon* +7

CHOOSE YOUR SIDE SALAD
- Mista
- Mini Wedge
- Caesar
- Pomodoro Tomato
- Spring Mix

CHOOSE YOUR PREPARATION
- **SAUTÉED BRUSSELS SPROUTS AND BEETS**
  Roasted Brussels Sprouts, Beets, Red Onion, Toasted Almonds, Golden Raisins, Topped with Goat Cheese.
- **TOMATO, BASIL & FETA**
  Roasted Garlic, Basil and Tomato. Topped with Fresh Basil and Feta Cheese.
- **THE POMODORO**
  Chopped Pomodoro Tomatoes, Green Onions, Capers, lightly tossed with Extra Virgin Olive Oil and Fresh Garlic.
- **PESTO PRIMAVERA**
  Pesto, Zucchini, Yellow Squash, Tomato, Mixed Peppers, Red Onion. Topped with Shaved Parmesan and Shaved Carrots.
- **GARLIC ARTICHOKES AND LEMON**
  Artichoke Hearts, Capers, Sundried Tomatoes, Garlic in a Fresh Lemon Butter Sauce.
- **GARLIC SPINACH AND TOMATO**
  Sautéed Spinach, Tomatoes, Garlic topped with Gorgonzola Cheese.
- **WILD MARSALA MUSHROOMS**
  Seasonal Wild Mushrooms sautéed with Marsala Wine, Toasted Walnuts, and Topped with Gorgonzola Cheese.
- **ASPARAGUS FRA DIAVOLO**
  Sautéed Asparagus with a splash of Tequila and Lime, topped with Cool Tomato, Jalapeño, Onion, and Cilantro.

All Entrées served with side of Seasonal Vegetables.

$7.50 Kids
All kid's items include a kid's drink (for kids 12 and under).

- MINI CALZONE Cheese or Pepperoni
- PASTA MARINARA
- MINI 1 TOPPING PIZZA
- 2 PIECE CRISPY CHICKEN served with Marinara or Ranch
- KIDS MEATBALL & SPAGHETTI
- KIDS CHICKEN PARM PASTA one piece of Crispy Chicken
- PASTA PARMIGIANA
- KIDS MAC 'N CHEESE
- KIDS ALFREDO PENNE

NOTE: All Kids Meals are topped with Parmesan Cheese

* **WARNING:** Consuming Raw or undercooked meat, eggs or seafood can increase your risk of food borne illness.

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PASTA

NEW! **ZOODLES ARRABBIATA 11.50**
Zucchini Noodles, Spicy Marinara, Pomodoro Tomato, Anchovy Paste, Onion, Fresh Basil.

PASTA POMODORO 11.50
Chopped Pomodoro Tomatoes, Green Onions, Capers, lightly tossed in Extra Virgin Olive Oil and Garlic. Served on Linguine and topped with Shaved Parmesan.

ALFREDO SUPREMO 12.95
White Wine, Garlic, Cream, and Parmesan Cheese. Served on Linguine.

NEW! **PASTA FRANCAISE 11.50**
Caramelized Onions, Sun Dried Tomatoes, Toasted Pine Nuts and Parmesan in a Garlic Butter Wine Sauce. Served on Fettuccine with a slice of Toasted Ciabatta.

NEW! **SUPER FOOD PASTA 11.50**
Pesto, Tuscan Kale, Spinach, Green Onions, Red Chili and Garlic in a White Wine Sauce. Served on Fettuccine.

NEW! **WHAT THE KALE!? 12.50**
Artichoke, Garlic, Kale and Roma Tomatoes served in a creamy Three Cheese Sauce. Served on Penne. *TRY IT WITH CRISPY CHICKEN $3.95*

CREAMY PESTO PASTA 12.95
Sundried Tomatoes, Mushrooms, Creamy Pesto Sauce. Served on Fusilli.

PASTA PRIMAVERA 12.95
Mixed Peppers, Broccoli, Zucchini, Mushrooms, Diced Roma and Sun Dried Tomatoes in a White Wine Garlic Butter Sauce. Served on Linguine.

CREAMY MUSHROOM & ASPARAGUS 12.95
Creamy Garlic Sauce, Sun Dried Tomatoes, Mushrooms, Asparagus. Served on Penne.

PASTA RUSTICO 12.95
Baby Spinach, Ricotta, Garlic, Fresh Marinara and topped with Mozzarella. Served on Penne.

PASTA VALDUCCI 12.95
Artichokes, Kalamata Olives, Sun Dried Tomatoes, and Garlic, in a Pink Sauce. Served on Penne.

BABBO'S BOWL O' BOLOGNESE 14.50
Marinara Sauce, Ground Beef, Thyme, Bay Leaves, Garlic and Romano Cheese. Served on Spaghettini.

PASTA PUGLIA (pronounced poolia) 14.50
Fresh Tomato Brodo, Fresh Mozzarella, Spicy Italian Sausage topped with Fresh Basil and Shaved Parmesan Cheese. Served on Fusilli.

CHICKEN LIMONE 14.50
Roasted Chicken Breast, Artichokes, Capers, Fresh Lemon Butter Sauce, Garlic. Served on Fusilli.
GO GREEN: ADD ASPARAGUS FOR THE PERFECT CRUNCH. ($3.50)

SPAGHETTI AND MEATBALLS 14.50
Marinara Sauce, Meatballs, Parmesan, Oregano, Basil. Served on Spaghettini.

ITALIAN SAUSAGE 14.50
Marinara Sauce, Spicy Italian Sausage, Mixed Peppers, Mushrooms, Marsala Wine, Parmesan Cheese. Served on Penne.

PARMESAN CHICKEN PASTA 14.95
Crispy Chicken, Marinara, Melted Mozzarella, served on Linguine.

CHICKEN CHIPOTLE 14.95
Roasted Chicken, Corn, Scallions, Mixed Peppers, Chipotle Cream, Lime Juice, and Cilantro. Served on Penne.

CREAMY GARLIC CHICKEN 14.95
Roasted Chicken, Creamy Garlic Sauce, Mushrooms, Sun Dried Tomatoes. Served on Penne.

PASTA MARTINI 14.95
Vodka, Creamy Marinara, Chicken, Artichokes, Garlic, Kalamata Olives. Served on Penne.

SPICY ALFREDO WITH ITALIAN SAUSAGE 14.95
Scallions, Tomatoes, Mushrooms, Italian Sausage, in a Creamy Garlic Sauce. Served on Fusilli.

ROASTED BRUSSELS SPROUTS AND PANCETTA 14.50
Crisp Pancetta, Roasted Brussels Sprouts, Red Pepper Flakes in a Garlic Butter Sauce. Served on Fettuccine and topped with Shaved Parmesan and Parsley.

GREAT WHITE BUFFALO 15.95
Crispy Buffalo Chicken, Broccoli with a Creamy Gorgonzola Sauce. Served on Linguine.
OMG, IT'S RIDICULOUSLY GOOD!!

STUFFED MANICOTTI 15.95
Baked Ricotta Cheese filled Manicotti with your choice of Sausage or Portobella and Mixed Peppers Ragu. Topped with fresh Shaved Parmesan and Basil.

CHICKEN FETTUCCINE 15.95
Roasted Chicken, Broccoli, Asparagus, Yellow Squash, Zucchini, in a Parmesan Garlic Cream Sauce, topped with Carrots. Served on Fettuccine.

AMY'S LASAGNA 15.95
Four Cheese. Meatball. Bolognese Lasagna... Just order it!
IT TAKES LONGER TO COOK, BUT WORTH THE WAIT!

THREE CHEESE MAC AND CHEESE 15.95
Smokey Chipotle Cream Sauce blended with Cheddar, Mozzarella and Gorgonzola cheeses, Bacon, Sausage, Croutons, served on Penne Pasta.

CAJUN JAMBALAYA 15.95
Cajun Chicken, Spicy Sausage, Mixed Peppers, Mushrooms, Onions, Roasted in a light Garlic Cajun Sauce. Served on Fettuccine.

GARLIC SHRIMP 15.95
Shrimp*, Creamy Garlic Sauce, Mushrooms, Sun Dried Tomatoes. Served on Linguine.

SUBSTITUTE ZOODLES (ZUCCHINI NOODLES) TO ANY PASTA. THEY'RE AMAZING! 2.95

NOTE: All pastas are garnished with Parmesan Cheese and Italian Parsley. All pastas can be prepared vegetarian upon request.

Whole Wheat Pasta & Gluten Free Pasta Available At No Additional Charge

ADD PROTEIN

- CRISPY CHICKEN 1PC 3.95
- CHICKEN 5.75
- SHRIMP* 6.95
- SPICY ITALIAN SAUSAGE 5.75
- MEATBALL 3.75
- FLAT IRON STEAK†* 6.95
- SALMON* (7oz) 11.95

† ALL FLAT IRON STEAK IS COOKED MEDIUM TO MEDIUM-WELL

PIZZA

11" PERSONAL PIZZAS

TRADITIONAL CHEESE 11.95
Marinara Sauce, Mozzarella Cheese.

BIANCA 12.95
Mozzarella, Tomatoes, Spinach, Ricotta, Parmesan, Rosemary and Garlic.

MARGHERITA 12.95
Marinara Sauce, Mozzarella, Tomatoes, Fresh Basil, Roasted Garlic.

PEPPERONI 13.95
Marinara Sauce, Mozzarella, Pepperoni and Oregano.

PORTOBELLO AND GOAT CHEESE 13.95
Marinara Sauce, Portobello Mushrooms, Mixed Peppers, Mozzarella, Parmesan and Mild Goat Cheese, topped with Fresh Basil.

CODY'S PEPPERONI & BACON 13.95
Marinara Sauce, Mozzarella, Pepperoni, Bacon.

BBQ STYLE CHICKEN 14.50
BBQ Sauce, Mozzarella Cheese, Roasted Chicken, Red Onions, Cilantro.

BUFFALO CHICKEN GORGONZOLA 14.50
Roasted Chicken, Buffalo Sauce, Gorgonzola, Mozzarella and Parmesan.

CHICKEN ALFREDO 14.50
Alfredo Sauce, Roasted Chicken, Red Onion, Baked Spaghettini, Mozzarella, Parmesan. *KICK IT UP A NOTCH WITH A SPLASH OF BUFFALO SAUCE.*

MUSHROOM-PEPPERONI AND SAUSAGE 14.50
Marinara Sauce, Mozzarella, Mushrooms, Pepperoni, and Sausage.

SICILIAN 14.50
Italian Sausage, Spicy Capicola Ham, Salami, Fresh Basil, Fresh Oregano, Mozzarella Cheese, Provolone Cheese, Marinara Sauce.

Additional Ingredients $1.25 each
Substitute a 10" Cauliflower Crust for $2.95

NOTE: All pizzas are topped with Parmesan Cheese.

13" NEAPOLITAN PIZZAS

THIN AND CRISPY CRUST

NEW! **GREEK GARDEN 13.95**
Artichoke, Kalamata Olives, Mozzarella, Red Bell Pepper, Pepperoncini, Red Onion, Feta, EVOO

CLASSIC NEAPOLITAN 13.95
Extra Virgin Olive Oil, Mozzarella, Fontina, Fresh Mozzarella, Roasted Garlic, Fresh Tomatoes, Fresh Basil.

SWEET ROASTED PEAR AND GRAPE 13.95
Pear, Grapes, Walnuts, Mozzarella Cheese, Drizzled with Balsamic Glaze and topped with Fresh Basil.

WHITE PIZZA 13.95
Fresh Spinach, Pomodoro Tomatoes, Mozzarella, Garlic, Alfredo Sauce, topped with Feta.

NEW! **FARMHOUSE 14.95**
Italian Sausage, Bacon, Capicola, Caramelized Onion, Gouda, Fontina, Arugula, EVOO, Alfredo Sauce, Sunny Side Up Egg*

NEW! **FIG JAM, PROSCIUTTO & ARUGULA 14.95**
Italian Sausage, Fig Jam, Gouda, Prosciutto, Arugula, EVOO

PESTO POMODORO 14.95
Pesto, Fresh Mozzarella, Pomodoro Tomatoes, topped with Fresh Basil.

Additional Ingredients $1.25 each

NOTE: All pizzas are topped with Parmesan Cheese.

16" TRADITIONAL PIZZAS

ALL PIZZAS ARE EXTRA LARGE AND HAND TOSSED

- Cheese Pizza 16.95
- Each Add'l Topping 1.95
- Chicken 5.95
- Shrimp* 6.95
- Steak†* 6.95

Meat Choices: Anchovies, Bacon, Canadian Bacon, Meatball, Mild Andouille Sausage, Pepperoni, Salami, Sausage

Vegetarian Choices: Artichokes, Asparagus, Basil, Black Olives, Broccoli, Cilantro, Extra Cheese, Fresh Garlic, Jalapeño, Kalamata Olives, Mixed Bell Peppers, Mushrooms, Onions, Parmesan, Pineapple, Plum Tomatoes, Ricotta, Rosemary, Spinach, Sun Dried Tomatoes, Tomatoes

ITALIAN SANDWICHES

ALL SANDWICHES SERVED ON FOCCACIA WITH YOUR CHOICE OF ZUCCA CHIPS OR PASTA SALAD.

NEW! **PROSCIUTTO & FIG 11.95**
Prosciutto, Fresh Pear, Fig & Marscapone Spread, Arugula, EVOO, Salt & Pepper.

SAUSAGE & PEPPERS 11.95
Spicy Italian Sausage, Fire Roasted Red Peppers, Onions, Pomodoro Tomatoes, Provolone.

MEATBALL PANINO 11.95
Meatballs, Marinara Sauce, Mozzarella Cheese.

TUSCAN TURKEY 11.95
Smoked Turkey, Creamy Pesto Sauce, Red Onion, Tomatoes, Fresh Mozzarella, Rosemary.

SMOKED TURKEY 11.95
Smoked Turkey, Provolone, Cucumber, Tomatoes, Italian Vinaigrette.

NEW! **CRISPY CHICKEN PARMESAN 12.50**
Two pieces of our fried Crispy Chicken tenders, home-made Marinara, and Provolone Cheese.

STEAK PANINO 12.50
Thinly-sliced Ribeye Steak, Mushrooms, Mixed Peppers, Onions, Mozzarella Cheese, topped with Bruschetta Tomatoes.

BUFFALO CHICKEN CAESAR SANDWICH 12.50
Crispy Buffalo Chicken, Bleu Cheese, Mozzarella, topped with a Caesar salad.

ITALIANO 12.50
Genoa Salami, Ham, Capicola, Tomatoes, Pepperoncini, Provolone and Romano Cheeses, topped with Fresh Mozzarella, Romaine Lettuce and Italian Vinaigrette.

CALZONES

CHICKEN ARTICHOKE 13.95
Roasted Chicken, Artichokes, Spinach, Tomatoes, Ricotta and Mozzarella Cheeses.

MUSHROOM-PEPPERONI & SAUSAGE 13.95
Mushrooms, Pepperoni, Italian Sausage, Ricotta and Mozzarella Cheeses.

BUILD YOUR OWN CALZONE 13.95
Choose your favorite three ingredients from the Traditional Style Pizza section. Ricotta and Mozzarella included.

- Add'l ingredients 1.25
- Add Chicken 5.75
- Add Shrimp* 6.95
- Add Flat Iron Steak†* 6.95

NOTE: *ALL CALZONES ARE GARNISHED WITH PARMESAN CHEESE AND ITALIAN PARSLEY. SERVED WITH A SIDE OF MARINARA.*

ITALIAN SODAS

DREAMSICLE 5.50
A dreamy Orange cream soda mixed with Sprite, Mandarin-Orange and Vanilla syrups, and a Splash of Cream.

HURRICANE 5.50
A downpour of Vanilla, Cherry and Mandarin Syrups spun with Sprite and a Splash of Cream.

RASPBERRY SWIRL 5.50
A Raspberry, Vanilla, Cream Swirl mixed with Sprite and a Splash of Cream.

VERRY-CHANILLA...(OOPS!) 5.50
This is very Cherry Vanilla. A classic mix of Sprite, Cherry and Vanilla Syrups and a Splash of Cream.

*** WARNING:** Consuming Raw or undercooked meat, eggs or seafood can increase your risk of food borne illness.

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

804-987

QUESTIONNAIRE

A.R.S. § 4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 137403

1. Check the Appropriate Box →

☐ Controlling Person ☑ Agent | ☐ Premises Manager (complete all questions except #12)

2. Name: PHILLIPS, AMY LOUISE (Last / First / Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: ARIZONA

4. Place of birth: PORTLAND, OREGON USA (City / State / COUNTRY (not county)) Height: 5'6 Weight: 175 Eyes: BLUE Hair: BLONDE

5. Name of current/most recent spouse: PHILLIPS, PAUL EDWIN DWIGHT (Last / First / Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: JULY 5, 2000

7. Daytime telephone number: 602-708-9404 E-mail address: AMYPHILLIPS@BABBOITALIAN.COM

8. Business Name: BABBO ITALIAN EATERY Business Phone: 602 / 708 / 9404

9. Business Location Address: 15705 W MCDOWELL RD GOODYEAR, AZ MARICOPA 85395 (Street (do not use PO Box) / City / State / County / Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
09/04	CURRENT	COMPANY GENERAL MANAGER	BABBO ITALIAN EATERY PO BOX 27647 SCOTTSDALE, AZ 85255

(ATTACH ADDITIONAL SHEET IF NECESSARY)

'21 MAR 11 Liq. Lic. PM 4:05

11. Provide your residence address information for the last five (5) years: *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
07/04	CURRENT	6414 W. BRILES RD. PHOENIX, AZ 85083

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? ☑ Yes ☐ No
If you answered YES, then answer **#13 below. If NO, skip to #14.**

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☑ Yes ☐ No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☑ No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐ Yes ☑ No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☑ No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.

CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Amy Phillips hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this

My Commission Expires on Apr. 13 2023 (Date) 9 (Day) Day of Feb (Month) 2021 (Year)

CRYSTAL MAST
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 564192
Expires April 13, 2023

Crystal Mast
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME Ken Pollack **SIGNATURE:** _____

State of Arizona
Department of Liquor Licenses and Control
800 W. Washington 5th Floor
Phoenix, AZ 85007
(602) 542-5141

ARIZONA STATEMENT OF CITIZENSHIP OR ALIEN STATUS FOR STATE PUBLIC BENEFITS

Title IV of the federal Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (the "Act"), 8 U.S.C. § 1621, provides that, with certain exceptions, only United States citizens, United States non-citizen nationals, non-exempt "qualified aliens" (and sometimes only particular categories of qualified aliens), nonimmigrant, and certain aliens paroled into the United States are eligible to receive state, or local public benefits. With certain exceptions, a professional license and commercial license issued by a State agency is a State public benefit.

Arizona Revised Statutes § 41-1080 requires, in general, that a person applying for a license must submit documentation to the license agency that satisfactorily demonstrates the applicant's presence in the United States is authorized under federal law.

Directions: All applicants must complete Sections I, II, and IV. Applicants who are not U.S. citizens or nationals must also complete Section III.

Submit this completed form and a copy of one or more document(s) from the attached "Evidence of U.S. Citizenship, U.S. National Status, or Alien Status" with your application for license or renewal. If the document you submit does not contain a photograph, you must also provide a government issued document that contains your photograph. You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

SECTION I – APPLICANT INFORMATION

'21 MAR 11 liq. lic. PM 4:05

INDIVIDUAL OWNER/AGENT NAME (Print or type) AMY PHILLIPS

SECTION II – CITIZENSHIP OR NATIONAL STATUS DECLARATION

Are you a citizen or national of the United States? ☑ Yes ☐ No

If **Yes**, indicate place of birth:

City Portland State (or equivalent) Oregon Country or Territory Washington

If you answered **Yes**, 1) Attach a legible copy of a document from the attached list.

2) Name of document: US Passport
Go to Section IV.

If you answered **No**, you must complete Section III and IV.

Individuals requiring ADA accommodations please call (602)542-9027

SECTION III – ALIEN STATUS DECLARATION

To be completed by applicants who are not citizens or nationals of the United States. Please indicate alien status by checking the appropriate box. Attach a legible copy of a document from the attached list or other document as evidence of your status.

_____

Name of document provided

Qualified Alien Status (8 U.S.C.§§ 1621(a)(1),-1641(b) and (c))

☐ 1. An alien lawfully admitted for permanent residence under the Immigration and Nationality Act (INA)

☐ 2. An alien who is granted asylum under Section 208 of the INA.

☐ 3. A refugee admitted to the United States under Section 207 of the INA.

☐ 4. An alien paroled into the United States for at least one year under Section 212(d)(5) of the INA.

☐ 5. An alien whose deportation is being withheld under Section 243(h) of the INA.

☐ 6. An alien granted conditional entry under Section 203(a)(7) of the INA as in effect prior to April 1, 1980.

☐ 7. An alien who is a Cuban/Haitian entrant.

☐ 8. An alien who has, or whose child or child's parent is a "battered alien" or an alien subject to extreme cruelty in the United States.

Nonimmigrant Status (8 U.S.C. § 1621(a)(2))

☐ 9. A nonimmigrant under the Immigration and Nationality Act [8 U.S.C § 1101 et seq.] Non immigrants are persons who have temporary status for a specific purpose. See 8 U.S.C § 1101(a)(15).

Alien Paroled into the United States for Less Than One Year (8 U.S.C. § 1621(a)(3))

☐ 10. An alien paroled into the United States for less than one year under Section 212(d)(5) of the INA

Other Persons (8 U.S.C § 1621(c)(2)(A) and (C)

☐ 11. A nonimmigrant whose visa for entry is related to employment in the United States, or

☐ 12. A citizen of a freely associated state, if section 141 of the applicable compact of free association approved in Public Law 99-239 or 99-658 (or a successor provision) is in effect [Freely Associated States include the Republic of the Marshall Islands, Republic of Palau and the Federate States of Micronesia, 48 U.S.C. § 1901 *et seq.*];

☐ 13. A foreign national not physically present in the United States.

Otherwise Lawfully Present

☐ 14. A person not described in categories 1-13 who is otherwise lawfully present in the United States.

PLEASE NOTE: The federal Personal Responsibility and Work Opportunity Reconciliation Act may make persons who fall into this category ineligible for licensure. See 8 U.S.C. § 1621(a).

SECTION IV - DECLARATION

All applicants must complete this section.
I declare under penalty of perjury under the laws of the state of Arizona that the answers and evidence I have given are true and correct to the best of my knowledge.

Amy Phillips
Individual Owner/Agent Printed Name

Amy Phillips
Individual Owner/Agent Signature

3/7/2021
Today's Date

EVIDENCE OF U.S. CITIZENSHIP, U.S. NATIONAL STATUS, OR ALIEN STATUS

You must submit supporting legal documentation (i.e. marriage certificate) if the name on your evidence is not the same as your current legal name.

Evidence showing authorized presence in the United State includes the following:

1. An Arizona driver license issued after 1996 or an Arizona non-operating identification card.
2. A driver license issued by a state that verifies lawful presence in the United States.
3. A birth certificate or delayed birth certificate showing birth in one of the 50 states, the District of Columbia, Puerto Rico (on or after January 13, 1941), Guam, the U.S. Virgin Islands (on or after January 17, 1917), American Samoa, or the Northern Mariana Islands (on or after November 4, 1986, Northern Mariana Islands local time)
4. A United States certificate of birth abroad.
5. A United States passport. ***Passport must be signed***
6. A foreign passport with a United States visa.
7. An I-94 form with a photograph.
8. A United States citizenship and immigration services employment authorization document or refugee travel document.
9. A United States certificate of naturalization.
10. A United States certificate of citizenship.
11. A tribal certificate of Indian blood.
12. A tribal or bureau of Indian affairs affidavit of birth.
13. Any other license that is issued by the federal government, any other state government, an agency of this state or a political subdivision of this state that requires proof of citizenship or lawful alien status before issuing the license.


We the People
Of the United States,
in Order to form a more perfect Union,
establish Justice, insure domestic Tranquility,
provide for the common defence,
promote the general Welfare, and secure
the Blessings of Liberty to ourselves and
our Posterity, do ordain and establish this
Constitution for the United States of America.
SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR
PASSPORT
PASSEPORT
PASAPORTE
USA
UNITED STATES OF AMERICA
Type / Type / Tipo
P
Code / Code / Código
USA
Passport No. / No. du Passeport / No. de Pasaporte
[redacted]
Surname / Nom / Apellidos
PHILLIPS
Given Names / Prénoms / Nombres
AMY LOUISE
Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA
Date of birth / Date de naissance / Fecha de nacimiento
[redacted]
Place of birth / Lieu de naissance / Lugar de nacimiento
OREGON, U.S.A.
Sex / Sexe / Sexo
F
Date of issue / Date de délivrance / Fecha de expedición
05 Nov 2013
Authority / Autorité / Autoridad
United States
Department of State
Date of expiration / Date d'expiration / Fecha de caducidad
04 Nov 2023
Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27
USA
P<USAPHILLIPS<<AMY<LOUISE<<<<<<<<<<<<<<<<<<<<<<
[redacted]

Certificate # 1112207

Certificate of Completion For Title 4 **BASIC** Liquor Law Training

- ☐ On-sale
- ☐ Off-sale
- ☒ On- and off-sale

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Amy Phillips
Full Name (please print)

Signature

11-12-2020
Training Completion Date

11-12-2023
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Arizona Liquor Training – A Division of Discovery Detective Academy
Company Name

7418 East Helm Dr., Scottsdale, AZ 85260
Mailing Address

(480) 951-6545
Daytime Contact Phone Number

I, Jacque Bell, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Jacque Bell
Instructor Signature

12 / NOV / 2020
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

'21 MAR 11 Liq. Lic. PM 4:05

Certificate # 1112207

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Amy Phillips
Full Name (please print)

Signature

11-12-2020
Training Completion Date

11-12-2023
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Arizona Liquor Training – A Division of Discovery Detective Academy
Company Name

7418 East Helm Dr., Scottsdale, AZ 85260
Mailing Address

(480) 951-6545
Daytime Contact Phone Number

I, Jacque Bell, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Jacque Bell
Instructor Signature

12 / NOV / 2020
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

'21 MAR 11 Liqr. Lic. PM 4:06

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix, AZ 85007-2934
www.azliquor.gov
(602) 542-5141

804-987

QUESTIONNAIRE

A.R.S.§4-202, 4-210
Type or Print with Black Ink

The fees allowed by R19-1-102 will be charged for all dishonored checks.

ATTENTION APPLICANT: This is a legally binding document. Please type or print in black ink. An investigation of your background will be conducted. Incomplete applications will not be accepted. False or misleading answers may result in the denial or revocation of a license or permit and could result in criminal prosecution.

Attention local governments: Social security and birth date information is confidential. This information may be given to law enforcement agencies for background checks only.

QUESTIONNAIRE IS TO BE COMPLETED BY EACH CONTROLLING PERSON, AGENT AND MANAGER BEING DISCLOSED TO THE DEPARTMENT. EACH PERSON COMPLETING THIS FORM MUST SUBMIT A BLUE OR BLACK LINED FINGERPRINT CARD ALONG WITH A $22 FEE. FINGERPRINTS MUST BE DONE BY A LAW ENFORCEMENT AGENCY OR BONA FIDE FINGERPRINT SERVICE. FOR AN ADDITIONAL $13 FEE, FINGERPRINTS MAY BE DONE AT THE DEPARTMENT OF LIQUOR WHEN ACCOMPANIED BY A COMPLETED APPLICATION.

Liquor License#: 137403

1. Check the Appropriate Box →

☑ Controlling Person ☐ Agent ☐ Premises Manager (complete all questions except #12)

2. Name: POLLACK, KENNETH, BRUCE (Last / First / Middle) Birth Date: [redacted] (NOT a public record)

3. Social Security #: [redacted] Driver License#: [redacted] State: ARIZONA

4. Place of birth: LOS ANGELES, CA USA (City / State / COUNTRY (not county)) Height: 5'8 Weight: 175 Eyes: BR Hair: BRN

5. Name of current/most recent spouse: POLLACK, CHARLOTTE (Last / First / Middle) Birth Date: [redacted] (NOT a public record)

6. Are you a bona fide resident of Arizona? ☑ Yes ☐ No If yes, what is your date of residency: JANUARY 1994

7. Daytime telephone number: 480-695-6487 E-mail address: BABBOITALIAN@GMAIL.COM

8. Business Name: BABBO ITALIAN EATERY Business Phone: 602 / 708 / 9404

9. Business Location Address: 15705 W MCDOWELL RD GOODYEAR, AZ MARICOPA 85395 (Street (do not use PO Box) / City / State / County / Zip)

10. List your employment or type of business during the past five (5) years. If unemployed, retired, or student, list residence address.

FROM Month/Year	TO Month/Year	DESCRIBE POSITION OR BUSINESS	EMPLOYERS NAME OR NAME OF BUSINESS (Street Address, City, State & Zip)
01/02	CURRENT	RESTAURANT OWNER	BABBO ITALIAN EATERY PO BOX 27647 SCOTTSDALE, AZ 85255

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Individuals requiring ADA accommodations please call (602)542-2999

'21 MAR 11 Liq. Lic. PM 4:06

11. Provide your residence address information for the last five (5) years. *A.R.S. §4-202(D)*

FROM Month/Year	TO Month/Year	RESIDENTIAL Street Address
01/05	CURRENT	7788 E SANTA CATALINA DR. SCOTTSDALE, AZ. 85255

(ATTACH ADDITIONAL SHEET IF NECESSARY)

12. As a Controlling Person or Agent, will you be physically present and operating the licensed premises? If you answered YES, then answer **#13 below. If NO, skip to #14.** ☑ Yes ☐ No

13. Have you attended a DLLC approved Basic & Management Liquor Law Training Course within the past 3 years? ☑ Yes ☐ No

14. Have you been cited, arrested, indicted, convicted, or summoned into court for violation of ANY criminal law or ordinance, regardless of the disposition, even if dismissed or expunged, within the past five (5) years? ☐ Yes ☑ No

15. Are there ANY administrative law citations, compliance actions or consents, criminal arrests, indictments or summonses pending against you? (Do not include civil traffic tickets.) *A.R.S.§4-202,4-210* ☐ Yes ☑ No

16. Has anyone EVER obtained a judgement against you the subject of which involved fraud or misrepresentation? ☐ Yes ☑ No

17. Have you had a liquor application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

18. Has an entity in which you are or have been a controlling person had an application or license rejected, denied, revoked or suspended in or outside of Arizona within the last five years? *A.R.S.§4-202(D)* ☐ Yes ☑ No

If you answered "YES" to any Question 14 through 18 YOU MUST attach a signed statement. Give complete details including dates, agencies involved and dispositions.
CHANGES TO QUESTIONS 14-18 MAY NOT BE ACCEPTED

NOTARY

I (Print Full Name) Kenneth B Pollock hereby declare that I am the Agent/ Controlling Person / Premises Manager filing this application. I have read this document and verify the contents and all statements are true, correct and complete, to the best of my knowledge.

Signature: _____ State of AZ County of Maricopa

The foregoing instrument was acknowledged before me this 9 Day of Feb 2021 (Day / Month / Year)

My Commission Expires on: Apr 13 2023 (Date)

CRYSTAL MAST
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 564192
Expires April 13, 2023

Crystal Mast
Signature of Notary

The Licensee has authorized the person named on this questionnaire to act as manager for the above License.

PRINT NAME: Ken Pollock SIGNATURE: _____

Individuals requiring ADA accommodations please call (602)542-2999

Certificate # 11122029

Certificate of Completion
For
Title 4 **MANAGEMENT** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

Basic Title 4 training is a prerequisite for MANAGEMENT Title 4 training. A valid Certificate of Completion for BASIC Title 4 training must be on file at the Department of Liquor and satisfactory completion of a State-approved BASIC Title 4 course must be verified by the training provider prior to issuing a Certificate of Completion for MANAGEMENT Title 4 training.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Ken Pollack
Full Name (please print)

Signature

11-12-2020
Training Completion Date

11-12-2023
Certificate Expiration Date
(three years from completion date)

Training Provider Information

Arizona Liquor Training – A Division of Discovery Detective Academy
Company Name

7418 East Helm Dr., Scottsdale, AZ 85260
Mailing Address

(480) 951-6545
Daytime Contact Phone Number

I, Jacque Bell, certify that the above named individual did successfully complete
Instructor Name (please print)
Title 4 MANAGEMENT Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Jacque Bell
Instructor Signature

12 / NOV / 2020
Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

'21 MAR 11 Liq. Lic. PM 4:06

Certificate # 111220.29

- ☐ On-sale
- ☐ Off-sale
- ☒ On- and off-sale

Certificate of Completion For Title 4 **BASIC** Liquor Law Training

A Certificate of Completion must be on a form provided by the Arizona Department of Liquor. Certificates are completed by a state-approved training provider and, when issued, the Certificate is signed by the course participant.

The State requires BASIC Title 4 training only as a prerequisite for MANAGEMENT Title 4 training or as a result of a liquor law violation. Persons required to have BASIC Title 4 training are listed at the base of this Certificate. Licensees sometimes require BASIC Title 4 Training a condition of employment.

A replacement Certificate of Completion for Title 4 training must be available through the training provider for two years after the training completion date.

Student Information

Ken Pollack

Full Name (please print)

Signature

11-12-2020 — Training Completion Date

11-12-2023 — Certificate Expiration Date (three years from completion date)

Training Provider Information

Arizona Liquor Training – A Division of Discovery Detective Academy

Company Name

7418 East Helm Dr., Scottsdale, AZ 85260

Mailing Address

(480) 951-6545

Daytime Contact Phone Number

I, Jacque Bell, certify that the above named individual did successfully complete

Instructor Name (please print)

Title 4 BASIC Training in accordance with A.R.S. §4-112(G)(2) and Arizona Administrative Code (A.A.C.)R19-1-103 using training course content and materials approved by the Arizona Department of Liquor Licenses and Control. I understand that misuse of this Certificate of Completion can result in the revocation of State-approval for the Title 4 Training Provider named in this section as provided by A.A.C. R19-1-103(E) and (F).

Jacque Bell — Instructor Signature

12 / NOV / 2020 — Day Mo Year

Persons required to complete BASIC & MANAGEMENT Title 4 training: 1) owner(s) actively involved in the daily business operations of a liquor-licensed business of a series listed below
2) licensees, agents and managers actively involved in the daily business operations of a liquor-licensed business of a series listed below

In-state Microbrewery (series 3)	Government (series 5)	Bar (series 6)	Beer & Wine Bar (series 7)
Conveyance (series 8)	Liquor Store (series 9)	Private Club (series 14)	Hotel/Motel w/restaurant (series 11)
Restaurant (series 12)	In-state Farm Winery (series 13)		Beer & Wine Store (series 10)

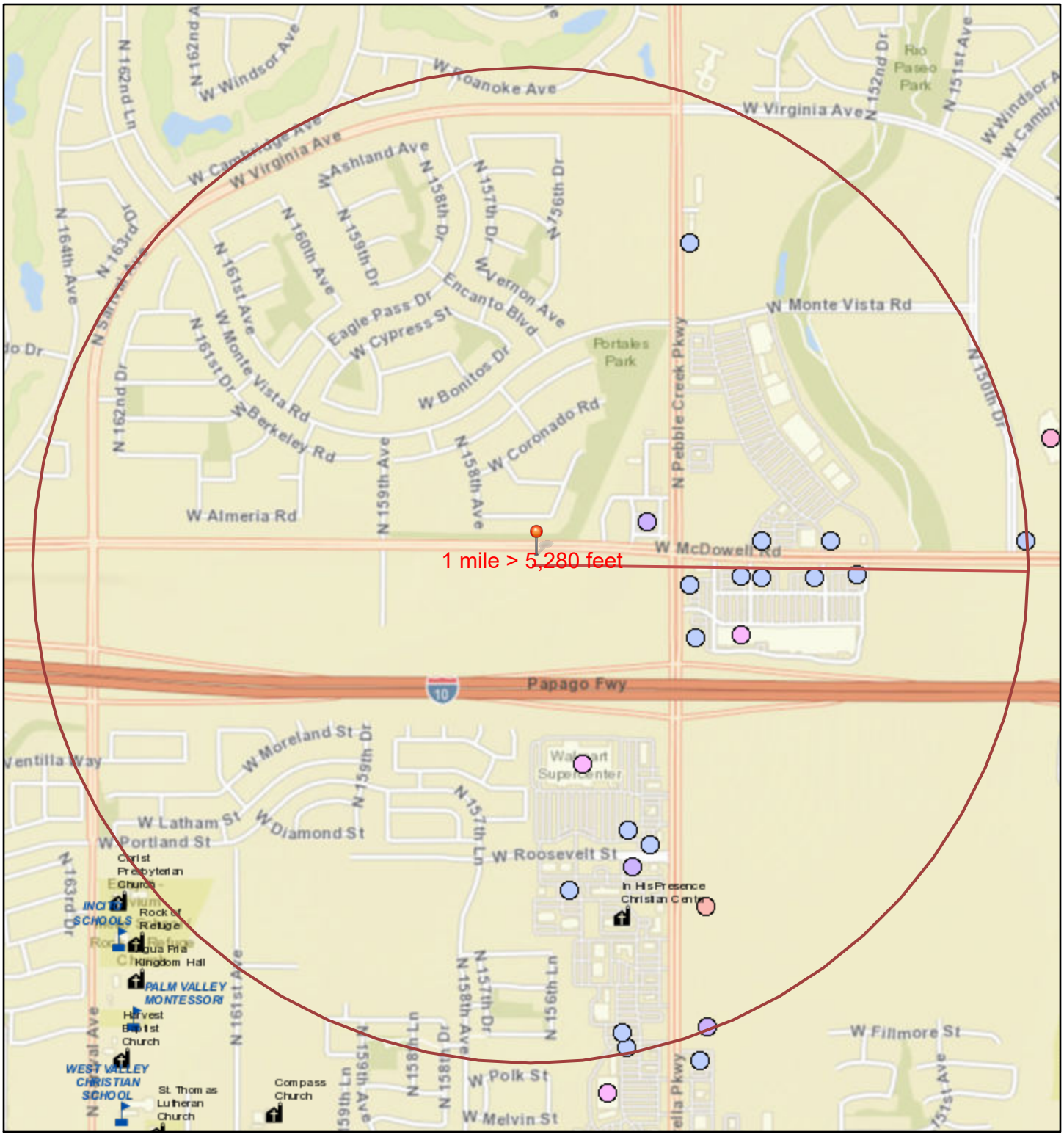
Liquor license applications (initial and renewal) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

The questionnaire (which designates a manager to a location) and the agent change form (which assigns a new agent to active liquor licenses) are not complete until valid Certificates of Completion for all required persons have been submitted to the Department of Liquor.

July 11, 2013

21 MAR 11 Liq. Lic. PM 4:05

Liquor License Evaluation - Babbo Italian Eatery



4/7/2021 2:21:32 PM

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

- Schools
- Places of Worship

February 2021 Liquor License Locations

- #N/A
- Bar
- Beer and Wine Bar
- Beer and Wine Store
- Beer and Wine Store Sampling
- Club
- Government

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, City of Goodyear

Clerk and Recorder
City of Goodyear

Liquor Licenses within One Mile

Applicant Address: 15704 W. McDowell Rd., Goodyear, AZ 85395

Business Name	Address	Distance from Applicant Address	License Series
Liquor Establishments			
Walgreens #12334	1654 N. PebbleCreek Pkwy	1,325 ft.	10
Rubio's Fresh Mexican Grill #225	15479 W. McDowell Rd STE 101	1,679 ft.	12
Barro's Pizza	15475 W. McDowell Rd #103	1,864 ft.	12
Ah-So Sushi & Steak	15475 W. McDowell Rd #105	1,864 ft.	12
Walmart Supercenter #5369	1100 N. Estrella Pkwy	2,111 ft.	9, 9S
Olive Garden Italian Restaurant #1773	15411 W. McDowell Rd	2,222 ft.	12
Bevmo	15405 W. McDowell Rd	2,318 ft.	9, 9S
JJ's Grubb Shack	15375 W. McDowell Rd	2,435 ft.	12
Arriba Mexican Grill	15370 W. McDowell Rd	2,469 ft.	12
Wok Wei Asian Cuisine	15560 W. Roosevelt St #B104	2,931 ft.	12
Red Lobster #6342	15311 W. McDowell Rd	2,999 ft.	12
Arizona Pizza Company	15530 W. Roosevelt St #D104	3,161 ft.	12
Oregano's Pizza Bistro	15280 W McDowell Rd	3,185 ft.	12
Pizza Hut #27007	15557 W. Roosevelt	3,324 ft.	10
Saddle Mountain Brewing Company	15651 W. Roosevelt St	3,420 ft.	3, 12
Texas Roadhouse	15255 W. McDowell Rd	3,452 ft.	12
Akaihana Sushi & Grill	2293 N. PebbleCreek Pkwy #101	3,894 ft.	12
ALDI	845 N. Estrella Pkwy	4,011 ft.	10, 10S
Henry's Hawaiian Grill	560 N. Estrella Pkwy #B13	5,005 ft.	12
Taco Redempcion	560 N. Estrella Pkwy #12	5,005 ft.	12
Tailgaters Sports Grill & Il Primo Pizza & Wings	530 N. Estrella Pkwy	5,173 ft.	12
Quiktrip #1401	575 N. Estrella Pkwy	5,189 ft.	10
Cheddar's Scratch Kitchen	15030 W. McDowell Rd	5,267 ft.	12

Places of Worship			
In His Presence Christian Center	15575 W. Roosevelt St	3,786 ft.	

Schools			
-	-	-	

Series Legend:

Alternating Proprietorship (20)
Bar (6)
Beer & Wine Bar (7)
Beer & Wine Store (10)
Beer & Wine Store (10) with Sampling Privleges
Private Club (14)
Conveyance (8)
Craft Distiller (18)
Custom Crush (21)
Direct Shipment (17W)
Government (5)
Hotel (11)
Producer: In State (1)
Producer: Out of State (2)
Producer: Limited out of State (2L)
Producer: Out of State Winery (2W)
Producer: Out of State Microbrewery (2M)
Liquor Store (9)
Liquor Store (9) with Sampling Privleges
Microbrewery (3)
Restaurant (12)
Restaurant (12) with Growler Privileges
Special Event Contractor (SEC)
Wholesaler (4)
Winery (13)
Tasting Room (19)

AGENDA ITEM #: 3.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE EXPENDITURE OF $929,000 FOR REPAIRS TO PROJECT #60011 SITE 21 POTABLE WATER RESERVOIR REHABILITATION PROJECT AND RELATED BUDGET TRANSFERS

STAFF PRESENTER(S): Leonard Scheid, Water and Wastewater Superintendent; Barbara Chappell, Deputy Public Works Director

SUMMARY:

Request City Council approval of the expenditure of FY2021 funds for Project #60011 Site 21 Potable Water Reservoir Rehabilitation and related budget transfers.

Recommendation:

Approve additional expenditure of funds of $141,000 for a total authorized amount of $929,000 for Project #60011 Site 21 Potable Water Reservoir Rehabilitation and related budget transfers. (Leonard Scheid, Water and Wastewater Superintendent; Barbara Chappell, Deputy Public Works Director)

FISCAL IMPACT:

The total project cost of $929,000 exceeds the current budget and expenditure authorization of $788,000 by $141,000. This additional expenditure is due to the necessary repairs to the floor of Project #60011 Site 21 Potable Water Reservoir Rehabilitation which were not foreseen upon award of the original contract. A budget transfer from Project #60004 Adaman Well 3 is being requested to cover the unbudgeted amount. Project #60004 Adaman Well 3 has been completed and has a remaining project budget of $751,691.

BACKGROUND AND PREVIOUS ACTIONS:

Per City of Goodyear Resolution 08-1255, all expenditures of budgeted funds in excess of $500,000 must obtain Council approval. The city owns and operates a 2.0 million gallon storage tank at Booster Station #21 to supply potable water for domestic and fire protection needs to residents. The tank construction is made of welded carbon steel material and was built in 2004. Basic maintenance to the tank has been performed on a regular basis, but full tank coating rehabilitation has not. Previous maintenance includes interior cleaning and visual inspection utilizing divers to assess the overall condition and determine maintenance needs. The tank has the original coating from construction and upon inspection, the coating is now due for replacement. Normal life cycle of interior tank coating systems is 10-15 years.

On October 28, 2019, Council approved the expenditure for the budgeted amount of $788,000. The project start was delayed in order to allow the Site 12 project to be completed and put into service in order to meet customer demands. Work on this project started October 12, 2020.

STAFF ANALYSIS

During the rehabilitation process, it was discovered that several areas of the tank floor have failed. The normal procedure to prepare a tank for coating is to remove the old coating via sandblasting. The steel needs to be blasted to bare metal to accept the new coating. Due to the age and condition of the steel floor, holes were discovered when the old coating was removed. The size of these areas range from small (less than an inch in diameter) to large (4-6 inches in diameter). An engineering assessment has been made with recommendations for repairs. The current JOC contractor has submitted a cost estimate and proposed schedule to repair the sections identified and complete the tank rehabilitation.

The additional $141,000 requested is required to properly repair the floor and extend the serviceable use of the tank for a total project cost of $929,000. Without these needed repairs, the tank cannot be placed back into service for use. This will effectively shut down all Site 21 facilities and three of Goodyear's potable wells. This will place an undue strain on the city's water production and could severely impact the city's ability to properly supply water to its citizens.

AGENDA ITEM #: 4.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE AND AUTHORIZE TWO TEMPORARY DRAINAGE EASEMENT AGREEMENTS WITHIN EL CIDRO

STAFF PRESENTER(S): Linda Beals, Real Estate Coordinator

SUMMARY:

Approve and authorize two Temporary Drainage Easement Agreements with LS-Goodyear LLC, for drainage facilities along South Citrus Road and West El Cidro Drive needed for the construction of West Citrus Road and El Cidro Drive and for the development of El Cidro Phase 1 Parcel 1E.

Recommendation:

Approve and authorize the execution of the Temporary Drainage Easement Agreement (Citrus Road) and the Temporary Drainage Easement Agreement (El Cidro Drive). (Linda Beals, Real Estate Coordinator)

FISCAL IMPACT:

There will be no fiscal impact to the city in the fiscal year 2021 or future years with the acceptance of these easements.

BACKGROUND AND PREVIOUS ACTIONS:

On October 26, 2020, council approved the following:

- El Cidro Final Plat Phase 1 Parcel 1B
- El Cidro Final Plat Phase 1 Parcel 1E
- El Cidro Final Plat Parcel 1D Phase 2
- Map of Dedication El Cidro Infrastructure Phase 1-B, South Citrus Road and West El Cidro Drive (the Phase 1-B MOD)

STAFF ANALYSIS

The construction of road improvements within the sections of South Citrus Road and West El Cidro Drive dedicated to the city in the Phase 1-B MOD are required for the development of the property included within the final plats approved on October 26, 2020. The construction of drainage facilities that will handle storm water flows generated on the property included within the approved final plats and from the adjacent roadways is also required.

The temporary drainage easements, established by the two Temporary Drainage Easement Agreements attached hereto, are located outside the boundaries of the final plats approved on October 26, 2020. The off-site drainage easements provide for the construction and maintenance of drainage facilities needed to handle storm water flows from the sections of South Citrus Road and

West El Cidro Drive being constructed. In addition, the off-site drainage easement for West El Cidro Drive provides for the construction and maintenance of drainage facilities needed to handle storm water flows from the property within the El Cidro Final Plat Phase 1 Parcel 1E.

The approval of the two Temporary Drainage Easement Agreements attached hereto will allow for the construction of sections of South Citrus Road and West El Cidro Drive and the development of property included within the final plats approved on October 26, 2020. Permanent drainage easements that will accommodate the storm water flows handled by the temporary drainage easements will be provided when the property within which the temporary drainage easements are located is developed.

Attachments

Easement (Citrus)

Easement (El Cidro)

When recorded mail to:
City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A) (2)

TEMPORARY DRAINAGE EASEMENT AGREEMENT
(Citrus Road)

This Temporary Drainage Easement Agreement (Citrus Road) is entered into as of _____, 2021, by and between LS-GOODYEAR LLC, a Delaware limited liability company ("LS-GOODYEAR") and the City of Goodyear, an Arizona municipal corporation ("City").

RECITALS

A. LS-GOODYEAR LLC, a Delaware limited liability company, **("**LS-GOODYEAR") is the owner of the real property described on the attached Exhibits "A-1" & "A-2"

("Property") attached hereto and incorporated herein by reference.

B. LS-GOODYEAR is in the process of developing the Property and constructing road improvements for a section of Citrus Road located adjacent to the Property.

C. Pursuant to requirements in the City of Goodyear's Engineering Standards and Design Policies and Goodyear City Code, property owners are required to construct and maintain drainage improvements needed to manage storm water on their properties generated on-site and off-site, including storm water flows from adjacent roadways.

D. LS-GOODYEAR, submitted or caused to be submitted plans titled El Cidro Phase 1B Infrastructure, Paving and Drainage Plans (City HTE number 18-5217) identifying improvements to be constructed within the portion of the Property described in Exhibit "B," a copy of this is attached hereto and incorporated herein by this reference (the "Easement Area") to manage storm water flows from the Property generated on-site and off-site and storm water flows from roadways adjacent to the Property.

E. The El Cidro Phase 1B Infrastructure, Paving and Drainage Plans (City HTE number 18-5217) were approved by the City Engineer or his designee on July 23, 2020, a copy of which is on file with the City of Goodyear.

F. This Temporary Drainage Easement Agreement (Citrus Road) is being entered to provide for the continued use of the Easement Area for the receipt retention and disposal of storm water flows and for the construction, maintenance, repair and replacement of drainage improvements that are to be constructed pursuant to the Approved Plans, as defined below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LS-GOODYEAR and the City agree as follows:

1. DEFINITIONS. Terms not defined elsewhere in this Temporary Drainage Easement Agreement (Citrus Road) shall have the following meanings:

a. Agreement means this Temporary Drainage Easement Agreement (Citrus Road) by and between LS-GOODYEAR LLC, a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation as may be amended in a writing executed by the Parties.

b. Approved Plans means the El Cidro Phase 1B Infrastructure, Paving and Drainage Plans, which were approved by the City Engineer or his designee on July 23, 2020 (City HTE number 18-5217) as may be amended and approved by the City Engineer or his designee, a copy of which is on file with the City of Goodyear.

c. Citrus Road Drainage Improvements means the improvements identified in the Approved Plans that are to be constructed within the Easement Area, including but not limited to, retention/detention areas, catch basins, scuppers, drainage pipes, headwalls and all other drainage facilities identified in the Approved Plans that, upon construction, will accept, convey and dispose of storm water flows identified in the Approved Plans.

d. Grantor means LS-GOODYEAR LLC, a Delaware limited liability company.

e. Grantor's Maintenance Obligations means all of the obligations set forth in section 5.

f. Grantor's Successors and Assigns means all future owners of all or a part of the Property and Easement Area. Notwithstanding the foregoing, owners of any lot within the Property that has been fully subdivided pursuant to a recorded final plat and for which a Certificate of Occupancy or Certificate of Completion for a single family residence has been issued shall not be considered a successor and/or assign of the Property for purposes of this Agreement.

g. Parties means the City of Goodyear, an Arizona municipal corporation and LS-GOODYEAR LLC, a Delaware limited liability and their respective successors and assigns.

2. GRANT OF EASEMENT. LS-GOODYEAR LLC, a Delaware limited liability company, as the fee owner of the Property and Easement Area grants and conveys to the City of Goodyear, an Arizona municipal corporation a non-exclusive easement on, over, across and under the Easement Area for the uses described in this Agreement and subject to the terms of this Agreement.

3. EASEMENT USES. The easement granted herein is granted for the following uses: (i) the receipt, acceptance, retention, diversion and conveyance of storm water flows and (ii) for the entry upon, construction, installation, maintenance, repair, replacement and operation

of the Citrus Road Drainage Improvements by the City and its Permittees. The City shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges for the purposes herein described.

4. LIMITATIONS ON GRANTOR'S USE. No building, structure or other above ground improvements other than the Citrus Road Drainage Improvements shall be constructed within the Easement Area if such building, structure or above ground improvement would impede the flow of water over, under or through the Easement Area or materially reduce the retention capacity of the Easement Area. Following the completion of the Citrus Road Drainage Improvements, Grantor shall not obstruct or alter any of the Citrus Drainage Improvements without the City's prior written consent

5. GRANTOR'S MAINTENANCE OBLIGATIONS. Grantor shall be responsible for the installation, maintenance, repair and replacement of all Citrus Road Drainage Improvements, including keeping the underground pipes to be installed under any City owned rights of way, free of all debris. Grantor shall maintain the Citrus Road Drainage Improvements in good condition and in accordance with the Approved Plans. Grantor shall maintain, inspect, repair and replace the Citrus Road Drainage Improvements as necessary to: maintain their storm-water carrying and storage capacity; prevent erosion; and prevent any refuse, debris, sediment, vegetation, or other obstruction from accumulating in the Citrus Road Drainage Improvements, including any pipes installed under any City owned rights of way.

6. CITY'S MAINTENANCE RIGHTS. The City is not obligated to perform any of Grantor's Maintenance Obligations, but, if in the opinion of the City Engineer, the City's Director of Public Works and/or their respective designees, Grantor has failed to adequately perform any of all of its Maintenance Obligations, the City may undertake all or part of Grantor's Maintenance Obligations at Grantor's expense. If the City undertakes all or part of Grantor's Maintenance Obligations, Grantor shall reimburse the City for the costs the City incurred in doing so within thirty days of Grantor's receipt of an invoice from the City. Grantor shall indemnify, defend and hold the City harmless against Grantor's failure to perform Grantor's Maintenance Obligations under this Agreement.

7. EASEMENT EFFECTIVE DATE. The easement granted herein shall commence on the date this Agreement is recorded in the official records of Maricopa County, Arizona and shall continue in effect until it is terminated as provided in Section 8 of this Agreement.

8. TERMINATION. This Agreement and the easement granted herein shall remain in effect until permanent drainage improvements that will accommodate 100% of the storm water that the temporary drainage easement granted herein was designed to accept have been constructed and the City has been provided a permanent drainage easement for the permanent drainage improvements. Upon the completion of the permanent drainage improvements described herein, the recordation of a permanent drainage easement in a form provided by the City Attorney or his designee, and the City's receipt of a written request from the then owner of the Easement Area, the City Manager shall execute documentation to terminate this Agreement.

9. Covenant Runs with the Land. This Agreement constitutes a covenant that runs with land for the benefit of the City and its successors and assigns and is binding upon Grantor and Grantor's Successors and Assigns

IN WITNESS WHEREOF, each of the Parties has caused this instrument to be executed in the manner appropriate for each.

LS-GOODYEAR LLC,
a Delaware limited liability company

By: Eugene J. Stroj Date: 4-8-21

Its: Asst. Vice President

State of Arizona)
) ss.
County of Maricopa)

On this 8th day of April, 2021, personally appeared before me Eugene Strojek, as Asst. Vice President, of LS-GOODYEAR LLC, a Delaware limited liability company, who acknowledges before me that he/she executed the foregoing Temporary Drainage Easement Agreement (Citrus Road).

Notary Seal:

SARA ANDREWS
Notary Public - Arizona
Maricopa County
Commission # 558898
My Comm. Expires Dec 31, 2022

Sara Andrews
Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

City of Goodyear, Arizona
an Arizona municipal corporation

By: _____ Date: _____

Its: _____

State of Arizona)
) ss.
County of Maricopa)

The foregoing Temporary Drainage Easement Agreement (Citrus Road) was acknowledged before me this __ day of _____, 20___ by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said City of Goodyear.

Notary Seal:

_____
Notary Public

Exhibits on Following Pages

April 2, 2021

EXHIBIT "A-1"
LEGAL DESCRIPTION FOR
EL CIDRO PARCEL 1A
PLAT BOUNDARY

That part of the Southwest Quarter of Section 23, Township 1 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Department of Transportation Brass Cap in pothole marking the Southwest Corner of said Section 23, from which the Cotton Picker Spindle marking the West Quarter Corner of said Section 23 bears North 00°11'46" East, a distance of 2,636.39 feet;

Thence North 00°11'46" East, along the West line of the Southwest Quarter of said Section 23, a distance of 968.23 feet to the True Point of Beginning;

Thence continuing North 00°11'46" East, along said West line, a distance of 1,011.52 feet;

Thence South 89°48'14" East, departing said West line, a distance of 1,673.14 feet to the beginning of a tangent curve of 550.00 foot radius, concave Northerly;

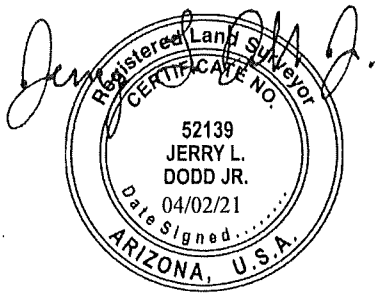
Thence Easterly, along said curve, through a central angle of 09°35'34", a distance of 92.08 feet;

Thence South 09°23'48" East, a distance of 133.09 feet;
Thence South 39°44'27" East, a distance of 33.65 feet;
Thence South 17°15'15" East, a distance of 178.27 feet;
Thence South 04°29'50" East, a distance of 53.68 feet;
Thence South 00°20'06" East, a distance of 455.00 feet;
Thence South 01°37'35" East, a distance of 52.94 feet;
Thence South 11°51'09" East, a distance of 51.07 feet;
Thence South 72°30'40" West, a distance of 115.00 feet;
Thence South 77°44'45" West, a distance of 50.18 feet;
Thence South 12°46'46" West, a distance of 19.54 feet;

Thence South 89°39'54" West, a distance of 1,720.24 feet to the True Point of Beginning;

EXCEPT any part thereof lying within the Map of Dedication El Cidro Infrastructure Phase 1-B, South Citrus Road & West El Cidro Drive as recorded in Book 1565 of Maps, Page 47, Records of Maricopa County, Arizona.

Containing 40.007 Acres, more or less.



4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS

EL CIDRO
PARCEL 1A CLOSURE

The date and time is
3/29/2021 2:11 PM

* FILEPATH / NAME:
N:\01\0174621\CADD\Exhibits\VX.PARCEL1
A.dwg

N00°11'46.1300" E 968.23101

BOUNDARY

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S89°48'13.8702" E 1673.14026

RB = N01°45'15.7349" E
R = 333.55062
A = 92.09272
C = 91.80049
CB = N83°50'41.0659" E
D = 15°49'09.3380"
T = 46.34112
RB = S14°03'53.6031" E

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S39°44'26.9772" E 33.65351

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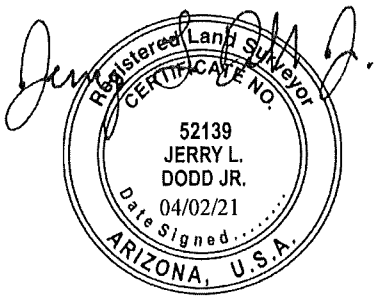
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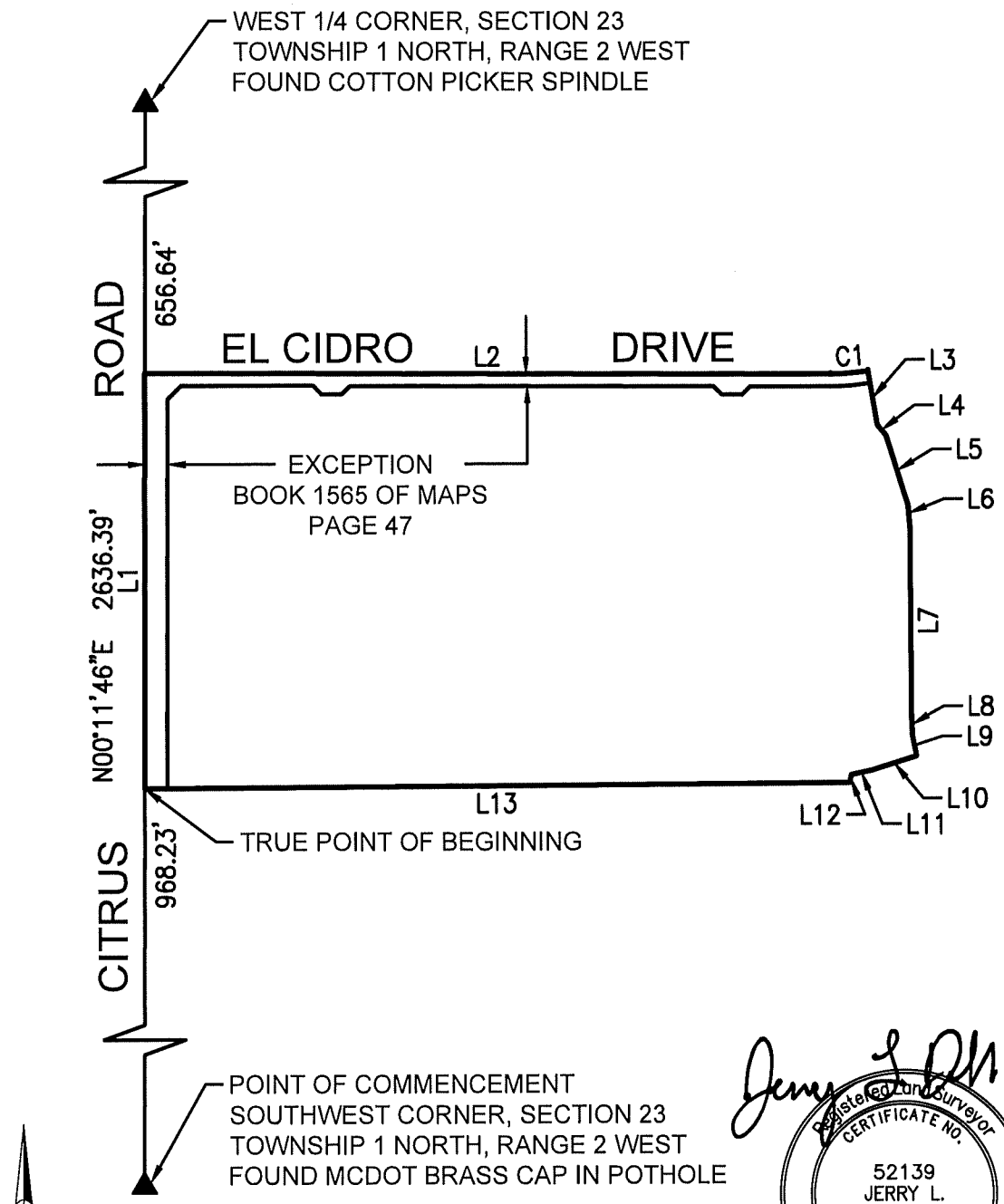
Closing course: 41°59'28.7180" 0.000119

Misclosure: 1/1,000,000+

North Error: 0.000089
East Error: 0.000080

N:\01\0174621\CADD\Exhibits\VX.PARCEL1
A.dwg





SCALE 1" = 400'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT "A-1"	PARCEL 1A	1 OF 2
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1A.dwg **JerryD** **April 2, 2021**

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	92.08'	550.00'	009°35'34"	46.15'	91.98'	N85°23'59"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°11'46"E	1011.52'
L2	S89°48'14"E	1673.14'
L3	S09°23'48"E	133.09'
L4	S39°44'27"E	33.65'
L5	S17°15'15"E	178.27'
L6	S04°29'50"E	53.68'
L7	S00°20'06"E	455.00'
L8	S01°37'35"E	52.94'
L9	S11°51'09"E	51.07'
L10	S72°30'40"W	115.00'
L11	S77°44'45"W	50.18'
L12	S12°46'46"W	19.54'
L13	S89°39'54"W	1720.24'

Registered Land Surveyor
CERTIFICATE NO.
52139
JERRY L.
DODD JR.
Date Signed: 04/02/21
ARIZONA U.S.A.

NO SCALE

EXHIBIT "A-1"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

EL CIDRO

PARCEL 1A

CVL CONSULTANTS
CELEBRATING 60 YEARS

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1A.dwg **JerryD April 2, 2021**

April 2, 2021

EXHIBIT "A-2"
LEGAL DESCRIPTION FOR
EL CIDRO PARCEL 1F
PLAT BOUNDARY

That part of the Southwest Quarter of Section 23, Township 1 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Maricopa County Department of Transportation Brass Cap in pothole marking the Southwest Corner of said Section 23, from which the Cotton Picker Spindle marking the West Quarter Corner of said Section 23 bears North 00°11'46" East, a distance of 2,636.39 feet;

Thence North 00°11'46" East, along the West line of the Southwest Quarter of said Section 23, a distance of 968.23 feet;

Thence North 89°39'54" East, departing said West line, a distance of 1,720.24 feet;

Thence North 12°46'46" East, a distance of 19.54 feet;
Thence North 77°44'45" East, a distance of 50.18 feet;
Thence North 72°30'40" East, a distance of 115.00 feet;
Thence South 23°07'30" East, a distance of 51.07 feet;
Thence South 34°23'52" East, a distance of 51.07 feet;
Thence South 45°42'33" East, a distance of 67.42 feet;
Thence South 48°35'30" East, a distance of 154.15 feet;

Thence South 41°24'30" West, a distance of 276.14 feet to the beginning of a tangent curve of 1,615.00 foot radius, concave Northwesterly;

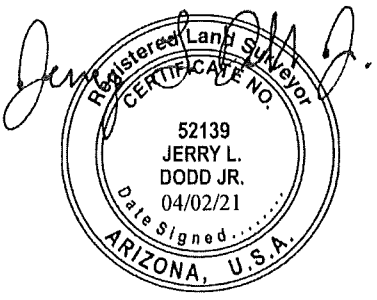
Thence Southwesterly, along said curve, through a central angle of 48°57'38", a distance of 1,380.06 feet;

Thence South 00°22'08" West, a distance of 55.00 feet to a point on the South line of the Southwest Quarter of said Section 23;

Thence North 89°37'52" West, along said South line, a distance of 694.70 feet to the Point of Beginning;

EXCEPT any part thereof lying within the Map of Dedication El Cidro Infrastructure Phase 1-B, South Citrus Road & West El Cidro Drive as recorded in Book 1565 of Maps, Page 47, Records of Maricopa County, Arizona.

Containing 35.653 Acres, more or less.



4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

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EL CIDRO
PARCEL 1F CLOSURE

The date and time is
3/29/2021 2:05 PM

* FILEPATH / NAME:
N:\01\0174621\CADD\Exhibits\VX.PARCEL1F.dwg

Closing course: 32°09'24.6775" 0.000718

Misclosure: 1/1,000,000+

North Error: 0.000607
East Error: 0.000382

N:\01\0174621\CADD\Exhibits\VX.PARCEL1F.dwg

BOUNDARY

N00°11'46.1300" E 968.23101

N89°39'54.1304" E 1720.23517

N12°46'45.8097" E 19.54322

N77°44'44.5537" E 50.18462

N72°30'40.4607" E 115.00000

S23°07'30.4010" E 51.07143

S34°23'52.1243" E 51.07143

S45°42'33.2069" E 67.42500

S48°35'29.9889" E 154.14660

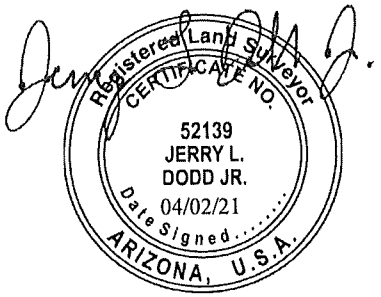
S41°24'30.0111" W 276.13909

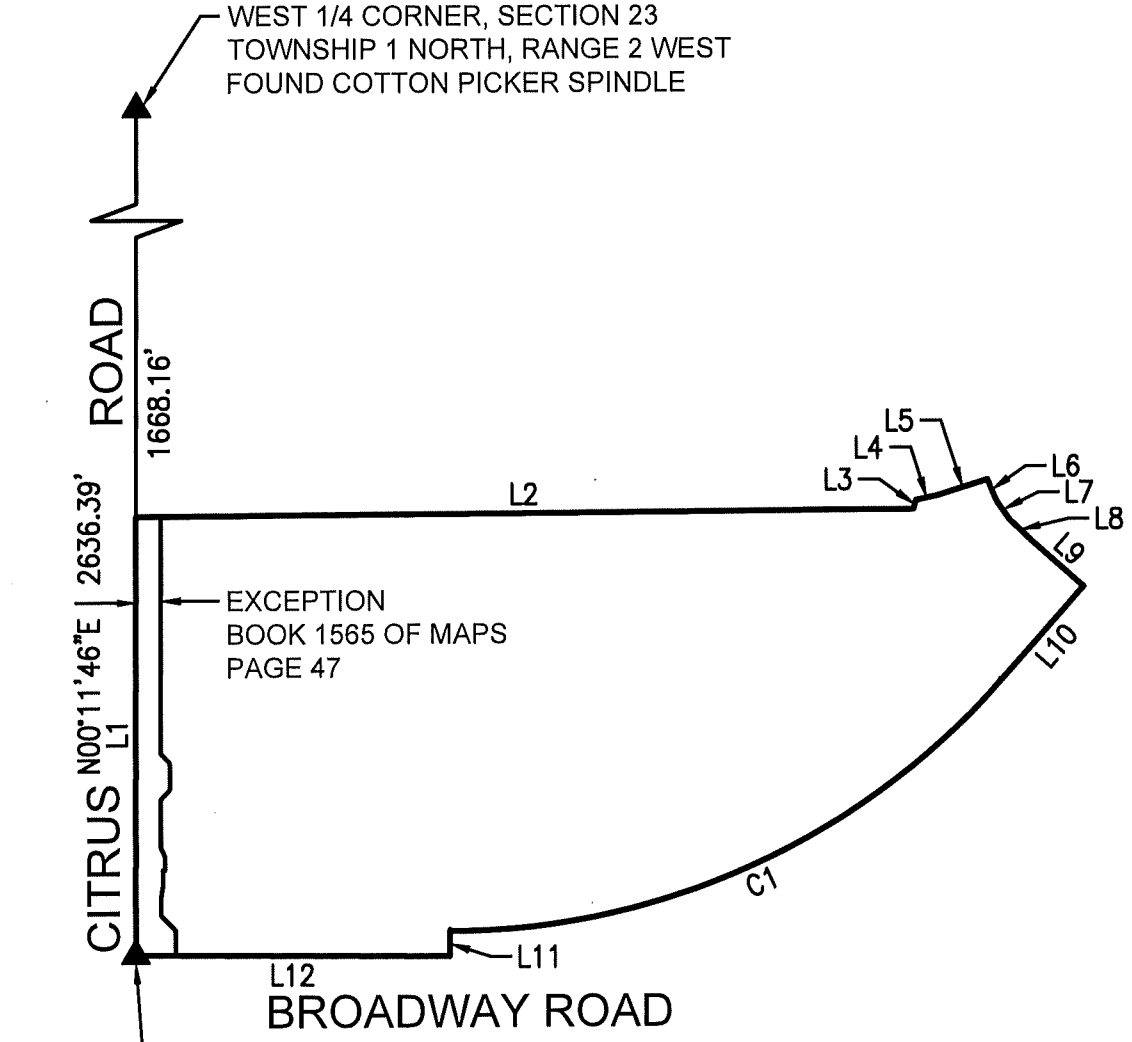
RB = N48°35'29.9890" W
R = 1615.00000
A = 1380.05648
C = 1338.44920
CB = S65°53'19.1385" W
D = 48°57'38.2550"
T = 735.32785
RB = S00°22'08.2660" W

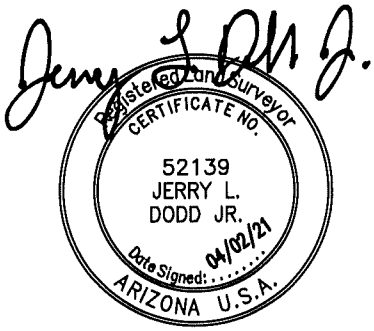
S00°22'08.2663" W 55.00000

N89°37'51.7339" W 694.69618
to

Area = 1642612.82 37.709 AC







SCALE 1" = 400'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT "A-2"		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com	PARCEL 1F	1 OF 2

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1F.dwg **JerryD April 2, 2021**

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1380.06'	1615.00'	048°57'38"	735.33'	1338.45'	N65°53'19"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°11'46"E	968.23'
L2	N89°39'54"E	1720.24'
L3	N12°46'46"E	19.54'
L4	N77°44'45"E	50.18'
L5	N72°30'40"E	115.00'
L6	S23°07'30"E	51.07'
L7	S34°23'52"E	51.07'
L8	S45°42'33"E	67.42'
L9	S48°35'30"E	154.15'
L10	S41°24'30"W	276.14'
L11	S00°22'08"W	55.00'
L12	N89°37'52"W	694.70'

Registered Land Surveyor
CERTIFICATE NO.
52139
JERRY L.
DODD JR.
Date Signed: 04/02/21
ARIZONA U.S.A.

NO SCALE

EXHIBIT "A-2"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

EL CIDRO

PARCEL 1F

CVL CONSULTANTS
CELEBRATING 60 YEARS

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1F.dwg **JerryD April 2, 2021**

EXHIBIT "B"

January 12, 2021

LEGAL DESCRIPTION FOR
EL CIDRO PHASE 2
SOUTHWEST DRAINAGE EASEMENT

That part of the Southwest Quarter of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Parcel No. 1:

Commencing at the Maricopa County Department of Transportation Brass Cap in pothole marking the Southwest Corner of said Section 23, from which the Cotton Picker Spindle marking the West Quarter Corner of said Section 23 bears North 00°11'46" East, a distance of 2,636.39 feet;

Thence South 89°37'52" East, along the South line of the Southwest Quarter of said Section 23, a distance of 87.83 feet;

Thence North 00°22'08" East, a distance of 55.00 feet to the True Point of Beginning;

Thence North 44°43'03" West, a distance of 46.74 feet to a point on a line which is parallel with and 55.00 feet Easterly, as measured at right angles, from the West line of the Southwest Quarter of said Section 23;

Thence North 00°11'46" East, along said parallel line, a distance of 36.00 feet;

Thence North 09°07'36" East, departing said parallel line, a distance of 28.47 feet to a point on a line which is parallel with and 59.42 feet Easterly, as measured at right angles, from the West line of the Southwest Quarter of said Section 23;

Thence North 00°11'46" East, along said parallel line, a distance of 35.81 feet;

Thence South 89°48'14" East, departing said parallel line, a distance of 4.58 feet to a point on a line which is parallel with and 64.00 feet Easterly, as measured at right angles, from the West line of the Southwest Quarter of said Section 23;

Thence North 00°11'46" East, along said parallel line, a distance of 30.00 feet;

Thence North 24°17'54" West, departing said parallel line, a distance of 10.96 feet to a point hereinafter referred to as Point "A";

Thence North 89°39'54" East, a distance of 128.81 feet;
Thence South 52°54'35" East, a distance of 87.03 feet;

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

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Thence South 00°20'06" East, a distance of 122.49 feet to a point on a line which is parallel with and 55.00 feet Northerly, as measured at right angles, from the South line of the Southwest Quarter of said Section 23;

Thence North 89°37'52" West, along said parallel line, a distance of 171.00 feet to the True Point of Beginning.

Parcel No. 1 containing 32,450 Square Feet or 0.745 Acres, more or less.

Parcel No. 2:

Commencing at the aforementioned Point "A";

Thence North 24°17'54" West, a distance of 10.75 feet to a point on a line which is parallel with and 55.00 feet Easterly, as measured at right angles, from the West line of the Southwest Quarter of said Section 23;

Thence North 00°11'46" East, along said parallel line, a distance of 576.20 feet to the True Point of Beginning;

Thence continuing North 00°11'46" East, along said parallel line, a distance of 241.80 feet;

Thence North 60°18'08" East, departing said parallel line, a distance of 162.87 feet;

Thence South 40°46'45" East, a distance of 52.44 feet;
Thence South 00°20'06" East, a distance of 152.74 feet;
Thence South 89°39'54" West, a distance of 32.00 feet;
Thence South 00°20'06" East, a distance of 129.00 feet;

Thence South 89°39'54" West, a distance of 146.20 feet to the True Point of Beginning.

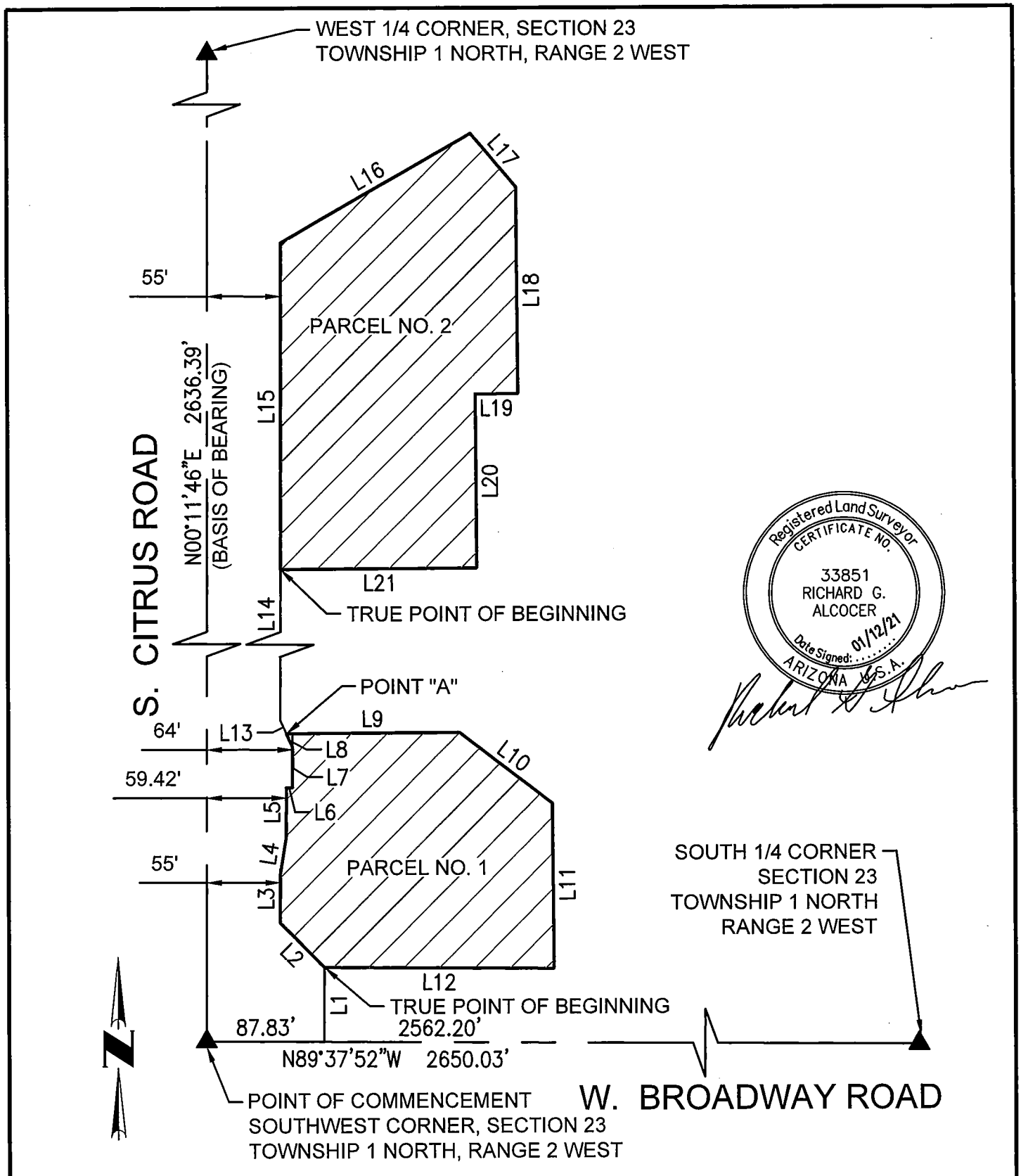
Parcel No. 2 containing 46,394 Square Feet or 1.065 Acres, more or less.

The total containing 78,844 Square Feet or 1.810 Acres, more or less.



4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

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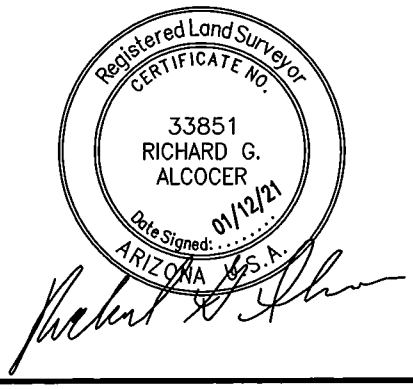


SCALE 1" = 100'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT	SOUTHWEST DRAINAGE EASEMENT	1 OF 2
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

N:\050050\Cadd\VX.DE.SW.dwg **MikeR January 12, 2021**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°22'08"E	55.00'
L2	N44°43'03"W	46.74'
L3	N00°11'46"E	36.00'
L4	N09°07'36"E	28.47'
L5	N00°11'46"E	35.81'
L6	S89°48'14"E	4.58'
L7	N00°11'46"E	30.00'
L8	N24°17'54"W	10.96'
L9	N89°39'54"E	128.81'
L10	S52°54'35"E	87.03'
L11	S00°20'06"E	122.49'

LINE TABLE		
NO.	BEARING	LENGTH
L12	N89°37'52"W	171.00'
L13	N24°17'54"W	10.75'
L14	N00°11'46"E	576.20'
L15	N00°11'46"E	241.80'
L16	N60°18'08"E	162.87'
L17	S40°46'45"E	52.44'
L18	S00°20'06"E	152.74'
L19	S89°39'54"W	32.00'
L20	S00°20'06"E	129.00'
L21	S89°39'54"W	146.20'



NO SCALE

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

EL CIDRO

SOUTHWEST DRAINAGE EASEMENT

CVL CONSULTANTS
CELEBRATING 60 YEARS

N:\050050\Cadd\VX.DE.SW.dwg **MikeR January 12, 2021**

EL CIDRO
SOUTHWEST DRAINAGE EASEMENT
PARCEL 1

S89°37'51.7339" E 87.83436

N00°22'08.2661" E 55.00000

BOUNDARY

N44°43'02.8020" W 46.73938

N00°11'46.1100" E 36.00479

N09°07'36.2954" E 28.47244

N00°11'46.1295" E 35.81372

S89°48'13.8062" E 4.58000

N00°11'46.1170" E 30.00000

N24°17'53.6069" W 10.95621

N89°39'54.1524" E 128.81452

S52°54'34.6750" E 87.02648

S00°20'05.8656" E 122.48512

N89°37'51.7364" W 171.00182
to

Area = 32450.13 0.745 AC

Closing course: 00°14'55.7204" 0.000043

Misclosure: 1/1,000,000+

North Error: 0.000043
East Error: 0.000000

N:\050050\Cadd\math20.dwg

EL CIDRO PHASE 2
SOUTHWEST DRAINAGE EASEMENT
PARCEL 2 CLOSURE

N24°17'53.5576" W 10.75127

N00°11'46.1296" E 576.20017

BOUNDARY

N00°11'46.1272" E 241.79893

N60°18'07.9714" E 162.86556

S40°46'45.1174" E 52.43820

S00°20'05.8930" E 152.74029

S89°39'54.1340" W 32.00001

S00°20'05.8565" E 129.00003

S89°39'54.1364" W 146.20100
to

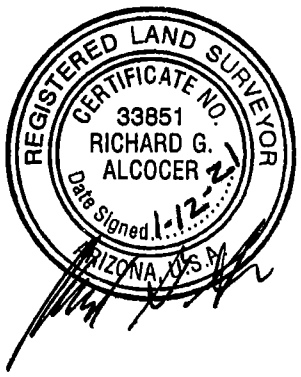
Area = 46393.51 1.065 AC

Closing course: 01°13'47.7864" 0.000148

Misclosure: 1/1,000,000+

North Error: 0.000148
East Error: 0.000003

N:\050050\Cadd\math20.dwg



When recorded mail to:
City of Goodyear
City Clerk/lrb
190 N. Litchfield Road
P.O. Box 5100
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A) (2)

TEMPORARY DRAINAGE EASEMENT AGREEMENT
(El Cidro Drive)

This Temporary Drainage Easement Agreement (El Cidro Drive) is entered into as of _____, 2021, by and between LS-GOODYEAR LLC, a Delaware limited liability company ("LS-GOODYEAR") and the City of Goodyear, an Arizona municipal corporation ("City").

RECITALS

A. LS-GOODYEAR, is the owner of the real property described in Exhibit "A" attached hereto and incorporated herein by this reference and the real property described in Exhibit "B" attached hereto and incorporated herein by this reference (collectively the real property described in Exhibits A and B are referred to as the "Property").

B. LS-GOODYEAR is in the process of developing the Property and constructing road improvements for a section of El Cidro Drive along the frontage of the Property.

C. Pursuant to requirements in the City of Goodyear's Engineering Standards and Design Policies and Goodyear City Code, property owners are required to construct and maintain drainage improvements needed to manage storm water on their properties generated on-site and off-site, including storm water flows from adjacent roadways.

D. LS-GOODYEAR, submitted or caused to be submitted plans titled El Cidro Phase 1B Infrastructure, Paving and Drainage Plans (City HTE number 18-5217) identifying improvements to be constructed within the portion of the Property described in Exhibit "C," a copy of this is attached hereto and incorporated herein by this reference (the "Easement Area") and under a section of El Cidro Drive adjacent to the Property to manage storm water flows from the real property described in Exhibit B generated on-site and off-site and storm water flows from roadways adjacent to the Property.

E. The El Cidro Phase 1B Infrastructure, Paving and Drainage Plans (City HTE number 18-5217) were approved by the City Engineer or his designee on July 23, 2020, a copy of which is on file with the City of Goodyear.

F. This Temporary Drainage Easement Agreement (El Cidro Drive) is being entered to provide for the continued use of the Easement Area for the receipt retention and disposal of

storm water flows and for the construction, maintenance, repair and replacement of drainage improvements that are to be constructed pursuant to the Approved Plans, as defined below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, LS-GOODYEAR and the City agree as follows:

1. DEFINITIONS. Terms not defined elsewhere in this Temporary Drainage Easement Agreement (El Cidro Drive) shall have the following meanings:

a. Agreement means this Temporary Drainage Easement Agreement (El Cidro Drive) by and between LS-GOODYEAR LLC, a Delaware limited liability company and the City of Goodyear, an Arizona municipal corporation as may be amended in a writing executed by the Parties.

b. Approved Plans means the El Cidro Phase 1B Infrastructure, Paving and Drainage Plans, which were approved by the City Engineer or his designee on July 23, 2020 (City HTE number 18-5217) as may be amended and approved by the City Engineer or his designee, a copy of which is on file with the City of Goodyear.

c. El Cidro Drive Drainage Improvements means the improvements identified in the Approved Plans that are to be constructed within the Easement Area, including but not limited to, retention/detention areas, catch basins, scuppers, drainage pipes, headwalls and all other drainage facilities identified in the Approved Plans that, upon construction, will accept, convey and dispose of storm water flows identified in the Approved Plans.

d. Grantor means LS-GOODYEAR LLC, a Delaware limited liability company.

e. Grantor's Maintenance Obligations means all of the obligations set forth in section 5.

f. Grantor's Successors and Assigns means all future owners of all or a part of the Property and Easement Area. Notwithstanding the foregoing, owners of any lot within the Property that has been fully subdivided pursuant to a recorded final plat and for which a Certificate of Occupancy or Certificate of Completion for a single family residence has been issued shall not be considered a successor and/or assign of the Property for purposes of this Agreement.

g. Parties means the City of Goodyear, an Arizona municipal corporation and LS-GOODYEAR LLC, a Delaware limited liability and their respective successors and assigns.

2. GRANT OF EASEMENT. LS-GOODYEAR LLC, a Delaware limited liability company, as the fee owner of the Property and Easement Area grants and conveys to the City of Goodyear, an Arizona municipal corporation a non-exclusive easement on, over, across and under the Easement Area for the uses described in this Agreement and subject to the terms of this Agreement.

3. EASEMENT USES. The easement granted herein is granted for the following uses: (i) the receipt, acceptance, retention, diversion and conveyance of storm water flows and (ii) for the entry upon, construction, installation, maintenance, repair, replacement and operation of the El Cidro Drive Drainage Improvements by the City and its Permittees. The City shall have all rights and privileges necessary or convenient for the full use and enjoyment of the easement, servitude and privileges for the purposes herein described.

4. LIMITATIONS ON GRANTOR'S USE. No building, structure or other above ground improvements other than the El Cidro Drive Drainage Improvements shall be constructed within the Easement Area if such building, structure or above ground improvement would impede the flow of water over, under or through the Easement Area or materially reduce the retention capacity of the Easement Area. Following the completion of the El Cidro Drive Drainage Improvements, Grantor shall not obstruct or alter any of the El Cidro Drive Drainage Improvements without the City's prior written consent.

5. GRANTOR'S MAINTENANCE OBLIGATIONS. Grantor shall be responsible for the installation, maintenance, repair and replacement of all El Cidro Drive Drainage Improvements, including keeping the underground pipes to be installed under the section of El Cidro Drive free of all debris. Grantor shall maintain the El Cidro Drive Drainage Improvements in good condition and in accordance with the Approved Plans. Grantor shall maintain, inspect, repair and replace the El Cidro Drive Drainage Improvements as necessary to: maintain their storm-water carrying and storage capacity; prevent erosion; and prevent any refuse, debris, sediment, vegetation, or other obstruction from accumulating in the El Cidro Drive Drainage Improvements, including the pipes installed under a section of El Cidro Drive.

6. CITY'S MAINTENANCE RIGHTS. The City is not obligated to perform any of Grantor's Maintenance Obligations, but, if in the opinion of the City Engineer, the City's Director of Public Works and/or their respective designees, Grantor has failed to adequately perform any of all of its Maintenance Obligations, the City may undertake all or part of Grantor's Maintenance Obligations at Grantor's expense. If the City undertakes all or part of Grantor's Maintenance Obligations, Grantor shall reimburse the City for the costs the City incurred in doing so within thirty days of Grantor's receipt of an invoice from the City. Grantor shall indemnify, defend and hold the City harmless against Grantor's failure to perform Grantor's Maintenance Obligations under this Agreement.

7. EASEMENT EFFECTIVE DATE. The easement granted herein shall commence on the date this Agreement is recorded in the official records of Maricopa County, Arizona and shall continue in effect until it is terminated as provided in Section 8 of this Agreement.

8. TERMINATION. This Agreement and the easement granted herein shall remain in effect until permanent drainage improvements that will accommodate 100% of the storm water that the temporary drainage easement granted herein was designed to accept have been constructed and the City has been provided a permanent drainage easement for the permanent drainage improvements. Upon the completion of the permanent drainage improvements described herein, the recordation of a permanent drainage easement in a form provided by the City Attorney or his designee, and the City's receipt of a written request from the then owner of the Easement Area, the City Manager shall execute documentation to terminate this Agreement.

9. COVENANT RUNS WITH THE LAND. This Agreement constitutes a covenant that runs with land for the benefit of the City and its successors and assigns and is binding upon Grantor and Grantor's Successors and Assigns.

IN WITNESS WHEREOF, each of the Parties has caused this instrument to be executed in the manner appropriate for each.

LS-GOODYEAR LLC,
a Delaware limited liability company

By: Eugene J. Stojek Date: 4-8-21

Its: Asst. Vice President

State of Arizona)
) ss.
County of Maricopa)

On this 8th day of April, 2021, personally appeared before me Eugene Stojek, as Asst. Vice President, of LS-GOODYEAR LLC, a Delaware limited liability company, who acknowledges before me that he/she executed the foregoing Temporary Drainage Easement Agreement (El Cidro Drive).

Notary Seal:

SARA ANDREWS
Notary Public - Arizona
Maricopa County
Commission # 558898
My Comm. Expires Dec 31, 2022

Sara Andrews
Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages

City of Goodyear, Arizona
an Arizona municipal corporation

By: _____ Date: _____

Its: _____

State of Arizona)
) ss.
County of Maricopa)

The foregoing Temporary Drainage Easement Agreement (El Cidro Drive) was acknowledged before me this __ day of _____, 20___ by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said City of Goodyear.

Notary Seal:

_____
Notary Public

Exhibits on Following Pages

April 2, 2021

EXHIBIT "A"
LEGAL DESCRIPTION FOR
EL CIDRO PARCEL 1C
PLAT BOUNDARY

That part of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Department of Transportation Brass Cap in pothole marking the Southwest Corner of said Section 23, from which the Cotton Picker Spindle marking the West Quarter Corner of said Section 23 bears North 00°11'46" East, a distance of 2,636.39 feet;

Thence North 00°11'46" East, along the West line of the Southwest Quarter of said Section 23, a distance of 1,979.75 feet;

Thence South 89°48'14" East, departing said West line, a distance of 1,673.14 feet to the beginning of a tangent curve of 550.00 foot radius, concave Northerly;

Thence Easterly, along said curve, through a central angle of 09°35'34", a distance of 92.08 feet;

Thence South 09°23'48" East, a distance of 30.00 feet to a point on a 580.00 foot radius non-tangent curve, whose center bears North 09°23'48" West, and the True Point of Beginning;

Thence Northeasterly, along said curve, through a central angle of 35°36'22", a distance of 360.44 feet;

Thence North 87°46'31" East, a distance of 29.36 feet;
Thence North 40°17'21" East, a distance of 50.00 feet;
Thence North 05°06'45" West, a distance of 28.61 feet;

Thence North 39°13'18" East, a distance of 387.07 feet to the beginning of a tangent curve of 470.00 foot radius, concave Southeasterly;

Thence Northeasterly, along said curve, through a central angle of 51°02'18", a distance of 418.67 feet;

Thence South 89°44'24" East, a distance of 206.43 feet;
Thence South 44°44'24" East, a distance of 28.28 feet;
Thence South 89°44'24" East, a distance of 50.00 feet;
Thence North 45°15'36" East, a distance of 28.28 feet;

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Exhibit "A"
Legal Description for
El Cidro Parcel 1C
Plat Boundary
April 2, 2021

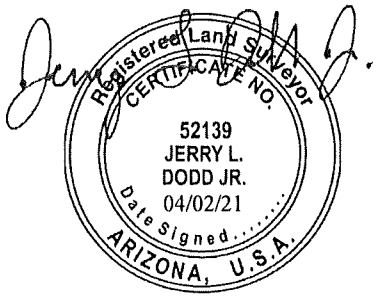
Thence South 89°44'24" East, a distance of 404.16 feet to the beginning of a tangent curve of 470.00 foot radius, concave Southwesterly;

Thence Southeasterly, along said curve, through a central angle of 10°00'00", a distance of 82.03 feet;

Thence South 79°44'24" East, a distance of 69.87 feet;
Thence South 36°32'17" West, a distance of 15.39 feet;
Thence South 36°30'14" West, a distance of 80.57 feet;
Thence South 36°32'25" West, a distance of 166.73 feet;
Thence South 63°17'54" West, a distance of 60.64 feet;
Thence South 36°43'51" West, a distance of 899.10 feet;
Thence South 41°24'30" West, a distance of 1,157.16 feet;
Thence North 48°35'30" West, a distance of 154.15 feet;
Thence North 45°42'33" West, a distance of 67.42 feet;
Thence North 34°23'52" West, a distance of 51.07 feet;
Thence North 23°07'30" West, a distance of 51.07 feet;
Thence North 11°51'09" West, a distance of 51.07 feet;
Thence North 01°37'35" West, a distance of 52.94 feet;
Thence North 00°20'06" West, a distance of 455.00 feet;
Thence North 04°29'50" West, a distance of 53.68 feet;
Thence North 17°15'15" West, a distance of 178.27 feet;
Thence North 39°44'27" West, a distance of 33.65 feet;

Thence North 09°23'48" West, a distance of 103.09 feet to the True Point of Beginning.

Containing 36.573 Acres, more or less.



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CVL CONSULTANTS

EL CIDRO
PARCEL 1C CLOSURE

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BOUNDARY

RB = N09°23'47.5578" W
R = 580.00000
A = 360.44002
C = 354.66791
CB = N62°48'00.9840" E
D = 35°36'22.9164"
T = 186.25317
RB = S45°00'10.4742" E

N87°46'30.5367" E 29.35960

N40°17'20.8867" E 50.00053

N05°06'45.3220" W 28.61103

N39°13'17.7862" E 387.06984

RB = S50°46'42.2128" E
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CB = N64°44'26.8732" E
D = 51°02'18.1719"
T = 224.37177
RB = N00°15'35.9591" E

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S44°44'24.0439" E 28.28427

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N45°15'35.9561" E 28.28427

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C = 81.92640
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D = 09°59'60.0000"
T = 41.11967
RB = N10°15'35.9561" E

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S36°32'17.0000" W 15.38832

S36°30'13.9282" W 80.57447

S36°32'25.0000" W 166.72886

S63°17'54.0816" W 60.64307

S36°43'51.2823" W 899.09812

S41°24'30.0111" W 1157.16302

N48°35'29.9889" W 154.14660

N45°42'33.2069" W 67.42500

N34°23'52.1243" W 51.07143

N23°07'30.4010" W 51.07143

N11°51'08.6801" W 51.07142

N01°37'34.8791" W 52.94441

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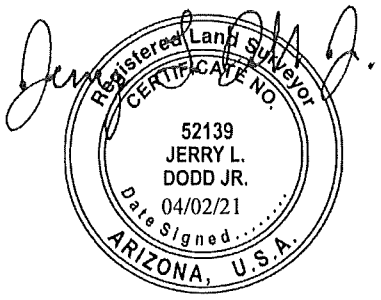
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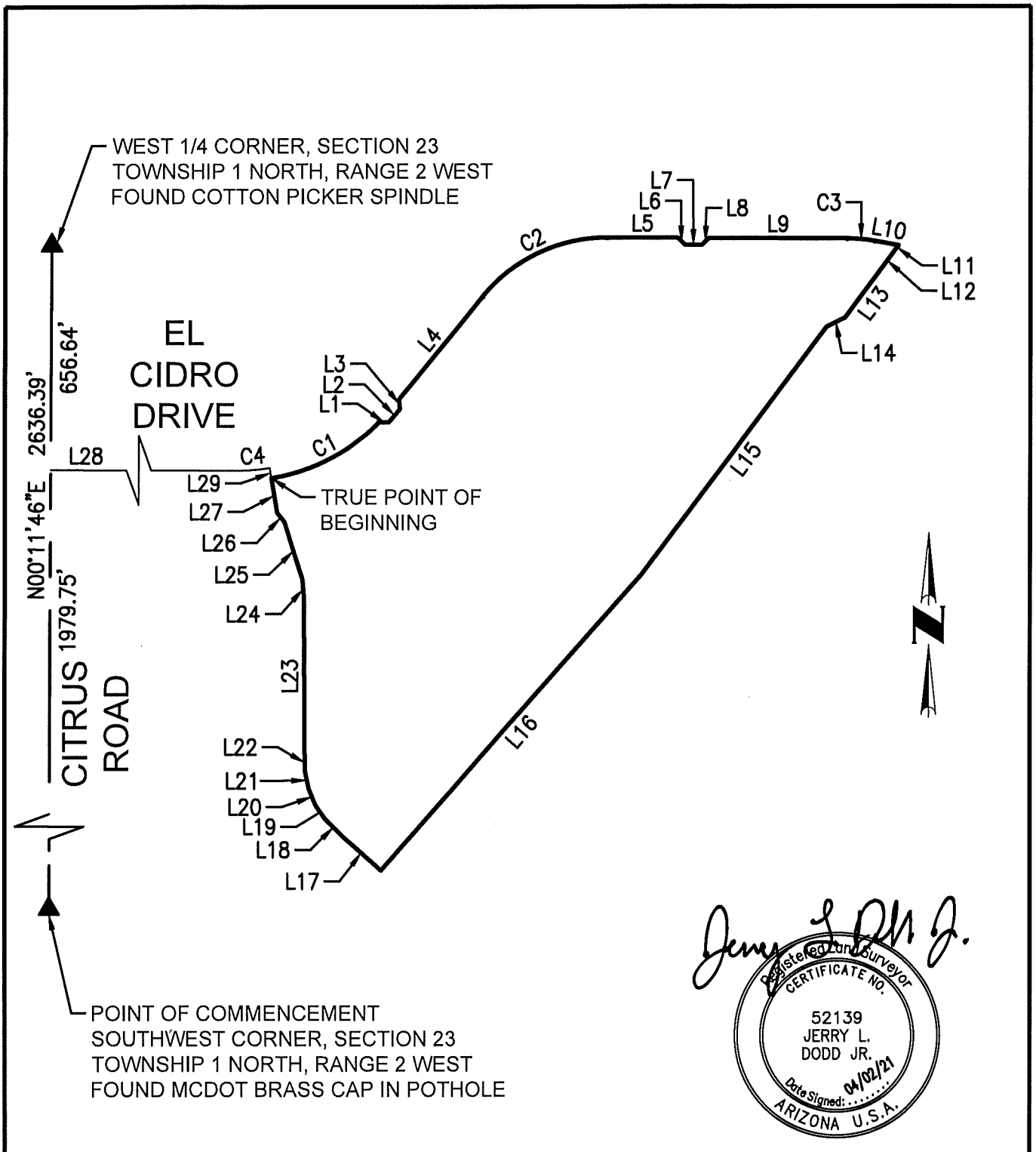
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Misclosure: 1/1,000,000+

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East Error: 0.001225

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C.dwg





SCALE 1" = 400'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT "A"	PARCEL 1C	1 OF 3
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1C.dwg **JerryD April 2, 2021**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N87°46'31"E	29.36'
L2	N40°17'21"E	50.00'
L3	N05°06'45"W	28.61'
L4	N39°13'18"E	387.07'
L5	S89°44'24"E	206.43'
L6	S44°44'24"E	28.28'
L7	S89°44'24"E	50.00'
L8	N45°15'36"E	28.28'
L9	S89°44'24"E	404.16'
L10	S79°44'24"E	69.87'
L11	S36°32'17"W	15.39'
L12	S36°30'14"W	80.57'
L13	S36°32'25"W	166.73'
L14	S63°17'54"W	60.64'
L15	S36°43'51"W	899.10'
L16	S41°24'30"W	1157.16'
L17	N48°35'30"W	154.15'
L18	N45°42'33"W	67.42'

LINE TABLE		
NO.	BEARING	LENGTH
L19	N34°23'52"W	51.07'
L20	N23°07'30"W	51.07'
L21	N11°51'09"W	51.07'
L22	N01°37'35"W	52.94'
L23	N00°20'06"W	455.00'
L24	N04°29'50"W	53.68'
L25	N17°15'15"W	178.27'
L26	N39°44'27"W	33.65'
L27	N09°23'48"W	103.09'
L28	S89°48'14"E	1673.14'
L29	S09°23'48"E	30.00'

Registered Land Surveyor
CERTIFICATE NO.
52139
JERRY L.
DODD JR.
Date Signed: 04/02/21
ARIZONA U.S.A.

NO SCALE

EXHIBIT "A"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

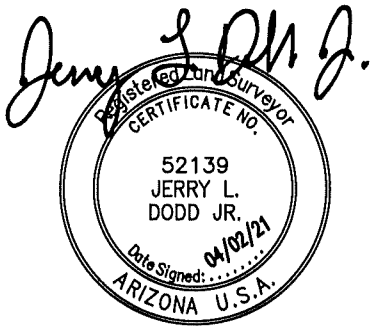
EL CIDRO

PARCEL 1C

CVL CONSULTANTS
CELEBRATING 60 YEARS

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CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	360.44'	580.00'	035°36'23"	186.25'	354.67'	N62°48'01"E
C2	418.67'	470.00'	051°02'18"	224.37'	404.96'	S64°44'27"W
C3	82.03'	470.00'	010°00'00"	41.12'	81.93'	N84°44'24"W
C4	92.08'	550.00'	009°35'34"	46.15'	91.98'	N85°23'59"E



NO SCALE

EXHIBIT "A"

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Phoenix, Arizona 85014
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EL CIDRO

PARCEL 1C

CVL CONSULTANTS
CELEBRATING 60 YEARS

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April 2, 2021

EXHIBIT "B"
LEGAL DESCRIPTION FOR
EL CIDRO PARCEL 1E
PLAT BOUNDARY

All of El Cidro – Phase 1 Parcel 1E as recorded in Book 1566 of Maps, Page 2, Records of Maricopa County, Arizona, being a part of Section 23, Township 1 North, Range 2 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Department of Transportation Brass Cap in pothole marking the Southwest Corner of said Section 23, from which the Cotton Picker Spindle marking the West Quarter Corner of said Section 23 bears North 00°11'46" East, a distance of 2,636.39 feet;

Thence North 00°11'46" East, along the West line of the Southwest Quarter of said Section 23, a distance of 1,979.75 feet;

Thence South 89°48'14" East, departing said West line, a distance of 1,673.14 feet to the beginning of a tangent curve of 550.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of 50°58'28", a distance of 489.32 feet;

Thence North 39°13'18" East, a distance of 271.97 feet;
Thence North 50°46'42" West, a distance of 38.50 feet;
Thence North 05°41'43" West, a distance of 11.61 feet;

Thence North 50°46'42" West, a distance of 3.30 feet to the True Point of Beginning;

Thence North 50°46'42" West, a distance of 98.50 feet;

Thence North 39°13'18" West, a distance of 6.39 feet to a point on a non-tangent curve of 55.00 foot radius, whose center bears North 32°26'04" West;

Thence Northerly, along said curve, through a central angle of 114°07'43", a distance of 109.56 feet to the beginning of a tangent reverse curve of 55.00 foot radius, concave Northwesterly;

Thence Northeasterly, along said curve, through a central angle of 17°20'29", a distance of 16.65 feet;

Thence North 39°13'18" East, a distance of 82.80 feet to the beginning of a tangent curve of 625.00 foot radius, concave Southeasterly;

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Thence Northeasterly, along said curve, through a central angle of 01°47'51", a distance of 19.61 feet;

Thence North 36°02'12" West, a distance of 148.65 feet;
Thence North 26°10'00" West, a distance of 74.92 feet;
Thence North 68°39'54" East, a distance of 110.00 feet;

Thence North 06°18'17" East, a distance of 22.57 feet to a point on a 425.00 foot radius non-tangent curve, whose center bears North 71°21'41" East;

Thence Northwesterly, along said curve, through a central angle of 02°21'28", a distance of 17.49 feet;

Thence North 16°16'51" West, a distance of 64.29 feet;
Thence North 60°36'05" West, a distance of 17.17 feet;
Thence North 04°04'32" West, a distance of 51.01 feet;
Thence North 16°04'47" West, a distance of 117.19 feet;
Thence North 76°14'18" East, a distance of 49.97 feet;
Thence North 73°43'09" East, a distance of 263.76 feet;
Thence North 79°25'10" East, a distance of 61.78 feet;
Thence North 81°59'23" East, a distance of 50.00 feet;
Thence North 85°02'00" East, a distance of 67.35 feet;
Thence South 89°44'24" East, a distance of 950.93 feet;

Thence North 59°21'40" East, a distance of 10.00 feet to a point on a 325.00 foot radius non-tangent curve, whose center bears North 59°21'40" East;

Thence Southeasterly, along said curve, through a central angle of 04°10'55", a distance of 23.73 feet;

Thence South 34°49'15" East, a distance of 214.15 feet;

Thence South 06°16'36" West, a distance of 30.14 feet to a point on a 330.00 foot radius non-tangent curve, whose center bears South 42°37'33" East;

Thence Southwesterly, along said curve, through a central angle of 37°06'51", a distance of 213.76 feet;

Thence South 10°15'36" West, a distance of 150.81 feet; Thence South 55°15'36" West, a distance of 46.67 feet;

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Exhibit "B"
Legal Description for
El Cidro Parcel 1E
Plat Boundary
April 2, 2021

Thence North 79°44'24" West, a distance of 9.85 feet to the beginning of a tangent curve of 530.00 foot radius, concave Southwesterly;

Thence Northwesterly, along said curve, through a central angle of 10°00'00", a distance of 92.50 feet;

Thence North 89°44'24" West, a distance of 404.16 feet;
Thence North 44°44'24" West, a distance of 28.28 feet;
Thence North 89°44'24" West, a distance of 50.00 feet;
Thence South 45°15'36" West, a distance of 28.28 feet;

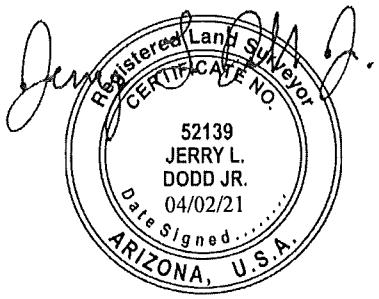
Thence North 89°44'24" West, a distance of 206.43 feet to the beginning of a tangent curve of 530.00 foot radius, concave Southeasterly;

Thence Southwesterly, along said curve, through a central angle of 51°02'18", a distance of 472.12 feet;

Thence South 39°13'18" West, a distance of 57.40 feet;
Thence South 84°13'18" West, a distance of 28.28 feet;

Thence South 39°13'18" West, a distance of 61.00 feet to the True Point of Beginning.

Containing 20.199 Acres, more or less.



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CVL CONSULTANTS

EL CIDRO
PARCEL 1E CLOSURE

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A = 489.32045
C = 473.34160
CB = N64°42'31.9583" E
D = 50°58'28.3458"
T = 262.18656
RB = S50°46'42.2146" E

N39°13'17.7862" E 271.97162

N50°46'42.2155" W 38.50000

N05°41'43.3212" W 11.61368

N50°46'42.2159" W 3.29981

BOUNDARY

N50°46'42.2156" W 98.50000

N39°13'17.8167" E 6.38544

RB = N32°26'03.9662" E
R = 55.00000
A = 109.55561
C = 92.32095
CB = N00°30'04.5244" W
D = 114°07'43.0187"
T = 84.90104
RB = N33°26'13.0151" W

RB = N33°26'13.0149" W
R = 55.00000
A = 16.64659
C = 16.58312
CB = N47°53'32.3879" E
D = 17°20'29.1944"
T = 8.38742
RB = S50°46'42.2093" E

N39°13'17.7908" E 82.80257

RB = S50°46'42.2132" E
R = 625.00002
A = 19.60984
C = 19.60904
CB = N40°07'13.6431" E
D = 01°47'51.7127"
T = 9.80573
RB = N48°58'50.5005" W

N36°02'11.7885" W 148.65494

N26°10'00.2394" W 74.92331

N68°39'53.6130" E 110.00000

N06°18'17.2514" E 22.57015

RB = N71°21'41.0879" E
R = 425.00001
A = 17.48918
C = 17.48795
CB = N17°27'34.9094" W
D = 02°21'28.0055"
T = 8.74582
RB = S73°43'09.0933" W

N16°16'50.9053" W 64.28596

N60°36'04.8017" W 17.17062

N04°04'32.1774" W 51.00822

N16°04'47.0225" W 117.19406

N76°14'17.5081" E 49.97040

N73°43'09.1207" E 263.76186

N79°25'09.8953" E 61.77557

N81°59'22.5414" E 50.00000

N85°01'59.8352" E 67.35442

S89°44'24.0494" E 950.92527

N59°21'40.1461" E 10.00000

RB = N59°21'40.1460" E
R = 325.00000
A = 23.72188
C = 23.71662
CB = S32°43'47.5303" E
D = 04°10'55.3527"
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RB = S55°10'44.7933" W

S34°49'15.2067" E 214.15391

S06°16'35.7129" W 30.14369

RB = S42°37'33.3677" E
R = 330.00000
A = 213.76174
C = 210.04405
CB = S28°49'01.2942" W
D = 37°06'50.6761"
T = 110.78187
RB = N79°44'24.0438" W

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S55°15'35.9561" W 46.66905

N79°44'24.0439" W 9.85386

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A = 92.50245
C = 92.38509
CB = N84°44'24.0439" W
D = 10°00'00.0000"
T = 46.36899
RB = N00°15'35.9561" E

N89°44'24.0439" W 404.16490

N44°44'24.0438" W 28.28427

N89°44'24.0439" W 50.00000

S45°15'35.9561" W 28.28427

N89°44'24.0439" W 206.43000

RB = S00°15'35.9588" W
R = 530.00001
A = 472.11754
C = 456.66219
CB = S64°44'26.8729" W
D = 51°02'18.1717"
T = 253.01497
RB = N50°46'42.2129" W

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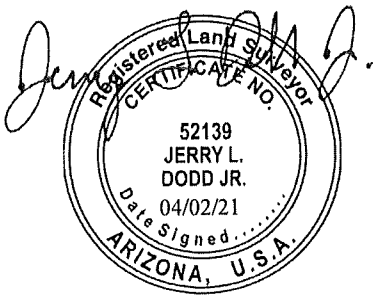
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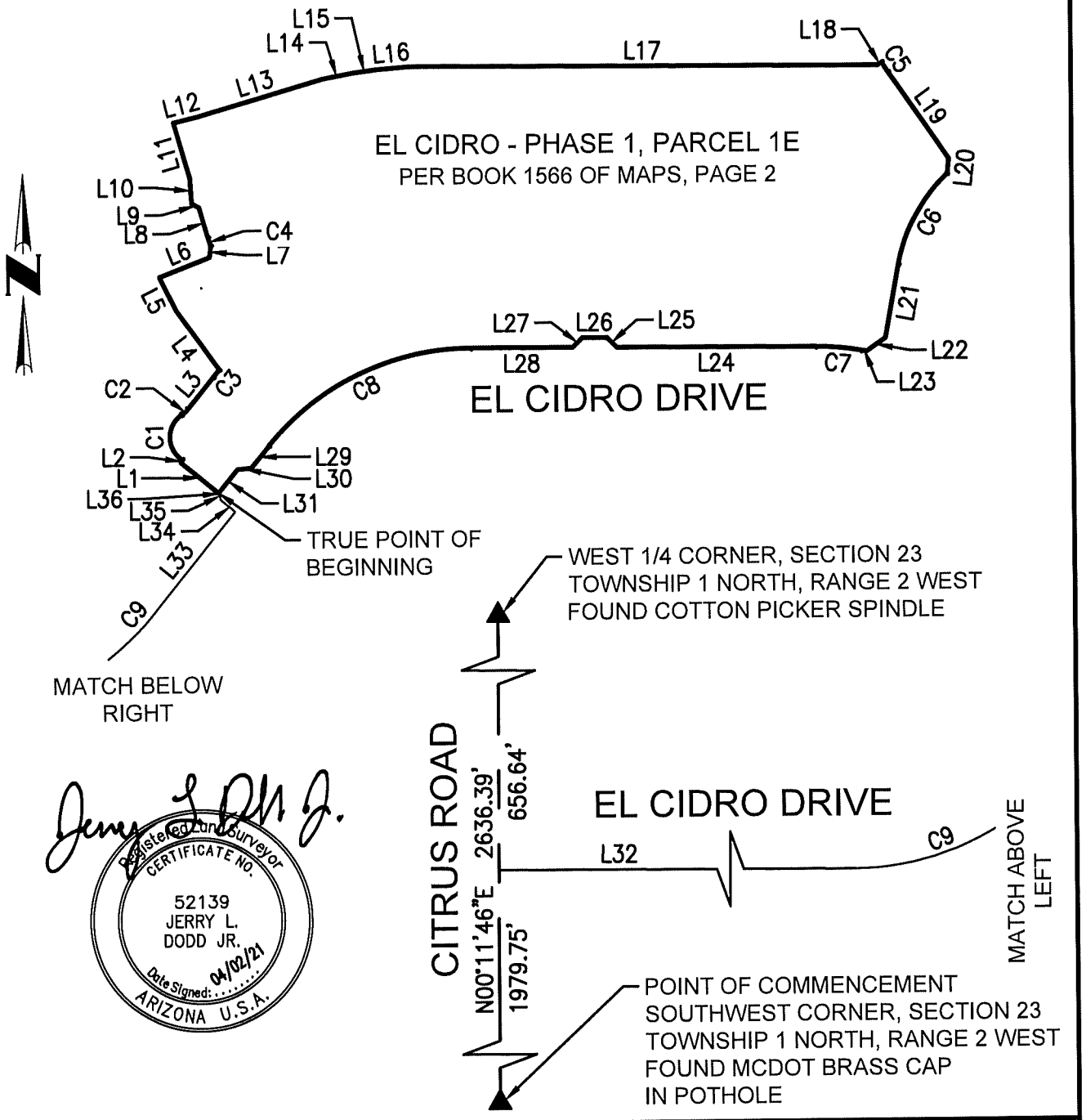
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East Error: 0.000228

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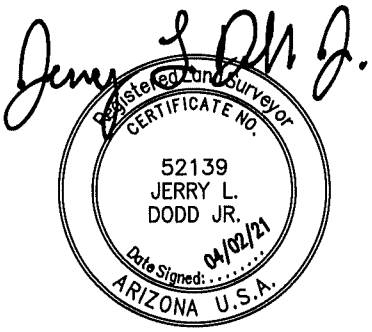


Registered Land Surveyor
CERTIFICATE NO.
52139
JERRY L.
DODD JR.
Date Signed: 04/02/21
ARIZONA U.S.A.

SCALE 1" = 300'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT "B"	PARCEL 1E	1 OF 3
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1E.dwg **JerryD April 2, 2021**

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	109.56'	55.00'	114°07'43"	84.90'	92.32'	S00°30'05"E
C2	16.65'	55.00'	017°20'29"	8.39'	16.58'	N47°53'32"E
C3	19.61'	625.00'	001°47'52"	9.81'	19.61'	S40°07'14"W
C4	17.49'	425.00'	002°21'28"	8.75'	17.49'	S17°27'35"E
C5	23.72'	325.00'	004°10'55"	11.87'	23.72'	S32°43'48"E
C6	213.76'	330.00'	037°06'51"	110.78'	210.04'	S28°49'01"W
C7	92.50'	530.00'	010°00'00"	46.37'	92.39'	N84°44'24"W
C8	472.12'	530.00'	051°02'18"	253.01'	456.66'	S64°44'27"W
C9	489.32'	550.00'	050°58'28"	262.19'	473.34'	N64°42'32"E



NO SCALE

EXHIBIT "B"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
http://www.cvlci.com

EL CIDRO

PARCEL 1E

CVL CONSULTANTS
CELEBRATING 60 YEARS

\\phx-cvlfile4\Engrdata\01\0174621\CADD\Exhibits\VX.PARCEL1E.dwg **JerryD April 2, 2021**

LINE TABLE		
NO.	BEARING	LENGTH
L1	N50°46'42"W	98.50'
L2	N39°13'18"E	6.39'
L3	N39°13'18"E	82.80'
L4	N36°02'12"W	148.65'
L5	N26°10'00"W	74.92'
L6	N68°39'54"E	110.00'
L7	N06°18'17"E	22.57'
L8	N16°16'51"W	64.29'
L9	N60°36'05"W	17.17'
L10	N04°04'32"W	51.01'
L11	N16°04'47"W	117.19'
L12	N76°14'18"E	49.97'
L13	N73°43'09"E	263.76'
L14	N79°25'10"E	61.78'
L15	N81°59'23"E	50.00'
L16	N85°02'00"E	67.35'
L17	S89°44'24"E	950.93'
L18	N59°21'40"E	10.00'
L19	S34°49'15"E	214.15'
L20	S06°16'36"W	30.14'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S10°15'36"W	150.81'
L22	S55°15'36"W	46.67'
L23	N79°44'24"W	9.85'
L24	N89°44'24"W	404.16'
L25	N44°44'24"W	28.28'
L26	N89°44'24"W	50.00'
L27	S45°15'36"W	28.28'
L28	N89°44'24"W	206.43'
L29	S39°13'18"W	57.40'
L30	S84°13'18"W	28.28'
L31	S39°13'18"W	61.00'
L32	S89°48'14"E	1673.14'
L33	N39°13'18"E	271.97'
L34	N50°46'42"W	38.50'
L35	N05°41'43"W	11.61'
L36	N50°46'42"W	3.30'

Registered Land Surveyor
CERTIFICATE NO.
52139
JERRY L.
DODD JR.
Date Signed: 04/02/21
ARIZONA U.S.A.

NO SCALE

EXHIBIT "B"

4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
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EL CIDRO

PARCEL 1E

CVL CONSULTANTS
CELEBRATING 60 YEARS

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EXHIBIT "C"

January 12, 2021

LEGAL DESCRIPTION FOR
EL CIDRO PHASE 2
NORTHEAST DRAINAGE EASEMENT

That part of the East Half of Section 23, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Maricopa County Highway Department Brass Cap in hand hole marking the East Quarter Corner of said Section 23, from which the Maricopa County Highway Department Brass Cap in hand hole marking the Northeast Corner of said Section 23 bears North 00°11'10" East, a distance of 2,644.51 feet;

Thence North 89°43'14" West, along the South line of the Northeast Quarter of said Section 23, a distance of 1,703.26 feet to a point on the Southerly prolongation of the Easterly line of Map of Dedication El Cidro Infrastructure Phase 1-A, South 173rd Avenue, as recorded in Book 1331 of Maps, Page 45, Records of Maricopa County, Arizona, being the True Point of Beginning;

Thence South 36°30'14" West, along said Southerly prolongation, a distance of 80.57 feet to the Northwesterly Corner of that certain parcel of land described in Final Order of Condemnation as recorded in Document No. 2012-0582748, Records of Maricopa County, Arizona;

Thence South 36°32'25" West, along the Westerly line of said certain parcel of land, a distance of 166.73 feet to a point on the Northerly line of that certain parcel of land described in Document No. 2007-1356154, Records of Maricopa County, Arizona;

Thence South 63°17'54" West, along said Northerly line, a distance of 60.64 feet;

Thence South 36°43'51" West, along the Westerly line of last said certain parcel of land, a distance of 29.41 feet;

Thence North 76°42'33" West, departing said Westerly line, a distance of 168.39 feet to a point on a 418.00 foot radius non-tangent curve, whose center bears North 76°42'33" West;

Thence Northerly, along said curve, through a central angle of 07°57'32", a distance of 58.06 feet;

Thence North 47°47'45" East, a distance of 17.70 feet;

Thence South 89°44'24" East, a distance of 14.20 feet to the beginning of a tangent curve of 50.00 foot radius, concave Southwesterly;

4550 N 12th Street | Phoenix AZ 85014 | 602.264.6831 | (F) 602.264.0928

CVL CONSULTANTS

Thence Southeasterly, along said curve, through a central angle of 60°00'00", a distance of 52.36 feet to the beginning of a tangent reverse curve of 50.00 foot radius, concave Northeasterly;

Thence Southeasterly, Easterly and Northeasterly, along said curve, through a central angle of 184°44'19", a distance of 161.21 feet;

Thence North 55°31'17" East, a distance of 32.24 feet;
Thence North 00°15'36" East, a distance of 128.14 feet;

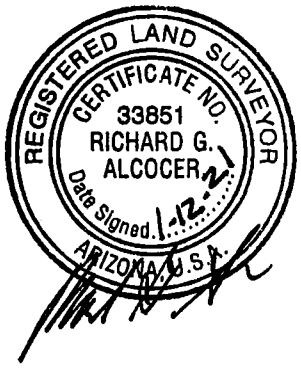
Thence South 89°44'24" East, a distance of 50.00 feet to the beginning of a tangent curve of 470.00 foot radius, concave Southerly;

Thence Easterly, along said curve, through a central angle of 10°00'00", a distance of 82.03 feet to a point on the Southerly line of said Map of Dedication El Cidro Infrastructure Phase 1-A, South 173rd Avenue;

Thence South 79°44'24" East, along said Southerly line, a distance of 69.87 feet;

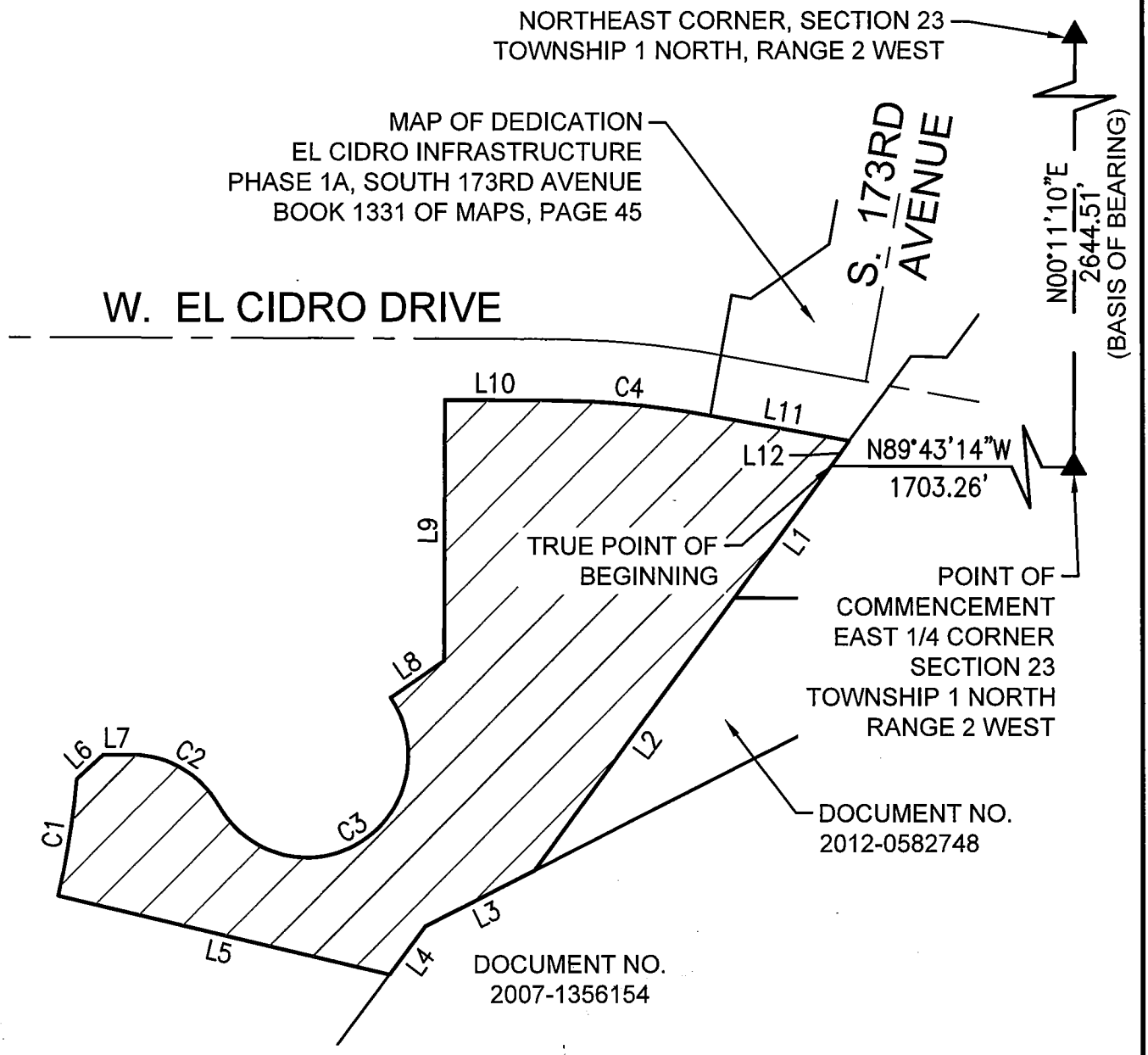
Thence South 36°32'17" West, departing said Southerly line along the Southerly prolongation of the Easterly line of said Map of Dedication El Cidro Infrastructure Phase 1-A, South 173rd Avenue, a distance of 15.39 feet to the True Point of Beginning.

Containing 42,358 Square Feet or 0.972 Acres, more or less.



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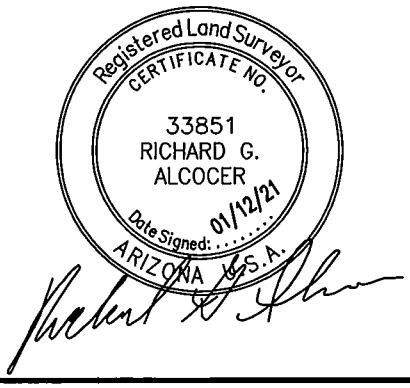
SCALE 1" = 100'	EL CIDRO	CVL CONSULTANTS CELEBRATING 60 YEARS
EXHIBIT	NORTHEAST DRAINAGE EASEMENT	1 OF 2
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 http://www.cvlci.com		

N:\050050\Cadd\VX.DE.NE.dwg **MikeR January 12, 2021**

CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	58.06'	418.00'	007°57'32"	29.08'	58.02'	N09°18'41"E
C2	52.36'	50.00'	060°00'00"	28.87'	50.00'	S59°44'24"E
C3	161.21'	50.00'	184°44'19"	1208.46'	99.91'	N57°53'27"E
C4	82.03'	470.00'	010°00'00"	41.12'	81.93'	S84°44'24"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	S36°30'14"W	80.57'
L2	S36°32'25"W	166.73'
L3	S63°17'54"W	60.64'
L4	S36°43'51"W	29.41'
L5	N76°42'33"W	168.39'
L6	N47°47'45"E	17.70'

LINE TABLE		
NO.	BEARING	LENGTH
L7	S89°44'24"E	14.20'
L8	N55°31'17"E	32.24'
L9	N00°15'36"E	128.14'
L10	S89°44'24"E	50.00'
L11	S79°44'24"E	69.87'
L12	S36°32'17"W	15.39'



NO SCALE

EXHIBIT

4550 North 12th Street
Phoenix, Arizona 85014
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EL CIDRO

NORTHEAST DRAINAGE EASEMENT

CVL CONSULTANTS
CELEBRATING 60 YEARS

N:\050050\Cadd\VX.DE.NE.dwg **MikeR January 12, 2021**

EL CIDRO PHASE 2
NORTHEAST DRAINAGE EASEMENT CLOSURE

N89°43'14.4602" W 1703.25687

BOUNDARY

S36°30'13.9282" W 80.57447

S36°32'25.0043" W 166.72885

S63°17'54.0683" W 60.64307

S36°43'51.2662" W 29.41288

N76°42'33.2419" W 168.39128

RB = N76°42'33.2344" W
R = 417.99999
A = 58.06444
C = 58.01777
CB = N09°18'40.6290" E
D = 07°57'32.2732"
T = 29.07899
RB = S84°40'05.5076" E

N47°47'45.2323" E 17.70482

S89°44'23.9820" E 14.19647

RB = S00°15'35.9467" W
R = 49.99999
A = 52.35988
C = 50.00000
CB = S59°44'24.0463" E
D = 60°00'00.0141"
T = 28.86751
RB = N60°15'35.9607" E

RB = N60°15'35.9607" E
R = 50.00001
A = 161.21479
C = 99.91453
CB = N57°53'26.6324" E
D = 184°44'18.6567"
T = 1208.46125
RB = N55°31'17.3040" E

N55°31'17.3496" E 32.23691

N00°15'35.9516" E 128.13877

S89°44'24.0415" E 50.00000

RB = S00°15'35.9561" W
R = 470.00000
A = 82.03047
C = 81.92640
CB = S84°44'24.0439" E
D = 09°59'60.0000"
T = 41.11967
RB = N10°15'35.9561" E

S79°44'24.0439" E 69.87322

S36°32'17.0000" W 15.38832
 to

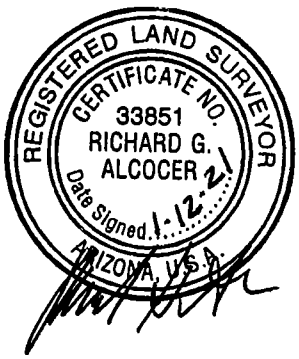
Area = 42358.32 0.972 AC

Closing course: 268°55'42.1499" 0.000231

Misclosure: 1/1,000,000+

North Error: 0.000004
East Error: 0.000231

N:\050050\Cadd\math20.dwg



AGENDA ITEM #: 5.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE SECOND AMENDMENT TO THE INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11

STAFF PRESENTER(S): Roric Massey, City Attorney

SUMMARY:

Council to consider approval of the Second Amendment to the Infrastructure Development Agreement for the Project 10-11 with Microsoft Corporation which provides terms for the issuance of building permits and construction of Phase II of the development.

Recommendation:

ADOPT RESOLUTION NO. 2021-2152 APPROVING THE SECOND AMENDMENT TO THE INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11; DIRECTING THE CITY MANAGER TO EXECUTE THE AMENDMENT DOCUMENT; AUTHORIZING AND DIRECTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (Roric Massey, City Attorney)

FISCAL IMPACT:

This Second Amendment to the Infrastructure Development Agreement for Project 10-11 does not create any new fiscal impact in terms of expenditures required of the City.

BACKGROUND AND PREVIOUS ACTIONS:

Microsoft owns approximately 279 acres of real property within the City of Goodyear generally located between the north side of Broadway Road and the south side of MC-85 and extending from east of Bullard Avenue to west of Litchfield Road and is currently developing the property under the name PHX 10-11. Microsoft is developing the property in phases. The first phase of the development of the Property will consist of the construction of one building that is approximately 250,000 square feet (the "First Phase Development").

On June 27, 2019, Microsoft and the city entered into a certain Infrastructure Development Agreement for Project 10-11 recorded in the official records of Maricopa County, Arizona at recording number 2019-0486224 (hereinafter referred to as the “PHX 10-11 IDA). The PHX 10-11 IDA addressed certain requirements regarding the development of the property, including infrastructure improvements that were to be completed before any certificate of completion or certificate of occupancy would be issued for the First Phase Development.

On July 13, 2020, Microsoft and the city entered into the First Amendment to Infrastructure Development Agreement for Project 10-11 recorded in the official records of Maricopa County, Arizona at recording number 20200625939 (hereinafter referred to as the “First Amendment”), which

addressed the timing of certain portions of the Phase One Improvements by Owner and the completion of the Raw Water Line by the City. Together, the PHX 10-11 IDA and the First Amendment are referred to herein as the “Agreement.”

STAFF ANALYSIS

Under the terms of the Agreement, the City must expressly approve of any building permits to be issued on the Property, other than the building permits, for the Phase One Development. The Owner’s Site Plan contemplates the development of the Phase Two Development, which is the construction of one building of approximately 250,000 square feet and Microsoft’s desires to obtain building permits for the same.

Microsoft will agree to limit the industrial discharge from the Phase One Development and the Phase Two Development to 500,000 gallons per day and prior to the issuance of a temporary or final certificate of occupancy for the Phase Two Development, install a Discharge Control System to ensure that such limit is not exceeded. Microsoft will further reimburse the City for the installation of a flow monitoring meter located outside of the Microsoft property to provide the City real-time electronic access to instantaneous and aggregate daily flow data.

The City will agree to obtain the additional Carollo Study to address the water supply and identify any Additional Necessary Utility Infrastructure Improvements required for future buildings on the Property at Microsoft’s sole cost and expense.

The City desires to amend the Agreement, with this Second Amendment to the Infrastructure Development Agreement for Project 10-11, and allow for the issuance of building permits and for Microsoft to begin construction for the Phase Two Development. During this time, the City and Microsoft work together to approve the Discharge Control System and the additional Carollo Study and identify the additional necessary utility infrastructure improvements for other future buildings on the property.

Attachments

Resolution

Ex-1 Second Amendment to DA

RESOLUTION NO. 2021-2152

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE SECOND AMENDMENT TO THE INFRASTRUCTURE DEVELOPMENT AGREEMENT FOR PROJECT 10-11; DIRECTING THE CITY MANAGER TO EXECUTE THE AMENDMENT DOCUMENT; AUTHORIZING AND DIRECTING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Microsoft owns approximately 279 acres of real property within the City of Goodyear generally located between the north side of Broadway Road and the south side of MC-85 and extending from east of Bullard Avenue to west of Litchfield Road (the "Property"); and

WHEREAS, Microsoft is developing the Property under the name PHX 10-11; and

WHEREAS, Microsoft is responsible for the design and construction of all public infrastructure, within the boundaries of the Property and outside the boundaries of the Property as reasonably determined by the city to be both in accordance with the duly-adopted Development Regulations and needed to support the development of the Property and to allow the city to provide city services to the Property; and

WHEREAS, Microsoft intends to develop the Property in phases, and anticipates that when fully developed the Property could consist of five (5) buildings; and

WHEREAS, the first phase of the development of the Property will consist of the construction of one building that is approximately 290,000 square feet (the "First Phase Development"); and the second phase of development of the Property will consist of the construction of a second building that is approximately 250,000 square feet (the "Second Phase Development"); and

WHEREAS, Microsoft and the city entered into that certain Infrastructure Development Agreement for Project 10-11 recorded on June 27, 2019 in the official records of Maricopa County, Arizona at recording number 2019-0486224 (hereinafter referred to as the "PHX 10-11 IDA"), which addressed certain requirements regarding the development of the Property, including requirements for infrastructure that were to be completed before any certificate of completion and/or certificate of occupancy would be issued for the First Phase Development being constructed on the Property (the "Phase One Improvements"); and

WHEREAS, Microsoft and the city entered into that certain First Amendment to Infrastructure Development Agreement for Project 10-11 recorded on July 14, 2020, in the official records of Maricopa County, Arizona at recording number 20200625939 (hereinafter referred to as the "First Amendment"), which addressed the timing of certain portions of the Phase One Improvements by Microsoft and the completion of the Raw Water Line by the City; and

WHEREAS, together, the PHX 10-11 IDA and the First Amendment are referred to herein as the "Agreement"; and

WHEREAS, under the terms of the Agreement, the City must expressly approve of any building permits to be issued on the Property other than the building permits for the Phase One Development;

WHEREAS, the Microsoft's Site Plan contemplates the development of the Phase Two Development and their desire to obtain building permits for the same; and

WHEREAS, Microsoft will agree to limit the industrial discharge from the Phase One Development and the Phase Two Development to 500,000 gallons per day and to install a Discharge Control System to ensure that such limit is not exceeded.

WHEREAS, the City will agree to obtain the Additional Carollo Study, at Microsoft's sole cost and expense, to address the water supply and Additional Necessary Infrastructure Improvements required for future buildings on the Property; and

WHEREAS, the city acknowledges the development of the Property is consistent with the city's general plan; and

WHEREAS, Microsoft and the city intend this Second Amendment to be a Development Agreement within the meaning of A.R.S. § 9-500.05 that binds Microsoft and all future owners of all or any portion of the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Mayor and Council of the city of Goodyear find the approval of the Second Amendment to the Infrastructure Development Agreement for Project 10-11 by and between Microsoft Corporation, a Washington corporation and the city of Goodyear, an Arizona municipal corporation, a copy of which is attached hereto as Exhibit 1 and incorporated herein by this reference, to be in the best interest of the City of Goodyear, and hereby approve the Second Amendment to the Infrastructure Development Agreement for Project 10-11; and

SECTION 2. The City Manager or her designee is hereby authorized and directed to execute the Second Amendment to the Infrastructure Development Agreement for Project 10-11; and

SECTION 3. The City Manager or her designee is hereby authorized and directed to take any and all actions and to execute all the documents necessary to carry out the intent of this Resolution and the terms of the Second Amendment of the Infrastructure Development Agreement for Project 10-11; and

SECTION 4. This Resolution shall become effective as provided by law.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2152 is a true, correct and accurate copy of Resolution No. 2021-2152, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

Given under my hand and sealed this _____day of _____, 20____.

seal

_____
City Clerk

EXHIBIT "1"

Second Amendment to Infrastructure Development Agreement
For Project 10-11

(on the following pages)

WHEN RECORDED, RETURN TO:
City of Goodyear, Arizona
Office of the City Clerk
190 North Litchfield Rd.
Goodyear, Arizona 85338

SECOND AMENDMENT TO
INFRASTRUCTURE DEVELOPMENT AGREEMENT
FOR PROJECT 10-11

This Second Amendment to Infrastructure Development Agreement for PHX 10-11 (the "Second Amendment") is entered into by and between Microsoft Corporation, a Washington corporation ("Owner") and the City of Goodyear, an Arizona municipal corporation (the "City").

RECITALS

A. WHEREAS Owner owns approximately 279 acres of real property within the City of Goodyear generally located between the north side of Broadway Road and the south side of MC-85 and extending from east of Bullard Avenue to west of Litchfield Road, as legally described in Exhibit 1 to the First Amendment to the Infrastructure Development Agreement for Project 10-11 and incorporated herein by this reference.

B. WHEREAS, Owner is developing the Property under the name PHX 10-11.

C. WHEREAS, Owner is responsible for the design and construction of all public infrastructure, within the boundaries of the Property and outside the boundaries of the Property as reasonably determined by the City to be both in accordance with the duly-adopted Development Regulations and needed to support the development of the Property and to allow the City to provide City services to the Property.

D. WHEREAS, Owner intends to develop the Property in phases, and anticipates that when fully developed the Property could consist of five (5) buildings.

E. WHEREAS, the first phase of the development of the Property consisted of the construction of one building that is approximately 290,000 square feet; and the second phase of the development of the Property will consist of the construction of a second building that is approximately 250,000 square feet.

F. WHEREAS, Owner and the City entered into that certain Infrastructure Development Agreement for Project 10-11 recorded on June 27, 2019 in the official records of Maricopa County, Arizona at recording number 2019 0486224 (hereinafter referred to as the "PHX 10-11 IDA"), which addressed certain requirements regarding the development of the Property, including requirements for infrastructure that was to be completed before any certificate of completion and/or certificate of occupancy would be issued for the first building being constructed on the Property, and that certain First Amendment to Infrastructure Development Agreement for

Project 10-11 recorded on July 14, 2020, in the official records of Maricopa County, Arizona at recording number 20200625939 (hereinafter referred to as the "First Amendment"), which addressed the timing of certain portions of the Phase One Improvements by Owner and the completion of the Raw Water Line by the City. Together, the PHX 10-11 IDA and the First Amendment are referred to herein as the "Agreement."

G. WHEREAS, under the terms of the Agreement, City must expressly approve of any building permits to be issued on the Property other than the building permits for the Phase One Development.

H. WHEREAS, the Owner's Site Plan that contemplates the development of the Phase Two Development (as defined herein), and Owner desires to obtain building permits for the same.

I. WHEREAS, the Owner will agree to limit the industrial discharge from the Phase One Development and the Phase Two Development to 500,000 gallons per day and to install the Discharge Control System (as defined herein) to ensure that such limit is not exceeded.

J. WHEREAS, the City will agree to obtain the Additional Carollo Study (as defined herein), at Owner's sole cost and expense, to address the water supply and Additional Necessary Utility Infrastructure Improvements required for future buildings on the Property.

K. WHEREAS, the City desires to amend the Agreement, to issue building permits for the Phase Two Development, and to allow Owner to begin construction of the same while the City and Owner work to together to approve the Discharge Control System (as defined herein) and the Additional Carollo Study and identify the Additional Necessary Utility Infrastructure Improvements for other future buildings on the Property.

L. WHEREAS, the City acknowledges the development of the Property is consistent with the City's general plan.

M. WHEREAS, Owner and the City intend this Second Amendment to be a Development Agreement within the meaning of A.R.S. § 9-500.05 that binds Owner and all future owners of all or any portion of the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual obligations contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The Parties hereby adopt and incorporate, as if fully set forth herein, the Recitals stated above.

2. DEFINED TERMS. All capitalized terms used but not defined in this Second Amendment shall have the meanings ascribed to such terms in the Agreement.

3. DEFINITIONS: Capitalized terms not defined in the foregoing Recitals are defined as follows:

3.1. "Additional Carollo Study" means the work to be prepared pursuant to a contract between the City of Goodyear and Carollo Engineers, Inc. and paid for by Owner that will be used to assist in the determination of the Additional Necessary Utility Infrastructure Improvements as it may be amended from time to time.

3.2. "Additional Necessary Utility Infrastructure Improvements" means the On-Site and Off-Site water, wastewater, and industrial discharge public infrastructure improvements as reasonably determined by the City based on the Development Regulations and the results of the Additional Carollo Study as being needed to support the development of the Property and to allow the City to provide City water and wastewater services to the Property at various phases of build-out and at Full Build-Out.

3.3. "Phase Two Development" means the construction of one building that is approximately 250,000 square feet within the Property.

4. EFFECTIVE DATE. The execution of this Second Amendment by the Parties and approval of this Second Amendment by Resolution of the Goodyear City Council are conditions precedent to this Second Amendment becoming effective. This Second Amendment shall take effect upon the later of dates each of the following conditions precedent have occurred: (i) the full execution of this Second Amendment by the Parties and (ii) the date the Resolution approving this Second Amendment becomes effective, such later date hereafter defined as the "Second Amendment Effective Date".

5. AMENDMENT TO SECTION 5. The following shall be inserted into the Agreement as Sections 5.9 and 5.10:

> "**5.9.** Notwithstanding any other provision in the Agreement, except as otherwise expressly agreed to in writing by the City, Owner will not discharge into the City's wastewater treatment plant more than 500,000 gallons per day from the Phase One Development and the Phase Two Development. Owner will install one or more flow meters on the Property, monitor instantaneous and aggregate daily flows of discharge from the Phase One Development and the Phase Two Development. The City will install its own flow meter at a location outside of Microsoft's improvements in order to provide the City real-time electronic access to the instantaneous and aggregate daily flows of discharge from the Phase One Development and Phase Two Development. Microsoft agrees to reimburse the City for the reasonable costs and expenses actually incurred to install the City's flow meter. Prior to obtaining any Temporary or Final Certificate of Occupancy for the Phase Two Development, Microsoft will submit for the City's review and approval, which shall not by unreasonably conditioned, delayed or denied, engineered plans showing the improvements to be constructed by Owner as part of the Phase Two Development to ensure that Owner cannot discharge more than 500,000 gallons per day from the Phase One Development and the Phase Two Development (the "Discharge Control System"). The Discharge Control System is expected to consist of two control valves (one valve in the pipeline that discharges to the City's wastewater system, and a second valve in the pipeline that diverts water into a

secondary discharge location on the Owner's property), and to be operated such that once the total discharge from the Phase One Development and Phase Two Development reaches 500,000 gallons per day, the control valves will be used by Owner to divert the industrial discharge water to an onsite evaporation pond or other onsite storage solution that is compatible with and approved by the Phoenix/Goodyear Airport (the "Storage Improvements"). The design and operation of the Discharge Control System and Storage Improvements may be modified by Owner so long as the final designed for the same are approved by the City Engineer and are otherwise in compliance with the requirements of the Agreement. The Discharge Control System and onsite storage facility shall be fully constructed and operational prior to the issuance of any Temporary or Final Certificate of Occupancy being issued for the Phase Two Development.

5.10. In the event that Owner's industrial discharge from the Phase One Development and the Phase Two Development, in aggregate, exceeds 500,000 gallons per day (a "Discharge Overflow Event"), the following will applies: (a) Owner will pay the City the sum of $5,000 per day on which any Discharge Overflow Event occurs; (b) Owner will reimburse the City for the actual costs incurred to remediate each Discharge Overflow Event; (c) Owner will protect, defend, indemnify and hold harmless the City, its elected officials, directors, managers, employees, representatives, and agents against any and all third party claims that may be asserted against the City directly caused by the occurrence of a Discharge Overflow Event; and (d) Owner will reimburse the City for any regulatory fines paid by the City for each Discharge Overflow Event."

6. **AMENDMENT TO SECTION 14**. Section 14 of the Agreement is hereby deleted in its entirety and replaced with the following:

"14. CERTIFICATES OF OCCUPANCY REQUIREMENTS FOR PHASE ONE AND PHASE TWO. Except as provided below, no certificates of completion and/or certificates of occupancy shall be issued for the building being constructed in the Phase One Development and Phase Two Development until the Owner's Phase One Improvements described in Sections 6 through 11 above and all subsections therein have been completed. Upon the City Engineer's affirmative determination of the foregoing and upon satisfaction of all other requirements necessary for the issuance of a certificate of completion and/or certificate of occupancy in accordance with applicable Development Regulations, the City shall promptly issue to Owner the applicable certificate of completion and/or certificate of occupancy. The Phase One Improvements will be dedicated to the City and accepted by the City upon completion, and shall be considered complete when the City Engineer has accepted the Phase One Improvements. Owner shall warrant the Phase One Improvements for two (2) years following the City's acceptance, as set forth in the City's Engineering Design Standards and Policies Manual.

14.1. Notwithstanding the foregoing, Owner shall delay the construction of the Broadway Road Improvements until the City has completed the construction of the Raw Water Line. Owner shall commence construction of the Broadway Road Improvements as soon as practicable after being notified, in writing, by the City Engineer that the Raw Water Line has been completed (the "City Completion Notice"), but in no event later than 90 days from the later of the following dates: (a) the date of the City Completion Notice, or (b) the

Second Amendment Effective Date. For purposes of this Second Amendment, the Raw Water Line will be considered completed when it has been installed and successfully pressure tested.

14.2. If the Broadway Road Improvements have not been completed before the buildings being constructed in the Phase One Development and the Phase Two Development are completed because of such delay, the City shall nonetheless issue a certificate of completion and/or certificates of occupancy provided all other requirements set forth in the PHX 10-11 IDA and the First Amendment and Second Amendment have been satisfied.

14.3. The Broadway Road Improvements shall be completed as soon as practicable after construction of such improvements has commenced. Following the completion of the Raw Water Line, no certificates of completion and/or occupancy shall be issued for any building other (a) than the first building being constructed in the Phase One Development and (b) the improvements within the Phase Two Development until the Broadway Road Improvements are completed."

7. **AMENDMENT TO SECTION 15**. Section 15 of the Agreement is hereby deleted in its entirety and replaced with the following:

"15. PHASE TWO DEVELOPMENT BUILDING PERMITS. Notwithstanding any other term, condition, requirement, or prohibition contained in the Agreement, including but not limited to Sections 19 and 20, or any restriction contained in the Development Regulations, City hereby agrees to issue all appropriate building permits for the Phase Two Development upon approval of the Development Application for the same, except that any requirement or condition relating to water supplies or water and sewer infrastructure that would otherwise constitute Necessary Utility Infrastructure Improvements shall be as set forth in the Agreement. Notwithstanding the issuance of building permits for the Phase Two Development, Owner shall not request or utilize any more water than the 1 MGD of water supplied by the City for the Phase One Development and Phase Two Development until the requirements in Section 19 of the Agreement are satisfied. Further, except as set forth in Section 5.9 and 5.10 of the Agreement, nothing in this Second Amendment shall modify Owner's obligations with respect to industrial discharge from the Property."

8. **AMENDMENT TO SECTION 16**. Section 16 of the Agreement is hereby deleted in its entirety and replaced with the following:

"**16. FUTURE BUILDING PERMITS AND CERTIFICATES OF COMPLETION.**

16.1. Additional Carollo Study.

16.1.1. The City has entered into a contract with Carollo to perform the Additional Carollo Study based on the scope of work as set forth in Schedule 16.1.a and the Fee Estimate as set for the in Schedule 16.1.b, both attached hereto and incorporated

herein by this reference (the "Work"), and agrees not to terminate such contract in the absence of a breach of this Agreement. The contract between the City and Carollo names Microsoft as an intended third-party beneficiary. The Parties may expand the scope of the Work as they may agree upon by amending this Agreement as provided in this Second Amendment, which amendment shall include Microsoft's agreement to deposit with the City the estimated costs for expanded scope of Work.

16.1.2. Reimbursements. Microsoft agrees to reimburse the City as follows: Microsoft shall deposit with the City $ 50,000 within thirty (30) days of the Effective Date of this Second Amendment. The City shall be entitled to transfer from the deposit the amount invoiced by Carollo for the Work as Carollo's invoices are received. If the deposit is not sufficient to cover the costs of the Work as invoiced by Carollo, Microsoft shall reimburse the City upon the completion of the Work within thirty (30) days of the date of an invoice from the City to Microsoft for the balance owing for the Work completed as part of the Additional Carollo Study.

16.2. Except for the Phase One Development, the Phase Two Development, and as otherwise expressly agreed to in writing by the City, no building permits shall be issued for the construction of any additional structures on the Property until all of the following have occurred: (i) the City has identified the Additional Necessary Utility Infrastructure Improvements required for the City to provide water service and wastewater service, including the disposal of industrial discharge to the structures for which the building permits are being sought and (ii) the City and Owner have entered into an amendment of this Agreement or a new agreement that, at a minimum, includes: the terms identified in Section 19 of this Agreement; identifies the Additional Necessary Utility Infrastructure Improvements Owner is required to purchase, design construct and install or cause to be purchased, designed, constructed and installed for the City to provide water service and wastewater, including the disposal of industrial discharge to the structure(s) for which the building permit(s) are being sought, that addresses the timing for the completion of such infrastructure.

16.3. No certificates of completion and/or certificates of occupancy shall be issued for any other structure (other than the Phase One Development and Phase Two Development) on the Property unless the City Engineer has determined that all of the On-Site and Off-Site infrastructure needed for the City to provide water service, and wastewater service to the structures for which the certificate of completion and/or certificate of occupancy is being sought has been completed. All Off-site infrastructure improvements shall be dedicated to the City and accepted by the City upon completion, and shall be considered complete when the City Engineer has accepted the improvements. Owner shall warrant the infrastructure improvements for two (2) years following the City's acceptance as set forth in the City's Engineering Design Standards and Policies Manual."

16.4. Waiver of Claims. MICROSOFT SHALL HOLD HARMLESS AND WAIVE ALL CLAIMS, IT MAY HAVE AGAINST THE CITY AND ITS ELECTED OFFICIALS, OFFICERS AND EMPLOYEES FOR DAMAGES, LOSSES, AND EXPENSES , INCLUDING ATTORNEYS' FEES ("CLAIMS") ARISING FROM, RELATED TO, AND/OR RESULTING FROM THE CITY'S EFFORTS ON BEHALF OF

MICROSOFT UNDER THIS AGREEMENT INCLUDING: THE AGREEMENT THE CITY ENTERS WITH CAROLLO FOR THE ADDITIONAL CAROLLO STUDY; DELAYS IN THE PERFORMANCE BY CAROLLO; ANY NEGLIGENCE OR MISCONDUCT OF CAROLLO IN CONNECTION WITH THE PERFORMANCE OF THE WORK (FOR AVOIDANCE OF DOUBT, SUCH WAIVER SHALL NOT AFFECT ANY CLAIMS MICROSOFT MAY HAVE AGAINST CAROLLO). THE WAIVER PROVISION PROVIDED HEREIN DOES NOT EXTEND TO: (I) CLAIMS ARISING FROM THE INTENTIONAL WRONGDOING OF THE CITY AND ITS ELECTED OFFICIALS, OFFICERS AND EMPLOYEES; OR (II) TO CLAIMS FOR BODILY INJURY OR PROPERTY DAMAGE CAUSED BY THE NEGLIGENCE OF THE CITY AND ITS ELECTED OFFICIALS, OFFICERS AND EMPLOYEES TO PERSONS OR PROPERTY ON THE PROPERTY WHILE SUCH CITY EMPLOYEE IS ON THE PROPERTY; OR (III) THE CITY'S NEGLIGENT BREACH OR FAILURE TO PERFORM THE OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT, INCLUDING THE CITY'S FAILURE TO ISSUE PERMITS AND CERTIFICATES OF OCCUPANCY AS REQUIRED UNDER THIS AGREEMENT. NOTHING IN THIS SECTION 16.4 MODIFIES SECTION 35 OF THE AGREEMENT AND SECTION 35 SHALL APPLY TO THE REMEDIES AVAILABLE TO MICROSOFT PURSUANT TO THIS SECTION 16.4. THE TERMS OF THIS PARAGRAPH 16.4 SHALL SURVIVE THE EXPIRATION AND/OR TERMINATION OF THIS AGREEMENT."

GENERAL TERMS

9. **ENTIRE AGREEMENT**. This Second Amendment and the exhibit(s) referred to herein and attached hereto, along with the unchanged provisions in the Agreement constitute the sole and entire agreement between the Parties with respect to the matters covered herein and supersede any prior or contemporaneous agreements, understandings or undertakings, written or oral, by or between the Parties, and/or by or between any of the Parties and any third parties. This Second Amendment shall be deemed to amend and supersede the Agreement with respect to all terms, provisions and changes set forth in this Second Amendment. To the extent of any conflict between this Second Amendment and the Agreement, this Second Amendment shall control. Except as amended by this Second Amendment, all terms, provisions and conditions of the Agreement shall remain in full force and effect.

10. **AMENDMENTS**. The Agreement and this Second Amendment thereto, may not be changed modified or rescinded except in writing as agreed to and signed by the Parties hereto and approved by a Resolution of the Mayor and Council of the City of Goodyear.

11. **SECTION HEADINGS**. The section headings contained in this Second Amendment are for convenience in reference only and are not intended to define or limit the scope of any provision of this Second Amendment.

12. **FAIR INTERPRETATION**. The terms and provisions of this Second Amendment represent the result of negotiations between the Parties, each of which has had the opportunity to consult with counsel of their own choosing and/or has been represented by counsel of their own choosing, and none of whom has acted under any duress or compulsion, whether economic or otherwise. Consequently, the Parties agree the terms and provisions of this Second

Amendment shall be construed according to their usual and customary meanings, and the Parties each hereby waive the application of any rule of law (common law or otherwise) that ambiguous or conflicting terms be resolved against the Party who prepared, or whose attorney prepared, the executed Agreement or any earlier draft of same. The terms of this Section 11 shall survive the expiration or earlier termination of the Agreement.

13. REPRESENTATIONS AND WARRANTIES OF OWNER. As of the date of the execution of this Second Amendment, Owner represents and warrants the following:

13.1. OWNERSHIP. Owner is the owner of the Property and has the full right and authority to submit its interest in the Property to the obligations hereunder. Owner holds title free and clear of all monetary liens other than liens for taxes not yet due and payable.

13.2. AUTHORIZATION. Owner is qualified to do business in Arizona and in good standing; Owner (including the person signing for Owner) has the authority and the right to enter into this Second Amendment as authorized by Owner, and Owner is not prohibited from executing this Second Amendment by any law, rule, regulation, instrument, agreement, order or judgment.

13.3. DUE DILIGENCE. Owner reviewed this Second Amendment and reached its own conclusions as to the binding and enforceable nature thereof and all of the provisions contained therein, and has not relied on any representations or warranties of City other than those expressly provided in this Second Amendment.

14. REPRESENTATIONS AND WARRANTIES OF CITY. As of the Second Amendment Effective Date of this Agreement, the City represents and warrants the following:

14.1. APPROVAL. City has approved this Second Amendment at a duly held and noticed public meeting by its Mayor and City Council, at which a quorum was duly present, and has authorized the execution hereof.

14.2. AUTHORIZATION. City agrees that the persons executing this Second Amendment on behalf of City have been duly authorized to do so, and City is not prohibited from executing this Second Amendment by any law, rule, regulation, instrument, agreement, order or judgment.

15. COUNTERPARTS. This Second Amendment may be executed in two or more counterparts, each of which shall be deemed an original and all of which, taken together, shall constitute one agreement, binding on the Parties. Further this Second Amendment may be executed and delivered by electronic transmission. A manually signed copy of this Second Amendment delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Second Amendment provided however, Owner shall deliver an original to the City for recordation by the City in the Official Records of Maricopa County.

IN WITNESS WHEREOF, and agreeing to be bound by the terms of this Second Amendment to Infrastructure Development Agreement for PHX 10-11 the City and Owner have caused this Second Amendment to Infrastructure Development Agreement for PHX 10-11 to be executed by their duly appointed representatives.

OWNER:

Microsoft Corporation,
a Washington corporation

By: _____

Name: _____

Its: _____

State of _____)
)ss
County of _____)

The Second Amendment to Infrastructure Development Agreement for PHX 10-11 by and between Microsoft Corporation, a Washington corporation and the City of Goodyear, an Arizona municipal corporation was acknowledged before me this_____day of_____, 2021, by_____, the_____of Microsoft Corporation, a Washington corporation, and who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the and acknowledged to me that he being authorized to do so, executed the foregoing instrument for the purposes therein contained on behalf of Microsoft Corporation, a Washington corporation.

_____
Notary Public

CITY:

CITY OF GOODYEAR, an Arizona municipal corporation

By: _____
Julie Arendall
Its: City Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The Second Amendment to Infrastructure Development Agreement for PHX 10-11 by and between Microsoft Corporation, a Washington corporation and the City of Goodyear, an Arizona municipal corporation was acknowledged before me this_____day of_____, 2021, by Julie Arendall, the City Manager of the CITY OF GOODYEAR, an Arizona municipal corporation, for and on behalf thereof.

_____
Notary Public

Attest:

_____
Darcie McCracken, City Clerk

Approved as to Form:

_____
Roric Massey, City Attorney

Exhibits on Following Pages

Schedule 16.1.a

Additional Carollo Study Scope of Work

City of Goodyear
Infrastructure Evaluation to Provide Water and Clear Water Services to the Microsoft PHX 10 - 14 Data Centers

March 24, 2021

Scope of Services

BACKGROUND

The City of Goodyear (OWNER) will be providing the water delivery, wastewater collection, and clear water flow management services for Microsoft's PHX 10 - 14 data centers, located south of the Phoenix Goodyear Airport. The PHX 10 data center is currently ramping up operations, and the OWNER is working with Microsoft to establish a development agreement for the construction of PHX 11. The OWNER asked Carollo Engineers, Inc. (ENGINEER) to evaluate the water delivery, wastewater collection, clear water delivery, and treatment requirements for water related services provided to Microsoft. This study will provide solutions to address the near-term needs associated with PHX 11, as well as the ultimate needs for all five data center buildings. The study is intended to provide information that is useful in creating the development agreement between the OWNER and Microsoft.

This current study builds upon the following previous studies:

1. Phoenix 10 Water and Wastewater Capacity Evaluation completed for the City of Goodyear.
2. Water and Wastewater Capacity Evaluation for PHX 11 completed for Microsoft.
3. Microsoft Phoenix Area Water Study completed for Microsoft.

Flow projections have changed and the OWNER's role in providing water related services to Microsoft have been clarified since the completion of these studies, creating the need for a re-evaluation. The OWNER may ultimately choose to provide the water solutions in a different manner than the solutions that have been recommended previously.

This study will address the following:

- Updated flow projections will be used to evaluate potable water delivery requirements.
- Updated clear water flow projections will be used to evaluate clear water delivery requirements through the wastewater collection system and/or to a separate clear water pipeline.
- Clear water treatment requirements will be identified.
- Clear water utilization and/or disposal options will be identified.

Scope of Services

Task 1.0 Project Management, Meetings and Workshops

ENGINEER will perform project management activities throughout the life of this project. Activities associated with Task 1.0 include monitoring the schedule, preparing meeting agendas and minutes, managing the project team to successfully complete the project, and preparing invoices. ENGINEER will lead

the project meetings and workshops noted below. Meetings will be held virtually via the City's virtual platform.

- Project Kick-Off and data request meeting.
- Water delivery and clear water collection workshop.
- Clear water treatment options workshop.
- Final Recommendations Workshop.

Task 2.0 Evaluate Water Distribution System Capacity Requirements

Microsoft owns 615.7 afy of groundwater rights to supply the data centers. Any additional water right will be provided by the OWNER.

The OWNER has a storage and booster station facility, referred to as Site 8, that is located north of the Microsoft data centers. This facility is planned to remain active at its current location and capacity to serve Microsoft and other water customers in the area.

The OWNER will provide updated potable water and clear water flow projections, including peak flows, for use in this project. ENGINEER will use the flow projections to determine the water supply infrastructure needed to deliver peak flows and fire flows to all five of the Microsoft data center buildings. ENGINEER will use the City's hydraulic model to complete this analysis. ENGINEER will also identify the additional infrastructure needed to supply the water to enable each additional data center building to be brought online based on Microsoft's proposed schedule.

Planning level project costs will be developed for the recommended water delivery infrastructure. Construction phasing will be based on the number of data center buildings that require the proposed capital improvement.

Task 3.0 Evaluate Wastewater Collection System Capacity Requirements

ENGINEER will use the revised clear water flow projections provided by the OWNER to evaluate the capacity of the wastewater collection system to convey the clear water flow from each Microsoft data center building, as well as the associated sanitary sewer flows, to the OWNER's water reclamation facility. At some flowrate, the clear water flows are expected to exceed the capacity of the collection system pipes, and a separate pipeline will be needed to convey the clear water flows. The timing and capacity of this clear water pipeline will be identified. ENGINEER will use the OWNER's collection system model to complete this capacity evaluation.

Planning level project costs will be developed for the recommended collection system infrastructure. Construction phasing will be based on the number of data center buildings that require the proposed capital improvement.

Task 4.0 Evaluate Wastewater Treatment Requirements

The clear water will likely need to be treated to support most applications for use. ENGINEER will evaluate treatment requirements and options for the clear water flows coming from each data center building. Options may be different for earlier stages of development than later stages of development. Options to be considered may include but are not limited to the following:

1. Clear water is delivered through the collection system and is treated along with the OWNER's wastewater. Then the clear water will become a portion of the OWNER's reclaimed water for the OWNER's use.

2. Clear water is delivered through a dedicated clear water pipeline to the Buckeye Irrigation District Canal for use by the irrigation district.
3. Clear water is delivered through a dedicated clear water pipeline to the OWNER's water reclamation facility where it undergoes pre-treatment prior to treatment with the OWNER's wastewater to become reclaimed water for the OWNER's use.
4. Clear water is delivered through a dedicated clear water pipeline to the OWNER's water reclamation facility where it is pre-treated and then sent to the inlet of the OWNER's surface water treatment plant.

ENGINEER will evaluate the clear water treatment requirements for stand-alone pre-treatment and as well as the potential impacts on the primary treatment processes at the OWNER's water reclamation facility.

ENGINEER will include the requirements of regulatory agencies in the evaluation process.

ENGINEER has multiple tools to evaluate water and wastewater treatment processes and will apply the tools that are appropriate for this study.

Planning level project costs will be developed for the recommended treatment infrastructure. Construction phasing will be based on the number of data center buildings that require the proposed capital improvement.

Task 5.0 Project Deliverable

ENGINEER will prepare a draft report documenting the results of this study. The report will document the study and assumptions, engineering analyses, alternative evaluations, and costs.

The report will be finalized after comments have been received from the OWNER. The report will be delivered in a PDF format.

PROJECT ASSUMPTIONS

This scope and associated engineering services fee is based on the following assumptions:

1. OWNER will provide the flow projections upon which the study is based.
2. OWNER will provide the water right that is required beyond Microsoft's current water right of 615.7 afy (i.e. sufficient water rights are assumed to be available).
3. At the OWNER's request, brine management evaluations are not included in the scope.
4. Water resources have already addressed, so the scope does not include a water resource evaluation.
5. OWNER will provide information on wastewater quality needed to complete the study.
6. This evaluation does not include the OWNER's reclaimed water system. Capacity is assumed to be available for the reclaimed water flows that originate as clear water flow.
7. OWNER will provide the raw water quality used to design the OWNER's surface water treatment plant, so that the clear water pre-treatment requirements can be determined for alternatives where the clear water is delivered to the surface water treatment plant.
8. The OWNER shall provide ENGINEER the data and information pertinent to ENGINEER's services; obtain or authorize ENGINEER to obtain or provide additional reports and data as required; and ENGINEER shall be entitled to use and reasonably rely upon all such information and services provided by the OWNER or others in performing ENGINEER's services, in accordance with the prevailing standard of care. ENGINEER will use the data already provided by the OWNER for ENGINEER's services under this Agreement.

9. ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, over the incoming water quality and/or quantity, or over the way OWNER's plant and/or associated processes are operated and/or maintained. Data projections and estimates are based on ENGINEER's opinion based on experience and judgment. ENGINEER cannot and does not guarantee that actual costs and/or quantities realized will not vary from the data projections and estimates prepared by ENGINEER and ENGINEER will not be liable to and/or indemnify OWNER and/or any third party related to any inconsistencies between ENGINEER's data projections and estimates and actual costs and/or quantities realized by OWNER and/or any third party in the future, except to the extent such inconsistencies are caused by ENGINEER's negligent performance hereunder.
10. The services to be performed by ENGINEER are intended solely for the benefit of the OWNER. No person or entity not a signatory to this Task Order shall be entitled to rely on ENGINEER's performance of its services hereunder, and no right to assert a claim against ENGINEER by assignment of indemnity rights or otherwise shall accrue to a third party as a result of this Task Order or the performance of ENGINEER's services hereunder.

Schedule

The schedule for completing the draft report for this study is eight weeks following notice to proceed.

Payment

The fee for the engineering services outlined herein is $58,970. ENGINEER will submit an invoice at the end of each month for the work that is completed up to the budget limit using the engineering labor rates provided in the attached fee breakdown.

Schedule 16.1.b

Fee Estimate for Additional Carollo Study Work

City of Goodyear
Infrastructure Evaluation to Provide Water and Clear Water Services to the Microsoft PHX 10 - 14 Data Centers
24-Mar-21

		Carollo Labor Hours							
Task	**Description**	**Client Service Professional**	**Senior Professional**	**Staff Professional**	**Document Processing / Clerical**	**Total Hours**	**Labor Fee**	**Expenses (mileage etc).**	**Total Task Fee**
	Labor Rate ($/hr)	$255	$230	$140	$110				
1	Project Management, Meetings, and Workshops	18	14	12	0	44	$9,490		$ 9,490
2	Evaluate Water Distribution System Capacity Requirements	8	0	32	0	40	$6,520		$ 6,520
3	Evaluate Wastewater Collection System Capacity Requirements	8		40		48	$7,640		$ 7,640
4	Evaluate Wastewater Treatment Requirements	24	40	60		124	$23,720		$ 23,720
5	Project Deliverables	20	16	10	12	58	$11,500	$ 100	$ 11,600
	Total Hours	**78**	**70**	**154**	**12**	**314**			
	Total Labor Cost	**$ 19,890**	**$ 16,100**	**$ 21,560**	**$ 1,320**		**$58,870**	**$ 100**	**$ 58,970**

Total Project Fee: $ 58,970

AGENDA ITEM #: 6.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: APPROVE A NEW MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005

STAFF PRESENTER(S): Lyman Locket, Human Resources Director

SUMMARY:

The city of Goodyear and the United Goodyear Firefighters (UGFF) Local 4005 have completed the Meet and Confer process and have reached Tentative Agreements to be included in the new proposed Memorandum of Understanding (MOU) between the two parties. Per Section 3-12-14,"G" of Chapter 3 of the Goodyear City Code, the Mayor and Council of the city of Goodyear are authorized to enter into a MOU as a result of Tentative Agreements proposed through the Meet and Confer process.

Recommendation:

ADOPT RESOLUTION NO. 2021-2148 APPROVING A NEW MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005 COMMENCING ON JULY 1, 2021 AND EXPIRING ON JUNE 30, 2023. (Lyman Locket, Human Resources Director)

FISCAL IMPACT:

The new costs of the contract over the prior year are estimated for FY2022 at $643,900 or 4.1% of wages and benefits and FY2023 at $584,300 or 3.5% of wages and benefits. FY2022 costs have been included in the City Manager's Recommended FY2022 Budget.

BACKGROUND AND PREVIOUS ACTIONS:

A tentative agreement has been reached with the United Goodyear Firefighters. Provisions included in the proposed MOU between the city of Goodyear and the United Goodyear Firefighters are as follows:

- **2 Year Contract (FY2022 and FY2023)**
- **Article 5(D) – Labor Relations Time**
  - Floating Holiday hours for each member will automatically be donated to the Labor Relations Bank
- **Article 6 – Wages & Compensation**
  - Year 1 (FY2022)
    - Step Increase for those who are not at the maximum of the range
    - 2.5% Market Adjustment
    - 0.25% Deferred Comp Increase, totaling City contribution to 1.5%
  - Year 2 (FY2023)
    - Step Increase for those who are not at the maximum of the range

        - 1.5% Market Adjustment
        - 0.5% Deferred Comp Increase, totaling City contribution to 2%
        - HAZMAT Pay increase of $0.01 to $1.16 per hour
        - Paramedic Pay increase of $0.05 to $2.55 per hour
    - Special Events, Section 6-7
        - Special Event Language
    - HAZMAT Legacy Pay, Section 6-9
        - Implement HAZMAT Structure with position caps 15 - Captains, 12 - Engineers, 24 - Firefighters
        - Legacy pay of $0.30 per hour for members promoting off the team
- **Article 9 - Benefits**
    - Longevity, Section 9-5
        - Starts at 6 Years of Service with new amounts
        - New Longevity Pay Table
        - Longevity enhancement cost offset by a reduction in HAZMAT overtime
    - Vacation Accrual
        - Vacation accrual rates increased .50 hours per pay period

STAFF ANALYSIS

Section 3-12-13 of Chapter 3 of the Goodyear City Code outlines the process by which Sworn Police and Sworn Fire Employees of the city of Goodyear and their designated representatives can Meet and Confer with the City Manager relating to their wages, hours, benefits and working conditions. Tentative Agreements established in the Meet and Confer process are included in the new MOU.

Attachments

Resolution No. 2021-2148

FY2022-F2023 UGFF MOU

RESOLUTION NO. 2021-2148

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING A NEW MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF GOODYEAR AND UNITED GOODYEAR FIREFIGHTERS LOCAL 4005 COMMENCING ON JULY 1, 2021 AND EXPIRING ON JUNE 30, 2023.

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona are authorized to enter into a Memorandum of Understanding (MOU) as a result of Tentative Agreements proposed through the Meet and Confer process;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. STATEMENT OF AUTHORITY

Section 3-12-14, G of Chapter 3 of the Goodyear City Code establishes that the City Council shall have sole discretion to accept or reject any proposal, recommendation, reports or offers that result from the Meet and Confer process. Final action by the Mayor and Council upon the issues raised during the Meet and Confer process will serve as the MOU for the following Budget Year.

SECTION 2. MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF GOODYEAR AND THE UNITED GOODYEAR FIREFIGHTERS LOCAL 4005, JULY 1, 2021 TO JUNE 30, 2023.

The Mayor and Council of the city of Goodyear hereby approve the Memorandum of Understanding (MOU) between the city of Goodyear and the United Goodyear Firefighters Local 4005, a copy of which is attached hereto as Exhibit A and the City Manager is hereby authorized to execute the MOU and directed to take any and all actions and to execute all documents necessary to carry out the intent of this Resolution.

SECTION 3. PROVIDING FOR SEVERABILITY)

If any section, subsection, sentence, clause, phrase or portion of this Resolution or any part of the Policies adopted herein by reference is for any reason held to be invalid or unconstitutional by the decisions of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2148 is a true, correct and accurate copy of Resolution No. 2021-2148, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

Given under my hand and sealed this _____day of _____, 20____.

seal

_____
City Clerk

EXHIBIT A

Memorandum of Understanding between city of Goodyear and the United Goodyear Firefighters Local 4005 commencing from July 1, 2021 and expiring June 30, 2023.

MEMORANDUM OF UNDERSTANDING

JULY 1, 2021 THROUGH JUNE 30, 2023
(FY2022 and FY2023)

CITY OF GOODYEAR

AND

UNITED GOODYEAR FIREFIGHTERS
LOCAL 4005
REPRESENTING
GOODYEAR FIREFIGHTERS

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PREAMBLE

WHEREAS, the parties, through their designated representatives, met and conferred in good faith in order to reach agreement concerning wages, hours, and working conditions of members comprising the United Goodyear Firefighters (the "Union"); and

WHEREAS, the parties hereby acknowledge that the provisions of this Memorandum are not intended to abrogate the authority and responsibility of City government provided for under the statutes of the State of Arizona or the Charter or ordinances of the city of Goodyear and/or the City's Administrative Policies and Guidelines;

NOW, THEREFORE, having reached this complete agreement concerning wages, hours, and working conditions for the term specified, the parties submit this Memorandum to the City Council of the city of Goodyear with their joint recommendation that the Council resolve to adopt its terms and provisions.

ARTICLE 1: Rights

Section 1-1. Gender

Whenever any words used herein are in the masculine, feminine or neuter, they will be construed as though they were also used in another gender in all cases where they would apply.

Section 1-2. Union Dues

A. The City will deduct bi-weekly an amount for the purpose of Union Dues up to and including the following, Union Political Action Committee (PAC) dues and the Member Services Hardship Fund and Retirement Gift Fund. The Union leadership will be responsible for advising the City in writing of changes in dues. Dues will be deducted from members who have a form on file authorizing the City to deduct Union Dues. Deductions will be transmitted to the Union on a bi-weekly pay period basis. The City will, at the written request of the Union, make changes in the amount of the deduction hereunder during the term of this Memorandum of Understanding (MOU). The City assumes no liability on account of any action taken pursuant to this paragraph.

    1. In the event of any change in Union authorized deductions, it is the responsibility of the Union to provide that change with an effective date in writing to Human Resources.

        a. Members must provide an authorization form that initiates or terminates the deduction of dues.

        b. Ongoing changes to existing member deductions can be changed by written authorization from Union leadership. Requests for changes in the deduction amount will include the member name, effective date, and amount.

        c. Submitted changes will be processed on the next available pay period.

        d. The Union will hold harmless the city of Goodyear and all its representatives with any claims associated with the deduction of dues.

ARTICLE 2: Grievance and Mediation

Section 2-1. Definition of Grievance

A "grievance" is a written allegation by a member or Union representative, submitted as herein specified, claiming specific violation(s) of the express terms of this MOU for which there is no Civil Service or other specific method of review provided by State or City law. For grievances on conditions not identified within this MOU, the City grievance procedures, as outlined in City policy, shall be used after attempted reconciliation through the Pre-grievance Resolution Process. The parties may, by mutual agreement, extend any of the time periods established in this MOU or City Guideline.

Section 2-2. Grievance Procedures

A grievance may be submitted, by an individual or their Union representative, identifying a condition that impacts them personally, or by a Union representative on issues that impact a group of people or a situation that exists outside the purview of the Fire Chief.

A “Grievant’s Representative” is defined as a member of the Union currently employed by the City.

A member filing a grievance, has the right to request Union representation.

A. The Union representative has the ability to speak on behalf of the member. The Union representative is further entitled to:
    1. Ask questions related to the matters under discussion at the meeting that will help the member tell their story.
    2. Make relevant remarks concerning such matters.
    3. State the Union’s position on the matters discussed.

B. Management retains the right to:
    1. Establish the rules of procedure for any grievance process as necessary and where undefined within the MOU. This includes but is not limited to:
        a. Establishing topics of discussion.
        b. Establishing rules of conduct such as time limits on presentations, discussions, request for written responses rather than a face-to-face meeting.

Section 2-3. Pre-Grievance Resolution Process

A. It is the responsibility of the member who believes that they have a legitimate complaint concerning their working conditions to promptly inform and discuss it with their immediate supervisor in order to, in a good faith endeavor, clarify the matter expeditiously and informally at the employee-immediate supervisor level. It is the responsibility of the immediate supervisor to ensure communication through the appropriate chain-of-command, to allow for resolution of the issue at the lowest possible level. If these informal steps do not resolve the issue, then the issue will be inserted into the pre-grievance advisory resolution process described below.

1. Notification is made to the resolution workgroup in writing.
    a. This workgroup shall consist of a Union Representative and a Deputy Chief.
        i. This workgroup is meant to be an advisory group to place the issue in the appropriate Organizational Collaborative Process (OCP) subcommittee or in the case that an issue does not fit within the purview of the established OCP subcommittees, they can insert the issue directly into the OCP Leadership Team.
    b. It is the responsibility of the Deputy Chief to notify the Human Resources Business Partner (HRBP) of the issue.
2. The issue will work through the established OCP flow path, ending with the Executive Committee of the OCP.
    a. The Fire Chief will provide the Executive Committee with a written response within seven (7) business days from the date of the Executive Committee Meeting.

B. In instances of the Union representative filing the grievance (on behalf of a group of members), the Union representative will work with the Fire Chief to determine the appropriate place to begin the informal resolution process.

C. If the Pre-grievance Resolution Process does not resolve the issue to the member's or Union representative's satisfaction, and if the complaint constitutes a grievance, the member or the Union has the right to file a formal grievance with the Fire Chief within twelve (12) calendar days.
    1. If related to issues outside the MOU, (i.e. city policies or department policies) the city's grievance guideline will be followed by submitting the written grievance to the Fire Chief, who will within three (3) business days submit the grievance and the findings of the pre-grievance process directly to the Deputy City Manager. This submission represents the last level of the chain of command within the Fire Department under step 2 of City Administration Guideline #830.
        a. It is the responsibility of the Fire Chief to notify the HRBP, the grievant and the grievant's representative, of the date of submission.

Section 2-4. Formal Resolution

A. **Time Limits:** Failure of departmental representatives to comply with time limits specified throughout the grievance process shall entitle the grievant to appeal to the next level of review. Failure of the grievant to comply with said time limits shall constitute abandonment of the grievance. Parties to the grievance may, by mutual agreement, extend the time limits.

Procedure in processing a formal grievance, the following procedure shall apply:

Step 1

A. The grievant, their representative, or the Union on behalf of a group of members shall submit the findings of the Pre-grievance Resolution Process to the Fire Chief within twelve (12) calendar days within receipt of the final determination of the Pre-grievance Resolution Process.

B. Within three (3) business days of having received the written grievance; the Fire Chief shall submit the written grievance and the findings of the pre-grievance process to the Deputy City Manager, the HRBP, and notify the grievant and the grievant's representative, of the date of submission.

Step 2

A. Within five (5) business days of having received the written grievance, the Deputy City Manager shall hold a meeting to review the written grievance with the grievant and their Union representative. This meeting may be cancelled by mutual agreement. The Deputy City Manager has an additional five (5) business days to gather information, if necessary, to deliver the written response to the grievant, Union representative, and the Fire Chief. This is the final step for grievances initiated by the Union. If no resolution is reached, then the Union can submit their request to go to mediation.

Section 2-5. Mediation Procedures

If mediation is the option chosen, then Department management and the grievant, or their designated representatives shall agree on a mediator If they are unable to agree on a mediator within five (5) business days, either party may request the Federal Mediation and Conciliation Service to submit to them a list of five (5) mediators who have had experience in the public sector. The parties shall, within five (5) business days of the receipt of said list, select the mediator by alternately striking names from said list until one name remains. Such person shall then become the mediator. The mediator so selected shall hold a hearing as expeditiously as possible at a time and place convenient to the parties, and shall be bound by the following:

A. The mediator shall neither add to, nor detract from/modify the language of the MOU or of Department rules and regulations in considering any issue properly before them.

B. The mediator shall expressly confine themselves to the precise issues submitted to them and shall have no authority to consider any other issue not so submitted to them.

C. The mediator shall be bound by applicable State and City law.

D. The mediator shall within fifteen (15) days from the close of the mediation hearing submit their findings and advisory recommendations to the grievant and the City Manager, or their designated representatives.

    1. If an extension of time is required, both parties must agree.

E. The costs of the mediator and any other mutually incurred costs shall be borne equally by the City and the Union.

F. In advance of the mediation meetings, the mediator will establish the rules of the proceedings.

Step 3

A. The City Manager shall, within ten (10) business days of the receipt of the mediator's written findings and recommendations, make the final determination of the grievance and submit it in writing to the grievant and his/her designated representative.

B. It is understood by the parties that the benefits granted within this grievance process shall not be interpreted or applied as requiring the employer to count as time worked any hours

or fractions of hours spent outside the employee's work shift in pursuit of benefits provided by this Section. The grievant attending meetings scheduled by the City will be compensated consistent with the MOU for the duration of the meeting(s) only.

ARTICLE 3: Organizational Collaborative Process (OCP)

Section 3-1. OCP Executive Committee

A. There shall be an OCP Executive Committee that consists of two (2) co-chairs: the Fire Chief and the President of the Union, four (4) senior advisors: the Deputy Fire Chiefs and the Principal Officers of the Executive Board of the Union. The meeting shall be held monthly and at other mutually agreed upon times as deemed necessary.

Section 3-2. OCP Committees and Subcommittees

A. There shall be OCP Committees and subcommittees empaneled. The creation and purview of each committee shall be determined through consensus of the OCP Executive Committee. The purpose of these committees is to facilitate improved labor-management relationships by providing a forum for the free discussion of mutual concerns and problems which may include discussion of the implementation of new fire department programs and/or substantial modifications of existing fire department programs that will have an impact on work schedules or duties of the members.

B. The Executive Committee is co-chaired by the Fire Chief and the President of the Union. The Leadership Committee is co-chaired by two (2) Union representatives and two (2) Deputy Fire Chiefs. Each subcommittee shall be co-chaired by one (1) member of management and one (1) Union representative. The management co-chair shall be appointed by the Fire Chief. The Union co-chair shall be appointed by the President of the Union.

C. The Committees shall meet monthly at mutually scheduled times, and at any other mutually agreed upon times.

D. The Committee may, if it deems proper, suggest recommendations to the Fire Chief and the City Manager for their consideration and determination.

    1. If a determination is made through the OCP that a new program is approved which results in a new assignment or specialty, the compensation for that assignment or specialty will be determined through a market analysis completed by Human Resources and a recommendation from the Union and city management.

E. The Committees shall review and work together on any changes to Fire Department Operational Policies and/or any of the following but not limited to: promotional examination processes, hiring process, termination process, asset deployment decisions, personnel issues, station bidding processes, special events, and any and all policies as agreed. In case of a split or disagreement between members of the Executive Committee, the Fire Chief will have final decision-making authority.

Section 3-3. Union-City Management Forum

A. There shall be a Union-City Management Forum consisting of the City Manager, Deputy City Manager, Human Resources Director, the senior staff of the Fire Department, and the Principal Officers of the Union.

B. The purpose of the Forum is to facilitate improved labor-management relationships by providing a venue for the free discussion of concerns and issues.

C. The Forum shall meet quarterly at mutually scheduled times, and at any other mutually agreed upon times.

D. The Chairperson of the Committee shall reside with the Fire Chief. The members shall, in advance of a meeting, provide the Meeting's Chairperson with proposed agenda items, and the Chairperson shall provide the members with the meeting agenda in advance of the meeting.

Section 3-4. Attendance at Meetings

A. It is the mutually agreed upon intent to conduct meetings as scheduled. Co-chairs and invitees on duty shall be permitted to attend Committee meetings. Attendance by Committee co-chairs shall not disrupt normal Fire Department operations as agreed to by the Operations Deputy Chief and the President of the Union or the designee. The Fire Chief will have final determination.

B. Committee participation is voluntary, off-duty personnel in attendance are not compensated by the City.

ARTICLE 4: Layoffs

This section shall supersede City Administrative Guideline #360(C) in relation to the layoff of members covered by this MOU. This provision does not apply to employees of the Fire Department who are not subject to this MOU, and the City Manager retains sole authority to implement layoffs and allocate positions subject to layoff throughout the organization.

The City Manager may lay off a member due to shortage of funds, curtailment of work, abolition of position, a material change in duties, or other reasons given by the City Manager. The conditions of a reduction in force (layoff) shall be as follows:

A. **Notification of Layoff or Pending Layoff**: The City Manager or designee will notify a member of a pending layoff, in writing, at least thirty (30) calendar days prior to the effective date of the layoff.

B. **Order of Separation**: When determining the order of separation for a layoff, the City Manager will consider the following factors in order of priority:

   1. Employment Status: Elimination of part-time and temporary employee positions will be considered prior to laying off full-time regular status members, except to the extent that the City Manager determines they are necessary for seasonal programs, grant funded positions, public safety, or otherwise fill a position deemed critical by the City Manager. The ending of a temporary assignment due to budget constraints is not considered a layoff.

2. Reverse Absolute Seniority: After employment status has been considered, length of service, based on reverse absolute seniority will be used to determine the order of layoffs.

C. **Layoff Eligibility List**: Names of former regular service employees who were separated from the City service by layoff or reassignment to a lower classification in lieu of layoff shall be placed on the City's layoff eligibility list, unless the City Manager or designee is notified that they are no longer interested in employment with the City.

D. **Re-employment of Employees on Layoff Eligibility List**: The goal of the City is to reinstate all employees on the Layoff Eligibility List if possible while also providing current regular full-time members the opportunity to compete for other opportunities within the City as vacancies occur.

1. Each vacancy will be evaluated to determine if the position will be filled. While a Layoff Eligibility List is in existence, approved recruitments will not be filled in accordance with City Administration Guideline #320, but will be filled as follows:
    a. Laid off members can be re-employed up to eighteen (18) months based on absolute seniority.
    b. From eighteen (18) to twenty-four (24) months members can be re-employed based on absolute seniority points which will be awarded through an agreed upon labor management interview process.
    c. External Recruitment: Recruitments will only be advertised externally if the approved vacancy is not filled through the process listed above.

E. **Status of Re-employed Laid-off Employees**: If a laid off member is re-hired; the member shall return to regular status in the pay grade of the new position. Member starting rates of pay will be determined in accordance with City Policy #200(C)(17).

ARTICLE 5: Labor Relations Time

A. **Labor Relations Hours**: Hours allotted to conduct bargaining unit business.

B. **Negotiation Time**: The City will allow city paid time for up to a maximum of five (5) members to be used for participation in negotiations at the negotiation table.

C. **Representation Time**: Time used by Union representatives, not charged to the Labor Relations bank, for the purposes of representing members in the following circumstances:

1. Disciplinary issues starting at a letter of instruction
2. Investigatory processes
3. Grievances

D. **Labor Relations Banked Hours**: A bank of donated hours used for Union activities other than those listed above in B and C, excluding political activity. Each calendar year, in the month of January, floating holidays for each member will automatically be donated to the Labor Relations Bank. The labor relations bank will have a soft cap of 2,912 hours and a Deputy Fire Chief will maintain oversight of the bank. Donations of the floating holiday to the bank may exceed 2,912 hours with the donation of the floating holiday. All other donations will be suspended if the bank exceeds 2,912 hours due to the floating holiday donation. Members

of the Union may also donate their vacation hours to this bank throughout the calendar year. The Union will be responsible for communicating with members regarding donations.

1. Vacation Donation Parameters:
    a. Donating members must maintain a minimum of twenty-four (24) hours in their personal vacation account at the time of vacation hour donation.
    b. Unit members donating vacation must have used or are scheduled to use at least forty-eight (48) hours of vacation in the current calendar year.
2. Vacancies will be backfilled in accordance with Constant Staffing Policy.

Where possible, the City will grant access to the Union to manage the Labor Relations Bank. If access is not possible, Human Resources will provide updates of hours available in the bank five (5) to ten (10) business days prior to the donation period opening.

ARTICLE 6: Wages and Compensation

A. **Effective Dates**: All wages and compensation increases will be effective the first pay period including July 1st. Respectively, June 27, 2021 and June 26, 2022.

B. **Base Pay Rate**: The rate of pay identified in the wage table, which denotes the members pay without specialty pay, assignment pay, or any other incentives.

C. **Regular Rate of Pay**: The rate of pay identified in the wage table plus specialty pay and assignment pay.

Section 6-1. Base Pay

A. **FY2022, Year 1:** A market adjustment of 2.5% will be applied to the salary schedule. Eligible members, with the exception of members at the maximum of their salary range, will receive their scheduled step increase (See Appendix "A" for detail).

B. **FY2023, Year 2:** A market adjustment of 1.5% will be applied to the salary schedule. Eligible members, with the exception of members at the maximum of their salary range, will receive their scheduled step increase (See Appendix "A" for detail).

Section 6-2. Holiday Compensation

A. Members who are scheduled to work a City holiday (actual Holiday on the calendar at the start of shift on the holiday to the end of shift on the following day, not the day observed by the City if different) will receive one and one-half (1½) times their regular rate of pay for actual hours worked in addition to holiday pay.

1. New Year's Day
2. Martin Luther King Day
3. President's Day
4. Memorial Day
5. Independence Day
6. Labor Day
7. Veteran's Day
8. Thanksgiving Day
9. Friday after Thanksgiving Day
10. Christmas Day

Section 6-3. Hours Reduction Day (HRD)

A. Each authorized member will receive an Hours Reduction Day (HRD) equal to one (1) shift [twenty-four (24) hours] per fiscal year. Distribution of the programmed one (1) day off [twenty-four (24) hour shift] will be assigned in July and December through the OCP Deployment Sub-committee.

B. To be eligible, the member must be in an authorized fifty-six (56) hour hourly position.

   1. The intent is to provide one (1) twenty-four (24) hour HRD per authorized fifty-six (56) hour position.

   2. Members who are assigned to a fifty-six (56) hour position no later than the first day of the first full pay period in July will qualify for an HRD in that fiscal year. Fifty-six (56) hour members on light duty, training assignments, or special assignments will qualify.

C. Hours Reduction Days will not rollover, cannot be traded, nor can the benefit be used in part (all twenty-four (24) hours must be used at once). Members cannot work for the city of Goodyear on their HRD. HRD's are subject to the Catastrophic Staffing Plan.

Section 6-4. Hours Worked

A. Members authorized to work in excess of their regularly scheduled shift will receive overtime in the amount of one and one-half times (1½) their regular rate of pay. All leave categories, with the exception of off-duty industrial injury appointments, compensatory time leave, and administrative leave shall be counted as hours worked for the purposes of calculating overtime.

Section 6-5. Two Hour Minimum

A. Members will receive a minimum of two (2) hours pay when called in or for working a special event.

Section 6-6. Acting Out-of-Class Pay

A. Members will be paid for temporarily working out of his/her assigned classification for anytime worked. Members shall receive Acting Pay as follows: 5% increases will be paid for firefighter to engineer, engineer to captain, and captain to BC; a 10% increase will be paid for firefighter to captain.

B. Members must follow department policy to qualify for and maintain their ability to receive Acting Out-of-Class Pay.

Section 6-7. Special Events

A. **Special Event**: A mass gathering of people approved for EMS, hazardous materials, or fire suppression duty that is outside the normal fire department operational roster. This does not include wildland fire staffing, training, or meetings scheduled on members day off. These approved events require support in excess of frontline apparatus and occur in the city of Goodyear or other approved regional locations.

B. For all time worked in special events or as a training instructor, the forty (40) hour rate of pay will be applied. Any supplemental apparatus designated to be employed on the normal operational roster in an effort to mitigate surges and expand capacity will not qualify.

Section 6-8. Deferred Compensation Contribution

A. **FY2022, Year 1:** The City shall provide a deferred compensation contribution of 1.5% of the member's gross pay per pay period to Unit Member's Nationwide 457 Plan. Members must contribute a minimum of 1.25% of their gross pay per pay period to the be eligible for the City contribution.

B. **FY2023, Year 2:** The City shall provide a deferred compensation contribution of 2.0% of the member's gross pay per pay period to Unit Member's Nationwide 457 Plan. Members must contribute a minimum of 1.25% of their gross pay per pay period to the be eligible for the City contribution.

Section 6-9. Specialty Pay

A. Members shall receive specific Specialty Pay for successfully completing all of the required training and securing the following appropriate state or national certifications to utilize this training.

B. All Specialty Pay items listed below are counted as wages for the purpose of calculating a member's regular rate of pay for overtime purposes.

1. Hazardous Material Technician (HAZMAT): When a member secures the proper certification and is authorized as a Hazardous Material Technician the member's wages shall be supplemented by payment of an additional hourly wage of $1.15 per hour for Year 1 and increased to $1.16 per hour for Year 2. The process by which a member becomes an authorized technician and the number/make-up of technicians shall be codified in Fire Department SOP for the term of the MOU. Any excesses in rank before July 1, 2021 will be grandfathered in to HAZMAT specialty pay and will be managed internally through attrition.

    a. HAZMAT Legacy Pay: When members promote off the team they will go to step 2 of the new rank, which accounts for the value of the HAZMAT specialty pay being relinquished. The only exception will be if a member is in a long-term (12 months or greater) acting position in the role they are being promoted into, in which case the member will go to step 3 of the new rank.

        i. In addition, the member will receive HAZMAT legacy pay of an hourly wage of $0.30 per hour in lieu of ongoing HAZMAT Technician specialty pay. Members that promote off of the team will be placed on a HAZMAT legacy list by order of seniority in rank.

        ii. When a vacancy on the team opens for that rank, the member with the most seniority in rank on the legacy list will be offered that slot on the team first. If that member opts to decline this position, they will forfeit their position and pay on the legacy list and will no longer have standing as a HAZMAT Technician with the Goodyear Fire Department.

2. Paramedic Certification: When a member secures the proper certification and is authorized necessary as a Paramedic the member's wages shall be supplemented by payment of an additional hourly wage of $2.50 per hour for Year 1 and increased to $2.55 per hour for Year 2. The process by which a member becomes an authorized Paramedic and the number/make-up of Paramedics shall be codified in Fire Department SOP for the term of the MOU.
3. Paramedic Preceptor: When a member is qualified and is performing the duties of a Paramedic Preceptor, the member's wages shall be supplemented by payment of an additional hourly wage of $1.10 per hour. Specialty pay for Paramedic Preceptors is only applied when actively performing the duties. There is only one (1) Paramedic Preceptor authorized per student for compensation on an hourly basis.
4. Bi-lingual Pay: Members who are required to speak, interpret, read and write in a language other than English including American Sign Language (ASL) and pass the examination will receive $0.95 per hour added to their regular rate of pay and members who are required to speak and interpret in a language other than English including American Sign Language (ASL) and pass the examination will receive $0.55 per hour added to their regular rate of pay.

Section 6-10. Assignment Pay

A. Assignment Pay will be paid to members who, due to unique circumstances are assigned work that is being performed on an ongoing basis and is distinctly separate from a member's primary position; or are responsible for the management of specific programs. Members approved for Assignment Pay will receive a 5% increase to their base rate of pay for the period of time the member is performing the special assignment. If the member is at the maximum of the salary range, the salary will be 5% above the maximum of the range during the special assignment. Members serve in special assignments at the discretion of the Fire Chief and the removal of a member from a special assignment is not an adverse employment decision that is subject to grievance and/or appeal.

B. The process for qualifying for and maintaining the following assignments will be identified in Fire Department SOP. These assignments will receive a 5% increase to the members base hourly rate of pay on a continual basis, while in the assigned role:

1. Fire Investigators
2. Threat Liaison Officers (TLO)
3. HAZMAT Program Manager
4. EMS Refresher Program Manager

Section 6-11. Standby Pay

A. When members are scheduled for Standby and expected to abide by Standby rules as defined by City Policy, they will receive Standby Pay of $2.00 per hour.

B. Assignment Pay is not in lieu of Standby Pay.

ARTICLE 7: Hours of Work / Working Conditions

Section 7-1. Hours of Work

A. The daily work hours and weekly shift schedule of members will be determined by the Fire Chief and will comprise work shifts of 48/96. This will not be a guarantee of any minimum number of hours.

B. Should the Department discontinue shifts of 48/96 on a member wide basis, the Union and the effected members will be given sixty (60) calendar days written notice prior to taking such action and after the Department has demonstrated to the Union a business related need to eliminate shifts of 48/96 on a member wide basis. The Fire Chief shall retain the final authority regarding changes to shift schedules.

Section 7-2. Alternative Work Schedule

A. It is the understanding of both the City Manager and members that due to the duties and responsibilities of sworn positions that the need for emergency services in which traditional work schedules and hours may not apply.

B. The work hours and schedule of members assigned to forty (40) hour assignments and all other members assigned to alternative/specialty assignments shall be at the discretion of the Fire Chief or designee.

ARTICLE 8: Alcohol and Drug Testing

A. Union members are subject to post accident testing only by reasonable cause due to signs or symptoms of impairment. Any signs of impairment will be observed by the Officer on the scene of the accident. Other drug and alcohol testing will be done in compliance with the Reasonable Suspicion Testing process in City Administrative Guideline #1020.

ARTICLE 9: Benefits

Section 9-1. Bereavement Leave

A. A member may be authorized to use up to two (2) days (not to exceed 48 hours) of City-paid funeral leave per occurrence to attend the funeral of an immediate family member. Two (2) additional days (not to exceed 48 hours) will be given for funerals requiring out of state travel. The definition of immediate family members is contained in City Administrative Guideline #10.

B. A member may be authorized to use up to one (1) day (not to exceed 24 hours) of City paid funeral leave per occurrence to attend the funeral of any member of the employee's extended family. This day may only be utilized on the date of burial or memorial service. If additional time is needed, vacation leave may be used to extend funeral leave.

Section 9-2. Sick Leave Payout upon Termination

A. Members vested in the Public Safety Personnel Retirement System (PSPRS) with a minimum of ten (10) years of continuous service with the City shall be compensated for accrued sick time up to a maximum of four hundred-eighty (480) hours of accrued sick leave for forty (40) hour work week members and accrued sick time up to a maximum of six hundred-seventy-two (672) hours for fifty-six (56) hour work week members upon termination.

B. Members who do not meet these eligibility requirements will not receive any sick leave payout at the time of termination, and they forfeit all unused sick time.

Section 9-3. Off-Duty Industrial Injury Appointments

A. Members will be permitted to attend off-duty industrial injury appointments on their days off and will be compensated for a maximum of two (2) hours per visit. Members should first make an attempt to schedule these appointments on their regular shift days when applicable and in the best interest of expediting an industrial claim. These hours do not count as hours worked for the purposes of calculating overtime.

Section 9-4. Uniform Allowance

A. Members will be paid a uniform allowance of $250.00 four (4) times a year.

1. Uniform allowance is for Class A, B, and C uniform items as defined in the uniform policy.
2. Upon successful completion of the academy new recruits shall receive their first quarterly Uniform Allowance installment.

Section 9-5. Longevity Pay

A. This provision shall supersede Employee Personnel Policy 200(9) regarding longevity pay for members subject to this MOU for the term of this agreement.

B. The completed years of service will be measured as of December 1st. However, the OT calculation will be calculated beginning on November 1 and ending on October 31. Longevity will be paid on the first payroll after December 1 for each year.

Years of Service *(Completed by Dec. 1)*	**Dollar Amount**	**Years of Service** *(Completed by Dec. 1)*	**Dollar Amount**
6	$750.00	14	$1,500.00
7	$750.00	15	$1,750.00
8	$900.00	16	$1,750.00
9	$900.00	17	$1,750.00
10	$1,250.00	18	$2,000.00
11	$1,250.00	19	$2,000.00
12	$1,250.00	20+	$2,400.00
13	$1,500.00		

C. A member MUST be actively employed at the time longevity checks are issued to be eligible. Payment of longevity pay is considered supplemental wages and is subject to IRS Guidelines requiring a tax withholding in addition to all other applicable taxes.

D. The cost increase of the enhanced longevity will be offset by reducing HAZMAT overtime by moving HAZMAT rovers prior to staffing.

Section 9-6. Vacation Cash-in

A. Members shall be allowed to cash in up to fifty-six (56) hours of accrued vacation leave, one time a year as determined by the City, as long as they maintain a vacation balance of one-hundred twelve (112) hours after the vacation leave is paid out and have taken at least fifty-six (56) hours of vacation leave between November 1 of the preceding calendar year and October 31 of the current calendar year. Payment of vacation cash-in is considered supplemental wages and is subject to IRS Guidelines requiring a tax withholding in addition to all other applicable taxes.

*Note** Vacation cash-in pension eligibility is determined by PSPRS Guidelines.*

Section 9-7. Vacation Accrual

Years of Service	Accrual Rate	
	56-hr EE Vacation Accrual Rate	40-hr EE Vacation Accrual Rate
0 < 5	6.65	4.75
5 < 10	7.92	5.6571
10 < 15	9.12	6.5143
15 < 21	10.38	7.4143
21+	10.81	7.7214

Section 9-8. Vacation Allotment

A. The vacation slots available per day will be determined by an annual assessment conducted in August of the year preceding the next calendar year. This assessment will be a calculation of all members of the organization and a determination of the vacation accrual per pay period for each member towards a subtotal. That subtotal number will then be multiplied by 26, a representation of the total pay periods in the year for a total accrual number. The total accrual number will be measured against the total number hours of vacation currently available in a calendar year. When the total accrual number reaches 80.0% of the vacation hours available in the calendar year then the vacation slots will increase by one allotment per day. The current agreed upon allotment is four (4) persons off per shift day.

Section 9-9. Compensatory Time Cash-In

A. Members can cash in their compensatory time at any time at their straight time rate. Cash in may be requested during the submission of bi-weekly timesheets.

1. All members will cash in their compensatory time at their fifty-six (56) hour rate.

Section 9-10. Compensatory Time Bank

A. Compensatory time is earned at a rate of one and one-half (1.5) hours for every one (1) hour worked. Compensatory time can be banked up to one-hundred twenty (120) hours.

Section 9-11. Education Incentive

A. Members receiving their degrees will receive a one-time payment per degree completed.
    1. Associates - $200
    2. Bachelors - $400
    3. Masters - $600

Section 9-12. Leave Accrual Banks

A. Vacation and Sick Leave accrual banks and rates will be converted when a member change between forty (40) hour and fifty-six (56) hour schedules and vice versa.

ARTICLE 10: Post-Retirement Health Savings Trust Fund

A. To the extent the Union establishes the United Goodyear Fire Fighters Post-Retirement Health Savings Trust Fund, an Internal Revenue Code Section 501(c)(9) voluntary employee beneficiary association (the "Trust"), for the purpose of providing retiree health care benefits and other benefits as the Trustees of the Trust may determine.

B. The Trust shall be managed and administered by a Board of Trustees appointed by the Union.

C. Each member will contribute $12.50 per pay period into the Trust for the purpose of providing a monthly stipend for retirees to apply to the cost of their health insurance premiums and related expenses upon retirement. Members covered by the MOU are required to participate in the Trust.

D. Eligible member contributions are mandatory and therefore shall be deducted from payroll by the City on a pre-tax basis or as otherwise regulated by IRS rules and remitted to the Trust on a bi-weekly basis.

E. The City will make a contribution of $22.50 per member per pay period into the Trust as a benefit of employment; $12.50 of the contribution is a matching contribution.

ARTICLE 11: Shift Trade SOP

A. Members will be granted the opportunity to exchange shifts. Shift exchanges shall not qualify a member for overtime. All shift exchanges shall be in conformance with Fire Department's Shift Trade SOP 105.013. Shift members executing a trade will only fill the roles of the member they are trading with.

ARTICLE 12: Term of Memorandum

A. This Memorandum shall remain in full force and effect beginning July 1, 2021 through June 30, 2023.

IN WITNESS WHEREOF, the parties have set their hand this _____ day of _____ 2021.

CITY OF GOODYEAR By:	UNITED GOODYEAR FIREFIGHTERS LOCAL 4005 By:
Julie Arendall, City Manager	Dan Freiberg Lead Negotiator
Roric Massey, City Attorney	Orion Godfrey Representative
Lyman Locket, Human Resources Director Lead Negotiator	Neil Roberts Representative
Tom Cole, Deputy Fire Chief Negotiation Team Member	John Boyce Representative
Vicki Lackey, HR Business Partner Negotiation Team Member	Liam Tierney Representative
Sheire Farmer, HR Business Partner Negotiation Team Member	Marc Holstein Representative

ATTEST:

_____
Darcie McCracken, City Clerk

APPENDIX A

Wage Tables

Year 1: Effective first full pay period in July 2021

Sworn Fire **Steps**

POSITION	GRADE	1	2	3	4	5	6	7
Firefighter/EMT****	762	17.64	18.53	19.47	20.47	21.49	22.59	23.72
Firefighter/EMT Days*		25.90	27.21	28.58	30.05	31.56	33.17	34.83
Fire Engineer/EMT****	763	24.93	26.19	27.53				
Fire Engineer/EMT Days*		36.60	38.45	40.42				
Fire Captain/EMT****	764	28.93	30.37	31.92				
Fire Captain/EMT Days*		42.48	44.59	46.87				

*****2.5% market adjustment applied.*

**Day rate is based on 3054 hours. The day rate calculation is: Shift hourly wage X 3054 ÷ 2080*

Future lateral hires will be given one-year credit for every two full years of service as a full-time firefighter and must have completed a regionally recognized Fire Academy.

Year 2: Effective June 26, 2022

Sworn Fire **Steps**

POSITION	GRADE	1	2	3	4	5	6	7
Firefighter/EMT****	762	17.90	18.81	19.76	20.78	21.82	22.93	24.07
Firefighter/EMT Days*		26.29	27.62	29.01	30.50	32.03	33.67	35.35
Fire Engineer/EMT****	763	25.30	26.58	27.94				
Fire Engineer/EMT Days*		37.15	39.03	41.03				
Fire Captain/EMT****	764	29.36	30.83	32.40				
Fire Captain/EMT Days*		43.11	45.26	47.57				

*****1.5% market adjustment applied.*

**Day rate is based on 3054 hours. The day rate calculation is: Shift hourly wage X 3054 ÷ 2080*

Future lateral hires will be given one-year credit for every two full years of service as a full-time firefighter and must have completed a regionally recognized Fire Academy.

AGENDA ITEM #: 7.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT OF PEBBLECREEK II UNIT 47A

STAFF PRESENTER(S): Christian M. Williams, Planner

SUMMARY:

Final Plat of PebbleCreek Phase II Unit 47A

Recommendation:

Approve the Final Plat of PebbleCreek Phase II Unit 47A, subject to stipulations. (Christian M. Williams, Planner)

STIPULATIONS:

1. Any technical corrections to this final plat required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat;
2. Prior to recordation of the final plat, Owner shall submit an updated title report for the Property and shall modify this plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so.

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The preliminary plat of PebbleCreek Phase II Unit 45, 46, 47A and 47B was approved by the City Council on August 19, 2019

STAFF ANALYSIS

As set forth in the attached preliminary plat Council Action Report, the proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

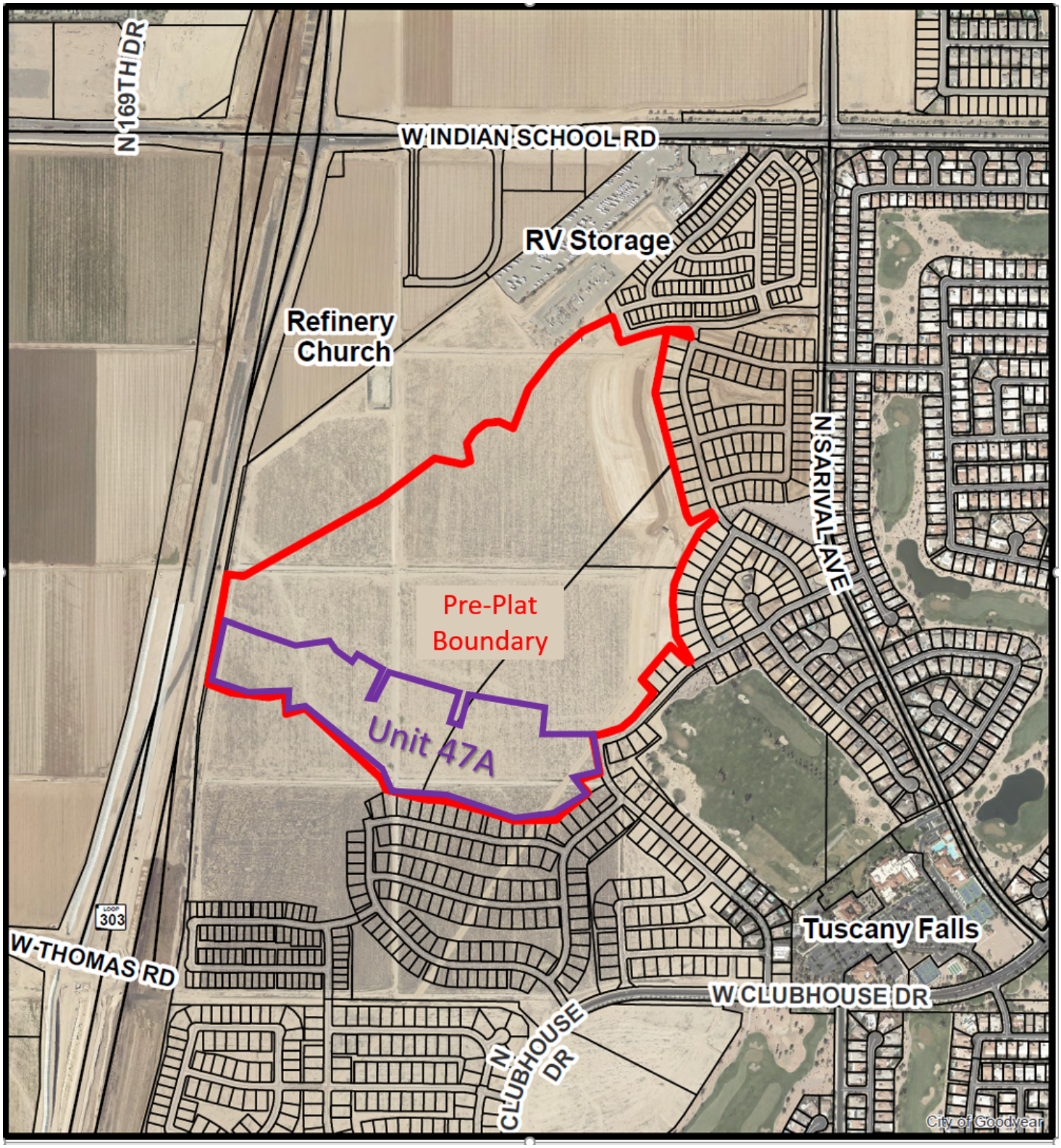
Attachments

Aerial Photo

Preliminary Plat

Final Plat

Aerial Photo Exhibit
PebbleCreek Phase II Units 47A
Case No. 19-520-00010



Drawn By: Christian M. Williams
City of Goodyear Development Sevices Department
Date: March 31, 2021

N

CITY OF Goodyear

City of Goodyear
Development Services Department, Planning and Zoning Division

August 20, 2019

Jeffrey L. Uhrick, PE
B&R Engineering, Inc.
9666 East Riggs Road
Sun Lakes, Arizona 85248

RE: PebbleCreek Phase II Unit 45, 46, 47A, & 47B (Preliminary Plat)
City Council Approval
Case No. 18-500-00021
CAR #: 2019-6735

Dear Mr. Uhrick:

This is to inform you that at its regular meeting on August 19, 2019, the City Council approved the preliminary plat for PebbleCreek Phase II Units 45, 46, 47A, & 47B, subject to the following stipulations:

1. Prior to obtaining a Certificate of Occupancy for any lots within Unit 47B, all offsite, connecting roadways included in the PebbleCreek Phase II, Unit 47A and 46 final plats shall be constructed;
2. The Public Sales Report and final plat shall include a statement that PebbleCreek Phase II is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix Goodyear Airport;
3. The Public Sales Report and final plat shall include a statement that: PebbleCreek Phase II is in proximity to the I-10 and Loop 303 freeways and may be subject to potential noise intrusion, vibrations, dust, and all other effects that may be caused by said freeways;
4. A note shall be provided on the final plat and the public sales report acknowledging that the development is in close proximity to the Arizona Motorsports Park, generally located at Camelback Road and Reems Road, and may be subject to noise intrusion;
5. Streets within the subdivision shall be privately owned and maintained. The developer and/or HOA shall bring the streets to current city standards in the event that a request is made to dedicate the streets to the city of Goodyear;
6. The final plat for these units shall include the following in the notes: Corner lots are limited to one-story homes unless a minimum 10-foot wide landscape strip is provided, or the lot is at least 10 feet wider than the minimum lot width required.

The approval of the preliminary plat allows you to submit final plat and civil drawings. The final plat submittal checklist can be found here:
http://www.goodyearaz.gov/home/showdocument?id=13758

If you have any questions, please let me know.

Sincerely,
THE CITY OF GOODYEAR

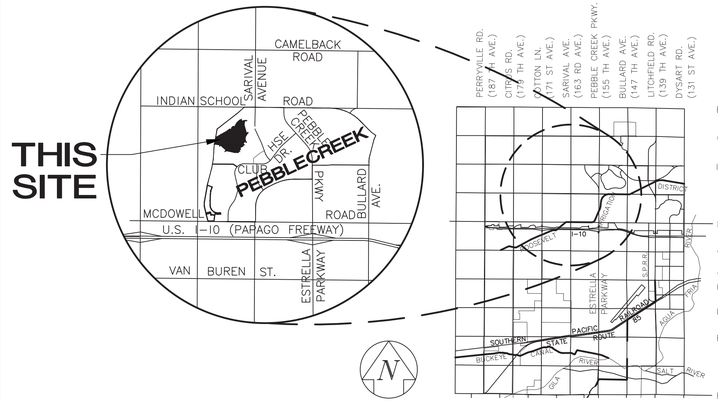


Alex Lestinsky
Planner III

PRELIMINARY PLAT OF PEBBLECREEK PHASE II

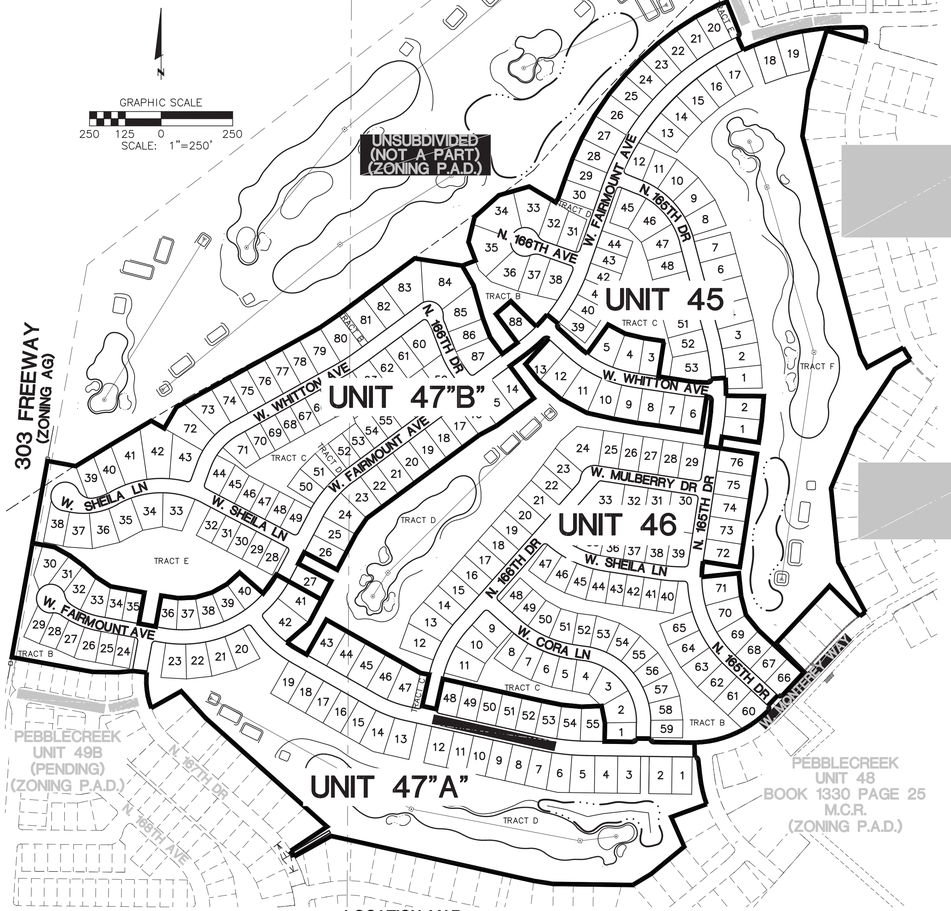
UNIT FORTY-FIVE, FORTY-SIX, FORTY-SEVEN "A", AND FORTY-SEVEN "B" CONSISTING OF SEVEN SHEETS

LOCATED IN PORTION OF SECTION 25, T2N, R2W GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY ARIZONA



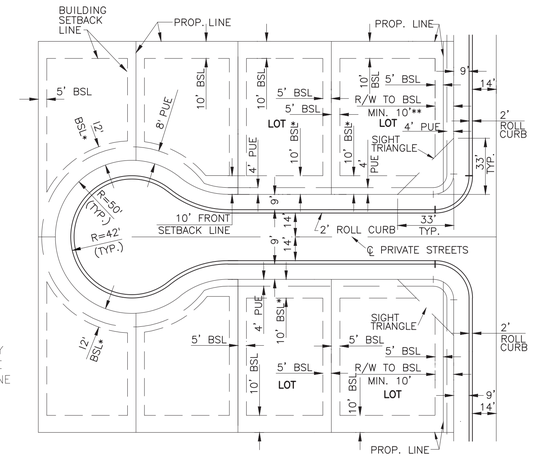
VICINITY MAP

N.T.S.



GRAPHIC SCALE
250 125 0 250
SCALE: 1"=250'

LOCATION MAP



TYPICAL LOTS
LOTS 191-212

WITH PUBLIC UTILITY EASEMENTS AND MINIMUM BUILDING SETBACKS

P.U.E. – INDICATES PUBLIC UTILITY EASEMENT
B.S.L. – INDICATES BUILDING SETBACK LINE

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS OTHERWISE SHOWN)
SCALE: 1" = 40'
MIN. FRONT YARD SETBACK = 10 FT.
MIN. STREET SIDE SETBACK = 10 FT.**
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.
* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS
BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT DRIVEWAY
** STREET SIDE BUILDING SETBACKS ARE 10' FROM THE ADJACENT RIGHT-OF-WAY OR 5' FROM THE SIDE LOT LINE WHERE A TRACT IS PRESENT, WHICHEVER IS GREATER.

UNIT 45 / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	53	12.23
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		2.68
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.79
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		1.38
TRACT "D" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.12
TRACT "E" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.11
TRACT "F" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		16.09
TOTAL			33.40

UNIT 46 / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	76	15.90
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		4.23
TRACT "B" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		1.88
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		0.71
TRACT "D" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		8.21
TOTAL			30.93

City of Goodyear
APPROVED
Planning & Zoning Dept.
8/20/2019

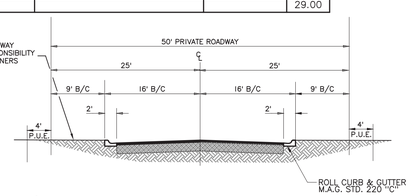
Approved by Council: 8/19/19
CAR #: 2019-6735

UNIT 47"A" / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	55	11.55
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		3.23
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.76
TRACT "C" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.09
TRACT "D" GOLF COURSE/OPEN SPACE/ DRAINAGE	GOLF COURSE OWNER		13.27
TOTAL			28.90

UNIT 47"B" / TRACTS DATA TABLE

DESCRIPTION	OWNERSHIP AND MAINTENANCE	NUMBER OF DWELLING UNITS	AREA (ACRES)
RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	88	19.53
TRACT "A" PRIVATE STREET	HOMEOWNERS ASSOCIATION		5.18
TRACT "B" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.08
TRACT "C" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		0.92
TRACT "D" OPEN SPACE	HOMEOWNERS ASSOCIATION		0.13
TRACT "E" OPEN SPACE/ DRAINAGE	HOMEOWNERS ASSOCIATION		3.16
TOTAL			29.00



AA 1 **TYPICAL PRIVATE ROADWAY - NO SIDEWALK**
50' LOCAL STREET
N.T.S.

UNIT 45 PRELIMINARY PLAT / LAND USE DATA TABLE

SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-FIVE	53	33.40	2.68	18.50	12.23	1.58	6,900	17,002	10,045

UNIT 46 PRELIMINARY PLAT / LAND USE DATA TABLE

SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-SIX	76	30.93	4.23	10.80	15.90	2.45	6,599	17,268	8,727

UNIT 47"A" PRELIMINARY PLAT / LAND USE DATA TABLE

SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-SEVEN"A"	55	28.90	3.23	14.12	11.55	1.90	6,600	12,804	9,144

UNIT 47"B" PRELIMINARY PLAT / LAND USE DATA TABLE

SUBDIVISION UNIT	TOTAL LOTS	GROSS AREA (ACRES)	AREA PRIVATE STREETS (ACRES)	AREA OF OPEN SPACE, DRAINAGE, AND UTILITIES (ACRES)	AREA OF RESIDENTIAL DWELLING UNITS (ACRES)	GROSS DENSITY (DU/GROSS AREA)	MINIMUM LOT (SQ-FT)	MAXIMUM LOT (SQ-FT)	AVERAGE LOT (SQ-FT)
FORTY-SEVEN"B"	88	29.00	5.18	4.29	19.53	3.03	6,600	21,358	9,475

GENERAL NOTES

1. EXISTING ZONING IS P.A.D.
2. PEBBLECREEK PHASE II IS SUBJECT TO THE 1998 DEVELOPMENT AGREEMENT AND THE 2005 DEVELOPMENT AGREEMENT FOR PEBBLECREEK RESORT COMMUNITY.
3. PEBBLECREEK PROPERTY LIMITED PARTNERSHIP WILL ACCEPT RESPONSIBILITY FOR MAINTENANCE OF ALL COMMONLY-OWNED ELEMENTS, LANDSCAPING OF OPEN AREAS AND PRIVATE STREETS WITHIN TRACTS UNTIL SUCH TIME TRACTS ARE FORMALLY CONVEYED TO THE HOMEOWNERS ASSOCIATION(S).
4. ONCE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION(S) THE ASSOCIATION(S) WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF THESE TRACTS.
5. ALL PROPOSED DWELLINGS SHALL BE SINGLE FAMILY.
6. PRIVATE STREETS WILL BE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND SUBSEQUENT PEBBLECREEK UNITS, THEIR GUESTS AND INVITEES, AND FOR INGRESS AND EGRESS OF FIRE, EMERGENCY, GOVERNMENTAL AND REFUSE COLLECTION VEHICLES.
7. NON-EXCLUSIVE EASEMENTS, FOR UTILITY PURPOSES WILL BE GRANTED WITHIN THE ONSITE PRIVATE ROADWAYS, DENOTED AS COMMON AREA "A" ON THIS PLAT. DRAINAGE AND UNDERGROUND UTILITY EASEMENTS WILL ALSO BE GRANTED TO UTILITY COMPANIES CONSISTING OF FOUR (4) FEET ALONG ALL PRIVATE STREETS.
8. ALL STREETS SHOWN HEREIN ARE PRIVATE, AND ALL STREET SIGNS AND STREET LIGHTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
10. DRIVEWAYS ON KEY LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT OPPOSITE THE ADJACENT REAR LOT LINE.
11. WHERE A CORNER LOT ABUTS A KEY LOT, THE HEIGHT AND LOCATION OF WALLS AND FENCES IN THE YARD FACING THE SIDE STREET MUST CONFORM TO THE FRONT YARD REQUIREMENTS FOR WALLS AND FENCES.
12. PEBBLECREEK GOLF RESORT PHASE II IS SUBJECT TO ATTENDANT NOISE, VIBRATION, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM LUKE AIR FORCE BASE; AND THE OWNER DOES FURTHER RELEASE AND DISCHARGE THE CITY , PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP AND ROBSON COMMUNITIES AND ITS AFFILIATES, FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR FUTURE DAMAGES AND COMPLAINTS OF ANY KIND TOPERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE.
13. THE DEVELOPER/BUILDER SHALL HAVE A DISCLOSURE NOTICE, WHICH SHALL INCLUDE A MAP CALLING OUT THE SOUND CONTOUR LINES IN A FONT THAT IS NOT LESS THAN SIZE 16, PLACED IN ANY SALES OFFICE IN A PROMINENT LOCATION INFORMING POTENTIAL BUYERS OF THE DISTANCE TO ACCIDENT POTENTIAL ZONE II AND NOISE CONTOUR LINES FOR LUKE AIR FORCE BASE.
14. THIS DEVELOPMENT IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORT PARK (GENERALLY LOCATED AT CAMELBACK ROAD & REEMS ROAD) AND IS SUBJECT TO NOISE INTRUSION.
15. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE AND VISIBLE INTRUSION CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE PROPOSED LOOP 303 EXTENSION.
16. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH A USE.
17. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT OR CONCRETE PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
18. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN, ON OR OVER ANY DRAINAGE EASEMENT WHICH WOULD OBSTRUCT OR DIVERT THE FLOW OF STORM WATER. THE CITY MAY, IF IT SO DESIRES, CONSTRUCT OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND OF THE DRAINAGE EASEMENT.
19. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL BE PLACED AT LEAST 8 FEET APART.
20. ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL CONTROL COMMITTEE.
21. WHEELCHAIR RAMPS WILL BE PROVIDED ON SIDEWALKS PER A.D.A. REQUIREMENTS.
22. ALL NEW OR RELOCATED PUBLIC UTILITIES WILL BE PLACED UNDERGROUND, WITH THE EXCEPTION OF ANY 69KV ELECTRICAL LINES.
23. THE COMPLETION OF ROAD IMPROVEMENTS (PAVING, CURB, GUTTER, SIDEWALK, STREET LIGHTING, AND LANDSCAPING) WITHIN AND ABUTTING THE SUBDIVISION TO BE PER THE APPLICABLE ENGINEERING DESIGN STANDARDS OR IN ACCORDANCE WITH APPROVED EXCEPTIONS AS ESTABLISHED BY THE PEBBLE CREEK DEVELOPMENT AGREEMENT AND PLANNED AREA DEVELOPMENT.
24. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGTH-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
25. CORNER LOTS ARE RESTRICTED TO ONE STORY.

PUBLIC UTILITIES

WATER	LIBERTY UTILITIES
SEWER	LIBERTY UTILITIES
ELECTRIC	ARIZONA PUBLIC SERVICE
GAS	SOUTHWEST GAS COMPANY
TELEPHONE	CENTURYLINK
SOLID WASTE DISPOSAL	CITY OF GOODYEAR
POLICE PROTECTION	CITY OF GOODYEAR (AND A PRIVATE PATROL)
FIRE PROTECTION AND EMERGENCY SERVICES DISPATCH	CITY OF GOODYEAR
CABLE TELEVISION	COX CABLE

NOTE: (IMPROVEMENTS)

1) ALL PUBLIC UTILITIES TO BE UNDERGROUND, WITH THE EXCEPTION OF EXISTING 69 KV POWER LINES. ALL STREETS TO BE IMPROVED WITH ASPHALT PAVEMENT AND CONCRETE CURB AND GUTTER. ALL IMPROVEMENTS TO COMPLY WITH M.A.G. STANDARDS AND SPECIFICATIONS AND/OR CITY OF GOODYEAR STANDARD MODIFICATIONS.

2) DEVELOPER OR SUCCESSORS SHALL WARRANTY ALL PUBLIC IMPROVEMENTS CONSTRUCTED WITHIN CITY OF GOODYEAR RIGHTS-OF-WAY AND EASEMENTS FOR A PERIOD OF NOT LESS THAN TWO (2) YEARS FROM THE DATE OF ACCEPTANCE BY THE CITY.

BENCHMARKS

C.O.G. BENCHMARK G357 – FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29)
ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

C.O.G. BENCHMARK G371 – FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88

BASIS OF BEARINGS

THE BEARING OF N 89°40'22" W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, T2N, R2W, G &S.R.M.

OWNER/TRUSTEE

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
4801 EAST WASHINGTON STREET
PHOENIX, ARIZONA 85034
PHONE (602) 252-5941

DEVELOPER

PEBBLECREEK PROP. LIMITED PARTNERSHIP
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE (480) 895-9200

ENGINEER

B&R ENGINEERING, INC.
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799

DATE	DESCRIPTION	BY	APPROVED

© 2019 B & R ENGINEERING

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

5/14/2019 3:28 PM

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil) 41220 JEFFREY LEE UHRICK State Signed 5-14-19 ARIZONA, U.S.A. Expires 09/30/2020

JOB NO. 970045
DATE MAY, 2019
SHEET 1 OF 7

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PEBBLECREEK
UNIT 43"B"
BOOK 1171 PAGE 27
M.C.R.
(ZONING P.A.D.)

PICCADILLEY RD.

FAIRMONT AVE.

N. 165TH DRIVE

N. 164TH DR.

N. 168TH DRIVE

GRAPHIC SCALE
150 75 0 150
SCALE: 1"=150'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

NOISE CONTOUR LINE
65 LDN LINE

SHEET 4
SHEET 5

SHEET 5
SHEET 6

SHEET 4
SHEET 3

SHEET 4
SHEET 6

SHEET 6
SHEET 7

SHEET 3
SHEET 6

SHEET 3
SHEET 7

UNIT 45

UNIT 46

UNIT 47"B"

UNIT 47"A"

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

N. 166TH AVENUE

W. FAIRMOUNT AVENUE

N. 165TH DRIVE

N. 166TH DRIVE

W. WHITTON AVENUE

W. MULBERRY DRIVE

W. SHEILA LANE

W. CORA LANE

W. MONTEREY WAY

P.O.B.

303 FREEWAY

N. 169TH LN

N. 168TH AVE

W. AVALON DR

N 0°46'49" E
1887.97'

PEBBLECREEK
UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)

25
36

City of Goodyear
APPROVED
Planning & Zoning Dept.
Alex Heating
8/20/2019

Approved by Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

DATE	DESCRIPTION	BY	APPROVED

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BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING @ LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil)
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO.
970045
DATE
MAY, 2019
SHEET
2 OF 7

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MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

SHEET 4
SHEET 6

SHEET 6
SHEET 7

MATCHLINE SEE SHEET 7

303 FREEWAY

EXISTING SOUNDWALL

NOISE CONTOUR LINE
65 LDN LINE

15' LANDSCAPE EASEMENT

W. SHEILA LANE

W. WHITTON AVENUE

W. FAIRMOUNT AVENUE

W. MONTEREY WAY

TRACT A
(PRIVATE STREET)

TRACT B
(OPEN SPACE)

TRACT D
(GOLF COURSE/OPEN SPACE)

TRACT E
(OPEN SPACE)

P.O.B.

PEBBLECREEK
UNIT 49B
(PENDING)
(ZONING P.A.D.)

N. 170TH AVENUE

N. 168TH AVENUE

N. 167TH DRIVE

N79°42'46"W 37.03'

47"B"

47"A"

N79°26'40"W 41.43'

N10°17'14"E 698.79'

N10°46'49"E 1887.97'

N79°43'00"W 288.03'

N89°15'34"W 90.00'

S84°35'25"W 50.00'

N83°33'11"W

L=125.84' R=265.00'
Δ=27°12'32"

S60°43'52"W 120.00'

N42°10'22"W 126.91'

L=80.73' R=375.00'
Δ=12°20'02"

S60°52'26"W 60.00'

S47°33'53"W 108.50'

S46°35'24"E 50.00'

S60°55'26"E 130.16'

N27°42'13"E 165.76'

S27°42'13"W 139.60'

S62°17'47"E 130.00'

N62°17'47"W 129.97'

S27°44'51"E 44.62'

N81°15'13"W 60.00'

S86°58'03"W 59.98'

S73°51'00"W 60.00'

L=44.57'

L=289.57'

L=329.29'

L=167.85'

L=48.34' R=375.01'
Δ=7°23'11"

L=23.54' R=425.00'
Δ=3°10'24"

N56°17'18"E 151.19'

S60°56'38"W 147.37'

S79°42'46"E 101.10'

N59°19'50"E 164.74'

N58°35'58"E 142.62'

N79°42'46"W 120.00'

S46°03'43"E 60.27'

N53°31'43"W 60.00'

N60°48'14"W 60.48'

N79°42'46"W 222.22'

N79°43'00"W 49.09'

N79°42'46"W 167.15'

N79°42'46"W 55.07'

S10°17'14"E 110.00'

N10°17'14"E 110.00'

N29°31'29"E 140.00'

S49°12'48"W 102.84'

S60°28'36"E 271.23'

S60°28'31"E 32.91'

N20°04'50"E 97.83'

N27°42'13"E 239.66'

N36°52'50"W 49.09'

S60°28'31"E 316.81'

N79°13'36"W 27.00'

S62°17'47"E 369.50'

S53°31'43"E 56.61'

S79°42'46"E 222.22'

CENTERLINE TABLE

LINE #	DIRECTION	LENGTH
L1	N10°17'14"E	120.65'
L2	S53°31'43"E	56.61'
L3	S79°42'46"E	222.22'
L4	S27°42'13"W	239.66'
L7	N36°52'50"W	49.09'
L8	S60°28'31"E	316.81'
L11	N79°13'36"W	27.00'
L12	S62°17'47"E	369.50'
L19	N20°04'50"E	97.83'

CURVE TABLE

CURVE #	DELTA	LENGTH	RADIUS
C1	3°50'25"	19.44'	290.00'
C2	26°11'04"	137.10'	300.00'
C3	71°12'40"	497.15'	400.00'
C8	23°35'41"	164.72'	400.00'
C12	40°13'06"	154.43'	220.00'
C13	57°08'56"	334.14'	335.00'
C32	1°22'20"	9.58'	400.00'

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

City of Goodyear
APPROVED
Planning & Zoning Dept.
Alex Keating
8/20/2019

Approved by Council: 8/19/19
CAR #: 2019-6735

DATE	DESCRIPTION	BY	APPROVED

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PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

CIVIL ENGINEERING @ LAND DEVELOPMENT

5/14/2019 3:42 PM

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO. 970045
DATE MAY, 2019
SHEET 3 OF 7

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LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
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- UNIT BOUNDARY LINES

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L5	N53°31'33"E	748.70'
L20	S60°59'22"W	409.03'
L21	S53°31'33"W	242.79'
L22	S21°08'13"E	85.02'
L23	S36°28'27"E	63.13'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C4	25°49'20"	180.27'	400.00'
C18	40°54'32"	171.36'	240.00'
C19	7°27'49"	104.21'	800.00'
C20	93°55'17"	59.01'	36.00'
C21	11°24'57"	47.82'	240.00'
C22	15°20'14"	80.31'	300.00'

City of Goodyear
APPROVED
Planning & Zoning Dept.
8/20/2019

Approved by Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

BY	DESCRIPTION	DATE
APPROVED		

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9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING @ LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO. 970045
DATE MAY, 2019
SHEET 4 OF 7

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CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N19°12'57"E	290.74'
L27	S67°55'15"E	97.69'
L28	N14°50'05"W	335.25'
L32	N70°47'03"W	215.34'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C7	45°59'23"	702.34'	875.00'
C25	53°05'11"	259.43'	280.00'

City of Goodyear
APPROVED
Planning & Zoning Dept.
8/20/2019
Approved by Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT – UNITS 45, 46, 47 "A", & 47 "B"

DATE	DESCRIPTION	BY	APPROVED

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SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING ● LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil)
41220
JEFFREY LEE
UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2020

JOB NO. 970045
DATE MAY, 2019
SHEET 5 OF 7

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LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L14	N41°31'27"E	690.13'
L15	S81°21'14"E	368.44'
L24	S47°29'19"E	126.92'
L25	S81°21'14"E	195.64'
L26	N89°16'07"E	41.40'
L28	N14°50'05"W	335.25'
L29	S8°38'46"W	71.74'
L30	S8°38'46"W	400.33'
L33	N48°28'33"W	36.17'
L34	S81°21'14"E	201.38'
L35	S88°20'27"E	66.08'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C5	14°20'40"	150.21'	600.00'
C6	19°57'57"	209.08'	600.00'
C15	57°07'19"	35.89'	36.00'
C23	33°51'55"	236.42'	400.00'
C24	9°22'39"	65.47'	400.00'
C26	11°19'25"	158.11'	800.00'
C27	12°09'26"	169.75'	800.00'
C28	55°39'27"	388.56'	400.00'
C29	32°52'41"	206.58'	360.00'
C30	6°59'13"	48.78'	400.00'

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

TRACT C
(OPEN SPACE)

N. 166TH DRIVE

47"B"

REPLAT OF
PEBBLECREEK
UNIT 43"A"
BOOK 1146 PAGE 26
M.C.R.
(ZONING P.A.D.)

City of Goodyear
APPROVED
Planning & Zoning Dept.
8/20/2019

Approved by Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

DATE	DESCRIPTION	BY	APPROVED

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9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING © LAND DEVELOPMENT

DESIGN	CHECKED
CG	JLU
DRAWN	APPROVED
CB	JLU

Registered Professional Engineer (Civil)
41220
JEFFREY LEE
UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2020

JOB NO. 970045
DATE MAY, 2019
SHEET 6 OF 7

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MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

TRACT B
(OPEN SPACE)

TRACT C
(OPEN SPACE)

PEBBLECREEK
EXISTING UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)

4' APS EASEMENT
2014-0603508

ADAMAN WATERLINE
EASEMENT 2008-0608494

36'x13'
APS EASEMENT
2014-0603508

W. MONTEREY WAY

GRAPHIC SCALE
60 30 0 60
SCALE: 1"=60'

City of Goodyear
APPROVED
Planning & Zoning Dept.
Alex Lestina
8/20/2019

Approved by Council: 8/19/19
CAR #: 2019-6735

PEBBLECREEK
EXISTING UNIT 48
BOOK 1330 PAGE 25
M.C.R.
(ZONING P.A.D.)

CENTERLINE TABLE		
LINE #	DIRECTION	LENGTH
L9	N77°30'00"W	477.22'
L10	S89°14'43"E	361.48'
L13	N12°30'00"E	112.34'
L14	N41°31'27"E	690.13'
L16	N48°28'33"W	134.44'
L17	N81°21'14"W	42.92'
L18	N0°45'17"E	56.34'
L31	S47°00'40"E	237.00'

CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C9	17°01'29"	121.83'	410.00'
C10	11°44'43"	166.04'	810.00'
C11	2°11'07"	15.26'	400.00'
C14	29°01'27"	202.63'	400.00'
C16	32°52'41"	229.53'	400.00'
C17	82°06'31"	343.94'	240.00'
C28	55°39'27"	388.56'	400.00'

LEGEND

- SECTION LINE W/ SECTION MONUMENT
- MID SECTION LINE W/ SECTION MONUMENT
- DIRECTION OF PROPSOED SURFACE FLOW
- DIRECTION OF EXISTING SURFACE FLOW
- 1020 EXISTING CONTOUR
- INDICATES 1' VEHICULAR NON ACCESS EASEMENT
- SUBDIVISION BOUNDARY
- 33' INDICATES 33' X 33' SIGHT VISABILITY TRIANGLE
- * INDICATES THAT THESE LOTS WILL BE RESTRICTED TO SINGLE STORY
- INDICATES EXISTING WALL
- UNIT BOUNDARY LINES

DATE	DESCRIPTION	BY	APPROVED

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PEBBLECREEK PHASE II
A PLANNED AREA DEVELOPMENT
PRELIMINARY PLAT - UNITS 45, 46, 47 "A", & 47 "B"

B&R ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799
CIVIL ENGINEERING @ LAND DEVELOPMENT

DESIGN	CC
CHECKED	JLU
DRAWN	CB
APPROVED	JLU

Registered Professional Engineer
41220
JEFFREY LEE UHRICK
Date Signed 5-14-19
ARIZONA, U.S.A.
Expires 09/30/2019

JOB NO.	970045
DATE	MAY, 2019
SHEET	7 OF 7

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FINAL PLAT PEBBLECREEK PHASE II
UNIT FORTY-SEVEN "A"

LOCATED IN PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE G. & S.R.M., CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DEDICATION:

STATE OF ARIZONA }
}S.S.
COUNTY OF MARICOPA }

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE OF ITS TRUST NO. 7854 HEREBY SUBDIVIDES UNDER THE NAME OF "FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A"". A PORTION OF THE SOUTH HALF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AND MORE PARTICULARLY, DESCRIBED ON THIS PLAT.(SHEET 3 OF 3) TRUSTEE HEREBY DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS, STREETS AND PRIVATE ACCESS WAYS CONSTITUTING FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" AND THAT EACH LOT, TRACT, EASEMENT, STREET, PRIVATE ACCESS WAY AND OTHER PORTION OF FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME THAT IS SET FORTH ON THIS PLAT. COMMON AREA TRACT "A" IS DECLARED A PRIVATE ACCESS WAY FOR DRAINAGE AND FOR INGRESS AND EGRESS TO AND FROM THE LOTS, TRACTS AND OTHER PORTIONS OF FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" AND OTHER PORTIONS OF PEBBLECREEK GOLF RESORT BY THE OWNERS THEREOF, BY PEBBLECREEK PROPERTIES LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ("PEBBLECREEK PROPERTIES"), BY THEIR RESPECTIVE GUESTS AND INVITEES AND BY FIRE, POLICE, AND EMERGENCY AND GOVERNMENTAL SERVICE VEHICLES AND PERSONNEL, INCLUDING REFUSE COLLECTION VEHICLES AND PERSONNEL. TRUSTEE HEREBY DEDICATES TO ALL PUBLIC UTILITY PROVIDERS A NON-EXCLUSIVE EASEMENT WITHIN COMMON AREA TRACT "A" AND WITHIN ALL AREAS DESIGNATED ON THIS PLAT AS PUBLIC UTILITIES EASEMENTS, WHICH NON-EXCLUSIVE EASEMENT IS FOR UNDERGROUND CABLES, PIPES, WIRES AND OTHER UNDERGROUND EQUIPMENT AND, IF AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE-GROUND FACILITIES, FOR ELECTRICITY, GAS, COMMUNICATIONS, WATER, CABLE TELEVISION, SEWAGE DISPOSAL, AND EFFLUENT TREATMENT OR DISPOSAL, EXCEPT THAT THE CONSENT OF PEBBLECREEK PROPERTIES OR ITS DESIGNATED SUCCESSOR OR ASSIGN SHALL NOT BE REQUIRED FOR SUCH PERMITTED ABOVE-GROUND FACILITIES IF THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS THE UTILITY PROVIDER. EXCEPT WHEN THE APPLICABLE PUBLIC UTILITY PROVIDER IS THE CITY OF GOODYEAR OR A COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY, A PUBLIC UTILITY PROVIDER'S ACCEPTANCE OF THIS EASEMENT CONSTITUTES SUCH PUBLIC UTILITY PROVIDER'S AGREEMENT (WHICH ACCEPTANCE AND AGREEMENT SHALL CONCLUSIVELY BE EVIDENCED BY THE INSTALLATION OF ANY CABLES, WIRES, PIPES, CONDUIT OR OTHER EQUIPMENT OR MATERIALS WITHIN THE PROPERTY SUBJECT TO THIS PLAT BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER AND WHICH ACCEPTANCE AND AGREEMENT SHALL BE A CONDITION TO THE EFFECTIVENESS OF THIS EASEMENT WITH RESPECT TO SUCH PUBLIC UTILITY PROVIDER) TO: (A) INDEMNIFY, DEFEND AND HOLD HARMLESS (1) PEBBLECREEK PROPERTIES, (2) THE PROPERTY OWNERS ASSOCIATION(S) ESTABLISHED BY PEBBLECREEK PROPERTIES FOR FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" AND PEBBLECREEK GOLF RESORT, (3) THE RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, MEMBERS SUCCESSORS AND ASSIGNS OF PEBBLECREEK PROPERTIES AND OF SUCH PROPERTY OWNERS ASSOCIATION(S), AND (4) THE RESPECTIVE OWNERS OF THE REAL PROPERTY THAT IS SUBJECT TO THE FOREGOING EASEMENT FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, DAMAGES, SUITS, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO COURT COSTS AND ATTORNEYS' FEES, ARISING FROM OR RELATING TO ANY PERSONAL INJURY, DEATH, PROPERTY DAMAGE OR OTHERWISE, IN CONNECTION WITH THE INSTALLATION, CONSTRUCTION, DESIGN, OPERATION, REPAIR, MAINTENANCE OR REPLACEMENT OF ANY CABLES, PIPES, WIRES OR OTHER EQUIPMENT OR FACILITIES BY, FOR OR ON BEHALF OF SUCH PUBLIC UTILITY PROVIDER OR IN CONNECTION WITH SUCH PUBLIC UTILITY PROVIDER'S OPERATIONS WITHIN FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" AND PEBBLECREEK GOLF RESORT; AND (B) REPAIR AND RESTORE ALL STREETS, FENCING, LANDSCAPING AND OTHER IMPROVEMENTS DAMAGED OR DESTROYED BY SUCH PUBLIC UTILITIES PROVIDER TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR DESTRUCTION. IN THE EVENT THE CITY OF GOODYEAR OR ANY COMMUNITY FACILITIES DISTRICT WITHIN SUCH CITY IS OR BECOMES A PUBLIC UTILITY PROVIDER AND INSTALLS, MAINTAINS, REPAIRS OR REPLACES ANY OF ITS PUBLIC UTILITIES WITHIN THE EASEMENT GRANTED TO PUBLIC UTILITY PROVIDERS BY THIS DEDICATION, AND IF THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT DAMAGES OR DESTROYS ANY STREETS, LANDSCAPING OR PRIVATE PROPERTY WITHIN THE EASEMENT, THE REPAIR AND REPLACEMENT OF SUCH LANDSCAPING OR PRIVATE PROPERTY LOCATED WITHIN THE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SUCH PROPERTY, EXCEPT THAT THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT SHALL CLOSE ANY EXCAVATIONS MADE BY IT WITHIN SUCH EASEMENT AND SHALL REPAIR THE STREETS (I.E. PRIVATE ACCESS WAYS), AT THE POINT OF ANY SUCH DAMAGE OR EXCAVATION, TO THE SAME CONDITION AS PRIOR TO THEIR DAMAGE OR EXCAVATION BY THE CITY OF GOODYEAR OR SUCH COMMUNITY FACILITIES DISTRICT, EXCEPT THAT THE CITY OF GOODYEAR WILL NOT BE RESPONSIBLE TO REPLACE DECORATIVE PAVEMENT INSTALLED OVER CITY UTILITY LINES BUT THAT PAVEMENT REPLACED SHALL BE TYPICAL BLACK ASPHALT CONCRETE COLOR OR GRAY CONCRETE COLOR.

WATER AND SEWER EASEMENT ('EASEMENTS') IN TRACT 'A' AS DESCRIBED ABOVE ARE GRANTED TO LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP., AND THEIR SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN UNDERGROUND (AND TO THE EXTENT APPROVED IN WRITING BY PEBBLECREEK PROPERTIES, OR ITS DESIGNATED SUCCESSORS OR ASSIGNS, FOR RELATED ABOVE GROUND FACILITIES [EXCEPT FIRE HYDRANTS, WHICH SHALL NOT REQUIRE SUCH APPROVAL]) WATER AND SEWER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS OVER AND UNDER THE SURFACE OF THE EASEMENTS, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

GRANTOR SHALL NOT ERECT, CONSTRUCT OR PERMIT TO BE ERECTED OR CONSTRUCTED ANY BUILDING OR OTHER STRUCTURE WITHIN THE LIMITS OF THE P.U.E. IN TRACT 'A'; PROVIDED, HOWEVER, GRANTOR SHALL HAVE THE RIGHT TO CONSTRUCT AND ERECT FENCES, TO INSTALL LANDSCAPING, PARKING FACILITIES AND DRIVEWAYS, AND TO ESTABLISH OTHER USES WHICH ARE NOT INCONSISTENT WITH USES WITHIN THE LIMITS OF SAID PUBLIC UTILITY EASEMENT TRACT 'A' IN A MANNER WHICH WILL NOT UNREASONABLY INTERFERE WITH GRANTEES' ACCESS TO THE FACILITIES.

THIS EASEMENT (TRACT 'A') IS GRANTED SUBJECT TO THE CONDITION THAT GRANTEE SHALL HOLD GRANTOR AND GRANTOR'S SUCCESSORS AND ASSIGNS AND PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC. HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, LIABILITIES OR EXPENSES WHICH MAY RESULT FROM GRANTEE'S USE OF THE EASEMENT. BY ACCEPTING THE EASEMENT, THE GRANTEE AGREES TO EXERCISE REASONABLE CARE TO AVOID DAMAGE TO THE PREMISES AND ALL PROPERTY THAT MAY AT ANY TIME BE THEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1, 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY.

BY: _____
SIMIN BERRY, SENIOR TRUST OFFICER

ACKNOWLEDGMENT

STATE OF ARIZONA }
} S.S.
COUNTY OF MARICOPA }

ON THIS THE _____ DAY OF _____, 2021, THE UNDERSIGNED OFFICER, _____, AS SR. TRUST OFFICER FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION (REDOMESTICATED FROM CALIFORNIA EFFECTIVE JULY 1 2014) AS TRUSTEE UNDER TRUST NO. 7854, AND NOT PERSONALLY, APPEARED BEFORE ME AND BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING FOR THE PURPOSES HEREIN CONTAINED, UPON BEHALF OF THE CORPORATION, AS TRUSTEE

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S RATIFICATION

THE UNDERSIGNED, A BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED FEBRUARY 27, 2018, AND RECORDED FEBRUAURY 28, 2018, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AT DOCUMENT NO. 20180153214, AS AMENDED BY AMENDMENT TO DEED OF TRUST, DATED SEPTEMBER 30, 2019, AND RECORDED ON SEPTEMBER 30, 2019, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AT DOCUMENT NO. 20190772731, ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS SUBDIVISION PLAT AND DOES HEREBY SUBORDINATE THE LIEN OF THE DEED OF TRUST TO THE EASEMENTS DEDICATED AND GRANTED HEREIN AS SHOWN ON THIS SUBDIVISION PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS RELEASE AND SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING DEDICATED AND GRANTED AND SHALL NOT, IN ANY WAY, AFFECT THE LIEN OF THE DEED OF TRUST UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, AZ AT DOCUMENT NO. 20190772731.

WESTERN ALLIANCE BANK,
AN ARIZONA CORPORATION

BY: _____

TITLE: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
} SS.
COUNTY OF MARICOPA }

ON THIS _____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION, AND BEING AUTHORIZED SO TO DO ON BEHALF OF SAID ENTITY, EXECUTED THE FOREGOING RATIFICATION.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

LEGAL DESCRIPTION

SEE SHEET 3 OF 3.

CERTIFICATE OF ASSURED WATER SUPPLY

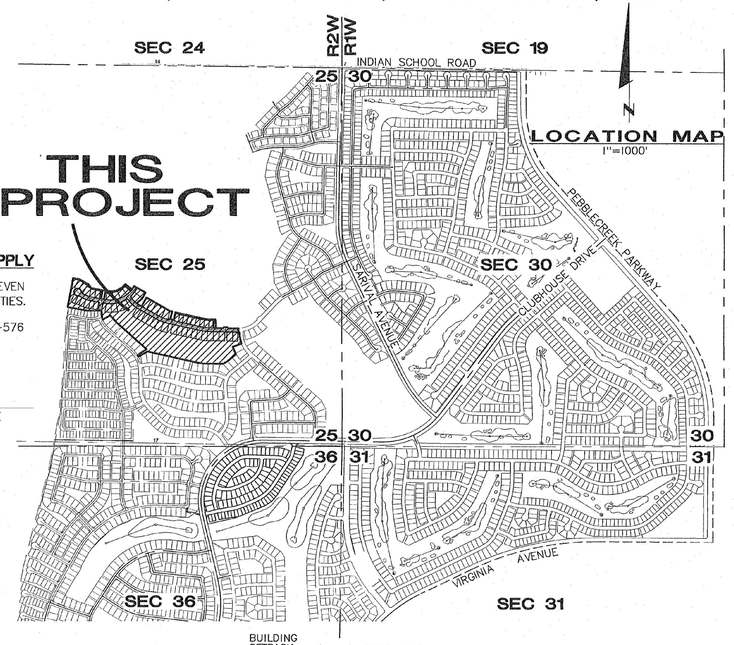
FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" IS WITHIN THE SERVICE AREA OF LIBERTY UTILITIES. PEBBLECREEK HAS BEEN ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY PURSUANT TO A.R.S. 45-576 SUB-SECTION A.

LIBERTY UTILITIES (LITCHFIELD PARK WATER & SEWER) CORP. _____ DATE

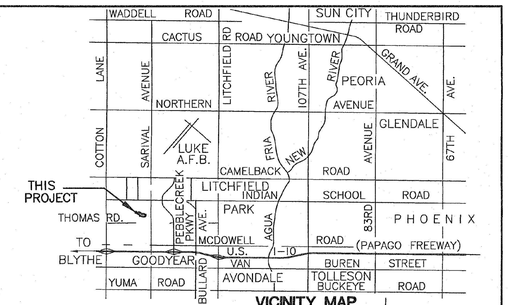
BENCHMARKS

C.O.G. BENCHMARK G357 – FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF THOMAS ROAD AND PEBBLECREEK PARKWAY (S.W. CORNER SECTION 29)
ELEVATION = 1014.50 NGVD29 (PROJECT DATUM).
=1016.38 NAVD88

C.O.G. BENCHMARK G371 – FOUND BRASS CAP IN HAND HOLE AT INTERSECTION OF CAMELBACK ROAD AND ALSUP (1/2 MILE WEST OF REEMS ROAD)
ELEVATION = 1054.59 NGVD29 (PROJECT DATUM).
=1056.34 NAVD88



LOCATION MAP
1"=1000'



VICINITY MAP
SCALE: 1" = 3 MILES

1. GROSS AREA OF THIS SUBDIVISION IS 29.02 ACRES.
2. TOTAL NUMBER OF LOTS: 55
3. BASIS OF BEARINGS:
   THE BEARING OF NORTH 89°12'47" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 25, T2N, R2W, OF THE G & SRM. AS SHOWN ON THE FINAL PLAT PEBBLECREEK PHASE II UNIT FORTY FOUR, BOOK 992 PAGE 27, M.C.R.
4. THERE SHALL BE A ONE FOOT, VEHICULAR NON-ACCESS EASEMENT (VNAE) IN LOCATIONS AS SHOWN ON THE PLAT.
5. A FOUR-FOOT (4') PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREETS WITHIN THE LOT AREAS IS DEDICATED HEREON. AN EIGHT-FOOT (8') UNDERGROUND PUBLIC UTILITY EASEMENT ADJACENT TO ALL CUL-DE-SAC STREETS WITHIN THE LOT AREAS AS SHOWN ON THE PLAT IS DEDICATED HEREON.
6. A 1/2" IRON ROD WILL BE SET AND TAGGED WITH RLS #27744 AT ALL LOT CORNERS.
7. A THREE-INCH BRASS SURVEY MONUMENT TO BE SET IN CONCRETE AT ALL CENTERLINE P.C., P.T., AND STREET CENTERLINE INTERSECTIONS.
8. ALL STREETS WITHIN COMMON AREA TRACT "A" ARE PRIVATE. TRACTS 'B', 'C', AND 'D' ARE DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES.
9. THE STREETS ARE PRIVATE STREETS, TO BE OWNED AND MAINTAINED BY THE PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.. AFTER THIS PLAT IS RECORDED, THE CITY OF GOODYEAR WILL NOT ACCEPT DEDICATION OF THE STREET MAINTENANCE RESPONSIBILITIES UNLESS ALL STREET IMPROVEMENTS AND RIGHTS-OF-WAY MEET CURRENT APPLICABLE CITY STANDARDS, UNLESS STREETS ARE BROUGHT UP TO CURRENT CITY STANDARDS.
10. PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHT AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, LUKE AIR FORCE BASE AND/OR PHOENIX-GOODYEAR AIRPORT.
11. TRACTS 'B', 'C', AND 'D', ARE HEREBY DESIGNATED FOR DRAINAGE AND OPEN SPACE PURPOSES, AND WILL BE OWNED AND MAINTAINED BY PEBBLECREEK GOLF RESORT HOMEOWNER ASSOCIATION NO. 1, INC. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
12. NO TWO-STORY HOMES SHALL BE PERMITTED ON CORNER LOT 41 AND 47 AND ADJACENT TO THE LOOP 303 FREEWAY ON LOTS 29 AND 30.
13. WALLS IN EXCESS OF 3-FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF LOTS 1, 20, 24, 41, 46 AND 47.
14. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
15. STRUCTURES AND LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GRANITE, GROUND COVER, AND FLOWERS LESS THAN 2 FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN 6 FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN 8 FEET APART.
16. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND, WITH EXCEPTION TO ANY 69KVA OR GREATER ELECTRICAL LINES.
17. ALL SHADE STRUCTURES IN THE REAR YARD SHALL BE APPROVED BY THE PEBBLECREEK ARCHITECTURAL REVIEW COMMITTEE.
18. DRIVEWAYS ON CORNER LOTS ARE TO BE LOCATED ON THE SIDE OF THE LOT FURTHEST FROM THE STREET INTERSECTION.
19. PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" IS IN CLOSE PROXIMITY TO THE ARIZONA MOTORSPORTS PARK, GENERALLY LOCATED AT CAMELBACK AND REEMS ROADS, AND MAY BE SUBJECT TO NOISE INTRUSION.
20. THE DEVELOPER SHALL POST SIGNAGE WITHIN ALL SUBDIVISION SALES OFFICES IDENTIFYING THE LOCATION OF THE LUKE AIR FORCE BASE ACCIDENT POTENTIAL ZONES (APZs), 65 Ldn AND HIGHER NOISE CONTOURS, AND DEPARTURE CORRIDORS, AS WELL AS THE PHOENIX-GOODYEAR AIRPORT TRAFFIC PATTERN AREA AND NOISE CONTOURS. THIS DISPLAY SHALL INCLUDE A TWENTY-FOUR BY THIRTY-SIX INCH (24"X36") MAP AT THE SALES FACILITY, BE CLEARLY VISIBLE ON THE WALL AND SHALL INCLUDE THE APPROXIMATE LOCATIONS OF THE HOMES OR APARTMENTS BEING SOLD OR LEASED CLEARLY DEPICTED. THE REQUIRED CONTENTS OF THE MAP SHALL BE PROVIDED BY THE CITY OF GOODYEAR.
21. BUILDING SETBACKS EXCEED THOSE APPROVED IN THE PEBBLECREEK PHASE II P.A.D. AGREEMENT. REFERENCE THE APPROVED P.A.D. AGREEMENT FOR MORE INFORMATION.
22. PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" IS IN PROXIMITY TO THE LOOP 303 FREEWAY AND MAY BE SUBJECT TO POTENTIAL NOISE INTRUSION, VIBRATIONS, DUST AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY SAID FREEWAYS AND THE CONSTRUCTION OF THEREOF.
23. PEBBLECREEK PHASE II UNIT FORTY-SEVEN "A" IS IN CLOSE PROXIMITY TO AGRICULTURAL USES AND MAY THEREFORE BE SUBJECT TO NOISE, DUST, AND ODORS ASSOCIATED WITH SUCH USES.
24. DWELLING UNITS LOCATED ON LOTS THAT FRONT A T-INTERSECTION SHALL BE CONFIGURED SO THAT THE NON-LIVABLE PORTIONS OF THE DWELLING FACE ONCOMING TRAFFIC. (UNIT FORTY-SEVEN "A" – LOTS 3, 35 AND 39).
25. THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
26. MAINTENANCE OF ALL STREET LIGHTING AND LANDSCAPING IN COMMON AREA TRACTS SHALL BE THE RESPONSIBILITY OF PEBBLECREEK HOMEOWNERS ASSOCIATION UNLESS OTHERWISE NOTED ON THIS PLAT. THIS INCLUDES LANDSCAPING WITHIN THE RIGHT-OF-WAY, PRIVATE STREET TRACT, AND/OR PUE.
27. BUILDING PERMITS FOR VERTICAL CONSTRUCTION SHALL NOT BE ISSUED UNTIL IMPROVEMENTS ENSURING ADEQUATE WATER, WASTEWATER AND EMERGENCY SERVICE FOR THE SUBDIVISION HAVE BEEN COMPLETED.
28. ALL PUBLIC IMPROVEMENTS CONSTRUCTED BY THE DEVELOPER OR SUCCESSORS WITHIN THE CITY OF GOODYEAR RIGHT-OF -WAY OR EASEMENTS SHALL BE SUBJECT TO A WARRANTY PERIOD OF NOT LESS THAN TWO YEARS FROM THE ACCEPTANCE BY THE CITY ENGINEER.
29. PER SECTION 25 OF THE 1998 PEBBLE CREEK DEVELOPMENT AGREEMENT, IF THE REQUIRED RETENTION BASINS DO NOT DRAIN WITHIN THE PRESCRIBED TIME FRAME, THEN PARTIES SHALL MUTUALLY AGREE UPON A SOLUTION, CONSIDERING ALL REASONABLE OPTIONS.
30. OPEN SPACE IMPROVEMENTS AND ASSOCIATED AMENITIES LOCATED WITHIN A UNIT OF DEVELOPMENT SHALL BE SUBSTANTIALLY COMPLETED UPON ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY SINGLE FAMILY DWELLING UNIT WITHIN THAT UNIT.

FINAL PLAT APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF_____, 2021.

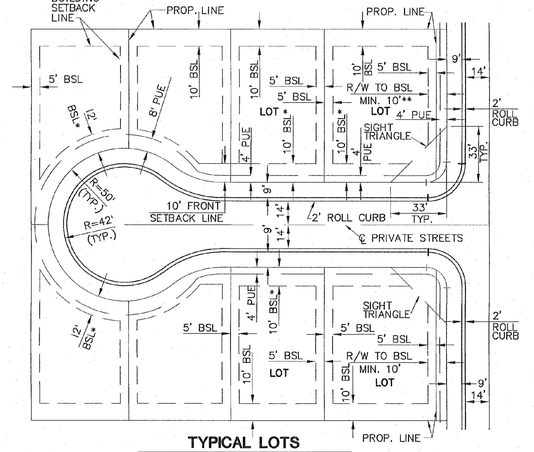
BY: _____
MAYOR (GEORGIA LORD)

ATTEST: _____
CITY CLERK (DARCIE McCRACKEN)

FINAL PLAT APPROVAL

APPROVED BY THE CITY ENGINEER OF THE CITY OF GOODYEAR, ARIZONA
THIS _____ DAY OF_____, 2021.

BY: _____
CITY ENGINEER (SUMEET MOHAN)



TYPICAL LOTS

WITH PUBLIC UTILITY EASEMENTS AND MINIMUM BUILDING SETBACKS

P.U.E. – INDICATES PUBLIC UTILITY EASEMENT
B.S.L. – INDICATES BUILDING SETBACK LINE

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS
(UNLESS OTHERWISE SHOWN)
SCALE: 1" = 40'
MIN. FRONT YARD SETBACK = 10 FT.
MIN. STREET SIDE SETBACK = 10 FT.**
MIN. REAR YARD SETBACK = 10 FT.
MIN. SIDE YARD SETBACK = 5 FT.

* FRONT YARD BUILDING SETBACKS TO BE INCREASED BY 5' ADJACENT TO SIDEWALKS BUILDING SETBACK LINE TO BE 12 FEET WITHIN THE CUL-DE-SAC TO ALLOW FOR A 20 FOOT DRIVEWAY

** STREET SIDE BUILDING SETBACKS ARE 10' FROM THE ADJACENT RIGHT-OF-WAY OR 5' FROM THE SIDE LOT LINE WHERE A TRACT IS PRESENT, WHICHEVER IS GREATER.

OWNER/TRUSTEE:

FIRST AMERICAN TITLE INSURANCE CO.
UNDER TRUST #7854
ATTN: SIMIN BERRY
9000 EAST PIMA CENTER PARKWAY
SCOTTSDALE, ARIZONA 85258
PHONE:(620) 685-7033
EMAIL: SIBERRY@FIRSTAM.COM

DEVELOPER:

PEBBLECREEK PROPERTIES
LIMITED PARTNERSHIP
ATTN: PAULA ROBINSON
9532 E. RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE:(480) 895-9200
EMAIL: PAULA.ROBINSON@ROBSON.COM

ENGINEER:

B & R ENGINEERING, INC.
ATTN: JEFFREY L. UHRICK
9666 E. RIGGS ROAD SUITE 118
SUN LAKES, ARIZONA 85248
PHONE:(480) 895-0799
EMAIL: JUHRICK@BNRAZ.COM

SURVEYOR:

DESERT SKY SURVEYING, INC.
ATTN: WILLIE J. KATES
13845 E. VISTA VERDE
CHANDLER, ARIZONA 85249
PHONE:(602)499-0884
EMAIL: WKATES@BNRAZ.COM

UTILITY COMPANIES

WATER _____ LIBERTY UTILITIES
WASTE WATER _____ LIBERTY UTILITIES
ELECTRIC _____ ARIZONA PUBLIC SERVICE
NATURAL GAS _____ SOUTHWEST GAS CO.
TELEPHONE _____ CENTURYLINK
CABLE TELEVISION _____ COX CABLE

EXISTING ZONING IS P.A.D.
GROSS AREA OF THIS SUBDIVISION IS 29.02 ACRES.
TOTAL NUMBER OF LOTS IS 55.
THE MINIMUM LOT SIZE IS 6,600 SQ.FT.
THE AVERAGE LOT SIZE IS 9,159 SQ.FT.

TRACT	DESCRIPTION OF TRACTS: USAGE	MAINTAINED/OWNER	AREA
A	PRIVATE ROADWAY/DRAINAGE/UTILITY/WATER AND SEWER EASEMENTS	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	3.23 AC.
B	OPEN SPACE /P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	0.87 AC.
C	OPEN SPACE /P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	0.09 AC.
D	GOLF COURSE/DRAINAGE/OPEN SPACE/P.U.E. (AS SHOWN ON PLAT)	PEBBLECREEK GOLF RESORT HOMEOWNERS ASSOCIATION NO. 1, INC.	13.27 AC.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27744
WILLIE J.
KATES
1/26/21
DATE SIGNED
ARIZONA, U.S.A.

CERTIFICATE OF SURVEYOR

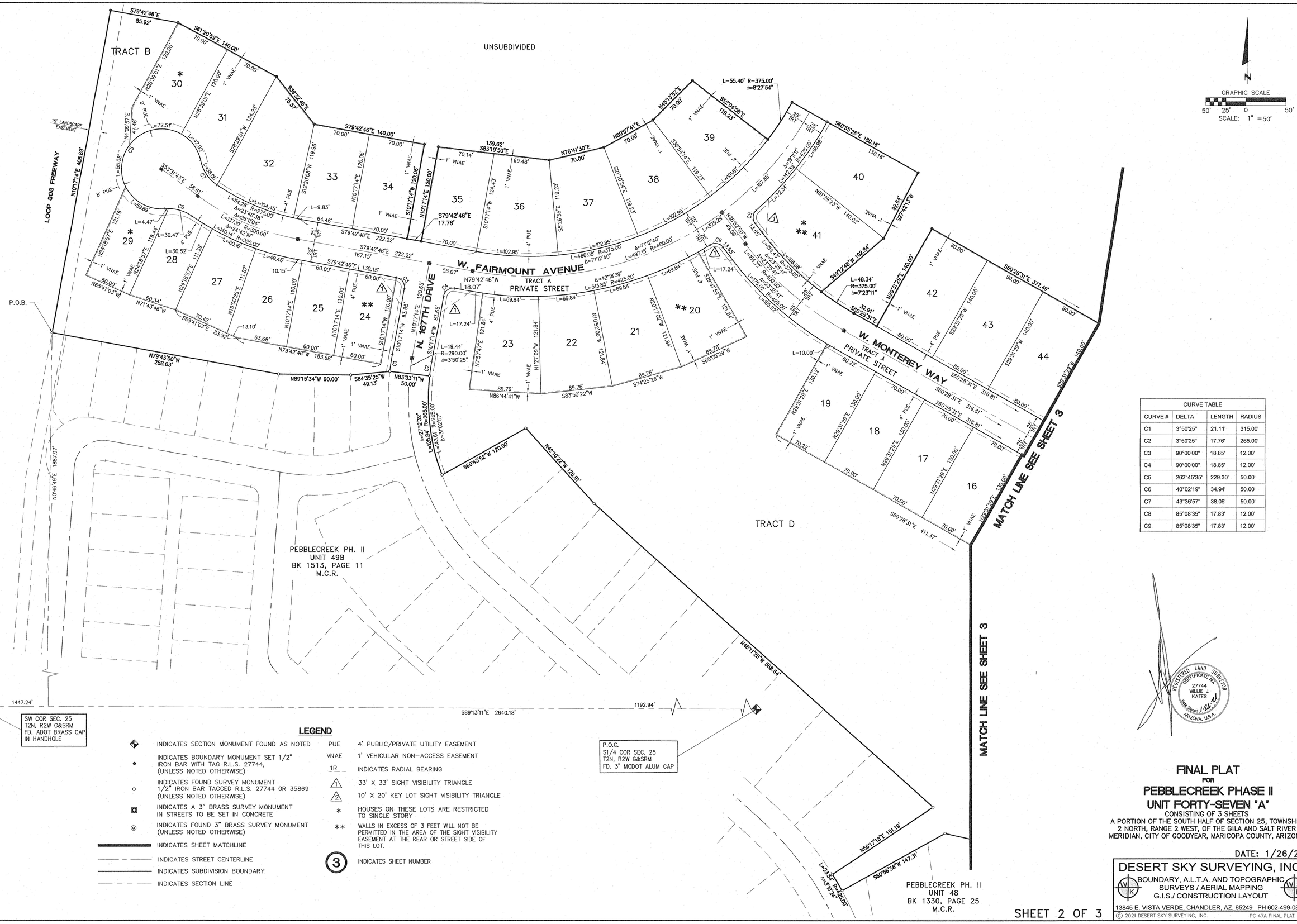
I, WILLIE J. KATES, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF SEVEN SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2020 AND MEETS THE MINIMUM STANDARDS FOR AN ARIZONA LAND BOUNDARY SURVEY, THAT THE PLAT IS CORRECT AND ACCURATE THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE MONUMENTS DESCRIBED IN IT HAVE EITHER BEEN FOUND, SET OR WILL BE SET AS DESCRIBED, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 1/26/21

DESERT SKY SURVEYING, INC.
BOUNDARY, A.L.T.A. AND TOPOGRAPHIC
SURVEYS / AERIAL MAPPING
G.I.S./ CONSTRUCTION LAYOUT
13845 E. VISTA VERDE, CHANDLER, AZ. 85249 PH 602-499-0884

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CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C1	3°50'25"	21.11'	315.00'
C2	3°50'25"	17.76'	265.00'
C3	90°00'00"	18.85'	12.00'
C4	90°00'00"	18.85'	12.00'
C5	262°45'35"	229.30'	50.00'
C6	40°02'19"	34.94'	50.00'
C7	43°36'57"	38.06'	50.00'
C8	85°08'35"	17.83'	12.00'
C9	85°08'35"	17.83'	12.00'

LEGEND

- INDICATES SECTION MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)
- INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)
- INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE
- INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)
- INDICATES SHEET MATCHLINE
- INDICATES STREET CENTERLINE
- INDICATES SUBDIVISION BOUNDARY
- INDICATES SECTION LINE

PUE	4' PUBLIC/PRIVATE UTILITY EASEMENT
VNAE	1' VEHICULAR NON-ACCESS EASEMENT
1R	INDICATES RADIAL BEARING
1	33' X 33' SIGHT VISIBILITY TRIANGLE
2	10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
*	HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
**	WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
3	INDICATES SHEET NUMBER

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
27744
WILLIE J. KATES
Date Signed 1-26-21
ARIZONA, U.S.A.

FINAL PLAT
FOR
PEBBLECREEK PHASE II
UNIT FORTY-SEVEN "A"
CONSISTING OF 3 SHEETS
A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 1/26/21

DESERT SKY SURVEYING, INC.
BOUNDARY, A.L.T.A. AND TOPOGRAPHIC SURVEYS / AERIAL MAPPING
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13845 E. VISTA VERDE, CHANDLER, AZ. 85249 PH 602-499-0884

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PC 47A FINAL PLAT

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LEGAL DESCRIPTION
PEBBLECREEK PHASE II UNIT 47 'A'

A PORTION OF SECTION 25, T.2N., R.2W., OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25, A FOUND MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION ALUMINUM CAP, FROM WHICH THE SOUTHWEST CORNER OF SECTION 25, A FOUND ADOT BRASS CAP IN HAND HOLE, BEARS N89°13'11" W, 2640.18 FEET DISTANT;

THENCE WESTERLY ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25 N89°13'11" W, A DISTANCE OF 1192.94 FEET;

THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES N00°46'49" E, A DISTANCE OF 1887.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N10°17'14"E, A DISTANCE OF 408.89 FEET;
THENCE S79°42'46"E, A DISTANCE OF 85.92 FEET;
THENCE S61°20'59"E, A DISTANCE OF 140.00 FEET;
THENCE S38°32'46"E, A DISTANCE OF 75.57 FEET;
THENCE S79°42'46"E, A DISTANCE OF 140.00 FEET;
THENCE S10°17'14"W, A DISTANCE OF 120.06 FEET;
THENCE S79°42'46"E, A DISTANCE OF 17.76 FEET;

THENCE N10°17'14"E, A DISTANCE OF 120.00 FEET;

THENCE S83°19'50"E, A DISTANCE OF 139.62 FEET;
THENCE N76°41'30"E, A DISTANCE OF 70.00 FEET;
THENCE N60°57'41"E, A DISTANCE OF 70.00 FEET;
THENCE N45°13'52"E, A DISTANCE OF 70.00 FEET;

THENCE S52°04'58"E, A DISTANCE OF 119.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N52°27'31"W;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°27'54", AN ARC DISTANCE OF 55.40 FEET;

THENCE S60°55'26"E, A DISTANCE OF 180.16 FEET;
THENCE S27°42'13"W, A DISTANCE OF 92.64 FEET;

THENCE S49°12'48"W, A DISTANCE OF 102.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 375.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N36°54'40"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°23'12", AN ARC DISTANCE OF 48.34 FEET;

THENCE S60°28'31"E, A DISTANCE OF 32.91 FEET;
THENCE N29°31'29"E, A DISTANCE OF 140.00 FEET;
THENCE S60°28'31"E, A DISTANCE OF 377.49 FEET;
THENCE S79°21'12"E, A DISTANCE OF 31.17 FEET;
THENCE S12°30'00"W, A DISTANCE OF 112.34 FEET;
THENCE S77°30'00"E, A DISTANCE OF 50.00 FEET;
THENCE N12°30'00"E, A DISTANCE OF 98.00 FEET;

THENCE S77°30'00"E, A DISTANCE OF 365.00 FEET;
THENCE S78°57'21"E, A DISTANCE OF 60.00 FEET;
THENCE S84°00'29"E, A DISTANCE OF 60.00 FEET;
THENCE S88°38'30"E, A DISTANCE OF 60.00 FEET;
THENCE S01°21'30"W, A DISTANCE OF 110.02 FEET;

THENCE S89°14'43"E, A DISTANCE OF 132.98 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 12.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE S89°14'43"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S89°14'43"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 18.85 FEET;

THENCE S89°14'43"E, A DISTANCE OF 127.31 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 375.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°11'07", AN ARC DISTANCE OF 14.30 FEET;

THENCE S01°25'49"E, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 12.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S01°25'49"E;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°08'35", AN ARC DISTANCE OF 17.83 FEET;

THENCE S06°17'14"E, A DISTANCE OF 56.24 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 425.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°40'56", AN ARC DISTANCE OF 101.49 FEET;

THENCE S70°01'50"W, A DISTANCE OF 131.53 FEET;
THENCE S23°45'39"E, A DISTANCE OF 113.09 FEET;
THENCE S50°34'45"W, A DISTANCE OF 150.01 FEET;
THENCE S58°54'59"W, A DISTANCE OF 74.83 FEET;
THENCE N89°14'43"W, A DISTANCE OF 277.71 FEET;
THENCE N81°06'49"W, A DISTANCE OF 69.20 FEET;
THENCE N77°30'00"W, A DISTANCE OF 724.57 FEET;

THENCE S60°56'38"W, A DISTANCE OF 147.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 425.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS S60°56'38"W;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°10'24", AN ARC DISTANCE OF 23.54 FEET;

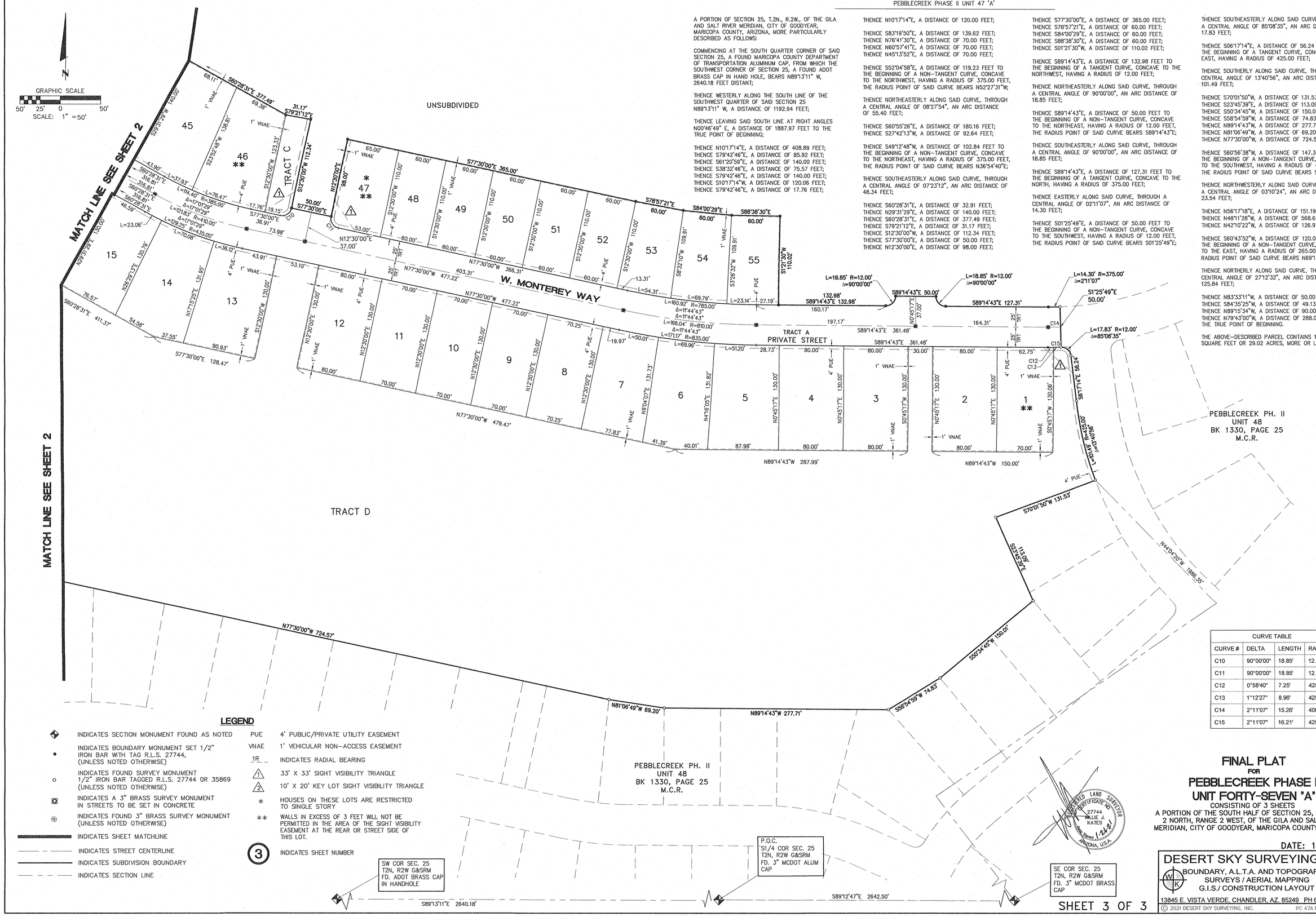
THENCE N56°17'18"E, A DISTANCE OF 151.19 FEET;
THENCE N48°11'28"W, A DISTANCE OF 568.64 FEET;
THENCE N42°10'22"W, A DISTANCE OF 126.91 FEET;

THENCE S60°43'52"W, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 265.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS N69°14'17"E;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°12'32", AN ARC DISTANCE OF 125.84 FEET;

THENCE N83°33'11"W, A DISTANCE OF 50.00 FEET;
THENCE S84°35'25"W, A DISTANCE OF 49.13 FEET;
THENCE N89°15'34"W, A DISTANCE OF 90.00 FEET;
THENCE N79°43'00"W, A DISTANCE OF 288.03 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE-DESCRIBED PARCEL CONTAINS 1,264,227 SQUARE FEET OR 29.02 ACRES, MORE OR LESS.



CURVE TABLE			
CURVE #	DELTA	LENGTH	RADIUS
C10	90°00'00"	18.85'	12.00'
C11	90°00'00"	18.85'	12.00'
C12	0°58'40"	7.25'	425.00'
C13	1°12'27"	8.96'	425.00'
C14	2°11'07"	15.26'	400.00'
C15	2°11'07"	16.21'	425.00'

LEGEND

◆ INDICATES SECTION MONUMENT FOUND AS NOTED	PUE 4' PUBLIC/PRIVATE UTILITY EASEMENT
• INDICATES BOUNDARY MONUMENT SET 1/2" IRON BAR WITH TAG R.L.S. 27744, (UNLESS NOTED OTHERWISE)	VNAE 1' VEHICULAR NON-ACCESS EASEMENT
○ INDICATES FOUND SURVEY MONUMENT 1/2" IRON BAR TAGGED R.L.S. 27744 OR 35869 (UNLESS NOTED OTHERWISE)	1R_ INDICATES RADIAL BEARING
▣ INDICATES A 3" BRASS SURVEY MONUMENT IN STREETS TO BE SET IN CONCRETE	1 33' X 33' SIGHT VISIBILITY TRIANGLE
◎ INDICATES FOUND 3" BRASS SURVEY MONUMENT (UNLESS NOTED OTHERWISE)	2 10' X 20' KEY LOT SIGHT VISIBILITY TRIANGLE
INDICATES SHEET MATCHLINE	* HOUSES ON THESE LOTS ARE RESTRICTED TO SINGLE STORY
INDICATES STREET CENTERLINE	** WALLS IN EXCESS OF 3 FEET WILL NOT BE PERMITTED IN THE AREA OF THE SIGHT VISIBILITY EASEMENT AT THE REAR OR STREET SIDE OF THIS LOT.
INDICATES SUBDIVISION BOUNDARY	
INDICATES SECTION LINE	(3) INDICATES SHEET NUMBER

REGISTERED LAND SURVEYOR CERTIFICATE NO. 27744 WILLIE J. KATES Date Signed 1-26-21 ARIZONA, U.S.A.

FINAL PLAT
FOR
PEBBLECREEK PHASE II
UNIT FORTY-SEVEN "A"
CONSISTING OF 3 SHEETS
A PORTION OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA

DATE: 1/26/21

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AGENDA ITEM #: 8.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: PRO TEM APPOINTMENT

STAFF PRESENTER(S): Crystal Whelan, Court Administrator

SUMMARY:

Appoint Judge Maria Brewer as Judge Pro Tempore of the Goodyear Municipal Court, for the remainder of Fiscal Year 2021 and on-going for Fiscal Year 2022 and continue appointment of all Pro Tems as previously approved.

Recommendation:

Appoint Judge Maria Brewer as Judge Pro Tempore of the Goodyear Municipal Court, for the remainder of Fiscal Year 2021 and for Fiscal Year 2022. (Crystal Whelan, Court Administrator)

FISCAL IMPACT:

Funding to support the use of Pro Tem Judges is currently maintained in the Court General Fund Budget - Part Time funding - in the amount of .3 FTE or $33,800 for Fiscal year 2021, and Fiscal Year 2022. There is no request to change this part-time personnel budget.

BACKGROUND AND PREVIOUS ACTIONS:

Pursuant to the employment agreement of the Presiding Judge and the City of Goodyear, the Presiding Judge will recommend a list of qualified individuals to serve as Judge Pro Tem in the Goodyear Municipal Court each year. Each fiscal year, the Goodyear City Council may appoint Judges Pro Tem from the list to substitute for the Presiding Judge during periods of authorized absence. The Judge may also secure the services of a Judge Pro Tem from the approved list to preside over conflict cases or as reasonably necessary to address court dockets in a timely manner, thus achieving access to justice at all times within the Goodyear Municipal Court. Pursuant to the COVID-19 health pandemic and Supreme Court Administrative Order, Courts are addressing backlogs and should expand case disposition activity, using Judges Pro Tempore in order to continue with courtroom proceedings to the greatest and safest extent possible. It is recommended adding an additional Judge Pro Tempore to the Goodyear Municipal Court approved listing of Pro Tem Judges due to the increasing demand for courtroom proceedings in the Court. The Court also seeks continued approval of all currently approved Judges (Judge O'Hair-Schattenberg, Judge Rollison, Judge Brown, Judge Breger, and Judge Ring, through December 2021).

Recommendation for immediate action, add Pro Tem Maria Brewer to the approved Pro Tem listing:
Maria C. Brewer
Bar Status: Member of the Arizona Bar, United States Federal District Court Bar, and United States Supreme Court Bar
Work History:
- Presiding Judge, Buckeye City Court. 02/2014 - 4/2021

- Hearing Officer and Pro Tem Judge, City of Chandler. 10/2007 - 02/2014
- Senior Assistant City Prosecutor, City of Chandler. 08/1998 - 10/2007
- Deputy County Attorney, Mohave County. 09/1995 - 08/1998
- Law Office of Maria C. Brewer. 10/1992 - 08/1995

Education:
- Arizona State University, MPA, May 2007
- University of Arizona, College of Law, JD, May 1992
- Arizona State University, BS in Finance, May 1989

Presentations: Investigating a DUI; Domestic Violence Issues; How to Prosecute Civil Code Violations; Civil/Criminal Traffic Issues (GOHS Judicial Conference); Civil Traffic Hearing Officer (Judicial Education Center); Keeping the RAJIs Real (2020 State Bar Convention)

Committees/Board:
- Member, Criminal Jury Instructions Committee ,2012 - present
- Member and Chair, Defensive Driving School Board, 2014 - present
- Steering Committee Member, AZ Women's Law Association, 2012 - 2014
- Presiding Judge Member, Avondale Judiciary Advisory Board, appointed 2016
- Presiding Judge Member, Goodyear Judicial Advisory Board, appointed 2020

Volunteerism:
Judge - State and National High School Mock Trial Competition. 2008 - present
Donor - Susan G. Komen Foundation
Participant - numerous charitable and civic organization events such as Arizona Animal Welfare Leagure, My Sister's Place, 911 Challenge, Race for the Cure, Wounded Warrior Project, and The Arizona Humane Society
Volunteer Presiding Judge - Homeless Court 2015, 2016, 2017, 2018, 2019.

The Court has previously requested the appointment of Judges Pro Tem in order to ensure adequate courtroom docket coverage and expedient courtroom procedures, moving cases efficiently and effectively to avoid backlogs. Pro Tem Judges allow the Court to provide timely and effective Court services to the Public.

STAFF ANALYSIS

Having additional skilled Judges available to the Court greatly enhances the Court's ability to process cases, meet mandated time standards, address the caseload in the Goodyear Municipal Court, and allows the Presiding Judge to have adequate time away from the Court to attend necessary meetings and maintain professional development and training needs. The Presiding Judge of the Goodyear Municipal Court has established a goal for the Court to add one additional docket per week to prevent and address any case processing backlog that has been created by the COVID-19 pandemic. Having additional Pro Tem Judges available will allow the Court to run two courtrooms simultaneously.

AGENDA ITEM #: 9.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: PRELIMINARY PLAT FOR ESTRELLA PARCEL 11.I2

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):
Stuart Barney, Newland Communities

SUMMARY:
Preliminary Plat for Estrella Parcel 11.I2, subdividing approximately 6 acres of property into 23 lots and 1 tract.

Recommendation:
Approve the Preliminary Plat for Estrella Parcel 11.I2, subject to stipulations. (Alex Lestinsky, Senior Planner)

STIPULATIONS:

1. Compliance with the stipulations stated in Section 2 of Ordinance No. 2018-1413, the ordinance adopting the Lucero Planned Area Development (PAD) Amendment, dated October, 2018;
2. Prior to approval of all final plats platting any portion of the property included in the preliminary plat for Parcel 11.I2 (the "Property"), owner shall demonstrate to the city that adequate potable water resources exist to serve the proposed final plat in the form of Equivalent Dwelling Units (EDU) pursuant to any development agreement with the City. The EDU calculation demonstrating compliance with such agreement shall be placed on the final plat;
3. The developer shall provide a waiver agreement for each initial homebuyer to sign, and shall include the following statement in the waiver agreement as well as a similar statement in the Public Sales Report and on the final plat: "Parcel 11.I2 is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at or taking off from Phoenix-Goodyear Airport and Luke Air Force Base. The Owner does release and discharge the City of Goodyear from any liability for any and all claims for future damages and complaints of any kind to persons of property that may arise at any time in the future from the operation of such aircraft near and over the area."
4. Final plats subdividing all or part of the Property shall not be approved unless each final plat provides for secondary access points and a looped water system that meet applicable standards. No final plat subdividing all or part of the Property shall be recorded until all easements and/or right-of-way located outside the boundaries of the portion of the Property included in the final plat being recorded needed for secondary access points and a looped water system have been dedicated to the City of Goodyear, the conveyance documents recorded in the official records of the Maricopa County, and the recording information inserted onto the final plat that is to be recorded. All right-of-way to be dedicated hereunder shall be conveyed to city lien free and in fee. All easements to be dedicated to the city shall be lien free,

free of all encumbrances unless agreed to by city staff, and in a form approved by the City Attorney or his designee.

5. In addition to the specific dedications identified herein, Owner shall dedicate to the City of Goodyear by separate instrument all easements and right-of-way located outside the boundaries of the Property within which infrastructure needed to provide access and utility services to the Property has to be constructed. This may include, but is not limited to, water easements, sewer easements, public utility easements, access easements, and right-of-way. All right-of-way to be dedicated hereunder shall be conveyed to city lien free and in fee. All easements to be dedicated to the city shall be lien free, free of all encumbrances unless agreed to by city staff, and in a form approved by the City Attorney or this designee. The easements and conveyances referred to herein shall be recorded prior to the recordation of the first final plat subdividing all or part of the Property, and the recording information for the easements and conveyances shall be inserted onto the final plat before it is recorded.
6. In addition to constructing the specific infrastructure identified herein Owner shall construct all infrastructure improvements within and outside the boundaries of the Property needed to provide access and utility services to the Property. This may include, but is not limited to, water and wastewater improvement and road improvements.
7. Prior to recordation of the first final plat subdividing all or part of the Property, Owner shall, by separate instrument, convey to the City in fee and lien free the real property needed for the construction of the Sendero Sanitary Sewer Lift Station and for providing an access road to the Sendero Lift Station.
8. Owner shall be responsible for constructing the Sendero Sanitary Sewer Lift Station prior to or concurrent with the construction of the infrastructure needed to serve the Property, including infrastructure within and outside the boundaries of the Property.
9. Prior to recordation of the first final plat subdividing all or part of the Property, financial assurances shall be provided to the city in an amount sufficient to ensure the completion of all of the infrastructure needed to serve the Property, including infrastructure within and outside the boundaries of the Property, which includes, but is not limited to the completion of the Sendero Sanitary Sewer Lift Station.
10. Unless dedicated within the first final plat subdividing all or part of the Property, Owner shall, prior to recordation of such first final plat, dedicate to the City by separate instrument: (i) all right of-way needed for the construction of the section of Sendero Drive between Hillside Drive and the West Ardmore Road alignment and (ii) public utility easements along all road right-of-way to be dedicated herein. The easements referred to herein shall be in a form approved by the City Attorney or his designee and the rights-of-way shall be conveyed dedicated lien free and in fee. The easements and conveyances referred to herein shall be recorded prior to the recordation of the first final plat subdividing all or part of the Property, and the recording information for the easements and conveyances shall be inserted onto the final plat before it is recorded.
11. Owner shall be responsible for constructing full street improvements, including improvements for wash crossings, pursuant to approved construction plans for the section of Sendero Drive between Hillside Drive and the West Ardmore Road alignment prior to or concurrent with the construction of the infrastructure, within the Property and outside the boundaries of the Property, needed to serve the Property and financial assurances in an amount sufficient to ensure the completion of the Sendero Drive improvements shall be provided to the City prior to the recordation of first final plat subdividing all or part of the Property.
12. No building permits shall be issued for vertical construction except for model homes until the Sendero Sanitary Lift Station has been completed and accepted by the City Engineer or his designee subject to the two-year warranty period. No certificates of completion or occupancy shall be issued for any structure within the Property, including model homes, until the Sendero Sanitary Lift Station has been completed and is in service.
13. Prior to the issuance of any permit for the construction of improvements that will be located within an area subject to an easement held by Tucson Electric Power (TEP), written approval, in a form acceptable to the City Attorney or his designee, shall be obtained from TEP allowing such work.

14. Prior to the issuance of any permit for the construction of improvements that will be located within an area subject to an easement held by Arizona Public Service (APS), written approval, in a form acceptable to the City Attorney or his designee, shall be obtained from APS allowing such work.
15. Prior to the issuance of any permit for construction of improvements that will be located within an area subject to an easement held by Salt River Project (SRP), written approval, in a form acceptable to the City Attorney or his designee, shall be obtained from SRP allowing such work

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

On November 26, 2018, the City Council adopted Ordinance No. 2018-1413 approving the Lucero PAD Amendment. The Lucero PAD Amendment, designates the subject parcel as Low/Medium Density Residential.

This preliminary plat has not been previously presented to the City Council. The Planning and Zoning Commission recommended approval of the preliminary plat (5-0) on April 14, 2021

STAFF ANALYSIS

Current Policy:
Prior to subdividing a property, the owner must submit a preliminary plat that demonstrates compliance with public objectives, subdivision design principles and standards, and streets and thoroughfare planning. The preliminary plat also must be accompanied by information demonstrating the adequacy of utilities, open space and other public facilities necessary to serve the site. The preliminary plat presented herein, subject to the satisfaction of the conditions of approval and as discussed below, satisfies the foregoing requirements. An approved preliminary plat shall expire within 12 months from the date of City Council approval unless either a final plat has been submitted for all or part of the property included in the preliminary plat or an extension has been obtained.

Details of the Request:
The request is to subdivide approximately 9.29 acres into 38 lots and 3 tracts. The subdivision will be accessed from Sendero Drive.

Surrounding development includes:

- North – Sendero Dr. and Parcel 11.I1
- East – Tucson Electric Power (TEP) and SRP Easements; Parcel 11.H
- South – Open Space
- West – King Ranch property

The typical lot within the subdivision will be 47-feet wide and 90-feet deep. As designated in the PAD, minimum setbacks are 18-feet to the front, 5-feet for the sides, and 10-feet for the rear. Lot coverage is 60%. The maximum building height is 30 feet. A specific housing product or homebuilder has yet to be determined.

School Districts:
The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Westar Elementary School and Estrella Foothills High School are located approximately 4 miles from Lucero.

Luke Air Force Base and Phoenix Goodyear Airport:
The subject property is located in the vicinity of Luke Air Force Base and the Phoenix Goodyear Airport Traffic Pattern Airspace. A stipulation has been included to require a general note on the final plat to inform the public and homeowners of base and airport operations and the potential for attendant noise and potential over-flights.

Fire Department:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#182	4.29	2.14	4.91	2.45	#184/181	12.11	6.05	12.73	6.36

Police Department:
This parcel is located within an existing patrol beat and the current level of service within the patrol beat can accommodate development of the property.

Solid Waste/Recycling:
Solid waste and recycling will be provided by the City of Goodyear.

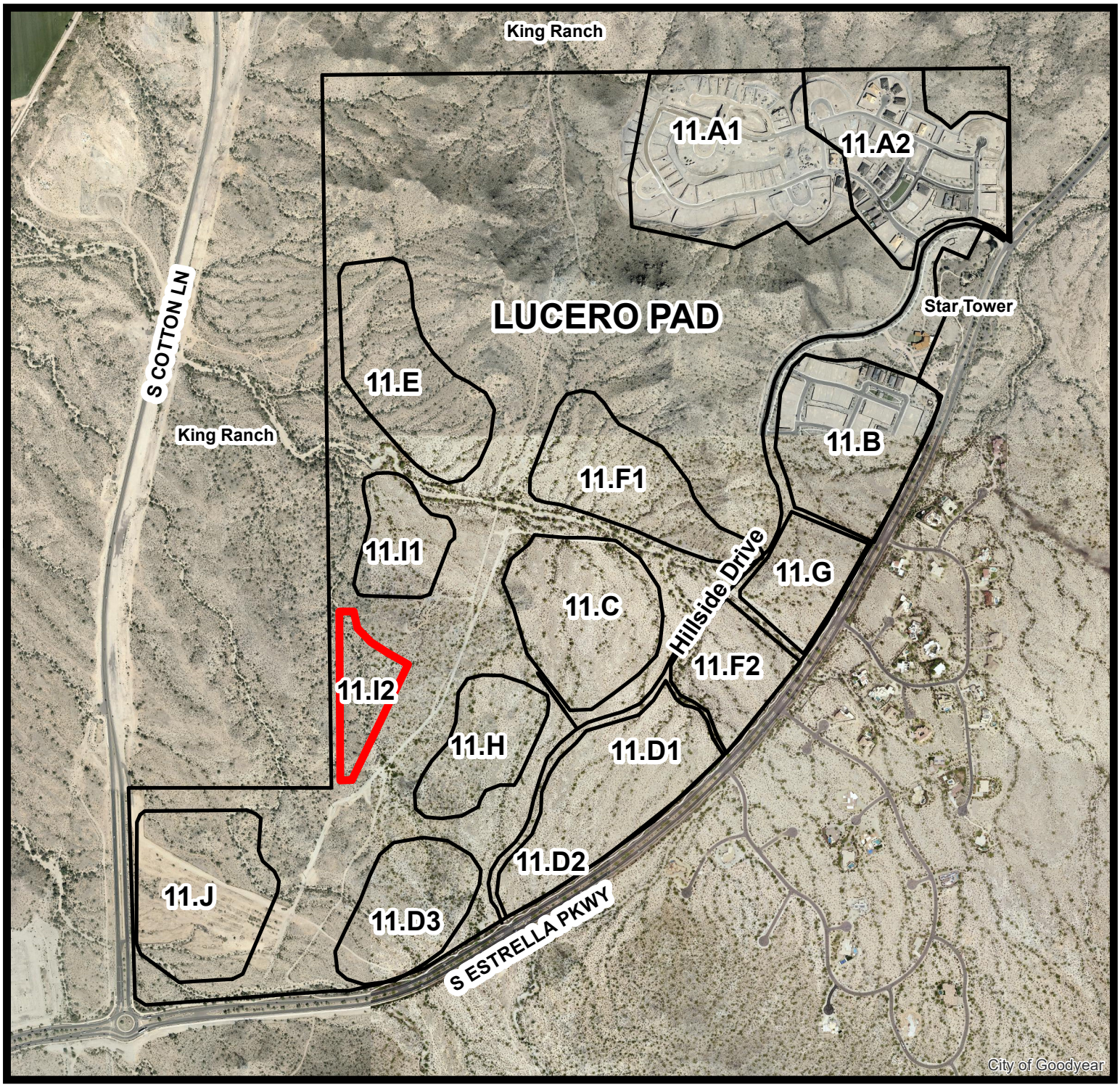
Water/Wastewater:
Water and wastewater services will be provided by the City of Goodyear.

Streets/Transportation:
The parcel will be accessible by one point of entry off of Sendero Drive. An emergency secondary access easement is proposed on the eastern boundary of the site. All streets within the subdivision will be public and constructed to city standards.

Attachments

Aerial Photo
Preliminary Plat
Staff Presentation

Aerial Photo
Preliminary Plat
11.I2



Drawn By: Alex Lestinsky
City of Goodyear Development Services Department
Date: February 10, 2021

N

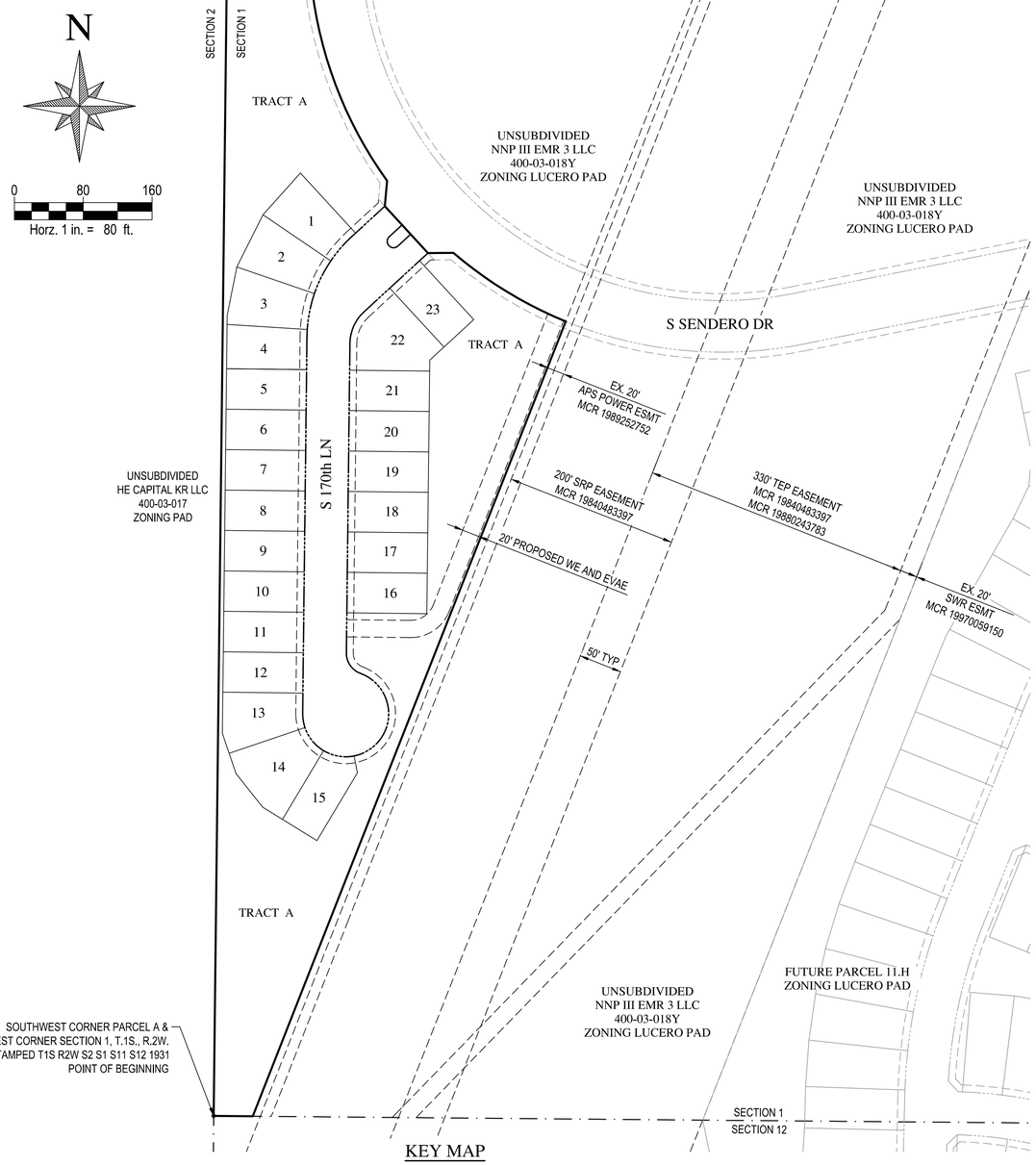
CITY OF Goodyear

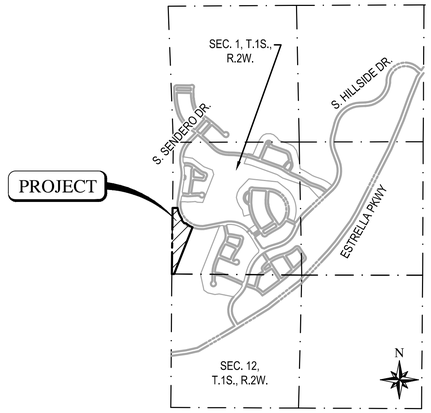
ESTRELLA
PARCEL 11.I2
PRELIMINARY PLAT

A PROPOSED SUBDIVISION LOCATED WITHIN A PORTION OF
SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ESTRELLA - PARCEL I.2		
SITE DATA TABLE		
TOTAL GROSS AREA	277,418.91 SQ FT	6.37 AC
TOTAL STREET AREA	38,055.05 SQ FT	0.87 AC
TOTAL NET AREA	239,363.86 SQ FT	5.50 AC
LOT SIZE, MINIMUM DIMENSIONS	47' X 90'	
MINIMUM LOT SIZE	4,230 SQ FT	
AVERAGE LOT SIZE	4,728 SQ FT	
TOTAL NUMBER OF LOTS	23	
TOTAL AREA SUBDIVIDED INTO LOT	108,738.03 SQ FT	2.50 AC
DENSITY (GROSS ACREAGE)	3.61	DU/AC
ONSITE OPEN SPACE /LANDSCAPE	130,240.11 SQ FT	2.99 AC
PERCENT OPEN SPACE /LANDSCAPE	46.95%	
EXISTING ZONE	LUCERO PAD	

CALCULATION OF ADJUSTED GROSS AREA	
AREA OF LOCAL STREET ROW	0.87
PLUS AREA SUBDIVIDED INTO LOTS	2.50
AREA SUBTOTAL	3.37
APPLY 15% OPEN SPACE FACTOR (CONSTANT)	0.85
ADJUSTED GROSS AREA (SUBTOTAL DIVIDED BY 85%)	3.96
EDU DENSITY CALCULATION	
NUMBER OF DWELLING UNITS	23
DIVIDED BY ADJUSTED GROSS AREA	3.96
ADJUST GROSS DENSITY	5.80
EDU CALCULATION	
NUMBER OF DWELLING UNITS	23
EDU CALC - FACTOR OF 0.82 FOR 4-6 DU/AC	0.82
EQUIV. DENSITY (23 x 0.82)	18.86





VICINITY MAP
NTS

LEGAL DESCRIPTION

A PORTION OF PARCEL A, MINOR LAND DIVISION MAP OF LUCERO PARK, RECORDED IN BOOK 1480, PAGE 2, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF SAID SECTION 1, A 2½ -INCH GENERAL LAND OFFICE BRASS CAP, STAMPED T1S R2W S2 S1 S11 S12 1931, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION, A 2-INCH ALUMINUM CAP, STAMPED T1S R2W 1/4 S2 S1 RLS 36463 2003, BEARS NORTH 00°39'31" EAST (BASIS OF BEARING), A DISTANCE OF 2606.11 FEET;
THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 00°39'31" EAST, A DISTANCE OF 1307.48 FEET;
THENCE LEAVING THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF SAID SECTION, NORTH 90°00'00" EAST, A DISTANCE OF 99.62 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE EASTERLY, WHOSE RADIUS BEARS NORTH 82°46'55" EAST, THROUGH A CENTRAL ANGLE OF 28°35'07", A DISTANCE OF 239.48 FEET;
THENCE SOUTH 05°11'51" WEST, A DISTANCE OF 29.63 FEET;
THENCE SOUTH 42°36'42" EAST, A DISTANCE OF 74.00 FEET;
THENCE NORTH 89°34'45" EAST, A DISTANCE OF 29.63 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE SOUTHEASTERLY ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, CONCAVE NORTHEASTERLY, WHOSE RADIUS BEARS NORTH 40°34'48" EAST, THROUGH A CENTRAL ANGLE OF 18°20'11", A DISTANCE OF 153.61 FEET, TO THE WEST LINE OF THAT CERTAIN APS EASEMENT RECORDED IN DOCUMENT NO. 1989-0252752, MCR, AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE:
THENCE ALONG SAID WEST LINE, SOUTH 21°30'01" WEST, A DISTANCE OF 744.54 FEET;
THENCE SOUTH 21°26'55" WEST, A DISTANCE OF 248.28 FEET, TO THE SOUTH LINE OF SAID PARCEL;
THENCE LEAVING SAID WEST LINE, ALONG SAID SOUTH LINE, NORTH 89°30'18" WEST, A DISTANCE OF 45.48 FEET, TO THE **POINT OF BEGINNING**.

NOTE: SENDERO DRIVE, OR AN APPROVED ALTERNATIVE, IS TO BE COMPLETED PRIOR TO CONSTRUCTION OF HOMES IN THIS PLAT. OTHERWISE, FIRE SPRINKLERS WILL BE REQUIRED IN ALL HOMES WITHIN THIS PLAT.

OWNER / DEVELOPER

NNP III-EMR 3, LLC
5090 N. 40TH ST, STE 210
PHOENIX, AZ 85018
PHONE: (602) 468-0200
CONTACT: MR. STUART BARNEY, P.E.

ENGINEER & SURVEYOR

WOOD, PATEL & ASSOCIATES, INC.
2051 W. NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
PHONE: (602) 335-8500
CONTACT: ETHAN BOYLE, P.E.

LANDSCAPE

SWABACK ARCHITECTS & PLANNERS
7550 E. MCDONALD DR
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 367-2100
CONTACT: MR. JEFFERY M. DENZAK, A.S.L.A., A.P.A.

PUBLIC UTILITIES

WATER	CITY OF GOODYEAR
SEWER	CITY OF GOODYEAR
ELECTRIC	APS
TELEPHONE	CENTURY LINK
GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS

SHEET INDEX

1 - COVER
2 - PRELIMINARY PLAT
3 - DETAILS, DATA TABLES

TOTAL SHEETS - 3

ASSESSOR'S PARCEL NUMBERS

400-03-018Y

BENCHMARK

BRASS CAP FLUSH AT INTERSECTION OF
SAN MIGUEL & ESTRELLA PARKWAY,
ELEVATION=1028.37

GENERAL LAND OFFICE (GLO) BRASS CAP
STAMPED T1S R2W S2 S1 S11 S12 1931,
ELEVATION=1005.12.

ELEVATIONS PER CITY OF GOODYEAR
DATUM (NAVD88).

BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA BEARING NORTH 0°39'31" EAST.

COMMUNITY ASSOCIATION

THE HOMEOWNERS ASSOCIATION FOR PARCEL 11.I2 IS THE VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION

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Civil Engineering
Water Resources
Land Survey
Construction Management
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ARIZONA811 Call 811 or click Arizona811.com

ESTRELLA
PARCEL 11.I2
GOODYEAR, ARIZONA
PRELIMINARY PLAT

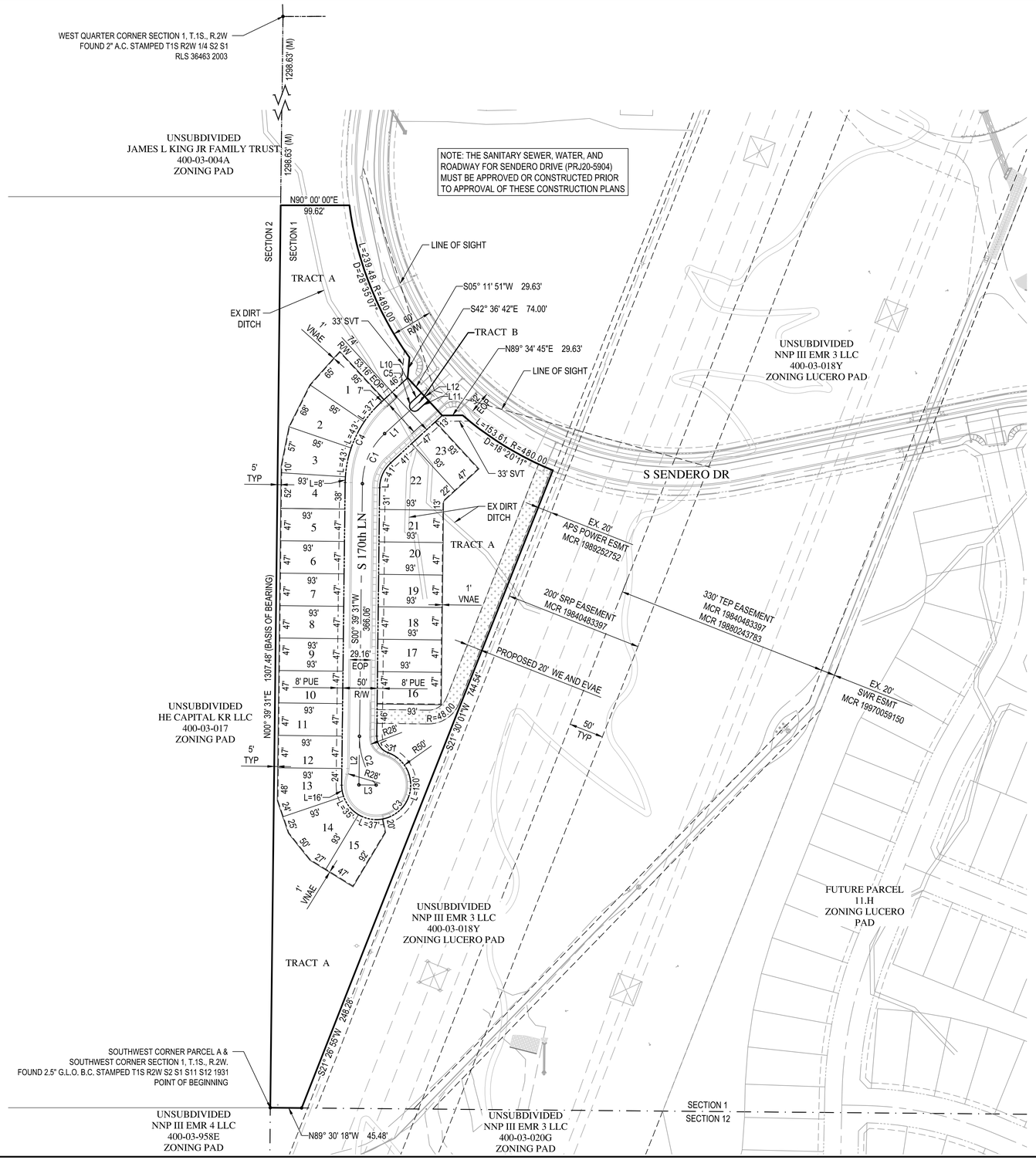
REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
58109
ETHAN A. BOYLE
Date Signed 1/25/21
ARIZONA U.S.A.
EXPIRES: 6/30/23

SCALE (HORIZ.)	1" = 80'
SCALE (VERT.)	N/A
DATE	1/25/2021
JOB NUMBER	195072
SHEET	1 OF 3

CHECKED BY: EDS DESIGNED BY: KM DRAFTED BY: CB

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N

0 80 160

Horz. 1 in. = 80 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47°23'18"E	79.12'
L2	S0°39'31"W	70.42'
L3	N89°20'29"W	25.00'
L10	S47°23'18"W	20.16'
L11	N47°23'18"E	20.16'
L12	N42°36'42"W	14.84'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C1	46°43'47"	100.00'	81.56'	43.20	79.32
C2	39°04'58"	111.70'	76.19'	39.65	74.73
C3	249°35'30"	50.01'	217.85'	71.97	82.13
C4	46°43'47"	160.00'	130.49'	69.12	126.91
C5	180°00'00"	7.42'	23.31'	INF	14.84

LEGEND & ABBREVIATIONS

	BNDRY	PROJECT BOUNDARY
1500		PROPOSED MAJOR CONTOUR ELEVATION
1501		PROPOSED MINOR CONTOUR ELEVATION
1500		EXISTING MAJOR CONTOUR ELEVATION
1501		EXISTING MINOR CONTOUR ELEVATION
		POTABLE WATER PIPE & VALVE
		SANITARY SEWER PIPE, MANHOLE & CLEANOUT
		STORM DRAIN PIPE & MANHOLE
	C/L	CENTER LINE
	T/L	TRACT LINE
	PUE	PUBLIC UTILITY EASEMENT
	EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
	SE	SEWER EASEMENT
	WE	WATER EASEMENT
	DE	DRAINAGE EASEMENT
	VNAE	VEHICULAR NON ACCESS EASEMENT
	M/L	MONUMENT LINE
	R/W	RIGHT OF WAY/TRACT
	E/P	EDGE OF PAVEMENT
	B/C	BACK OF CURB
	SW	SIDEWALK
	BSL	BUILDING SETBACK LINE

NOTES:

1. SENDERO DRIVE IS PLANNED TO BE CONSTRUCTED CONCURRENTLY WITH PARCEL 11.I2.

2. A SEPARATE SUBMITTAL AND PERMIT IS REQUIRED FOR ANY GATE ASSOCIATED WITH THE EMERGENCY SERVICE VEHICLE ACCESS ROAD.

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GOODYEAR, ARIZONA
PRELIMINARY PLAT

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SHEET	2 OF 3

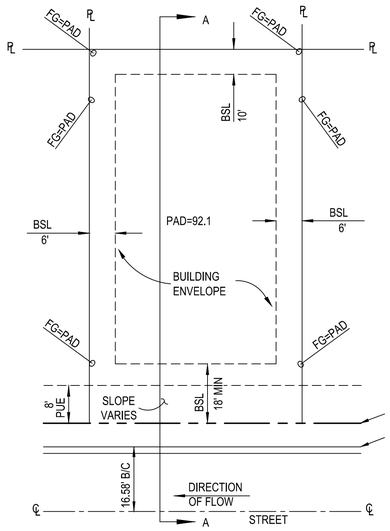
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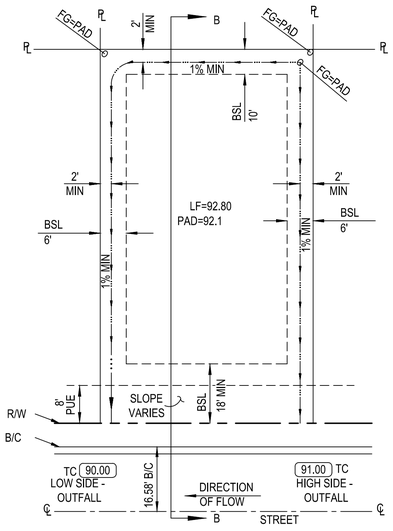
LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,073	0.1164
LOT 2	5,176	0.1188
LOT 3	5,166	0.1186
LOT 4	4,568	0.1049
LOT 5	4,371	0.1003
LOT 6	4,371	0.1003
LOT 7	4,371	0.1003
LOT 8	4,371	0.1003
LOT 9	4,371	0.1003
LOT 10	4,371	0.1003
LOT 11	4,371	0.1003
LOT 12	4,371	0.1003
LOT 13	5,250	0.1205
LOT 14	6,392	0.1468
LOT 15	4,597	0.1055
LOT 16	4,371	0.1003
LOT 17	4,371	0.1003
LOT 18	4,371	0.1003
LOT 19	4,371	0.1003
LOT 20	4,371	0.1003
LOT 21	4,371	0.1003
LOT 22	6,952	0.1596
LOT 23	4,371	0.1003
TOTAL AREA	108,738	2.49

TRACT AREA TABLE				
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES	TRACT USEAGE	TRACT OWNERSHIP AND MAINTENANCE
TRACT A	130,240.11	2.9899	OPEN SPACE, PUBLIC UTILITY EASEMENT, WATER EASEMENT, EMERGENCY VEHICLE ACCESS EASEMENT, DRAINAGE, LANDSCAPING	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TRACT B	385.72	0.0089	MEDIAN, DRAINAGE, LANDSCAPING	VILLAGES AT ESTRELLA MOUNTAIN RANCH COMMUNITY ASSOCIATION
TOTAL	130,625.83	2.9987		

RIGHT-OF-WAY AREA TABLE		
RIGHT-OF-WAY	R/W AREA SQUARE FEET	R/W AREA ACRES
RIGHT-OF-WAY	38,055.05	0.8736



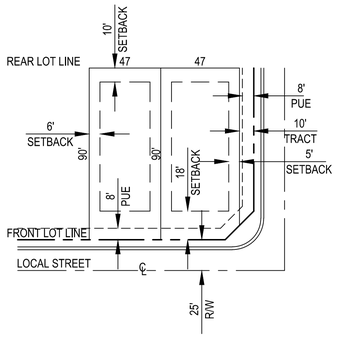
TYPICAL ROUGH PAD GRADING
(DRAINAGE REAR TO FRONT)



TYPICAL FINISHED PAD GRADING
(DRAINAGE REAR TO FRONT)

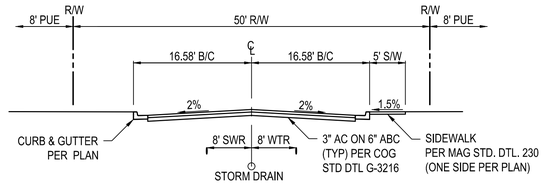
NOTES:

1. LOT FINISH GRADING TO BE COMPLETED BY OTHERS.
2. ALL LOTS MUST BE FINISH GRADED TO PROVIDE A SWALE TO ULTIMATE LOT OUTFALL (LOW TOP OF CURB, LOW TOP OF SIDEWALK).
3. ALL LOTS WILL REQUIRE REGULAR DRAINAGE MAINTENANCE, WHICH IS THE SOLE RESPONSIBILITY OF THE HOMEOWNER.
4. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18 INCHES ABOVE THE LOW LOT OUTFALL AND A MINIMUM OF 12 INCHES ABOVE THE HIGH WATER ELEVATION. THE PAD DRAINAGE DESIGN SHOWN ON THESE PLANS AND RECOMMENDATIONS PER THE SOILS REPORT MUST BE ADHERED TO.
5. ANY RETAINING WALL BACKFILL PLACED IN THE PAD AREA MUST BE COMPACTED PER THE SOILS REPORT RECOMMENDATIONS.
6. SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED.

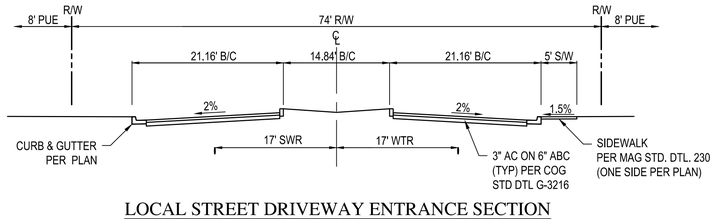


TYPICAL 47' X 90' LOT DETAIL
NTS

NOTES
SETBACKS AND DEVELOPMENT STANDARDS PER THE LUCERO PAD, AS AMENDED



LOCAL STREET SECTION
NTS



LOCAL STREET DRIVEWAY ENTRANCE SECTION
NTS

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ESTRELLA
PARCEL 11.I2
GOODYEAR, ARIZONA
PRELIMINARY PLAT

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CERTIFICATE NO.
58109
ETHAN A. BOYLE
Date Signed 1/25/21
ARIZONA U.S.A.
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SCALE (VERT.)	N/A
DATE	1/25/2021
JOB NUMBER	195072
SHEET	3 OF 3

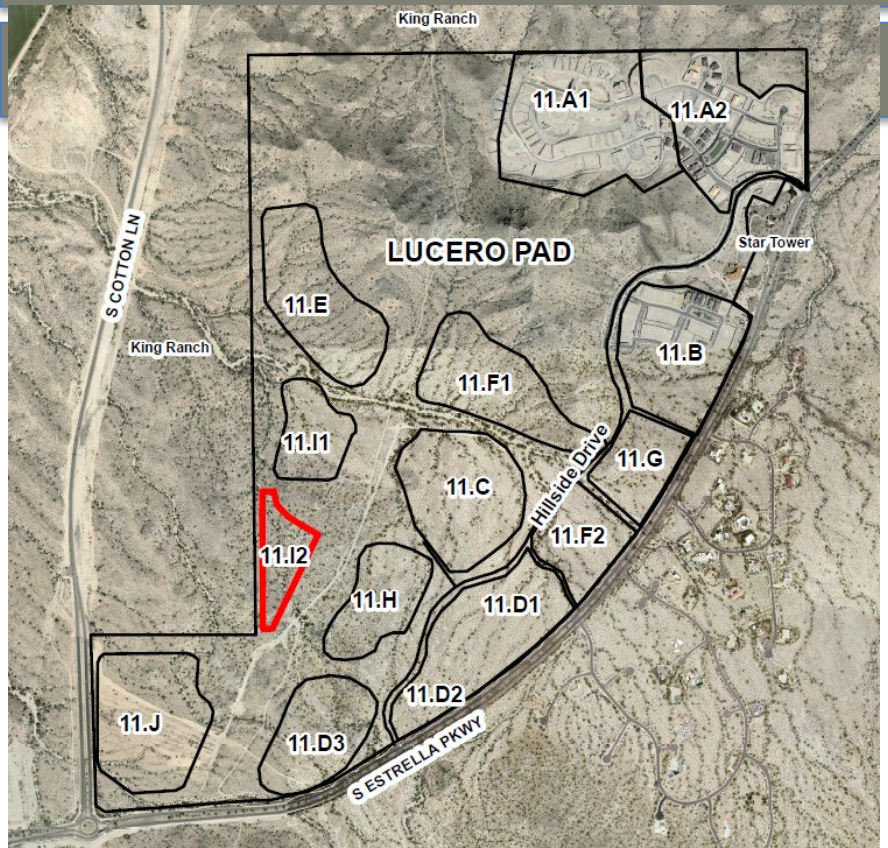
CHECKED BY: EDS DESIGNED BY: KM DRAFTED BY: CB

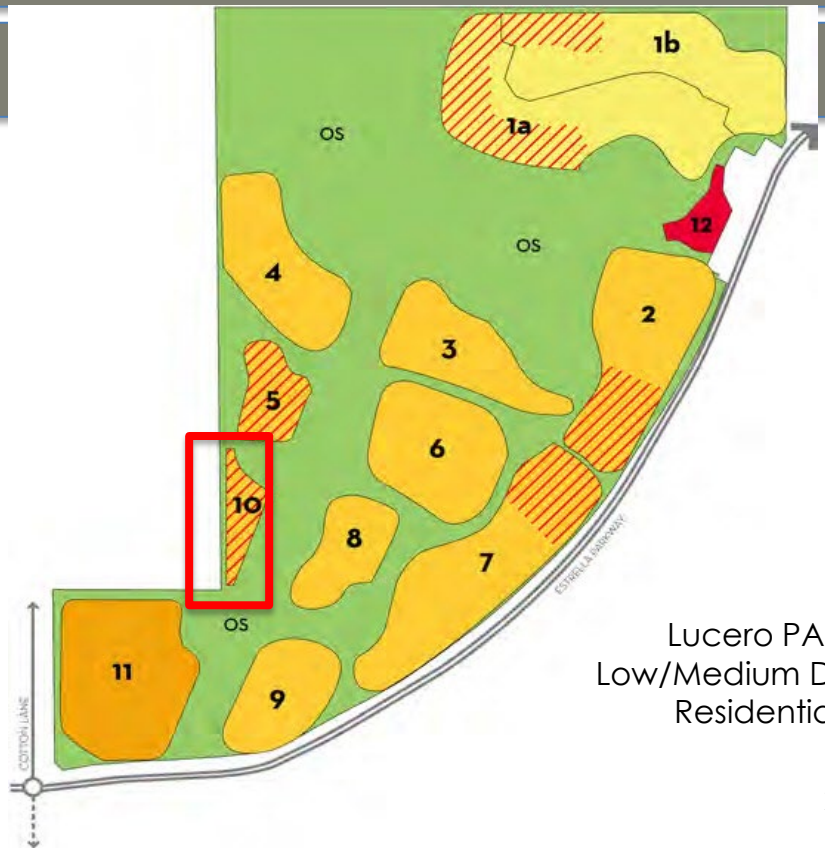
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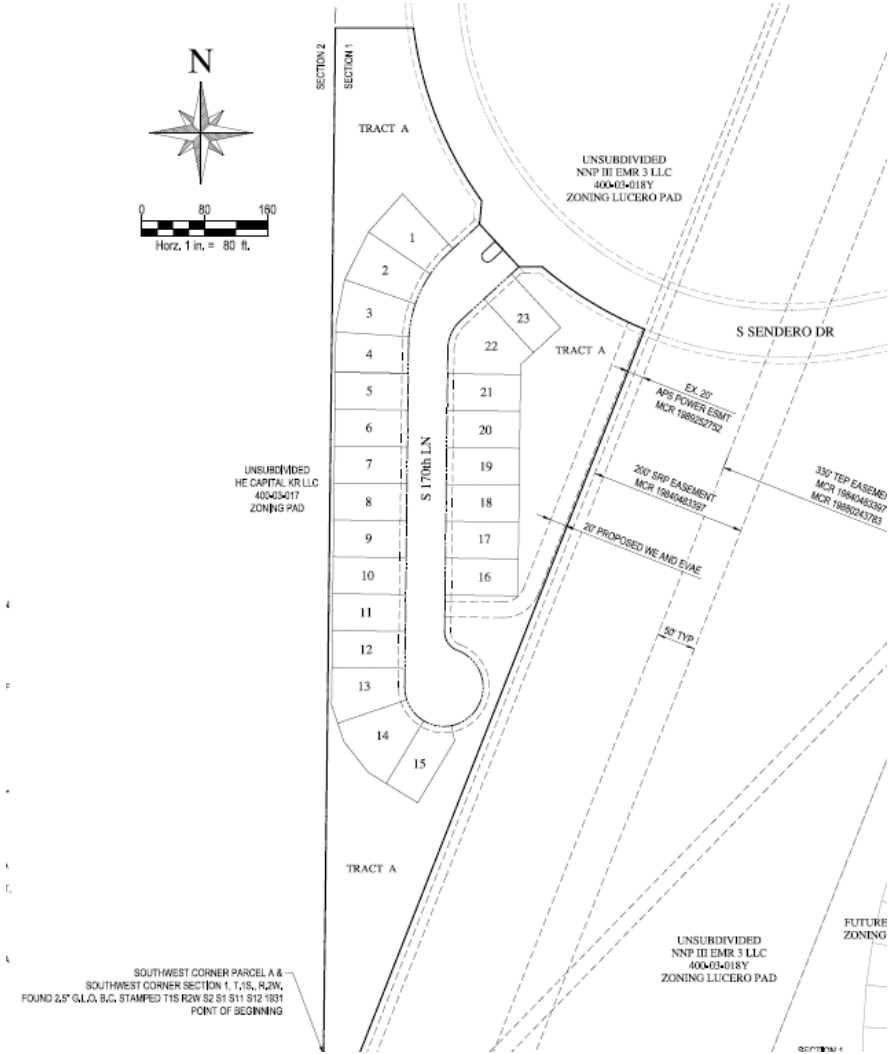
Estrella Parcel 11.I2
Preliminary Plat

Subject Property – 11.I2

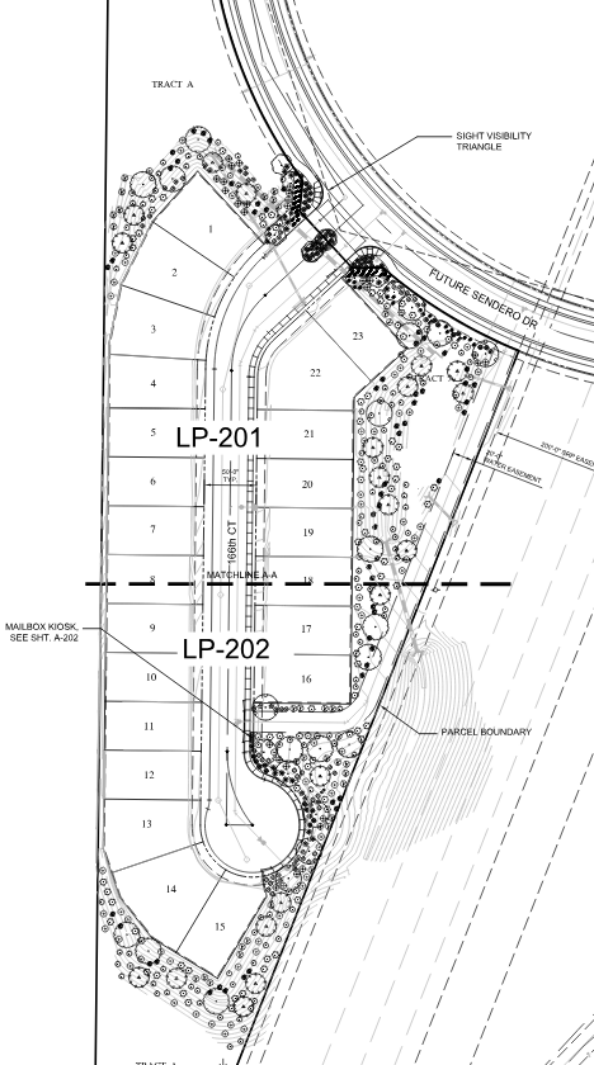




Lucero PAD
Low/Medium Density
Residential



- Lucero PAD
- ~6 acres
- 23 lots
- 1 tracts
- 47’ x 90’ lots


TRACT A
SIGHT VISIBILITY TRIANGLE
FUTURE SENDERO DR
LP-201
LP-202
166th CT
MATCHLINE A-A
MAILBOX KIOSK, SEE SHT. A-202
PARCEL BOUNDARY
1
2
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VILLAGE DRIVE (COLLECTOR) STREET SECTION (Approved PAD 2013)



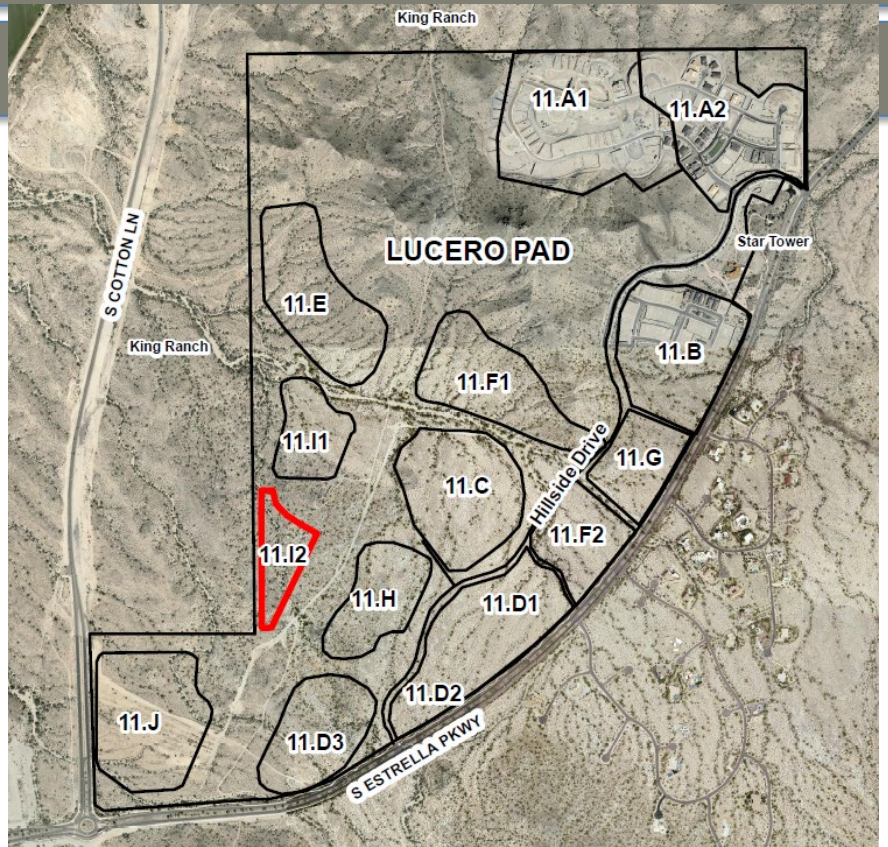
VILLAGE DRIVE
CONCEPTUAL LAYOUT

Recommendation

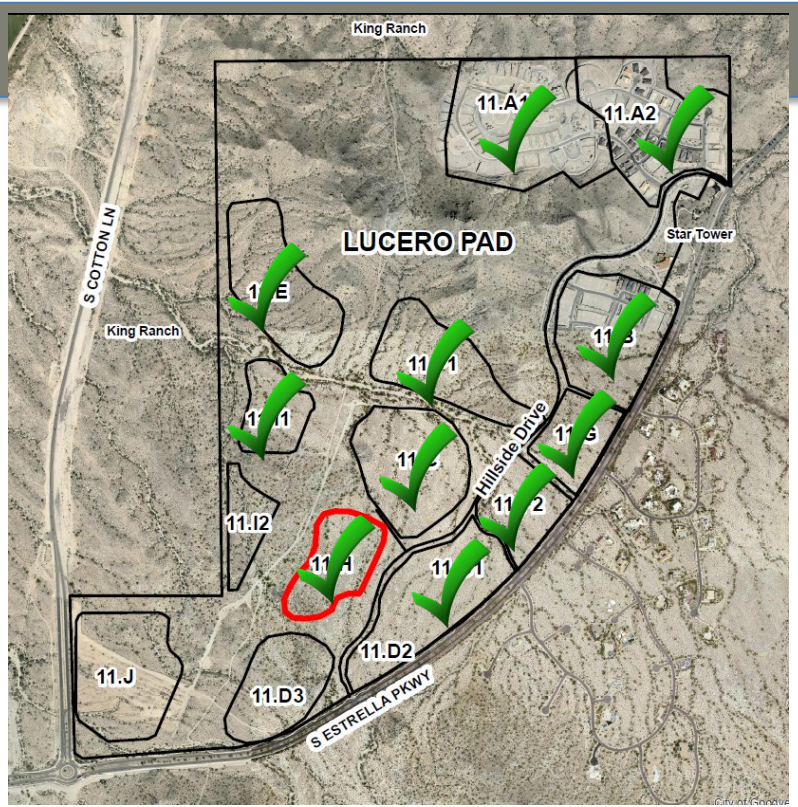
APPROVAL – PARCEL 11.I2

- Meets required Zoning Ordinance, PADs, & Engineering standards.
- Planning & Zoning Commission recommended approval (5-0) on 4/14/2021

Questions?


King Ranch
11.A1
11.A2
LUCERO PAD
Star Tower
S COTTON LN
11.E
King Ranch
11.B
11.F1
11.I1
11.G
Hillside Drive
11.C
11.F2
11.I2
11.H
11.D1
11.D2
11.J
11.D3
S ESTRELLA PKWY

Approved



- Built
- Under Construction
- Pre-plats approved

AGENDA ITEM #: 10.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: REZONE FOR AVIATA AT CANYON TRAILS

STAFF PRESENTER(S): Alex Lestinsky, Senior Planner

OTHER PRESENTER(S):
Carolyn Oberholtzer, BFSO, PLLC

SUMMARY:
Request a rezone to approximately 20 acres within the Canyon Trails Phase 1 PAD, from PAD to MF-24.

Recommendation:
1. ADOPT RESOLUTION NO. 2021-2143, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP 20-04A REZONE FROM PAD TO MF-24”; AND “LEGAL DESCRIPTION - AVIATA”.

2. ADOPT ORDINANCE NO. 2021-1499, CONDITIONALLY REZONING APPROXIMATELY 20 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND CANYON TRAILS BOULEVARD FROM THE CANYON TRAILS PHASE I PLANNED AREA DEVELOPMENT TO THE MULTIFAMILY (MF-24) ZONING DISTRICT; 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. (Alex Lestinsky, Senior Planner)

FISCAL IMPACT:
Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:
The General Plan Land Use Plan designates the subject property as ‘Business & Commerce’. The ‘Business and Commerce’ land use category provides areas for the growth and development of Goodyear’s economic base, including high density residential that supports the area.

The subject property is currently zoned Final Planned Area (PAD) District, Medium/High Density Residential (Court Homes) within the Canyon Trails Phase I PAD adopted on July 26, 1999 by Ordinance No. 99-649.

The Planning and Zoning Commission recommended approval of the rezone request (5-0) on April 14, 2021.

STAFF ANALYSIS

Current Policy:
A rezoning request requires public review and approval by the Planning and Zoning Commission and the City Council. The proposed amendment must be in conformance with the General Plan and should not adversely impact the surrounding area as outlined in the Zoning Ordinance.

Details of the Request:
The request is to remove the subject property from the Canyon Trails Phase I PAD and rezone it to the City’s Multifamily

(MF-24) residential zoning district

The documents provided in the project narrative, including the conceptual site plan are conceptual and will not be approved with this rezoning action. Stipulation #2 requires a separate site plan and design review for the property. Staff has shared Council's desire for color and enhanced design with the applicant.

Evaluation Criteria:

1. *Consistency with the General Plan.*

   As mentioned in the Backgrounds and Previous Actions section, the General Plan designates this area as Business & Commerce. Higher density residential uses are appropriate in this category.

   General plan Standard 27
   Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway.

   The project is adjacent to the 303 transit corridor and has access to Loop 303 and Cotton Lane via Canyon Trails Boulevard.

   General Plan Standard 29
   High density residential developments should not be located directly adjacent to single family residential developments unless a park or open space area provides a buffer between the uses.

   There is a 100+ foot open space trail that separates the project from the single family residential to the east.

   General Plan Standard 30 & 41
   (30) High density residential projects are most appropriate and encouraged to locate adjacent to commercial centers.
   (41) High Density residential development is permitted in the Business & Commerce category when located adjacent to single family residential, commercial area, and/or used as a buffer between the Neighborhoods category and Business & Commerce category.

   The project is just north of the existing major commercial center, Canyon Trails Towne Center.

2. *Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.*

   The subject property is currently irrigated farm field. The property's physical and natural features are suitable for the proposed rezone and multi-family use as the property will be required to be graded and developed in accordance with all applicable engineering design guidelines and standards.

3. *Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.*

   Uses and development surrounding the subject property include:

   North – Vacant
   South – Existing Canyon Trails Towne Center
   East – Existing single family residential (Canyon Trails Phase I)
   West – Cotton Lane, future Loop 303 corridor

   The multi-family use proposed with this property will be compatible with the development in the surrounding area. The development will provide an appropriate buffer between the Loop 303 and single family residential.

4. *Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning.*

   Luke Air Force Base:
   The subject property is located within the vicinity of a military airport. Notice was provided to Luke AFB and they have indicated that given the location of the subject property, base operations will not be adversely impacted by this proposed multi-family development.

   Phoenix-Goodyear Airport:

The subject property is located within the Phoenix-Goodyear Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this proposed multi-family development.

5. *Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.*

   The property is currently designated as medium-high density residential (court homes) within the Canyon Trails Phase I PAD. The PAD provided development standards for court home products but did not create restrictions on the number of units within each parcel. The PAD did however stipulate the maximum number of units within the entire PAD area to 5,421 per Ordinance 99-649. This proposal does not exceed that original stipulation, as the current number of residential units within Canyon Trails Phase I, including this request, is 4,168. Although this request removes the property from the Canyon Trails Phase I PAD, the number of residential units that can be developed on the remainder of the Canyon Trails Phase 1 property will not exceed the 5,421 cap applicable to all of the property within the original Canyon Trails PAD. This is so because only so many units that can be developed given the existing development standards Canyon Trails Phase I PAD. This change to the Property's density and land use will not exceed the stipulation for the purposes of meeting Luke Air Force Base's Graduated Density Concept. The Canyon Trails Phase I PAD area is within 1-3 miles of the 65 Ldn (high noise or accident potential zone), limiting the overall density from 0-6 dwelling units per acre.

   The proposed added density will support the existing Canyon Trails Towne Center directly south. Additionally, this proposal does not replace any commercially zoned land. The proposed MF-24 is a similar use to the existing court home designation, but just increases the density.

6. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

   Below is a summary of impact to public services.

   Fire Response:
   Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#184/181	3.86	1.93	4.23	2.12	#185	12.81	6.40	13.18	6.59

   Police Response:
   The subdivision is located within an existing Police patrol beat and the current level of service within the beat can accommodate the development of the property.

   School Districts:
   The subject property is located within the Avondale Elementary School District and the Agua Fria Union High School District. The application was sent to the school districts for comment and no objection was received.

   Streets/Transportation:
   Although the site plan is not approved with the Rezone, due to the site constraints, the main points of access will be from Canyon Trails Boulevard, which would include a main entry/exit and any necessary secondary access points. At the time of site plan review, the required connections to public streets will be reviewed for compliance with City engineering and public safety standards.

   Water/Wastewater:
   The subject property is located within the City of Goodyear water and wastewater service area.

   Solid Waste/Recycling:
   Solid waste and recycling services for the property will be contracted through a commercial provider.

7. *Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;*

   The subject property is in proximity to where existing public services are provided.

8. *General public's concerns.*

   Public Participation:
   Pursuant to the Citizen Review process and in accordance with the Mayor's emergency declaration in response to coronavirus, a neighborhood meeting was held via Zoom on December 9, 2020. The applicant was prepared with a presentation for any and all attendees. Staff and the applicant were available for questions. No one from the public attended this Zoom call. To date, staff has received one email from an adjacent property owner. He did not object to multifamily but did have questions for the applicant regarding the layout. Staff has not received follow-up from the resident.

   Notice for the April 2021 public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice and display ad published in the Arizona Republic on March 26, 2021; and a notice of public hearings sign posted on the property.

   At the Planning and Zoning Commission hearing, no one from the public spoke in opposition to the request. The Planning and Zoning Commission voted 5-0, to recommend approval of the rezone to the City Council.

9. *Whether the amendment promotes orderly growth and development;*

   The subject property is located adjacent to existing infrastructure and developed areas. The amendment will allow development of the subject property and promotes the orderly growth and development of the City.

10. *Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.*

    The development of the proposed multi-family project will be required to adhere to all applicable design, building, and engineering standards of the City of Goodyear. Adherence to these standards will be evaluated during the site plan, civil engineering, and building plan review processes

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Attachments

Resolution
Supplementary Zoning Map
Legal Description
Ordinance
Aerial Photo
Project Narrative
Staff Presentation
Applicant Presentation

RESOLUTION NO. 2021-2143

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED "OFFICIAL SUPPLEMENTARY ZONING MAP 20-04A REZONE FROM PAD TO MF-24"; AND "LEGAL DESCRIPTION - AVIATA".

Be it resolved by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map 20-04A Rezone from PAD to MF-24", a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description - Aviata", a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are being declared public records in connection with the adoption of rezoning Ordinance No. 2021-1499.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Three copies of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2143 is a true, correct and accurate copy of Resolution No. 2021-2143, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

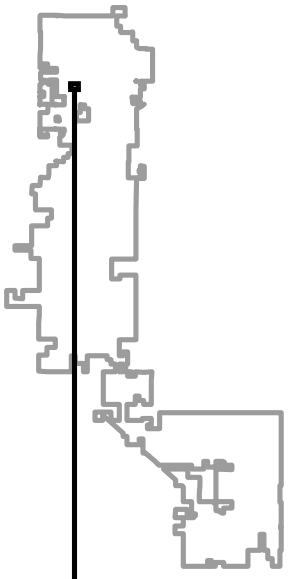
Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-04A

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2021.

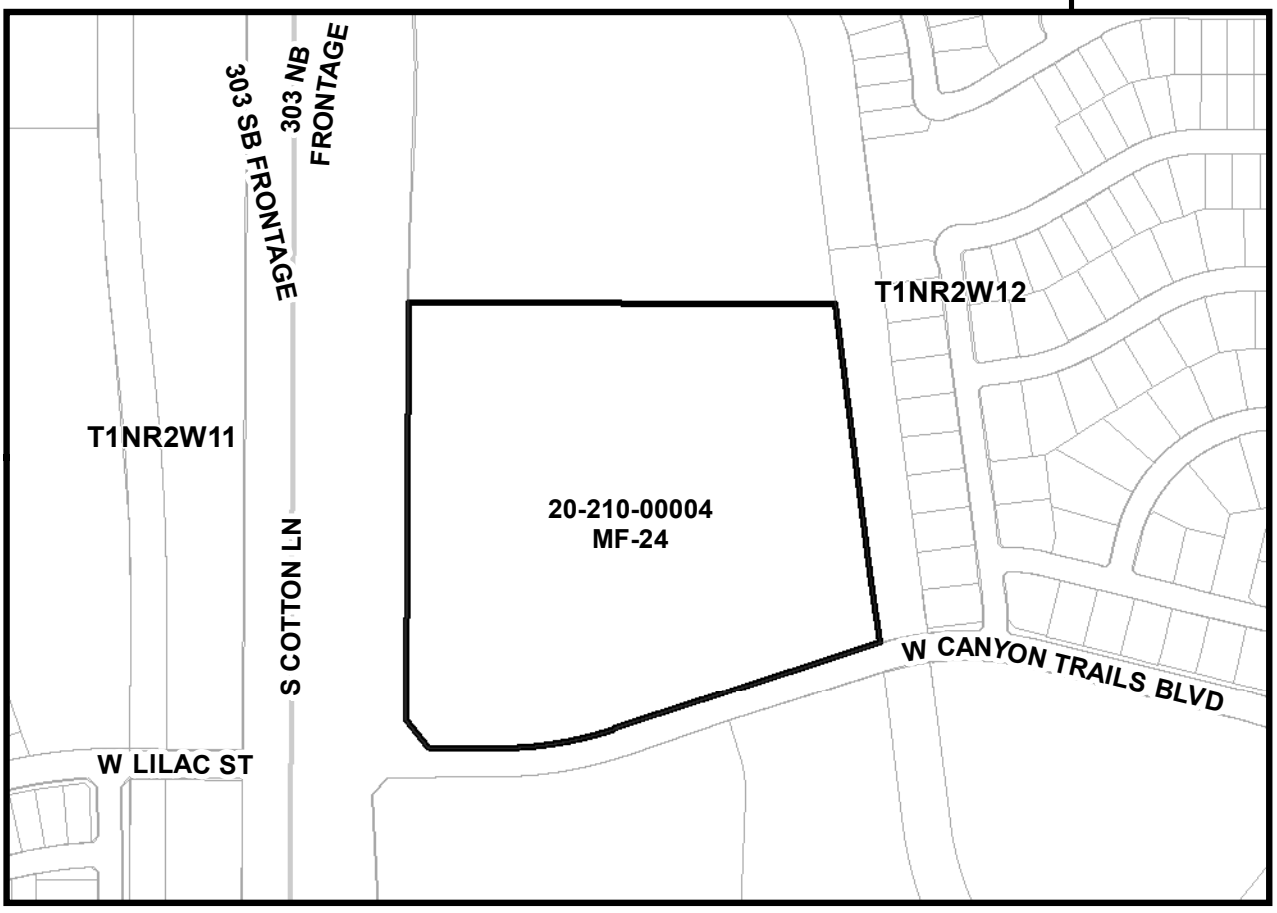


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Northwest Quarter of Section 12, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	REZONE FROM PAD TO MF-24	20-210-00004	March 2021

LEGAL DESCRIPTION - AVIATA
EXHIBIT B

THE LAND REFERRED TO HEREIN BELOW IS SITUATED GOODYEAR, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The West half of the West half of Section 12, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the north 1657.47 feet thereof; and also

EXCEPT any portion of the West half of the West half of the North half (W1/2W1/2N1/2) of Section 12 lying Southerly of the Northerly right of way line of Canyon Trail Boulevard; and also

EXCEPT any portion as conveyed in Warranty Deed in Recording No. 2015-764953 and in Condemnation in Recording No. 2016-49617, records of Maricopa County, Arizona; and also

EXCEPT any portion lying within the following subdivisions: CANYON TRAILS UNIT 3, according to Book 687 of Maps, page 29; COTTON LANE AND CANYON TRAILS BOULEVARD INFRASTRUCTURE, according to Book 750 of Maps, page 35, and thereafter Affidavit of Correction recorded in Recording No. 2007-660359; and CANYON TRAIL UNIT 3 PARCEL Q, according to Book 778 of Maps, page 14; and CANYON TRAILS TOWN CENTER, according to Book 938 of Maps, page 22.

ORDINANCE NO. 2021-1499

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 20 ACRES OF LAND LOCATED AT THE NORTHEAST CORNER OF COTTON LANE AND CANYON TRAILS BOULEVARD FROM THE CANYON TRAILS PHASE I PLANNED AREA DEVELOPMENT TO THE MULTIFAMILY (MF-24) ZONING DISTRICT; 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.

WHEREAS, on July 26, 1999, the City Council adopted Ordinance No. 99-649 approving the rezoning of 1244.292 acres of property to the Final Planned Area (PAD) District, Mixed Uses to facilitate development known as Canyon Trails Phase I (the "Canyon Trails Phase I PAD"); and

WHEREAS, the subject property consists of approximately 20 acres of land generally located on the north side of Canyon Trails Boulevard east of Cotton Lane as depicted in that certain document titled "Supplementary Zoning Map No. 20-04A," which document was declared a public record by Resolution No. 2021-2143 and which is referred to and made a part hereof as if fully set forth herein, and as more specifically described in that certain document Legal Description – Aviata, which document was declared a public record by Resolution No. 2021-2143 and which is referred to and made a part hereof as if fully set forth herein (the "Property"); and

WHEREAS the Property is included within the Canyon Trails Phase I PAD; and

WHEREAS, the land use designation for the Property under the Canyon Trails Phase I PAD is Medium/High Density Residential (Court Homes); and

WHEREAS, the General Plan Land Use Plan designates the Property as Business & Commerce, which identifies areas for the growth and development of Goodyear's economic base and which supports the development of high density residential; and

WHEREAS, this request is to rezone the Property to the Multi-Family Residential (MF-24) Zoning District; and

WHEREAS, a request to amend the boundaries of a zoning district requires review by the Planning and Zoning Commission and final decision by the City Council through the public hearing process, and to be approved, the rezoning amendment must be found in conformance with the General Plan and to not adversely impact the surrounding area as outlined in the Zoning Ordinance; and

WHEREAS, the proposed rezoning is in consistent with the designation of the Property in the General Plan as Business & Commerce and the development of high density residential the development of the Property as high density residential will not adversely impact the surrounding area; and

WHEREAS, a rezoning requires public review and recommendation by the Planning and Zoning Commission and approval by the City Council; and

WHEREAS, public notice that this rezoning request was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on April 14, 2021, appeared in the Arizona Republic Southwest Valley edition on March 26, 2021; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 14, 2021 to consider the rezoning of the Property, and the Commission voted (5-0) to recommend approval of the proposed rezone; and

WHEREAS, public notice that this rezoning is to be considered and reviewed at a public hearing held before the City Council on April 26, 2021, appeared in the Arizona Republic Southwest Valley edition on March 26, 2021; and

WHEREAS, the Mayor and Council of the city of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City of Goodyear.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF THE PROPERTY BEING REZONED

This Ordinance No. 2021-1499 applies to that parcel of land in Goodyear, Maricopa County, Arizona, generally located on the north side of Canyon Trails Boulevard east of Cotton Lane as legally described in that certain document titled Legal Description – Aviata, which document was declared a public record by Resolution No. 2021-2143 and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 2 ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3 The Property is conditionally rezoned from the PAD Zoning District to the Multi-Family Residential MF 24 Zoning District

SECTION 4. STIPULATIONS

The rezoning of the property is subject to all of the following stipulations and conditions:

1. Development of the Property shall comply with the development standards and requirements applicable to the Multi-Family Residential MF-24 Zoning District except as modified by the stipulations and conditions set forth below;

2. Approval of the rezoning does not constitute approval of the site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;

3. The Exterior Noise Standards set forth in Goodyear Zoning Ordinance section 9-1-3(A) and the Interior Noise Standards set forth in Goodyear Zoning Ordinance section 9-1-3(B) apply to the development of the Property. At the time of site plan, a sound attenuation plan that includes a noise analysis shall be submitted to the City Engineer or his/her designees for approval. The sound attenuation plan shall demonstrate that the development reflected in the site plan will result in compliance with the Exterior and Interior Noise Standards in section 9-1-3 of the Goodyear Zoning Ordinance, and the Property shall be developed to incorporate all internal and external noise mitigation measures reflected in the approved sound attenuation plan. All noise mitigation measures reflected in the approved sound attenuation plan shall be constructed prior to the issuance of the first certificate of occupancy or certificate of completion for any residential unit within the Property.

4. The Owner shall, at no cost to the City, complete the half-street improvements required for a minor collector along the north half of W. Canyon Trails Blvd. between Cotton Lane and the eastern boundary of the Property, subject to ADOT approval to the extent required, and such improvements shall include but are not limited to curb, gutter, sidewalk, paving, landscaping, landscape irrigation, street lights, signing and striping, or alternatives approved by the City Engineer in his/her sole discretion that may be warranted because of the completion or imminent completion of the section Loop 303 by ADOT west of the Property. The improvements referred to herein shall be completed prior to issuance of the first temporary certificate of occupancy, certificate of occupancy or certificate of completion for any structure within the Property.

5. The Owner shall construct, at no cost to the City, an eight-foot public sidewalk and a five-foot landscape buffer along the western boundary of the property between W. Canyon Trails Blvd and the northern boundary of the Property. The sidewalk shall be located adjacent to the west side of the landscape buffer. Owner shall dedicate, at no cost to the City, an easement for the operation, maintenance, repair, replacement and use of the sidewalk prior to the issuance of any permit for construction within the Property. The improvements referred to herein shall be completed prior to issuance of the first temporary certificate of occupancy, certificate of occupancy or certificate of completion for any structure within the Property.

6. Any perimeter fence or wall constructed along the western side of the Property shall be constructed on the east side of the landscape buffer to be installed pursuant to stipulation 5 above.

7. Owner shall dedicate, at no cost to the City, all rights-of-way and/or easements within the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies; (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the City of Goodyear's Engineering Design Standards and Policies. The rights-of-way to be dedicated shall be dedicated in fee and all rights-of-ways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, all dedications shall be made prior to or concurrent with recordation of a final plat or the issuance of any permit for work within the Property whichever is earlier; and

8. Owner shall apply to the Arizona Department of Water Resources (ADWR) for the extinguishment of the Type 1 Rights appurtenant to the Property and request that any assured water supply credits issued by ADWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permits for work within the Property, whichever is earlier.

9. Any modifications to existing private irrigation facilities as a result of this development shall be coordinated with the appropriate Irrigation District/private owner.

SECTION 5. AMENDMENT OF ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning of the Property provided for herein by the adoption of that certain document titled "Supplementary Zoning Map No. 20-04A Rezone from PAD to MF-24," declared a public record by Resolution No. 2021-2143 and which is referred to and made a part hereof as if fully set forth in this Ordinance.

SECTION 6. ABRIDGEMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the city of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 9. SEVERABILITY

If any provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates any provision of this Ordinance shall be subject to penalties set forth in Section 1-2-3 of the city of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, building, structure, sign, landscaped area, parking lot or fence, or to permit the use of any lot or land contrary to, or in violation of any provisions of this Ordinance, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this Ordinance or is unspecified and not classified by the Zoning Administrator is prohibited in any district.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (Person). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any Person who violates any of the provisions of this Ordinance and any amendments there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the city of Goodyear Municipal Court for violations hereunder.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Ordinance No. 2021-1499 is a true, correct and accurate copy of Ordinance No. 2021-1499, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said ordinance.

Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

Aerial Photo Exhibit
Rezone
Case No. 21-210-00004



Drawn By: Alex Lestinsky
City of Goodyear Development Sevices Department
Date: November 4, 2020

N

Aviata



Initial Submittal: July 31, 2020

Resubmittal: January 29, 2021

Case No. 20-210-00004

Narrative

Rezone from PAD to MF-24

Approximately 20.24-acre portion of APN 500-05-023J
located at the northeast corner of Cotton Lane and
Canyon Trails Boulevard

Development Team

Developer

Aviata, LLC
2200 E. Camelback, Suite 235
Phoenix, AZ 85016

Zoning/Entitlements

B | F | S | O

Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 E. Camelback Road, Suite 210
Phoenix, Arizona 85018
Phone: 602.888.7860
Email: coberholtzer@bfsolaw.com

Land Planning & Architect

ERIC MILLER • ARCHITECT

Eric Miller Architect
3620 Wyoming NE, Suite 213
Albuquerque, NM 87111
Phone: 505.764.8550

Civil Engineer

KSE DESIGN GROUP, PLC.
CONSULTING CIVIL ENGINEERS

KSE Design Group
2525 W. Greenway Road, Suite 306
Phoenix, AZ 85023
Phone: 602.347.7007

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Exhibits

1. Vicinity Map
2. Conceptual Site Plan
3. Aerial Showing Separation from Residences to East
4. Rendered View from East
5. Typical Building Perspective
6. Surrounding Zoning Map
7. General Plan Land Use and Transportation Map
8. Maricopa Association of Governments Bikeway Systems Map
9. 500’ Radius Map

I. Introduction

Aviata, LLC ("Applicant"), requests rezoning of approximately 20.24 net acres located on the northeast corner of Cotton Lane and Canyon Trails Boulevard in Goodyear, Arizona ("Property"), from Planned Area Development ("PAD") to Multifamily 24 dwelling units per acre ("MF-24") to accommodate a highly amenitized 418-unit gated multifamily community known as "Aviata" ("Project"). The Property consists of the southern portion of a vacant approximately 48-acre parcel, APN 500-05-023J ("Original Parcel"), that will be divided so that the Property and the remnant northern portion can develop under separate ownership. See Figure 1 below. Aviata will increase the housing options available for Goodyear residents at this prime infill location near the Loop 303 extension and will support nearby commercial development, including the adjacent Canyon Trails Towne Center within walking distance of the site. Aviata will also provide a natural transition between the existing single-family residences to the east and the freeway route and will be buffered from those residences by on-site open space with extensive tree cover and an existing 100-foot greenbelt known as the Cotton Lane Linear Park.

Figure 1 – Aerial of Property



The Applicant has developed and managed thousands of multifamily units around the Valley with an emphasis on attractive, upscale amenities, and quality architecture. They recently purchased the Property, which is an ideal location for their product with vibrant growth expected around the Loop 303 corridor and the village and transit district along Van Buren Street to the north. Residents will also benefit from significant onsite amenities and adjacent open space with connections to over 10 miles of multi-use paths and bicycles lanes. See Figure 2 below for a map of bikeways and multi-use paths in the area. This location with access to a major transportation corridor and nearby amenities will help attract new residents to this modern multifamily community.

Figure 2 – Maricopa Association of Governments Bikeways System Map



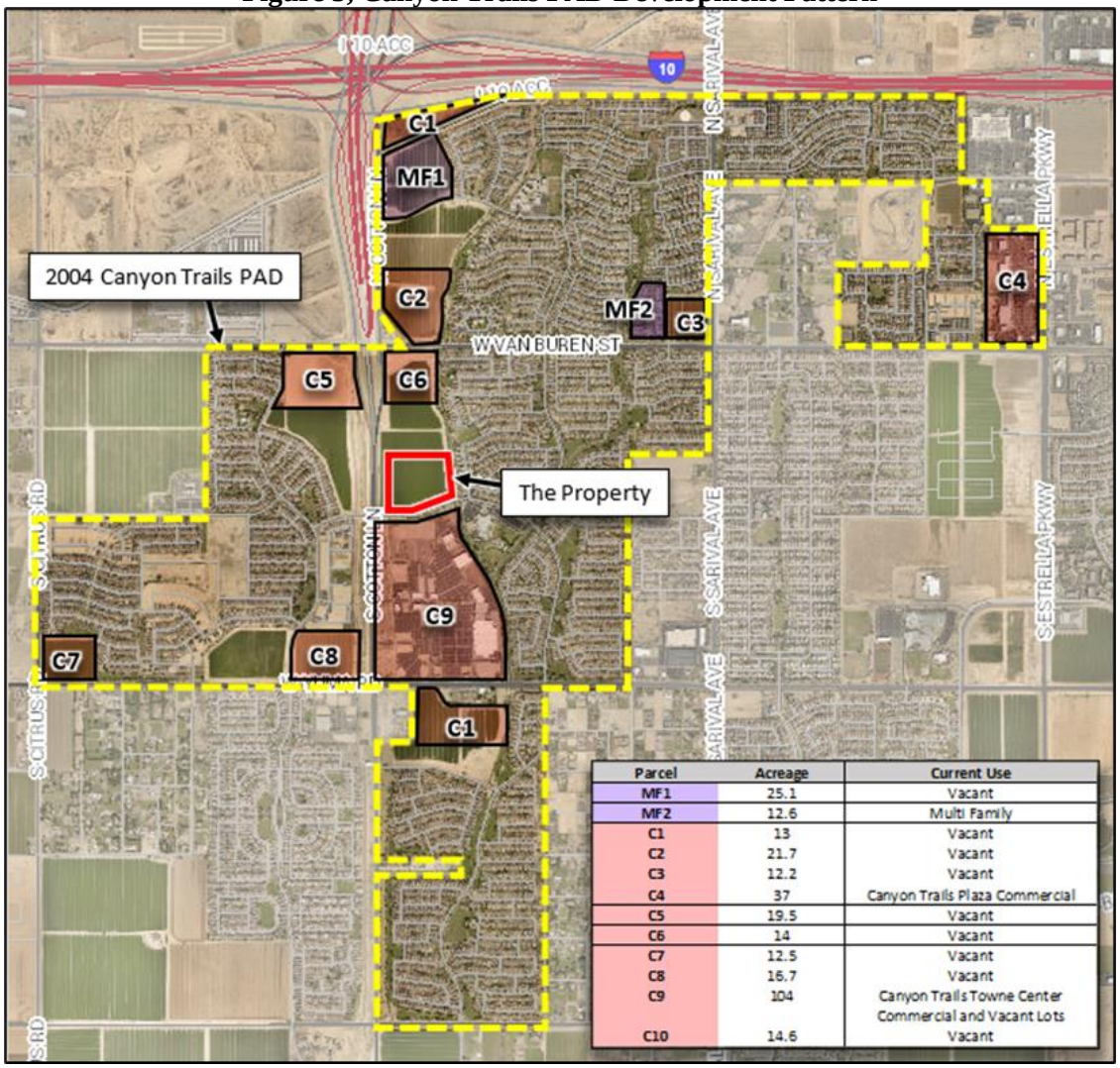
II. Existing Zoning and Surrounding Area

The Property is currently zoned PAD as part of the ~2,000-acre Canyon Trails PAD, which was originally approved in 1999 with an updated development plan approved in 2004. The PAD provides for

a mix of uses, including multifamily residential, as well as single-family, court home, townhome, and commercial. The Property is designated for Medium High-Density in the PAD with a maximum density of 8 dwelling units per acre. The multifamily land use within the PAD is limited to a maximum density of 18 dwelling units per acre. The rezoning request would remove the Property from the Canyon Trails PAD to utilize the City's recently adopted MF-24 district and allow for the proposed density of 20.65 dwelling units per acre.

Although the Canyon Trails PAD provided for a mix of uses, its development over the past ~20 years has been mostly limited to the single-family portions. See Figure 3 below. Eight of ten commercial sites proposed in the PAD remain vacant, with the only fully developed commercial center located along Estrella Parkway over two miles from the Property. Most of the PAD's commercial sites are situated along the Cotton Lane/Future 303 corridor, but only the Canyon Trails Towne Center currently has commercial uses. Its development began around 2008, but the center remains approximately 50 percent vacant today. In addition, only approximately one-third of the acreage planned for multifamily within the PAD has been developed. As the area's density has not been fully realized, the commercial services planned for this area's residents have not materialized.

Figure 3, Canyon Trails PAD Development Pattern



Parcel	Acreage	Current Use
MF1	25.1	Vacant
MF2	12.6	Multi Family
C1	13	Vacant
C2	21.7	Vacant
C3	12.2	Vacant
C4	37	Canyon Trails Plaza Commercial
C5	19.5	Vacant
C6	14	Vacant
C7	12.5	Vacant
C8	16.7	Vacant
C9	104	Canyon Trails Towne Center Commercial and Vacant Lots
C10	14.6	Vacant

The Property is currently used for agricultural production. To the west, Cotton Lane is planned for the extension of Loop 303. To the north, the remaining portion of the Original Parcel is also part of the Canyon Trails PAD and is proposed to be developed as a senior living community. To the east of the Property is Cotton Lane Linear Park, a 100-foot wide linear park with green space and a multi-use trail. On the other side of the linear park is a single-family development that is also part of the Canyon Trails PAD and was constructed primarily between 2006 and 2010. While the freeway and linear park limit direct vehicular access to the Property, the proposed multifamily use and Aviata's orientation to the south provide an effective use and layout for this constrained site.

Across Canyon Trails Boulevard to the south is the partially developed Canyon Trails Towne Center, which is zoned PAD with a Target anchor as well as several restaurants and other neighborhood-serving retail. To the west, on the other side of the Loop 303 alignment, is un-platted vacant land zoned PAD as part of the Canyon Trails PAD. In addition, the Copper Trails Elementary School is located to the southeast of the Property across Canyon Trails Boulevard and adjacent to the retail center. The linear park adjacent to the Property connects to the Canyon Trails Center and the school site. A surrounding area map is provided in Figure 4 below.

Figure 4 – Surrounding Area Map

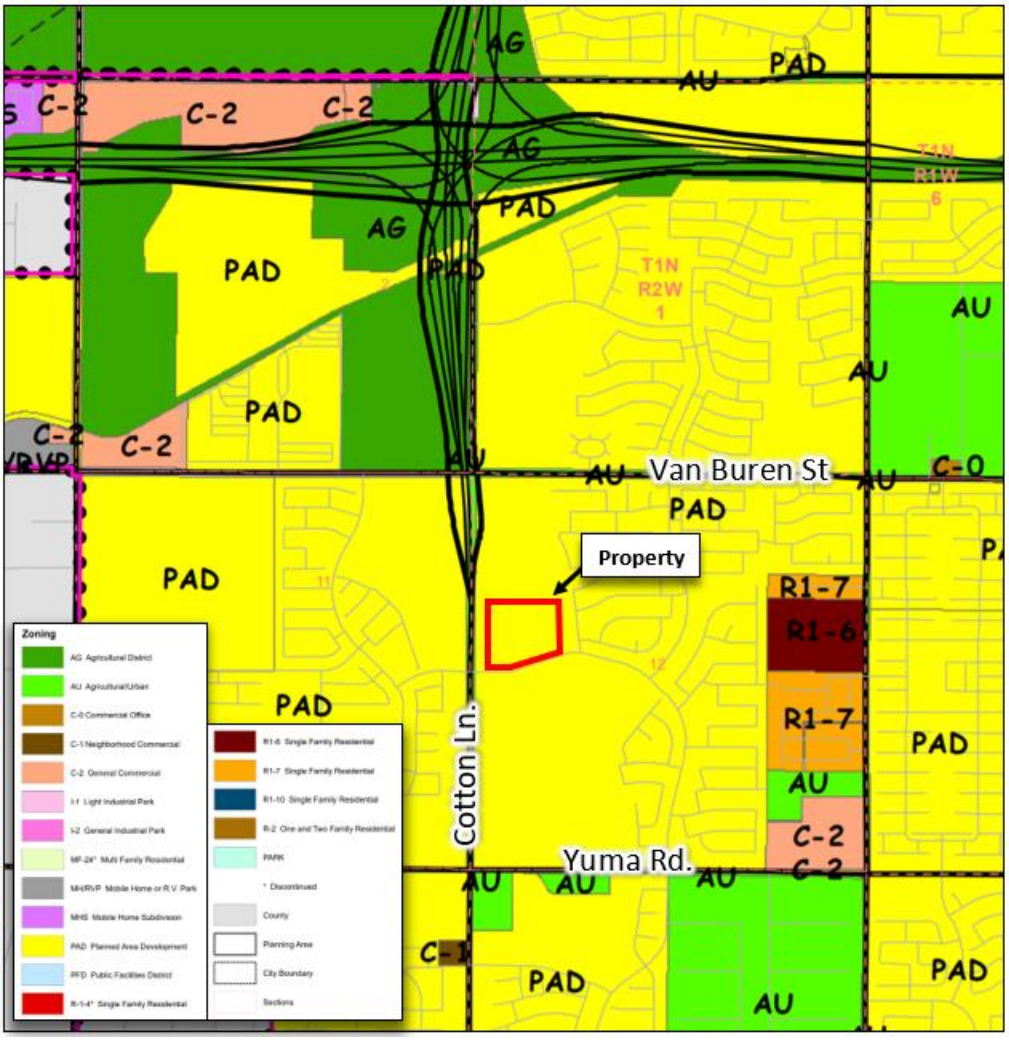


Zoning and land uses surrounding the Property are provided in Table 1 below, and a surrounding zoning map is included in Figure 5 below.

Table 1, Surrounding Zoning and Land Use

	Zoning / Land Use:
North	Canyon Trails PAD / vacant land with application pending for senior living community
East	Canyon Trails PAD / Cotton Lane Linear Park and single-family residential
South	Canyon Trails PAD / Canyon Trails Boulevard and Canyon Trails Towne Center
West	Canyon Trails PAD / Cotton Lane and Loop 303 route and un-platted PAD

Figure 5 – Surrounding Zoning Map



III. Development Proposal

As described above, Aviata is a modern 418-unit multifamily community located along a high-traffic corridor adjacent to a partially developed retail center in a mixed use area. With five unique residential building types, gated access, and abundant on-site amenities, Aviata will have the feel of an ownership community. It will provide a mix of one-, two-, and three-bedroom units primarily in three-story residential buildings as well as in several two-story carriage buildings. All units will include a patio or balcony ranging from ~60-120 square feet. Figure 6 below is a rendering of a typical three-story residential building elevation.

Figure 6, Typical Residential Building Elevation Rendering

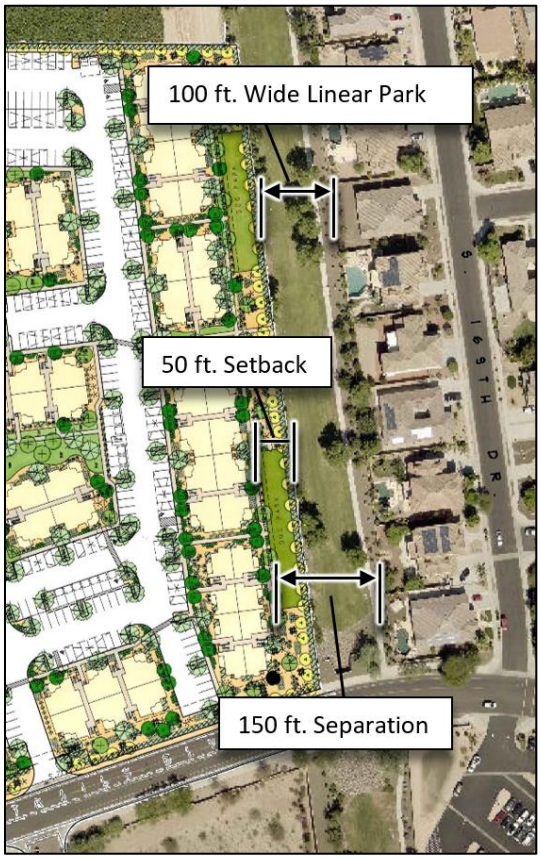


Aviata will provide ~3.8 acres of on-site recreational open space featuring a centralized clubhouse, community exercise facility, resort style pool, and a 25,000 sf open active area at the center of the Project. Two dog parks and an additional family pool will also be included in the development. These desirable amenities will be connected by accessible internal pedestrian pathways and will provide ample opportunity for on-site recreation and outdoor activity. In addition, the existing Cotton Lane Linear Park to the east adds ~1.7 acres of open space with a multimodal trail to allow further recreation and leisure opportunities and will be accessible from the Project through a pedestrian gate. See Figure 7 below for a conceptual color plan and Exhibit 2 for a full conceptual site plan.

Figure 7, Conceptual Plan



Figure 8, Aerial Showing Separation from Residences to the East



The Project is designed to provide buffering from the single-family residential community to the east. Due to the overall gradient, Aviata's easternmost buildings will be situated approximately four to five feet below the grade of the adjacent residences and will be separated from them by an existing 100-foot wide linear park and a proposed 50-foot setback with open space and landscaping within the Property. See Figure 8 to the right. The landscaping along the Project's eastern boundary will include larger trees directly adjacent to the proposed buildings with special attention to balconies, and canopy trees and other landscaping will step down and lead naturally to the existing linear park. See Figure 9 below for a rendered perspective from the east. The Project layout also breaks up the massing of buildings to create visual diversity.

Figure 9, Rendered View from East



IV. Development Standards

The proposed rezoning would remove the Property from the Canyon Trails PAD and apply the City's current MF-24 district standards. Table 2 below demonstrates that Aviata will meet and exceed these development standards. The Project's 20.65 du/ac density is less than the 24 du/ac permitted in the MF-24 district. The Project also exceeds the setback requirements on the eastern boundary adjacent to the existing single-family. The rear setback (east) will be 50' where only 30' are required and the setback from single-family residential zoning will be 150' where only 100' is required for buildings up to 40'.

Table 2, Project Development Standards

	MF-24	**Aviata Site Conceptual Plan**
Maximum Density in Du/Ac	24	20.65
Minimum lot Width	100 ft.	1,043 ft.
Minimum lot depth	N/A	741 ft.
Maximum Height (ft.)	40	40
Accessory building (ft.)	12	12
Maximum Building coverage	50%	6%
Open Space (sq/ft per Du)	167,200sf (400sf/DU)	167,400sf
Minimum Setbacks		
Front (ft.)	30	30 (West)
Street Side (ft.)	30	30 (South)
Side except for Street Side (ft.)	20	20 (North)
Total Both Sides (ft.)	40	50
Rear (ft.)	30	50 (East)
Minimum setback from single-family residential zoning		
Building Height greater than 30 feet	50 + 5 feet for every foot over 30'	150'

V. Design Guidelines

Aviata consists of five unique residential building types plus a community clubhouse, a resort style pool, and a community exercise facility. The residential buildings will be positioned around the site to create clusters of open space that will connect to the 25,000 sf central open space and pool area between the community clubhouse and exercise buildings. The entire system of internal open space will be linked to the adjoining neighborhood trail system to the east that permits access to nearby retail and school facilities.

Aviata will be consistent with the City's Design Guidelines for multi-family residential development. Each building will have a pitched roof with a slate style of concrete roof tile. A variation of roof gables and hips beneath a horizontal ridge line will be placed over building masses that define exterior balconies and other elements. The pitched roof will extend over the exterior walls to provide a deep eave element. Exterior patios and balconies at each unit will be detailed with decorative wrought iron integrated with stucco wall elements. These balcony masses will have both horizontal and arched ceiling lines. Massings that vary in color and surface treatment will be used to conceal stairways. Exterior surface treatment will be primarily stucco with multiple color schemes. Accent materials at patio

walls and select vertical elements will include a scored concrete veneer. Windows will be detailed with a decorative mass extending from the sill.

VI. Open Space and Amenities

Aviata will provide open space and amenities throughout the site to meet its 3.8-acre on-site recreational open space requirement and connect to ~1.7 acres of additional open space in the adjacent linear park to the east. In the center of the site a large open space area is located adjacent to the main pool, clubhouse, and exercise room. An additional "family pool" will also be provided on site. An open space corridor along the Property's eastern boundary will feature two dog parks, and additional open space will be included between buildings throughout Aviata. Accessible pedestrian pathways will connect the open space and amenities to the residences and parking areas.

VII. Circulation and Parking

The Property is located in a high-traffic corridor along Cotton Lane, which connects to the regional freeway system. A Loop 303 extension is planned along the Cotton Lane alignment from its current terminus at Van Buren Street to the north past the Property to Yuma Road to the south. Access to the 303 will be provided along Van Buren Street, a major arterial located less than one-half mile north of the Property. Cotton Lane will become a frontage road adjacent to the Property. Vehicles will still be able to cross underneath the freeway and access the southbound frontage road, or turn right from westbound Canyon Trails Boulevard to access the northbound frontage road. The change to the intersection of Cotton Lane and Canyon Trails Boulevard will be constructed by ADOT. Canyon Trails Boulevard is already built out to its full 48' width adjacent to the Property, and the Project will include a 5' sidewalk and 10' public utility easement along its frontage per City of Goodyear standard detail G-3124-1. A traffic impact analysis has been prepared by CivTech and is submitted under separate cover with this application.

The Property is constrained by the adjacent freeway extension and has limited access options. Aviata will be gated with all vehicular access from Canyon Trails Boulevard. An aerial with the conceptual site plan is provided in Figure 10 below for reference. The main entry will be approximately 565 feet east of Cotton Lane with a grand entry to a roundabout fronting the clubhouse and main office and gated entries with call boxes on either side to access the community. A secondary gated access for residents will be located farther east on Canyon Trails Boulevard and is anticipated to be exit only. A gated emergency only access will be located near the Project's western boundary. Garages, carports, and surface parking spaces will be located throughout the site.

Figure 10, Conceptual Site Plan with Aerial Context



Based on the anticipated unit mix represented in the Conceptual Site Plan in Exhibit 2, 843 parking spaces are required, and the Project will provide 849 spaces. The Project will also exceed its requirement of approximately 418 covered parking spaces by providing 432 covered spaces in garages and covered carports.

Aviata also provides access for bicycles onto a bicycle lane along Canyon Trails Boulevard and onto a multi-use path within Cotton Lane Linear Park. These paths connect to over 10 miles of trails throughout the area east of Loop 303 and south of I-10. Bicycle parking will be provided for each building within the Project.

VIII. Noise

The Property is partially within the Freeway Development Overlay District, which extends 500 feet from the planned Loop 303 freeway. Goodyear Zoning Ordinance, Article 9-1, requires a noise study to be prepared for projects within this overlay district and limits exterior noise limits to 64 dBA and interior noise limits to 45 dBA. A noise study dated December 2020 prepared by CivTech and submitted with this application demonstrates that the Project can meet these requirements. The Project has been designed to mitigate exterior noise by locating a row of two-story carriage units along the setback line on the western side of the Property and constructing 12' walls where necessary. An alternative approach

would require ADOT to construct a sound wall along the elevated freeway; however, it is not known at this time whether ADOT could accommodate such an approach. The interior noise requirements may be met through construction techniques and materials as described in the CivTech noise study. The carriage units along the west side of the Project will be designed so that windows will not be placed on the western side of the building facing the 101 freeway.

IX. Perimeter Walls/Fencing and Entry

Aviata will be a gated community with three gated entries off Canyon Trails Boulevard. The main entry will include a roundabout with parking in front of the clubhouse and leasing office with gated access and callboxes off either side. A secondary gated entry for residents is located farther east along the Property's Canyon Trails Boulevard frontage, and an emergency only access will be provided along the western side of that frontage.

The northern Property boundary will include a 6' wall with stucco on CMU. Walls along the eastern and southern boundaries will include wrought iron elements for increased views. Along the western boundary, a row of two-story carriage units will be set 30' back from the Property boundary with 12' wall connections where necessary for noise mitigation. Any perimeter wall along the western boundary would be separated from the carriage units by approximately 30'. Other perimeter walls will be 6' in height except where additional height is needed for freeway noise mitigation.

X. Landscaping

Landscaping will be provided using plant material from the Phoenix Active Management Area drought tolerant plant list. All plants selection will provide functionality through the uses of color, texture, and shade characteristics. Trees will be provided at the rate of 20 feet on center (or equivalent groupings) adjacent to all perimeter property lines. Trees will also be provided to shade all sidewalks for the required 50% shading. Shrubs and ground cover will also be provided to exceed the 50% living vegetation requirement. The selection will provide color and interest through texture and flower. Turf areas will be provided in limited areas to address active recreation and complement the xeriscape concept. Non-turf areas will receive a 2-inch top-dress of decomposed granite as dust proofing.

XI. Grading and Drainage

The Property is within Flood Zone "X" as delineated on the Federal Emergency Management Agency (FEMA) FIRM Map No. 04013C2135L, dated October 16, 2013. It is not within a known flood hazard area. The Property slopes north to south with a slight westerly bias with the ultimate outfall at the southwestern corner. The site currently includes retention facilities for the agricultural operations on the Property as well as the adjacent property to the north that is part of the Original Parcel, which will be separated from the Property through a minor land division process. The Project will include drainage facilities sufficient to retain all of the volume calculated for the Project in surface retention basins and underground storage tanks and will maintain the ultimate outfall at the southwest corner of the Property. A block wall will prevent runoff from the north, which will be retained on that parcel by its owner. A

Preliminary Drainage Memo provides additional information and is included with this application under separate cover.

XII. Community Facilities, Services, and Utilities

Below is a list of community service providers for Aviata:

Service	Provider
Schools	Avondale Elementary School District Agua Fria Union High School District
Library	City of Goodyear
Police	City of Goodyear
Fire	City of Goodyear

Below is a list of utility providers for Aviata:

Utility	Provider
Water	City of Goodyear
Wastewater	City of Goodyear
Solid Waste	Private
Electric	Arizona Public Service
Gas	Southwest Gas Corporation
Telephone/Cable	Cox Communications/CenturyLink

It appears that the City of Goodyear water system has adequate supply and storage to service the Project. According to the 2007 Integrated Water Master Plan ("IWMP"), the City has ten water system distribution storage reservoirs that provide 11 million gallons of storage. There is a 24" distribution main

in Van Buren Street (north) and in Yuma Road (south). There is an existing 12" public water main in Canyon Trails Boulevard that will provide a looped private system for the Project's onsite domestic water and fire line. This loop will connect to the existing 12" public main in Canyon Trails Boulevard and a proposed 16" main on the Property. The 16" public water line proposed on the site, when completed to the north, will close the loop between the mains in Yuma and Van Buren, which may provide the necessary flow and pressure to eliminate the need for any booster requirements for the site.

For wastewater, the Property is located in the Goodyear Water Reclamation Facility Area ("WFR"). The 2016 IWMP describes that the "WFR is located on 157th Avenue just north of the BID Canal. Wastewater is conveyed to this facility through two interceptors (24 inch and 36 inch) that enter the plant's influent pump station from the north. The current treatment capacity is 4.0 mgd AADF; but the city is in the process of expanding the facility to 6.0 mgd AADF. The 2014 flows to the Goodyear WRF are 3.3 mgd AADF." The Project's proposed on-site sewer system will consist of 6 inch and 8 inch sewer mains and manholes with 4 inch and 6 inch building services. This system will connect to an existing 15 inch sewer main.

Additional information on wet utilities is provided in the Preliminary Water Memo and Preliminary Wastewater Memo submitted under separate cover with this application.

XIII. Phasing

Aviata is proposed to be constructed in a single phase; however, buildings may be released in sections to accommodate a rollout approach.

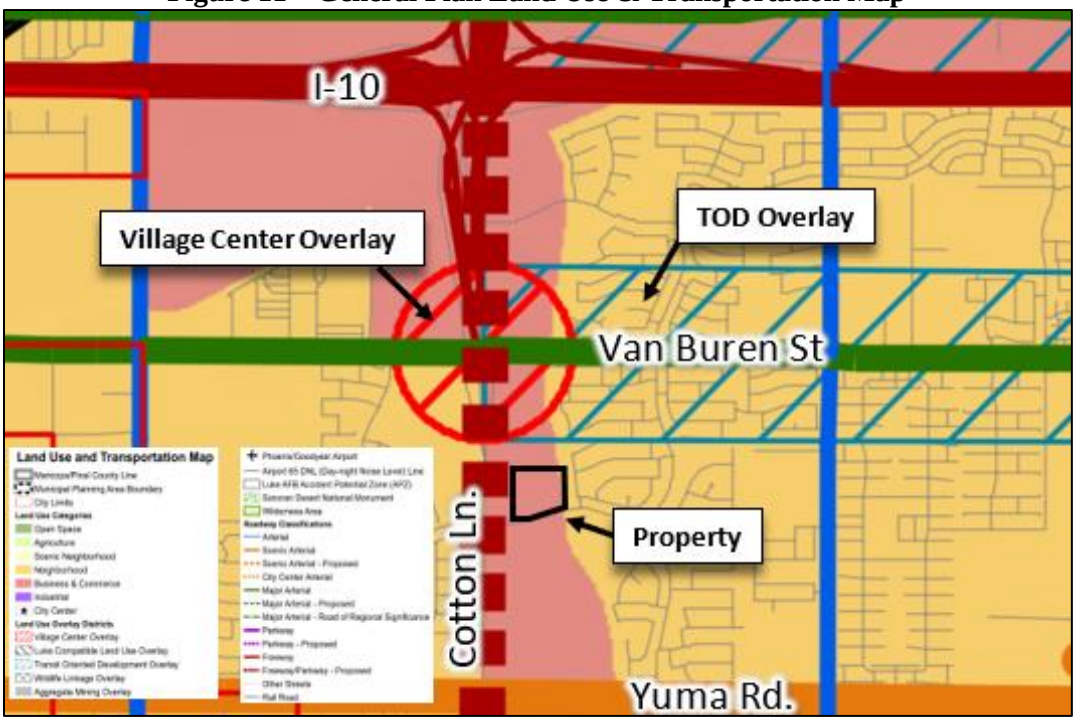
XIV. The Project Is in Conformance with the Rezoning Evaluation Criteria of Zoning Ordinance Section 1-3-1.D.3

Section 1-3-1.D.3 of the City of Goodyear's Zoning Ordinance sets forth evaluation criteria to be considered for amendments to the zoning map. As described below, Aviata is in conformance with these criteria and meets the goals and objectives provided in the City of Goodyear's planning documents.

a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted

The City of Goodyear's General Plan Land Use and Transportation Map designates the Property as Business and Commerce, which focuses on commercial growth and development but also includes high-density residential that supports the area's commercial development as an appropriate use. See General Plan p. 124. The Property is also adjacent to the Van Buren Street and Cotton Lane Village Center Overlay (approx. 0.4 miles from the intersections) and the Van Buren Transit Oriented Development Overlay ("TOD Overlay"). See Figure 11 below. The Property's unique location between a high-traffic planned freeway corridor, commercial center, a school, significant green space trail systems, and single-family homes allows it to develop with the option of high-density residential as outlined by numerous General Plan objectives, goals, and standards.

Figure 11 – General Plan Land Use & Transportation Map



The Business and Commerce designation permits multi-family development dependent on various guidelines: when located adjacent to a community or regional park, open space area, single-family residential, or commercial area. See General Plan Standard 41. The General Plan further provides that high-density residential should not be located directly adjacent to single-family residential developments

unless a roadway, park or open space, or other lower intensity use, or similar feature provides a buffer between the uses. See General Plan Standard 29.

Aviata meets and exceeds these standards. The single-family homes to the east are separated from the Project by a 100-foot wide linear park as well as an additional 50-foot setback with open space and landscaping within the Project. See Figure 8 above. The Property is adjacent to the large Canyon Trails Towne Center commercial area to the south and would also provide a natural transition of uses between the single-family homes to the east and the high-intensity Loop 303 to the west. This design adheres to the General Plan's standards that residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors; adjacent to commercial areas, regional or community parks, or open space areas; or to provide transition between residential and non-residential uses. See General Plan Standard 27.

The General Plan further provides that high-density residential is most appropriate and encouraged to locate within a 10-minute (approximately ½ mile) walk of a regional or community park or other significant open space feature or major trail system. See General Plan Standard 30. Cotton Lane Linear Park will be accessible from the Project by a pedestrian gate and links to a vast network of over 10 miles of connected off-street trails and bike lanes far exceeding General Plan guidelines. Aviata will be compatible with surrounding existing and planned uses and provide access to necessary amenities such as Copper Trails Elementary School 150 feet to the southeast and grocery stores such as Target within walking distance at the Canyon Trails Towne Center to the south. See General Plan Standard 41, Objective CC-5-1.f.

The proposed high-density Project will implement the City's goals and objectives of providing a diverse stock of high-quality housing. See General Plan Goal CC-2. Aviata also adheres to the City's goal of allowing and encouraging taller buildings to support higher densities in locations planned for higher intensity future development such as the Van Buren/ Cotton Growth Center and targeted job centers such as the Loop 303 and I-10 corridors. See General Plan Objective CC-5-1.d. The Project will also further the General Plan's goals and objectives of well-distributed growth that address the needs of existing and future development by being located directly adjacent to the Van Buren/ Cotton Village Center Overlay, the Van Buren TOD Overlay, the Canyon Trails Towne Center, and the Loop 303 corridor. See General Plan Goals GD-2, GD-3; Objective GD-2-2.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district

The Property is mostly flat agricultural land and is well-suited for multifamily residential development. Its grade is also approximately four to five feet below the adjacent residences to the east, resulting in a decreased perception of building height from that vantage point.

c. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values

Aviata appropriately locates this multifamily community in a high traffic area adjacent to the Loop 303 extension. As described above, noise from the freeway is proposed to be mitigated by locating two-story carriage units along the western side of the Property and constructing 12' walls where necessary between the carriage units and along the western portions of the northern and southern property boundaries. As provided in the CivTech noise study, an alternative scenario in which a sound wall is built along ADOT's elevated freeway is also a potential solution for noise mitigation.

Since approval of the Canyon Trails PAD over 20 years ago, the area has developed primarily as single-family residential and lacked the density needed to support the envisioned commercial options. Bringing new residents to this currently vacant site will support the half vacant ~100-acre Canyon Trails Towne Center as well as additional vacant commercial sites in the surrounding area which can be accessed via the robust multi-use path system and bicycle lanes or by automobile. Aviata is also designed to be compatible with the surrounding area, including a combined 150-foot open space and landscaped buffer separating it from the single-family homes to the east and a similar scale to the proposed project to the north.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning

Rezoning to the MF-24 district is necessary to accommodate Aviata's proposed density of 20.65 dwelling units per acre, which will support the proposed modern and amenitized development and help realize the mixed use vision for this area of Goodyear at the lower end of the density range permitted within the district. The multifamily use is also appropriate adjacent to the large retail center to the south and, with buildings proposed up to three stories, it also will serve as a buffer between the existing single-family areas and the elevated future Loop 303 extension.

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand

The Canyon Trails area was envisioned as supporting a mix of uses, including multifamily residential, but it has developed primarily with single-family subdivisions. The Property was designated for one of the higher density uses within the PAD over 20 years ago, and the completion of the Loop 303 and partially developed Canyon Trails Towne Center to the south further support high-density development on the Property. With a mix of unit types and attractive amenities, Aviata will help to meet the demand for multifamily and increase housing options in the area.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment

Aviata will develop a vacant infill site with existing infrastructure and services in the area. The Project will be accessed from an existing residential collector, Canyon Trails Boulevard. Cotton Lane is to west of the Property and planned for an extension of the Loop 303. The Project will connect to existing water and sewer infrastructure.

As a residential community, the Project will include school-age children. Multifamily developments, and in particular one-bedroom units, typically generate significantly fewer students than single-family residential projects. Table 3 below provides a standard student ratio calculation for the Avondale Elementary School District and Agua Fria Union High School District. The calculations required in this table, however, do not differentiate between single-family and multifamily development or by the number of bedrooms within a residential unit. More than one quarter of the Project's unit mix is anticipated to be one-bedroom and approximately half is anticipated to be two-bedrooms. As such, it is likely that this table appreciably overstates the Project's student generation.

Table 3, Standard Student Ratios

School Type	No. of Res. Units	Student Ratio	No. of Students
Avondale Elementary School District (K-8)	418	0.30 Students/Unit	125
Agua Fria Union High School District	418	0.19 Students/Unit	79
Total	**418**		**204**

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided

Because of the significant existing and planned public services in the vicinity of the Property, only positive fiscal impacts are anticipated.

h. General public's concerns

In response to the coronavirus pandemic, the City has implemented an Interim Citizen Review Policy. Pursuant to that interim policy, neighborhood meetings are not required. Notwithstanding, the Applicant hosted a neighborhood meeting on December 9, 2020, via an online platform. Notice was provided by mail within a 500' radius of the Property. No members of the public attended the meeting and at this time, no concerns have been raised in any correspondence with the Applicant. The Applicant will continue to comply with the citizen outreach and notification requirements of Sections 1-3-8 and 1-3-9 of the Zoning Ordinance.

i. Whether the amendment promotes orderly growth and development

Aviata will promote orderly growth and development because it is consistent with plans for a mix of uses in the Canyon Trails area and the General Plan's encouragement of high-density residential development to support commercial growth. It is within an area of the Canyon Trails PAD that was planned for higher density and is situated along a high-traffic corridor adjacent to the Van Buren/ Cotton Village Center Overlay and the Van Buren TOD Overlay. Also, as discussed above, the modern multifamily community will provide a buffer between the single-family residences to the east and the Loop 303 extension.

XV. Conclusion

The proposed rezoning will permit Aviata's 20.65 dwelling units per acre density and implement the MF-24 district standards to accommodate a modern gated multifamily community with high-quality architecture. It also provides ample centralized open space and amenities and serves as a buffer between the single-family residences to the east and the freeway corridor. While the site's location between the Loop 303 and an existing linear park limits options for vehicular access, Aviata proposes an effective use and layout for development of this Property. The Project will also add new residents to the area to support the Canyon Trails Towne Center and surrounding commercial development, which is consistent with planning along the Loop 303 south of I-10. Approval of this rezoning request will be a benefit for the City of Goodyear.

Exhibit #1

Vicinity Map

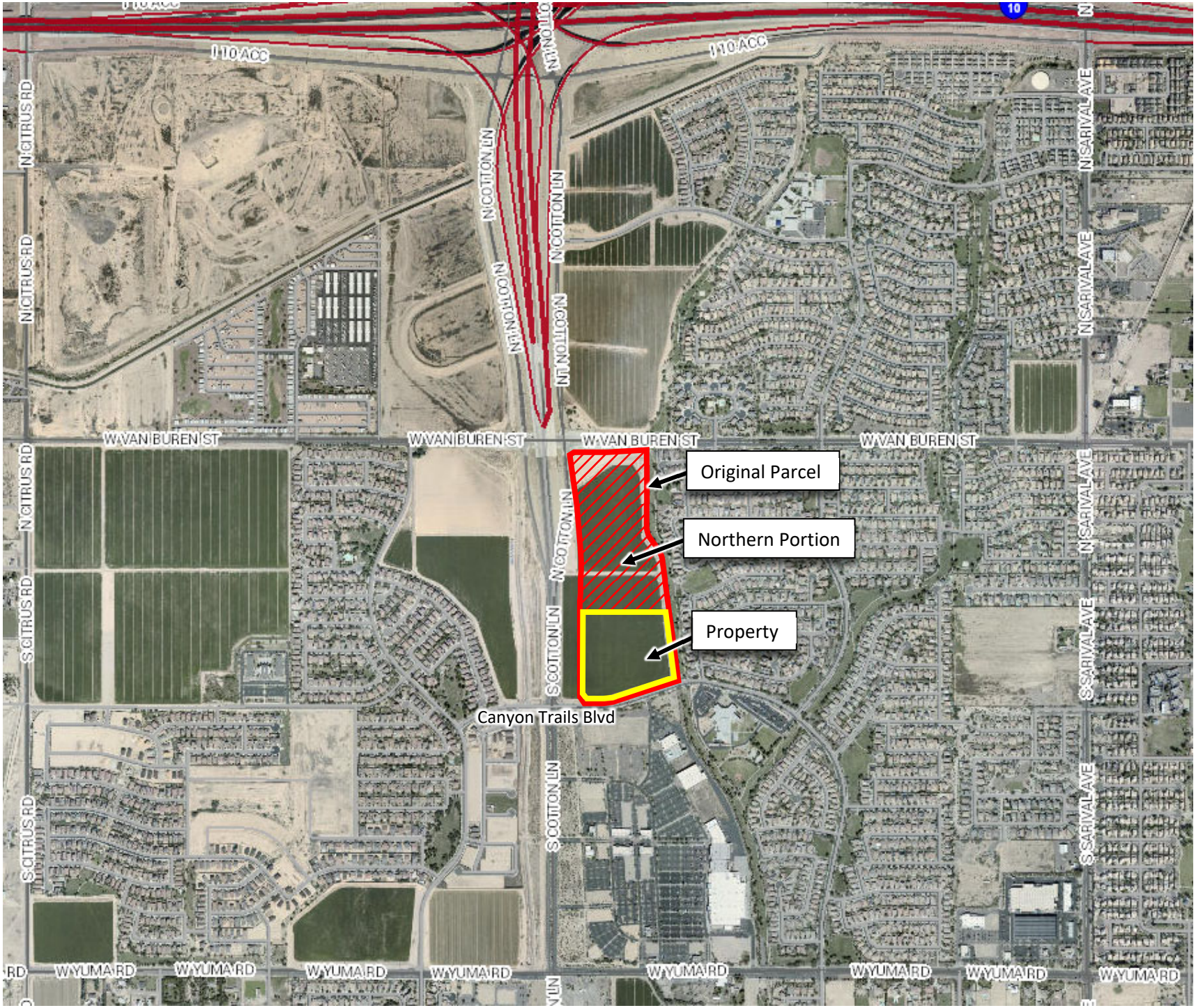

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Exhibit #2

Conceptual Site Plan

SITE & BUILDING DATA

BUILDING TYPE		CONSTR. TYPE	OCCUP. GROUP	BLDG. HEIGHT	STORIES	QUANT.	BLDG. P.AD AREA	GROSS AREA S.F. PER BLDG.	GROSS AREA S.F. (TOTAL)	AFES (NFPA)	APT. UNITS 1/1	2/2	3/2	TOTAL
A	(1/1 - 24 FLEX)	VA	R-2	37'-8"	3	4	8,027	23,112	92,448	13R	96			96
B1	(2/2 - 24 FLEX)	VA	R-2	40'-0"	3	4	10,930	31,670	130,680	13R		96		96
B2	(2/2 - 18 FLEX)	VA	R-2	40'-0"	3	6	8,508	25,524	153,144	13R		108		108
C	(3/2 - 12 FLEX)	VA	R-2	40'-10"	3	8	6,252	18,756	168,804	13R			96	96
D	(1/1 - 2 FLEX-CARR.)	VB	R-2 / U	22'-0"	2	11	1,817	3,634	19,902	13	22			22
E	CLUBHOUSE	VB	A-3	23'-0"	1	1	5,889	5,889	5,889	13				
F	EXERCISE	VB	A-3 / B	22'-6"	1	1	6,581	6,581	6,581	13				
G1	GARAGE-ACCESS.	VB	U	12'-6"	1	2	1,807	1,807	1,807	13				
G2	GARAGE / MAINT.	VB	U	12'-6"	1	1	2,024	2,024	2,024	13				
H	POOL RESTROOMS	VB	U	12'-1"	1	1	641	641	641	13				
					TOTALS	38	54,151		583,301		118	204	96	418

APN NUMBER: 500-05-023J

SITE AREA: 881,752 S.F. (20.24 ACRES) NET
908,294 S.F. (20.856 ACRES) GROSS

SITE DENSITY: 418 / 20.24 = 20.65 DU/ACRE

EXISTING ZONING: PAD

PROPOSED ZONING: MF-24

OPEN SPACE:
REQUIRED:
418 UNITS X 400 S.F. = 167,200
PROVIDED:
187,400 S.F.

PARKING: (ALL PARKING SPACES ARE 9' x 20' CLEAR OR 9'-0" x 18'-6" AT SIDEWALK OR LANDSCAPE CURB)

REQUIRED : 15 SPACES x 118 (1/1 UNITS) = 177 SPACES
2.0 SPACES x 204 (2/2 UNITS) = 408 SPACES
2.25 SPACES x 96 (3/2 UNITS) = 216 SPACES
GUEST SPACES 1\10 (418/10) = 42 SPACES
TOTAL REQUIRED = 843 SPACES
TOTAL PROVIDED = 849 SPACES

REQUIRED ACCESSIBLE PARKING:
843 x .02 = 17

PROVIDED ACCESSIBLE PARKING = 21
- 8 OF THE 21 ARE VAN-ACCESSIBLE
- 5 OF THE 21 ARE COVERED

REQUIRED COVERED PARKING:
418 UNITS = 418 COVERED SPACES

PROVIDED = 82 GARAGE + 350 CARPORTS
= 432 TOTAL

(2 GARAGES ARE COVERED ACCESSIBLE & 3 CARPORTS ARE COVERED ACCESSIBLE)

NOTE: ALL CARPORTS ARE UNDER 2000 S.F. IN AREA

NOTE: BIKE RACKS TO BE PROVIDED AT 1 PER 10 PARKING SPACES, TO EQUAL 85

KEYED NOTES

1. TYPICAL CAR PARKING SPACE, 9'-0" x 20'-0" / 9'-0" x 18'-6" AT SIDEWALK / CURB
2. SIGN / ENTRY FEATURE, UNDER SEPARATE PERMIT.
3. PAVING, SEE CIVIL PLANS
4. FACE OF 6" CURB
5. TRASH ENCLOSURE, SEE 11/A12
6. PEDESTRIAN CONNECTION TO PUBLIC RIGHT-OF-WAY
7. ACCESSIBLE CAR PARKING SPACE, SEE DETAIL 3 SHT. A12
8. ACCESSIBLE CROSSWALK (COLORED / STAMPED ASHPHALT) WALK AND CURB RAMP, SEE 1/A12
9. PROPERTY LINE
10. 6'-0" HIGH WROUGHT IRON FENCING BETWEEN STUCCO ON CMU PILASTERS AT 25'-0" O.C. (EAST PROPERTY LINE)
11. 3'-0" HIGH WROUGHT IRON FENCING ON TOP OF 3'-0" HIGH STUCCO ON CMU BASE WALL - ALL BETWEEN STUCCO ON CMU PILASTERS AT 25'-0" O.C. (SOUTH PROPERTY LINE)
12. 12'-0" HIGH SOUND WALL BETWEEN CARRIAGE BUILDINGS (WEST PROPERTY LINE)
13. INDICATES BUILDING TYPE # NUMBER, SEE BUILDING DATA
14. AREA FOR ACTIVE OPEN SPACE, SEE CALCS. THIS SHEET AND LANDSCAPE DWGS.
15. LANDSCAPE AREA, SEE LANDSCAPE DWGS.
16. LANDSCAPED ISLAND W\ 6" CURB AT PERIMETER
17. ILLUMINATED CONTROLLED ENTRY / EXIT GATES W\ BATTERY BACKUP, SEE 12/A12.
18. VISITOR CALL STATION, SEE 'ACCESS GATE REQUIREMENTS'
19. CITY OF GOODYEAR FIRE DEPT. APPROVED PREEMPTIVE DEVICE
20. ADDRESS DIRECTORY LOCATION - PER CITY OF GOODYEAR FIRE CODE DESIGN CRITERIA.
21. INDICATES FIRE LANE, 26' WIDE W\ 28' MIN. INTERIOR RADIUS AND 48' MIN. EXTERIOR RADIUS. SEE 1/A12 FOR FIRE LANE SIGNAGE.
22. 6'-0" MIN. SIDEWALKS AT PARKING STALLS
23. 4' WIDE (MIN.) SIDEWALK, FINISHED CONCRETE, ACCESSIBLE ROUTE, TYP.
24. SITE VISIBILITY TRIANGLE: FROM POINT SHOWN AT AUTOMOBILE EXIT/STOP A SITE LINE TO ONCOMING VEHICLES MUST BE MAINTAINED FOR THE DISTANCE SHOWN (500 FT. TO WEST / 430 FT. TO EAST) PER CITY OF GOODYEAR STD. DTL. G-3232
25. NOT USED
26. 6'-0" HIGH STUCCO ON CMU WALL (NORTH PROPERTY LINE)
27. DASHED LINE REPRESENTS HOSE LENGTH FROM FIRE LANE WITH DISTANCES SHOWN, 150' MAX.
28. HATCHING INDICATES TYPE A ACCESSIBLE UNIT PER IBC CHAPT. 11
29. FIRE HYDRANT, SEE CIVIL DRAWINGS
30. F.D.C. - FIRE DEPARTMENT CONNECTION, SEE CIVIL DWGS.
31. BBQ GRILL.
32. DOG PARK WITH 6'-0" HIGH WROUGHT IRON FENCE. WASTE STATION TO BE LOCATED AT EACH GATE.
33. FIRE RISER LOCATION AT EACH BUILDING, SEE DETAIL 14/A6.2 AND CIVIL DWGS.
34. CARPORT, 9'8" MIN. CLEARANCE AT ACCESSIBLE SPACES, SEE 8 / A12
35. DOUBLE SLIDE GATE TO BE CLOSED AT ALL TIMES PROVIDED WITH KNOX PADLOCK FOR FIRE DEPT. ACCESS ONLY - GATE IS TENANT-EXIT ONLY, SEE 10/A12
36. DECORATIVE PAVEMENT (EXPOSED AGGREGATE CONC.) AT VEHICLE MAIN ENTRY/EXIT AND CLUBHOUSE PARKING BETWEEN SLIDING GATES.
37. VEHICLE GATES FOR FIRE DEPT. ACCESS ONLY TO ADJACENT PROPERTY. PROVIDE KNOX BOX.
38. BICYCLE PARKING - 4 SPACES AT EACH BUILDING TYPE A-C, 2 SPACES AT BUILDING TYPE D
39. RAMADA, SEE 13/A12
40. NOT USED
41. 3 FOOT WIDE PEDESTRIAN GATE, SELF CLOSING/SELF LATCHING WITH KEY CONTROLLED ACCESS
42. FIRE LANE - NO PARKING SIGN PER 1/A12

NOTE: ALL SIDEWALK SURFACES SHOWN THRU OUT THIS SITE WILL PROVIDE AN ACCESSIBLE ROUTE OF TRAVEL. SEE CIVIL DWGS. FOR ALL SLOPES AND CROSS SLOPES.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN GOODYEAR, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE WEST HALF OF THE WEST HALF OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 1657.47 FEET THEREOF, AND ALSO

EXCEPT ANY PORTION OF THE WEST HALF OF THE WEST HALF OF THE NORTH HALF (W1/2W1/2N1/2) OF SECTION 12 LYING SOUTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF CANYON TRAIL BOULEVARD; AND ALSO

EXCEPT ANY PORTION AS CONVEYED IN WARRANTY DEED IN RECORDING NO. 2015-764953 AND IN CONDEMNATION IN RECORDING NO. 2016-49617, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING SUBDIVISIONS: CANYON TRAILS UNIT 3, ACCORDING TO BOOK 687 OF MAPS, PAGE 29; COTTON LANE AND CANYON TRAILS BOULEVARD INFRASTRUCTURE, ACCORDING TO BOOK 750 OF MAPS, PAGE 35, AND THEREAFTER AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2007-660359; AND CANYON TRAIL UNIT 3 PARCEL Q, ACCORDING TO BOOK 778 OF MAPS, PAGE 14; AND CANYON TRAILS TOWN CENTER, ACCORDING TO BOOK 938 OF MAPS, PAGE 22.

PROJECT DATA

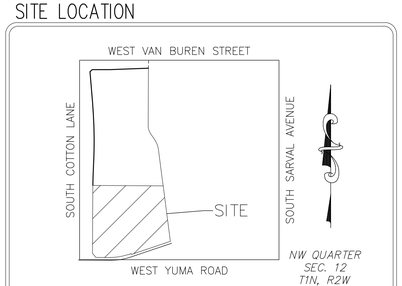
PROJECT SCOPE:	A 418 UNIT APARTMENT COMPLEX WITH COMMON USE BUILDINGS AND POOL AREAS
SITE LOCATION:	NE CORNER OF LOOP 303 & CANYON TRAILS BLVD. GOODYEAR, ARIZONA
SITE AREA:	20.24 ACRES NET / 20.856 ACRES GROSS
PROPOSED ZONING:	MF-24, MULTI-FAMILY
USE/OCCUPANCY CLASS.:	R-2 MULTI-FAMILY RESIDENTIAL
CONSTRUCTION TYPE:	V-A RESIDENTIAL, VB COMMON USE BLDGS.
OWNER:	BRETT HEERS LERVICK, LLC 2200 E. CAMELBACK, SUITE 235 PHOENIX, AZ 85016
ARCHITECT:	ERIC MILLER ARCHITECT 3620 WYOMING NE, SUITE 213 ALBUQUERQUE, NM 87111 (505) 764-8550
CIVIL ENGINEER:	KSE DESIGN GROUP, PLC 2525 W. GREENWAY RD., SUITE 306 PHOENIX, AZ 85023 (602) 347-1001
LANDSCAPE ARCH.:	T.J. MCQUEEN & ASSOCIATES, INC. 8433 E. CHOLLA ST., SUITE 101 SCOTTSDALE, AZ 85260 (602) 265-0320

SITE PLAN LEGEND

(SEE CIVIL FOR UTILITY INFORMATION)

- PROPERTY CORNER / PROPERTY LINE
- EXTENT OF EASEMENT INSIDE OF PROPERTY LINE
- ACCESSIBLE PARKING AISLE OR DRIVE CROSSING
- FIRE HOSE PULL PATH
- FR — PROPOSED FIRE RISER AT BUILDING
- COLOR / STAMPED ASPHALT WITH BRICK PATTERN
- (8) <C> 1/1 — BUILDING NUMBER / BUILDING TYPE / UNIT TYPE

SITE LOCATION





NORTH

SITE PLAN

SCALE 1" : 50'

0 50 100

ERIC MILLER • ARCHITECT
3620 WYOMING BLVD. NE, SUITE 213
ALBUQUERQUE, NM 87111
(505) 764-8550

AVIATA APARTMENTS

N.E. CORNER OF 303 LOOP AND CANYON TRAILS BLVD.

GOODYEAR ARIZONA

DRAWN BY: LDM
DATE: 1-25-21
REVISIONS:

ARCHITECTURAL

A1.1

SITE PLAN

Exhibit #3

Aerial Showing Separation

from Residences to the East


100 ft. Wide Linear Park
50 ft. Setback
150 ft. Separation
S. 169TH DR.

Exhibit #4

Rendered View from East



Exhibit #5

Typical Building Perspective



Exhibit #6

Surrounding Zoning Map

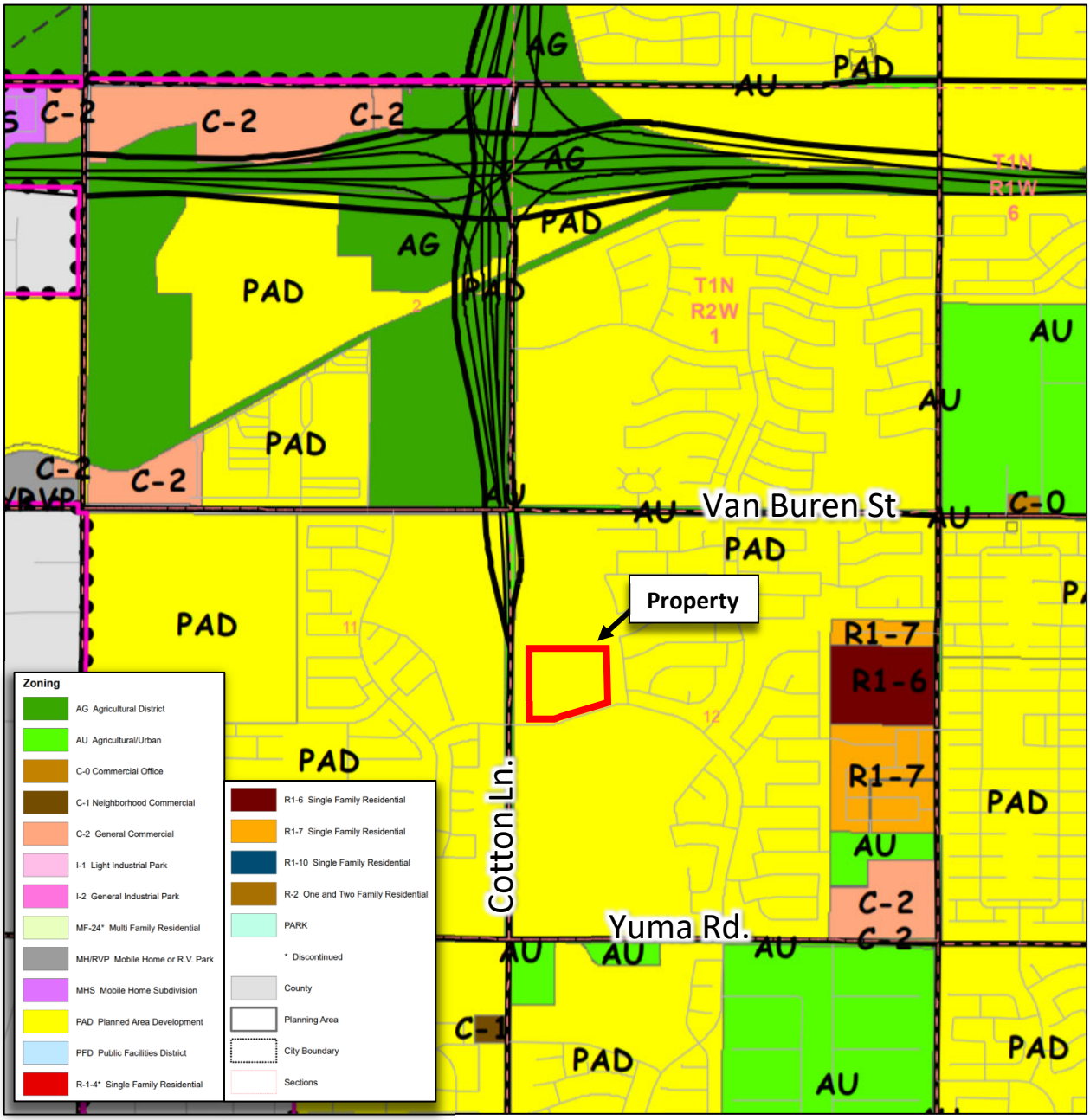
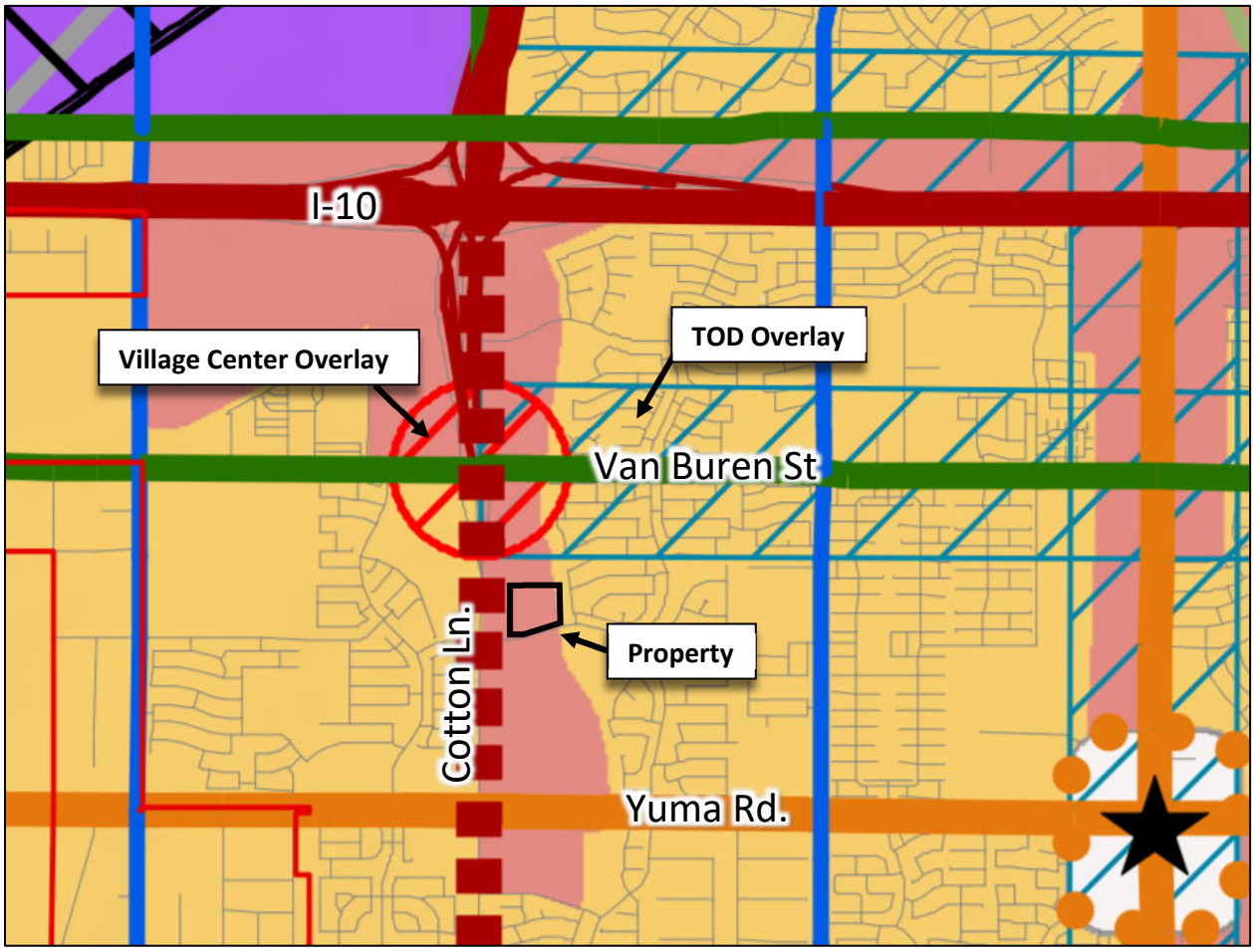

Van Buren St
Property
Cotton Ln.
Yuma Rd.
T1N R1W 6
T1N R2W 1
AG
AU
PAD
C-2
C-0
C-1
R1-7
R1-6
Zoning
AG Agricultural District
AU Agricultural/Urban
C-0 Commercial Office
C-1 Neighborhood Commercial
C-2 General Commercial
I-1 Light Industrial Park
I-2 General Industrial Park
MF-24* Multi Family Residential
MH/RVP Mobile Home or R.V. Park
MHS Mobile Home Subdivision
PAD Planned Area Development
PFD Public Facilities District
R-1-4* Single Family Residential
R1-6 Single Family Residential
R1-7 Single Family Residential
R1-10 Single Family Residential
R-2 One and Two Family Residential
PARK
* Discontinued
County
Planning Area
City Boundary
Sections

Exhibit #7

General Plan Land Use and Transportation Map



Land Use and Transportation Map

- Maricopa/Pinal County Line
- Municipal Planning Area Boundary
- City Limits

Land Use Categories

- Open Space
- Agriculture
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial
- City Center

Land Use Overlay Districts

- Village Center Overlay
- Luke Compatible Land Use Overlay
- Transit Oriented Development Overlay
- Wildlife Linkage Overlay
- Aggregate Mining Overlay

- Phoenix/Goodyear Airport
- Airport 65 DNL (Day-night Noise Level) Line
- Luke AFB Accident Potential Zone (APZ)
- Sonoran Desert National Monument
- Wilderness Area

Roadway Classifications

- Arterial
- Scenic Arterial
- Scenic Arterial - Proposed
- City Center Arterial
- Major Arterial
- Major Arterial - Proposed
- Major Arterial - Road of Regional Significance
- Parkway
- Parkway - Proposed
- Freeway
- Freeway/Parkway - Proposed
- Other Streets
- Rail Road

Exhibit #8

Maricopa Association of Governments

Bikeways Systems Map

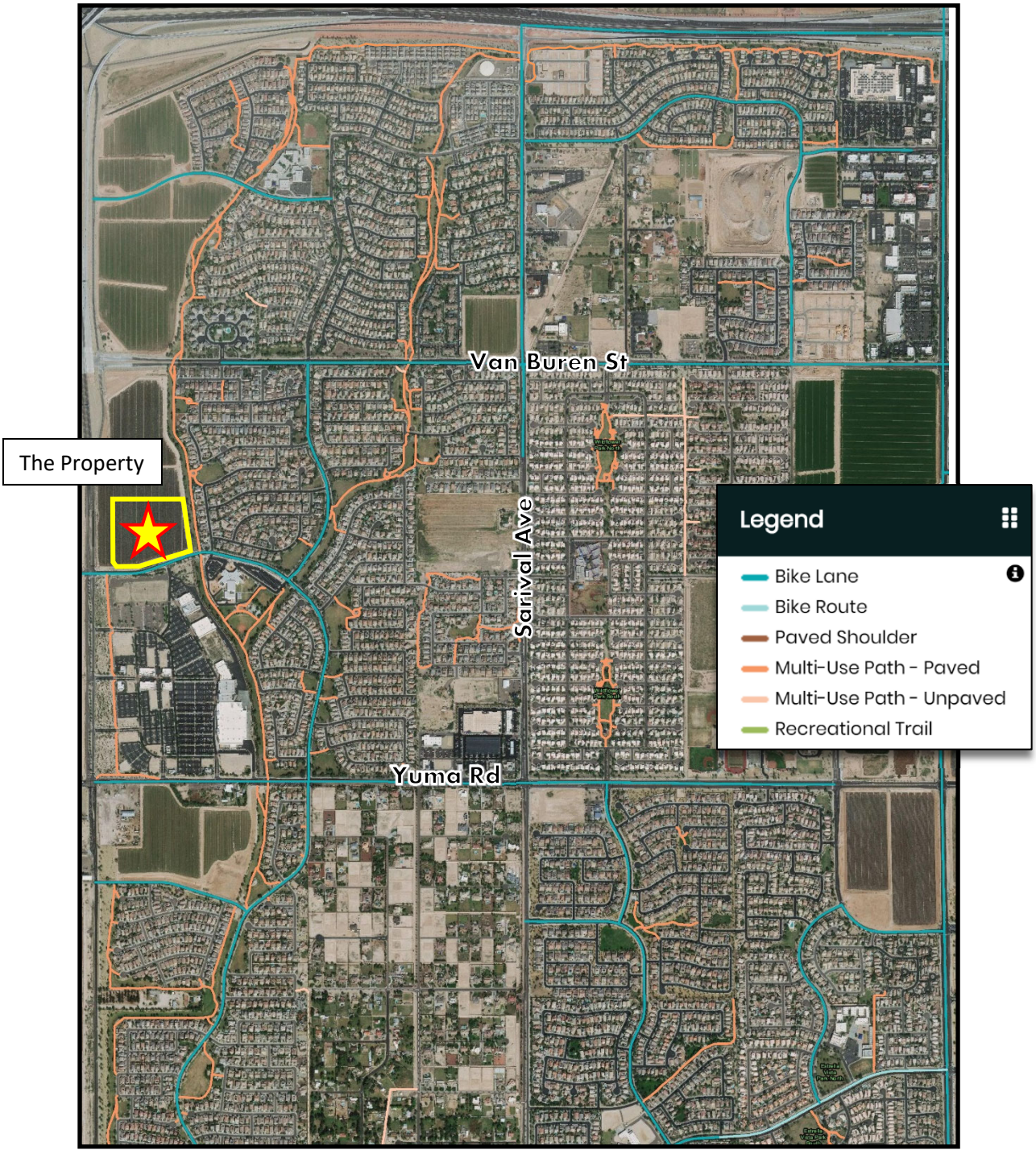
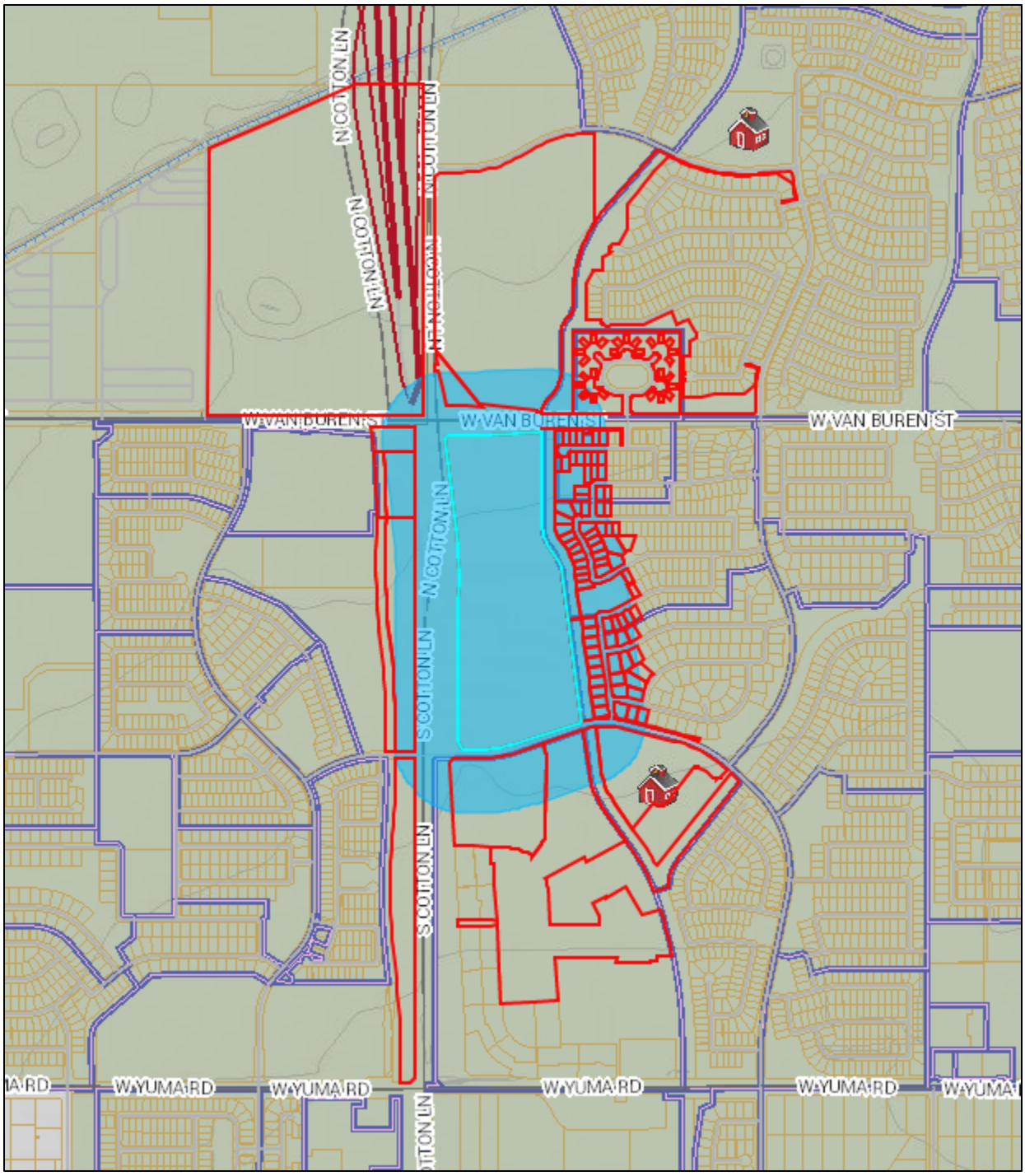

The Property
Van Buren St
Sarival Ave
Yuma Rd
Legend
Bike Lane
Bike Route
Paved Shoulder
Multi-Use Path - Paved
Multi-Use Path - Unpaved
Recreational Trail

Exhibit #9

500' Radius Map


N COTTON LN
N COTTON LN
N COTTON LN
W VAN BUREN ST
W VAN BUREN ST
W VAN BUREN ST
S COTTON LN
S COTTON LN
S COTTON LN
W YUMA RD
W YUMA RD
W YUMA RD
W YUMA RD
W YUMA

Aviata – MF-24
Rezone



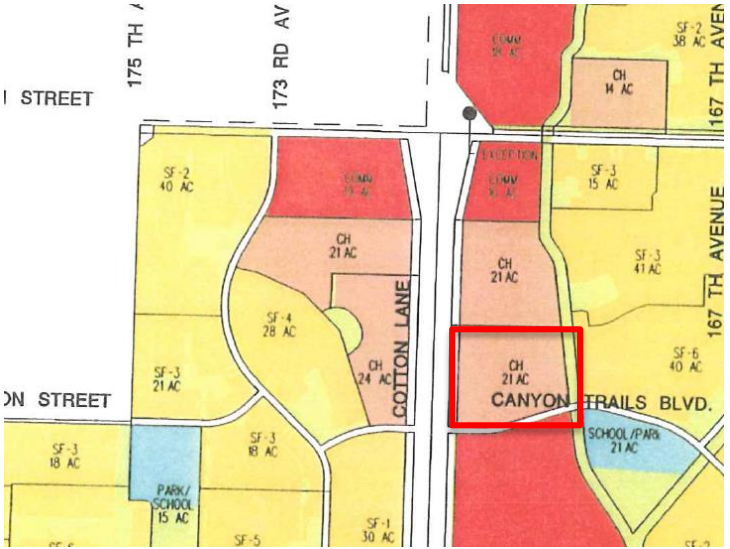


Subject Property

LOCATION: NEC COTTON LANE & CANYON TRAILS BLVD



Existing Canyon Trails PAD



Request

AVIATA

- Rezone property to Multifamily (MF-24)



Conceptual Elevations

MAIN APARTMENT BUILDINGS





Conceptual Elevations

CARRIAGE UNITS



Conceptual Site Plan



Public Comment

AVIATA

- Virtual Neighborhood meeting via Zoom 12/9/2020
- One resident reached out
- No public comment at PZC

Recommendation

APPROVE

- Rezone request meets General Plan, Zoning Ordinance, and Engineering Standards.
- Luke Air Force Base
- Planning & Zoning Commission recommended approval on 4/14/2021



Aviata

City Council

April 26, 2021

Case No. 20-210-00004

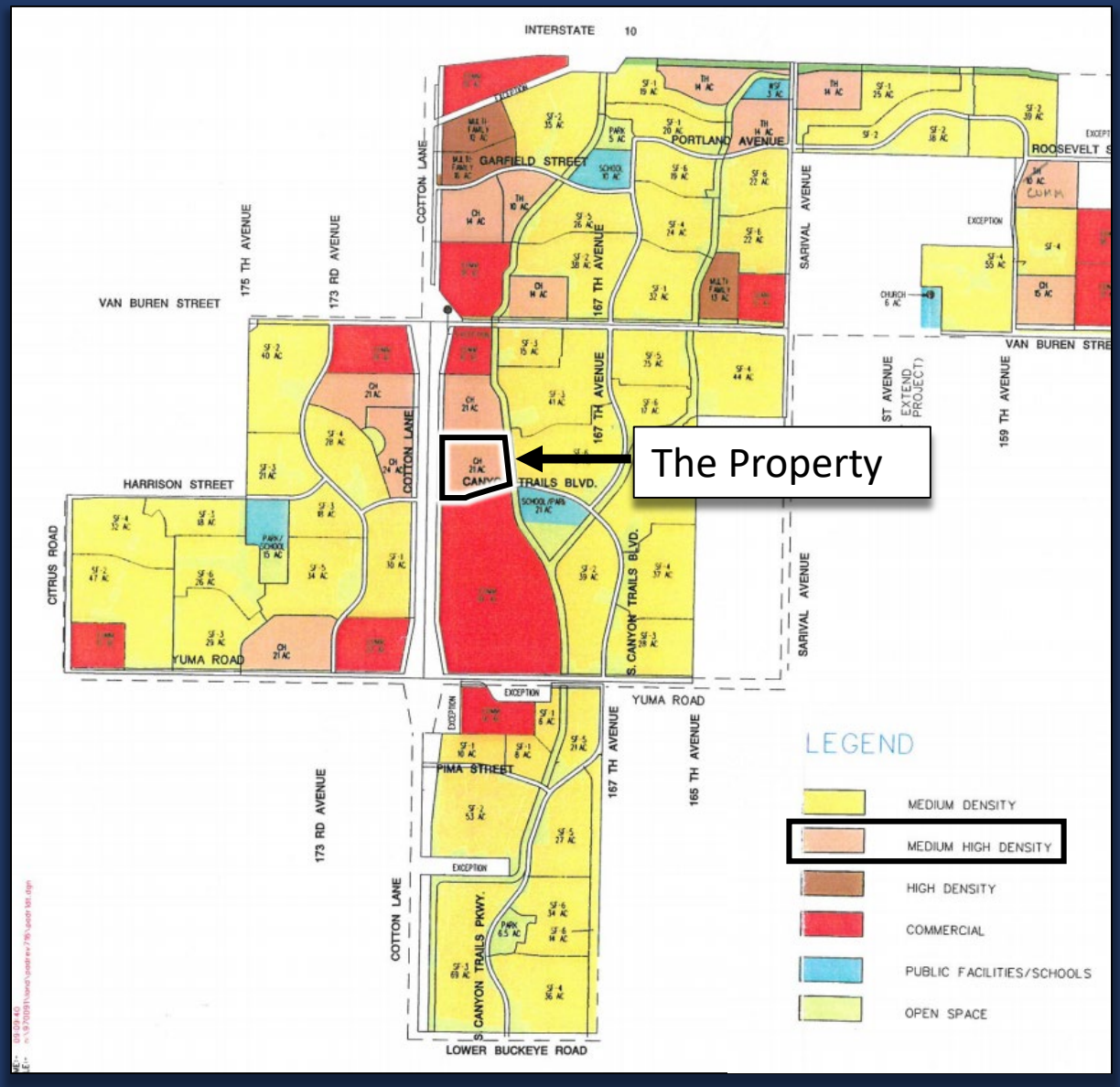
Overview

- ~20 undeveloped acres along Loop 303 alignment
- Near Cotton Lane Linear Park, commercial center, and elementary school
- Access from Canyon Trails Blvd.
- Within ~2,000-acre Canyon Trails PAD
- Proposed Rezoning from PAD to MF-24



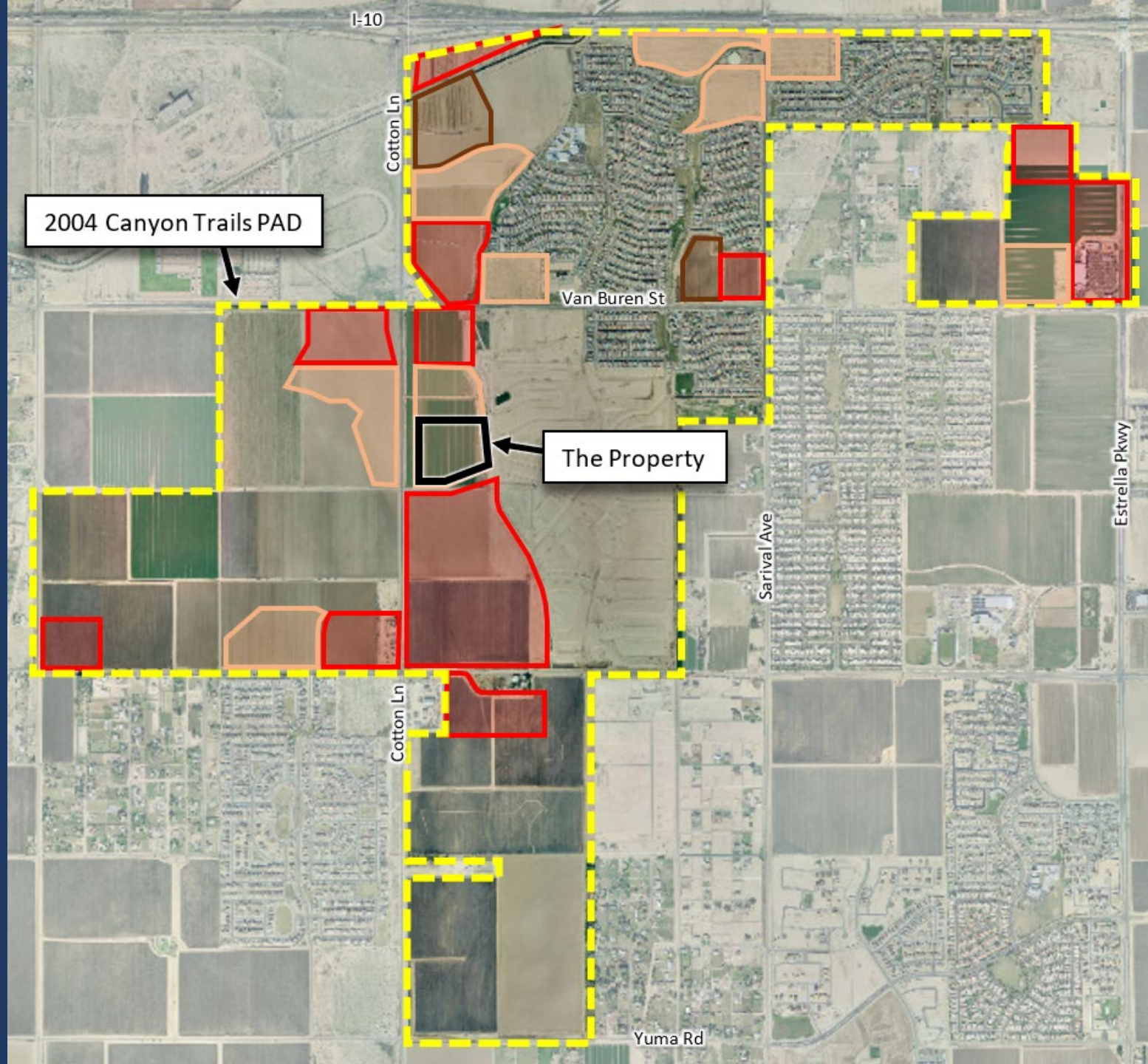
Canyon Trails Development Plan (2004)

Parcel	Designated in PAD 2004
High Density *(~18 du/ac)*	41 ac.
Med- High Density *(~8 du/ac)*	203 ac.
Commercial	280 ac.

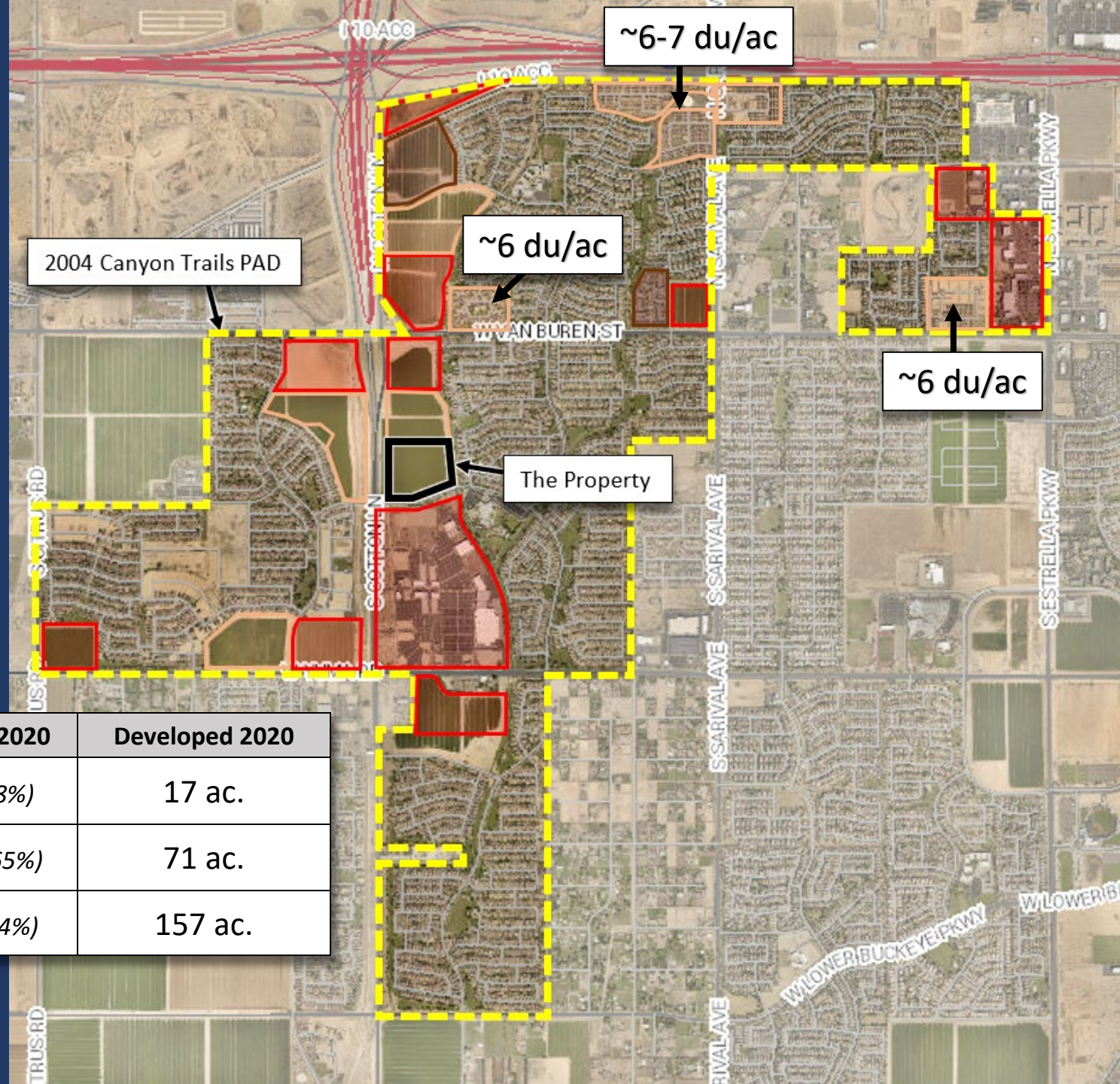


Canyon Trails in 2004

Parcel	Designated in PAD 2004
High Density *(~18 du/ac)*	41 ac.
Med- High Density *(~8 du/ac)*	203 ac.
Commercial	280 ac.



Canyon Trails in 2020



Parcel	Designated in PAD 2004	Undeveloped 2020	Developed 2020
High Density *(~18 du/ac)*	41 ac.	~24 ac. *(58%)*	17 ac.
Med- High Density *(~8 du/ac)*	203 ac.	~132 ac. *(65%)*	71 ac.
Commercial	280 ac.	~123 ac *(44%)*	157 ac.

Site Plan

Districts	MF-24	Aviata Site Plan
Maximum Density in Du/Ac	24	20.65
Minimum lot Width	100 ft.	1,043 ft.
Minimum lot depth	N/A	741 ft.
Maximum Height (ft.)	40	40
Accessory building (ft.)	12	12
Maximum Building coverage	50%	6%
Open Space (sq/ft per Du)	167,200sf (400sf/DU)	167,400sf
Total Parking Spaces	843	849
Minimum Setbacks		
Front (ft.)	30	30 (West)
Street Side (ft.)	30	30 (South)
Side except for Street Side (ft.)	20	20 (North)
Total Both Sides (ft.)	40	50
Rear (ft.)	30	50 (East)



Proposed Project

- 418 units total
- Mix of 1-, 2-, 3-bedrooms
- 5 building types with 3-story and 2-story carriage style
- Gated access with call boxes
- On-site amenities
  - 2 pools (resort-style + family)
  - 25,000sf centralized open space
  - Clubhouse + Exercise Facility
  - 2 dog parks
  - 3.8 acres total on-site open space
  - Access to adjacent linear park



Relationship to West

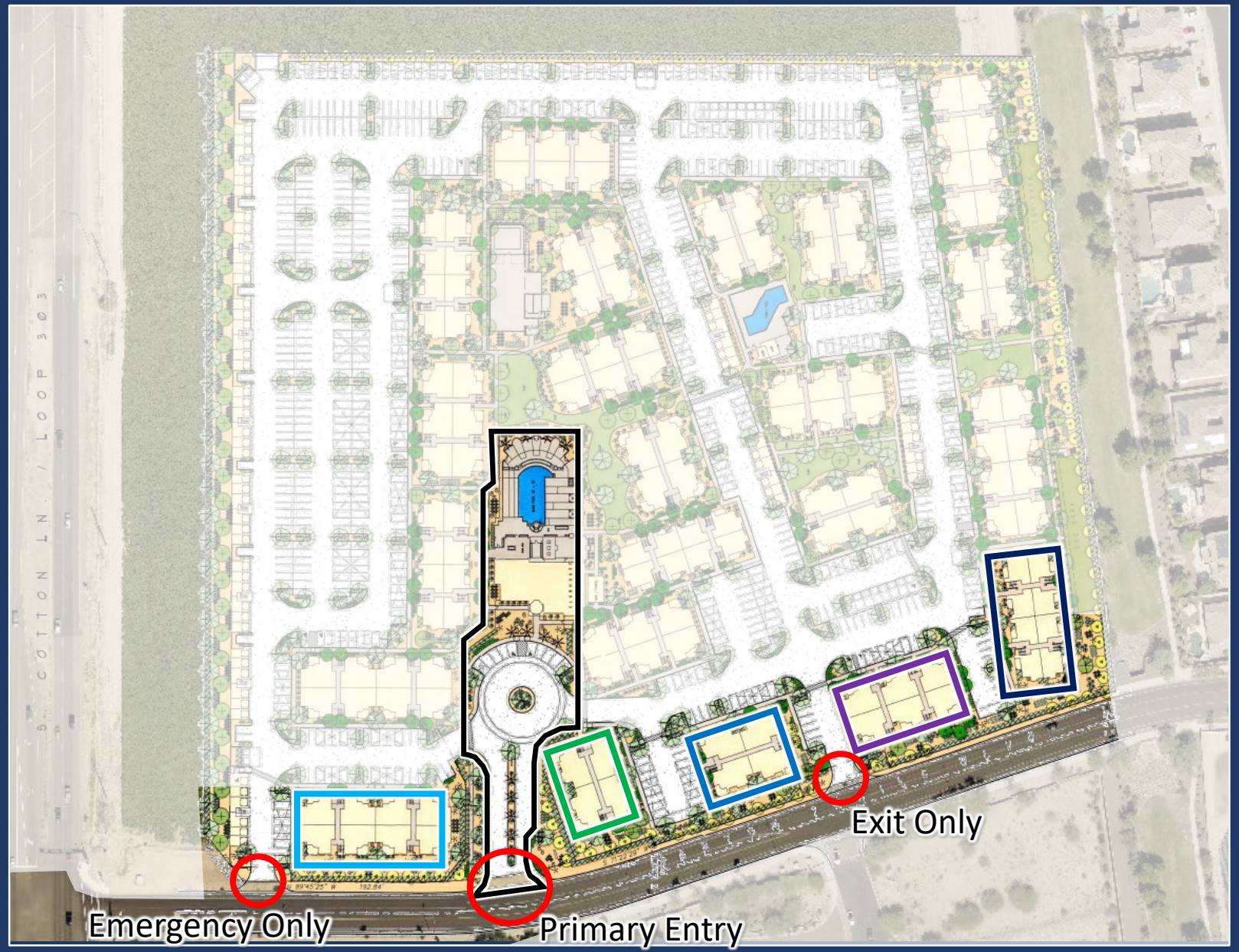
- Existing ADOT ROW/future raised 303 freeway constrains the Property to the west
- Freeway noise mitigation requires 16’ wall or 2-story buildings
- 2-story Carriage units will back up to western setback line and be oriented to interior





Relationship to Canyon Trails Blvd.

- Access only to Canyon Trails Blvd. due to site constraints
- Primary access with grand entrance to clubhouse/leasing and amenities, with 2 secondary access points
- Varied building layout with spacing for visual interest
- Partial view fence and landscape buffer



Relationship to East

- Open space focus along eastern boundary
- Landscaped connections and pedestrian pathways on-site
- Connection to adjacent linear park
- Building variation along east

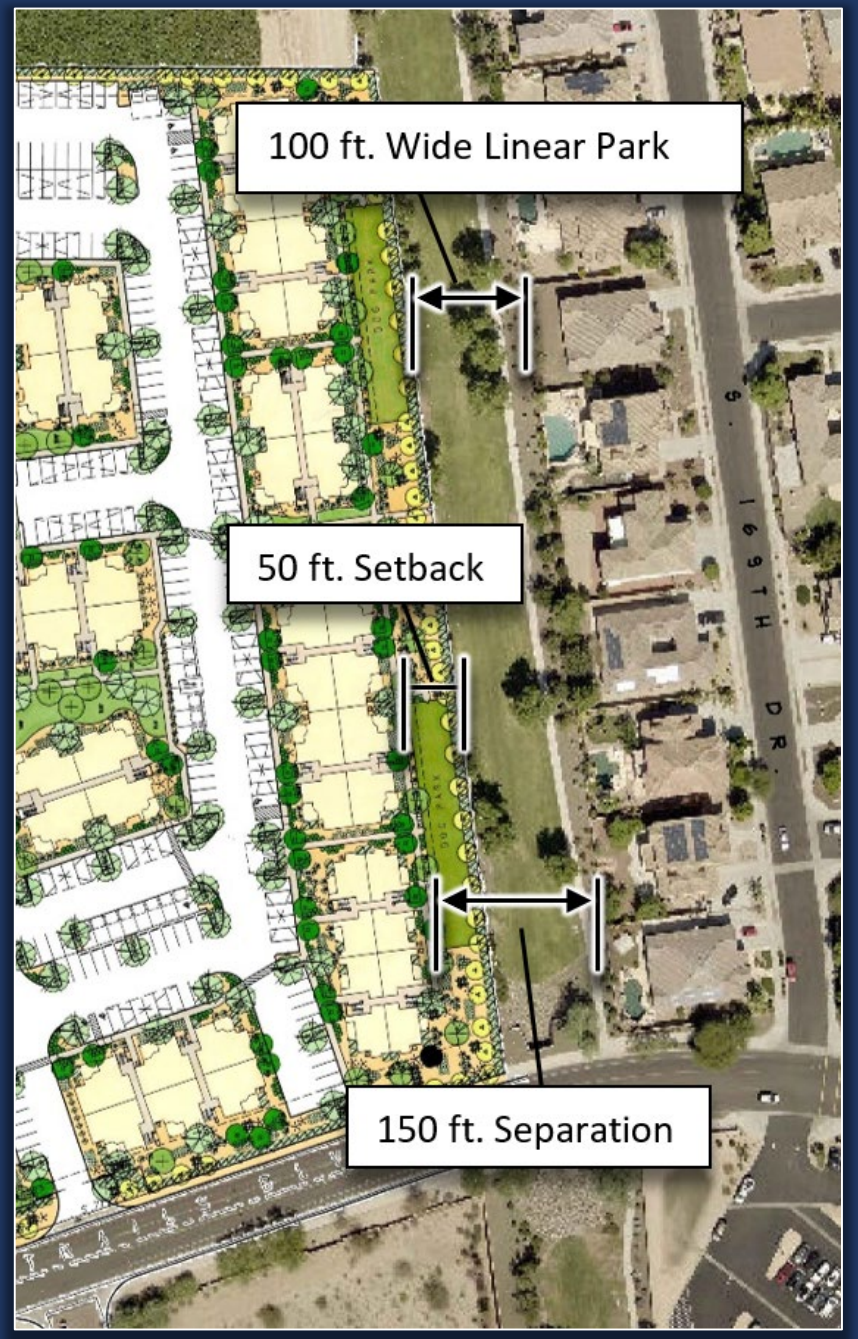


Transition to the East

- Separated by 100’ Linear Park and 50’ on-site setback
- Landscaping with Canopy Trees
- Buffer from Future Loop 303



Conceptual Rendering of View from East



Complements Canyon Trails Neighborhood









Project Elevations

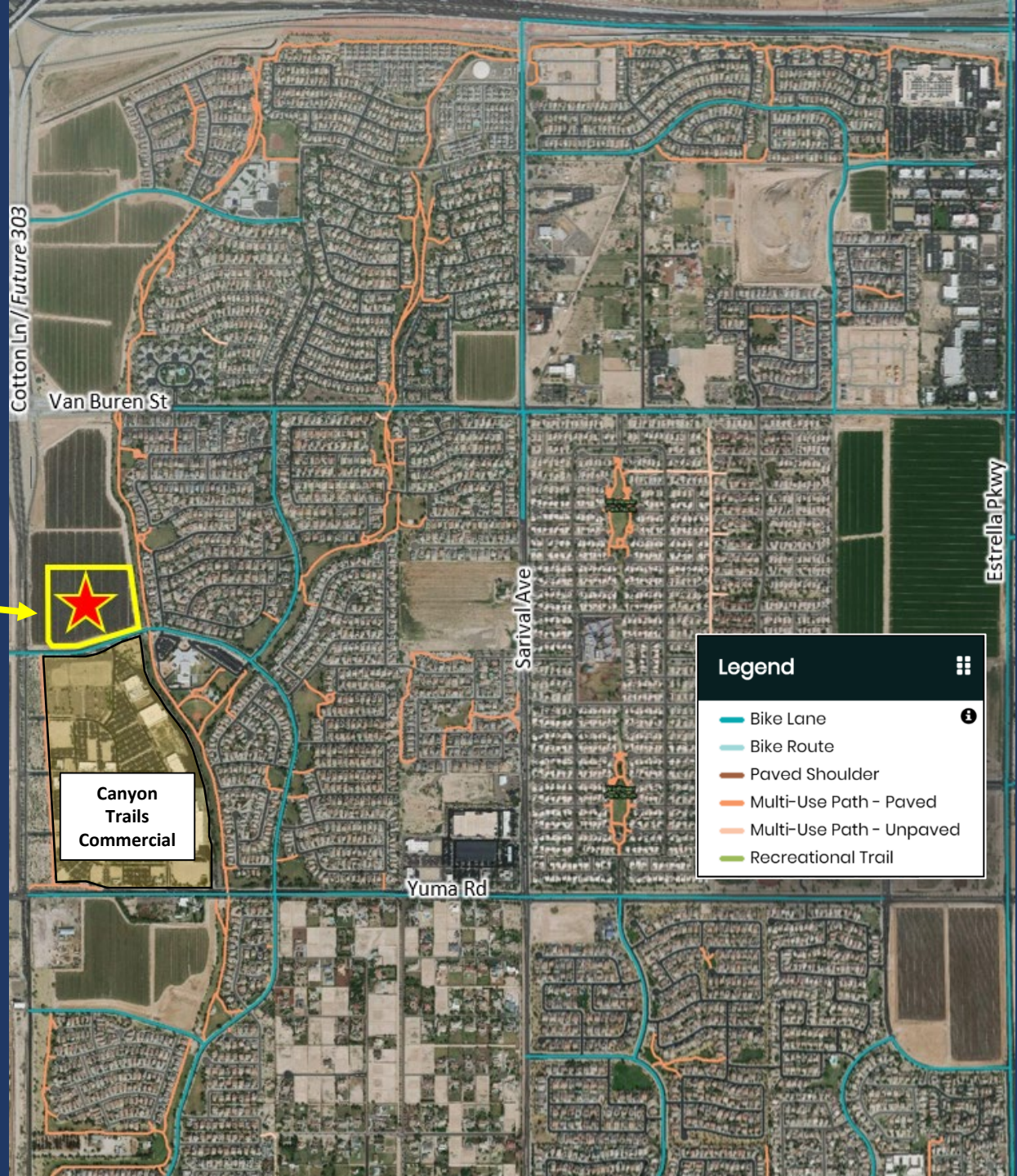






Pedestrian and Bicycle Connectivity

- 10+ miles of multi-use paths and bicycles lanes in area
- The Project extends the multi modal trail along the Property's western boundary
  - 8' sidewalk and 5' landscape buffer
- Connections to commercial uses and recreation south of I-10 and east of Cotton Lane





Aviata

Thank You!

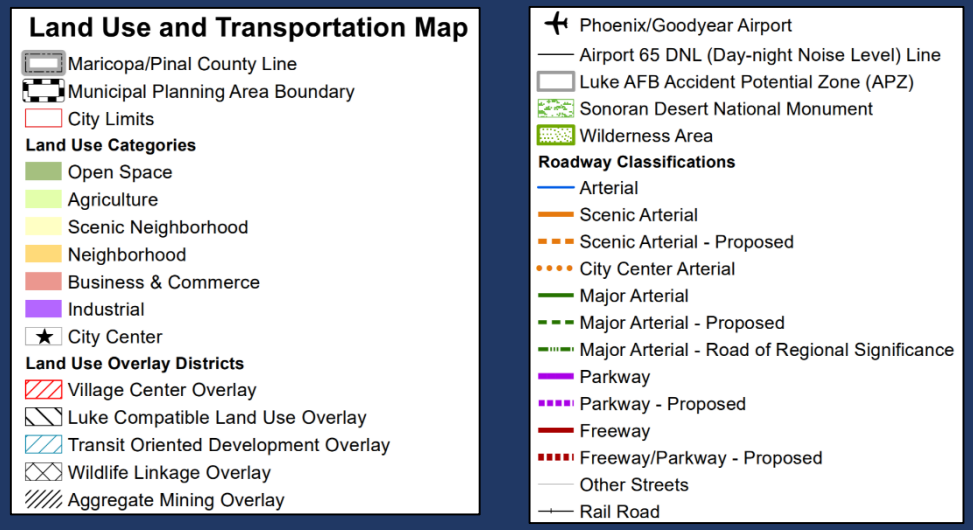


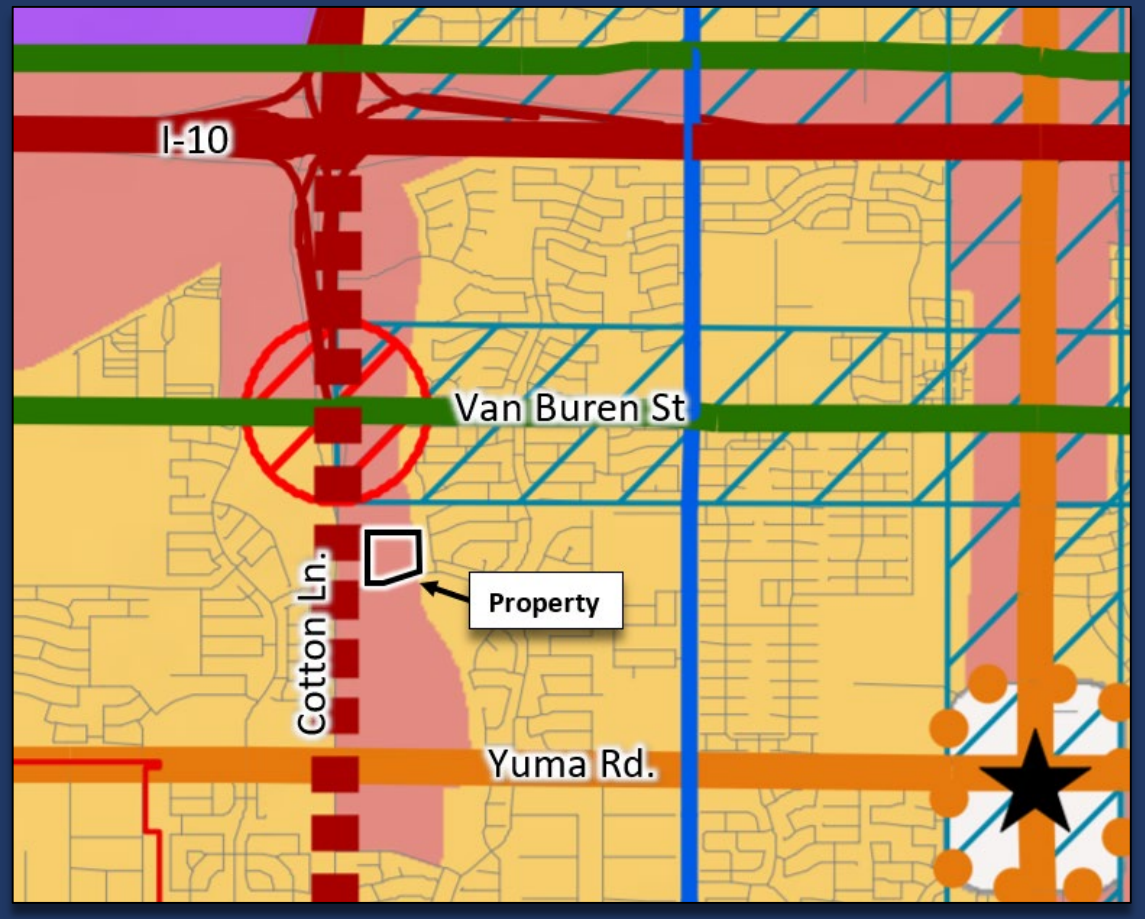




General Plan

- Adjacent to high-traffic corridor and the General Plan's Van Buren/ Cotton Village Center Overlay and the Van Buren TOD Overlay
- Promotes pedestrian and bicycle transportation with proximity to commercial development and 10 miles of multi-use paths and bicycles lanes.
- Business and Commerce land use includes high-density residential that supports nearby commercial development





View from Adjacent Residential Property

Existing



Proposed



View from Adjacent Residential Property

Existing



Proposed



AGENDA ITEM #: 11.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: PUEBLO VERDE STORAGE SPECIAL USE PERMIT REQUEST FOR CONVENIENCE STORAGE (MINI-STORAGE) ON PROPERTY ZONED C-1 (NEIGHBORHOOD COMMERCIAL)

STAFF PRESENTER(S): Christian Williams, Planner

SUMMARY:

Approve Special Use Permit for a convenience storage (mini-storage) on an approximately 3.8-acre property zoned C-1 (Neighborhood Commercial) located southeast of Sarival Avenue and Yuma Road.

Recommendation:

Approve the request for a Special Use Permit for a convenience storage (mini-storage) on an approximately 3.8-acre property zoned C-1 (Neighborhood Commercial) located southeast of Sarival Avenue and Yuma Road, subject to stipulations. (Christian Williams, Planner)

STIPULATIONS:

1. Approval of the use permit does not constitute approval of a site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;
2. No Signage is approved as part of this use permit.
3. No windows or faux windows will be mirrored in a manner which causes glare or reflection.
4. All windows/doors shall be tinted. The interior contents, decorations and interior storage unit doors (or replica unit doors) shall not be visible from the exterior of the building in any direction. The interior of the building should not be visible from the public street with the exception of the approximately 750 square foot public office/customer entrance located on the first floor at the northwest corner of the main two-story building.
5. The public facility hours of operation shall fall between 5:00 a.m. and 10:00 p.m. Monday – Sunday.
6. The Rear Setback shall be 30 feet, the East Side Setback may be 0 feet for the southern approximately 220 feet (adjacent to fire station security parking lot/screening wall) (subject to stipulation #7) and 10 feet on the northern approximately 200 feet (adjacent to the unfenced fire station landscape and retention area), the West Side Setback may be 0 feet in the event of a Minor Land Division so long as the building is no closer than 30 feet to a public street. The Maximum Building Roof Deck Height shall be 23 feet and building parapets may extend up to a Maximum Height of 28 feet.
7. The Property may be developed with a zero (0) foot setback along the portion of the Property adjacent to the existing wall on the west side of the City owned Fire Station 184 Site (the “Fire Station 184 West Side Wall”) pursuant to which the Fire Station 184 West Side Wall will be

removed and a storage facility will be constructed on the property line of the Property abutting the location of the Fire Station 184 West Side Wall subject to all of the following:

1. In additional to all other approvals required, the approval by the Goodyear Fire Chief and/or his designee, in his/her sole discretion, of the proposed site plan and construction plans providing for the removal of the existing wall on the west side of the City owned Fire Station 184 Site, the construction of the building that will be built on the lot line where the wall was removed, and the restoration of the Fire Station 184 Site, including landscaping plans; and
2. The approval of the City Council, in its sole discretion, of all agreement(s) and/or easements determined by the City Attorney or his designee that being needed to ensure the aesthetics, safety, integrity, security, and on-going operations of Fire Station 184 Site. Such agreements and/or easements shall be drafted by the City Attorney and shall include, at a minimum, the following:
    1. Limitation of the application of the zero lot set back to development in which a storage building is constructed on the Property line adjacent to where the Fire Station 184 West Side Wall is currently located (the “Zero Setback Building”); and
    2. Requires that the wall of the Zero Setback Building facing Fire Station 184 is constructed so that there is no possible way to enter from the building to Fire Stations 184 Site (i.e. no doors, no exits, and no windows); and
    3. The wall of the Zero Setback Building that will face the fire station shall match the theme, color and materials of the currently existing wall on Fire Station 184 Site; and
    4. Security and safety measures that are to be implemented during the construction of the building that will be constructed on the Property line adjacent to where the current Fire Station 184 West Side Wall is located determined by city staff, including the Fire Chief, Police Chief or their respective designees, as being needed for safety and security purposes; and
    5. Provides terms regarding access to the Zero Setback Building from the secure Fire Station 184 Site; and
    6. Provides terms regarding the maintenance and repair of the Zero Setback Building, including terms and remedies, including the removal of the Zero Setback Building and the construction of a wall in the location of the original Fire Station 184 West Side Wall, if needed to secure the Fire Station 184 Site. All costs incurred in the removal of the Zero Setback Building and the construction of the new wall will be borne by the Property Owner; and
    7. Requires the payment of the costs of constructing a new wall jeopardizes the security of Fire Station 184 Site if the failure to maintain the Zero Setback Building results in the loss of security; and
    8. Building by the owner of the Property, the replacement of wall if the storage building is removed, the limitation of the zero foot setback to development in which a building is constructed on the Property line adjacent to where the Fire Station 184 West Side Wall is currently located, the use of the building and other terms and conditions intended to address the safety, security integrity and uses of Fire Station 184 SIte; and
    9. Requires the Property Owner to indemnify and hold harmless the City of Goodyear from all claims that arise from and/or that are in any way related to the removal of the Existing Fire Station 184 West Side Wall and the use of the Zero Setback Building to prevent access to the Fire Station 184 Site. This includes by way of example, but not limitation, claims involving the removal of the Fire Station 184 West Side Wall, the construction of Zero Setback Building, the maintenance and repair of the Zero Setback Building; claims involving the unauthorized access to the Fire Station 184 Site from the Property, etc.; and
    10. Requires the Property Owner to carry insurance naming the City of Goodyear as an additional insured protecting the City of Goodyear against all claims described above and that includes terms prohibiting any subrogation against the City; and

11. Requires the Property Owner to waive of all claims for damages against the City of Goodyear that arise from and/or are in any way related to the removal of the Existing Fire Station 184 West Side Wall and the use of the Zero Setback Building to prevent access to the Fire Station 184 Site, including claims related to any purported breach of terms of any agreement and/or easement entered; the sole remedy shall be injunctive relief; and
12. Requires the Property Owner to pay for all damages incurred by the City in connection with the removal of the Existing Fire Station 184 West Side Wall and the use of the Zero Setback Building to prevent access to the Fire Station 184 Site, including by way of example but not limitations, damages resulting from the unauthorized access to the Fire Station 184 Site from the Property; and
13. Requires the replacement of a wall along the property line of the Fire Station 184 Site if the Zero Setback Building is removed; and
14. Provides financial security as determined by city staff as needed to ensure that the Fire Station 184 Site is restored as required.

No site plan that provides for a zero (0) setback as described above shall be approved until the agreement(s) and/or easements referred to above have been approved by Council. All agreement(s) and/or easement(s) referred to above shall run with the land and be binding on all future successors and interest in interest or title to all or part of the Property.

8. The sliding gates shall be screened in an architecturally designed manner which shields the interior storage from the public view. PVC, vinyl, or similar slats inserted into a gate does not constitute architecturally designed manner.
9. All site lighting (building, parking, or security) shall be directed down with sharp cut-off directional lighting fixtures. All lighting on the site shall be dimmed to 50% between 10 p.m. and 6 a.m. No wall mounted lights, on the one-story buildings, may be placed higher than above 8 feet above the building foundation. No wall mounted lights may be placed on the west side of Building D, the west side of Building E, or the south side of Building G.
10. All exterior doors (excluding doors for the office) including man doors, and loading unloading, and individual storage units doors shall be painted to match the buildings where there are located.

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is located at the southeast corner of Sarival Avenue and Yuma Road in the Pueblo Verde Planned Area Development. The C-1 (Neighborhood Commercial) zoning was approved on November 8, 2004 with Ordinance No. 04-921. The C-1 Neighborhood Commercial land use designation establishes convenience storage (mini-storage) as a use that requires approval of a Special Use Permit.

STAFF ANALYSIS

Current Policy:
A Special use Permit requires review by the Planning and Zoning Commission and approval by the City Council through the public hearing process.

Details of the Request:
The applicant intends to develop a portion of a vacant parcel, within the Pueblo Verde (Glenmont Estates) development, into a self-storage facility and has submitted an application for a Special Use Permit.

The property where the storage facility is proposed consists of approximately 3.8 acres; an additional 2.72 acres at the hard corner of Sarival Avenue and Yuma Road will not have buildings constructed at this time. The site will contain two driveways, parking, screen walls, landscaping, retention and the storage facility. Improvements will be made to a portion of the un-landscaped median island within Yuma Road just north of the proposed storage facility.

The proposed 101,537 square-foot storage building will include indoor convenience storage (mini-storage) facility. The two-story building will feature internal loading/unloading areas as well as exterior roll up garage doors. The single-story buildings will all include singular exterior roll up garage doors for individual units. The proposed hours of operation for unit leaseholder access will be Monday-Sunday between 5:00 a.m. and 10:00 p.m. The applicant contemplates the office being open to the general public between 9 a.m. and 6 p.m.

To ensure a twenty-foot gap does not exist between the storage building that will be located behind the wall along the western boundary of Fire Station 184 Site, planning staff and the applicant support the reduction of the setback in this area to zero feet and the removal of the existing wall along the west side of Fire Station184 Site and the construction of a storage building on the eastern property line of the Property where the wall was removed. (This area is located on the eastern boundary of the Property between the southern boundary of the Property extending approximately 220 feet north.) The wall of the storage building to be constructed will serve as the barrier between the Property and the Fire Station 184 Site. Because the wall of the storage building will be on the Property line and will be used to prevent access to Fire Station 184 SIte, agreements and/or easements need to be in place that address how the Property owner accesses the secure Fire Station 184 Site, the maintenance and repair of the building by the owner of the Property, the replacement of wall if the storage building is removed, the limitation of the zero foot setback to development in which a building is constructed on the Property line adjacent to where the Fire Station 184 West Side Wall is currently located, the use of the building and other terms and conditions intended to address the safety, security integrity and uses of Fire Station 184 Site. Accordingly, the application of the zero-foot setback as described herein, is contingent upon the City Council approving agreement(s) and/or easement(s) determined by the City Attorney as being needed to address the issues associated with the use of a third-party's building as a means of preventing access to a secure city facility. As part of this process, the applicant will coordinate with Fire Department staff at the Fire Station 184 Site to coordinate the removal and rebuilding of a wall along the property line. The wall facing the fire station will match the theme, color and materials of the existing wall. The applicant and Fire staff will coordinate throughout the construction project to mitigate any safety and security concerns.

The preliminary site plan shows once the redevelopment work is completed, the two-story building will be 64,630 square foot, the single-story buildings will be 36,907 square feet and 14 parking spaces will be made available for office workers and guests.

Conceptual building elevations included with the Special Use Permit application convey the architectural design intended for the building. The proposed building height is 22 feet, not counting the screen wall, and 27 feet 8 inches counting parapets, which is under the 30-foot maximum building height established for the C-1 (Neighborhood Commercial) zoning district.

Evaluation Criteria:
The Zoning Ordinance, Section 1-3-4 (Special Use Permits), provides that the Planning and Zoning Commission and City Council must determine that the proposed use meets the following findings prior to granting a use permit:

1. The proposed special use will be desirable or necessary to the public convenience or welfare.

Personal property storage facilities meet a need in the community. With the limited storage space provided in many homes built today, these facilities are designed to function as an extension of a person's home and provide convenience to the community's residents by providing additional storage for items that cannot be stored in their home or business. As families and businesses grow and shrink in size, their need for storage changes. As a person's storage requirement increases, without a convenient storage facility close by, a resident or business may be forced to relocate out of a community to a home or property that provides additional storage space or to a location that has personal property storage conveniently located. Currently there are three facilities open within a two-mile radius of this site which are completely full and, thus, not meeting the community demand for storage in this fast-growing city.

2. The proposed special use will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.

Personal property storage facilities are commercial uses, but are very low in intensity, thus are very compatible with almost any land use including the residential neighborhood to the south, the fire station to the east, and the other future commercial uses to the west in this center. Storage facilities generate low traffic and are very quiet buffers between residential properties and roads or other commercial uses. In addition, this storage facility has been architecturally designed to be consistent and compatible with the architecture in the area.

3. The proposed special use is in conformance with the adopted General Plan and any adopted Area Plans.

Both the General Plan and current zoning designation of the property provide for commercial uses, including personal property storage with a Special Use Permit. There is no overlay or adopted plan that would preclude the preclude the proposed personal storage use.

4. The proposed special use will not be detrimental to surrounding properties or persons in the area due to; impact on the circulation system of the adjacent neighborhood; excessive noise or light generated from within the site; excessive scale or height in relationship to surrounding properties; hours of operation; inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties; inconsistency with the development character or architecture of the adjacent properties.

The circulation of the personal property storage use is entirely within the commercial center and will not impact any adjacent properties.
Other than the typical parking lot and building-mounted security lighting, no additional lighting or obtrusive lighting is proposed. All security lighting wall sconces on the south side of Building E will be installed at a height that will contain all light within the landscape area and will not spill over to the

residential parcels.

The noise generated by the proposed use is significantly less than most other commercial uses that could be located on this property. The findings of the noise study the applicant completed indicated that the projected maximum noise levels at the residential properties would be 50 dBA or less, without the screening effect of the 13 ft. tall, single-story buildings. With the screening of the single-story buildings, the noise would be reduced below the 50 dBA level. The noise impact is less than all Arizona noise standards and the City of Goodyear's stipulated noise level in limits.

The proposed personal property storage project will be a combination of single-story buildings along the south portion of the project adjacent to the residential community and a two-story building along Yuma Rd. The maximum height of the single-story buildings will be 13' 6" and the two-story building will be 27' 8", both of which are less than the maximum permitted height of 30' under the current zoning. The height of the two-story building is approximately the same height as the fire station.

The proposed personal property storage use will have an office that is open from 9 a.m. until 6 p.m. seven days a week. Once a customer has signed a lease, they will be able to access the site from 5 a.m. until 10 p.m.

Although the applicant is proposing to reduce the easternmost side setback, there will still be appropriate distances to all adjacent uses to allow for adequate buffering/screening as needed.

The proposed personal property storage buildings will be the first use to develop in this commercial center. It has been designed using an agrarian architectural theme with architectural elements and materials that are compatible and consistent with the other buildings and architecture in the area.

Luke Air Force Base:
The subject property is located within the vicinity of a military airport. Given the location of the property and the commercial nature of the proposed Special Use Permit, base operations will not be adversely impacted by this development.

Phoenix-Goodyear Airport:
The subject property is not located within the Phoenix Goodyear Traffic Pattern Airspace. Additionally, given the commercial nature of the proposed Special Use Permit, airport operations will not be adversely impacted by this development.

5. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #184/181	.42	.21	.42	.21	Fire Station #185	9.75	4.88	9.75	4.88

Police Response:
The property development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Solid Waste:

Solid waste service will be provided by a private company as bulk trash containers will be utilized.

Streets/Transportation:
The subject property will have access to both Sarival Avenue and Yuma Road via two driveways into the property.

Water/Wastewater:
The subject property will be served by city of Goodyear water and wastewater utilities.

6. General public concerns.

Public Comment and Planning and Zoning Commission Meeting:
On Wednesday, May 15, 2020 - a neighborhood meeting was conducted at the Goodyear Municipal Complex for residents to discuss the project, ask questions and express any comments or concerns. During this meeting, many staff and neighbor concerns were brought to the attention of the developer. On Tuesday, December 1, 2020 – a second neighborhood meeting was held for the project and led by the developer. The meeting was held outdoors and socially distant in the Yavapai Street cul-de-sac just behind the project location in Glenmont Estates (Pueblo Verde HOA). Approximately a dozen residents attended including the HOA president and member of the HOA Board. The developer gave presentations and staff was there to assist with process questions.

As a result of public feedback since May 2020, and staff working with the applicant, many changes were made to the project: the two-story component of the building was placed on the north end of the property, further away from residents; one-story garage style units were added to the south side of the property, closest to residents; the garage style unit area will be screened from view from outside the property and all garage units face internal and away from residential; the developer worked with residents on the north side of Yavapai Street (just south of the project) on a landscaped buffer with resident desired tree species; a view fence will be added near an HOA retention basin in order to reduce potential residential cut through pedestrian travel; staff has restricted see through windows on any two-story components of the building and anywhere outside the main office and the applicant has agree to those changes; the design was modified to take components of the nearby Goodyear Fire Station 184 and the Sarival Marketplace; and the developer has worked with Goodyear Fire in order to take into account safety as it relates to the portion of the project that will about the fire station property.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on April 14, 2021 appeared in the Arizona Republic Southwest Valley Edition March 26, 2021; postcards were mailed to adjoining owners on March 18, 2021; and a sign was posted on the site on March 24, 2021.

A public hearing was held before the Planning and Zoning Commission on April 14, 2021 to consider recommending approval of the Special Use Permit and the Commission voted (5-0) to recommend approval of the proposed Special Use Permit, subject to stipulations and a staff recommended modification to stipulation #9.

Attachments

Aerial Photo
Project Narrative
Preliminary Site Plan

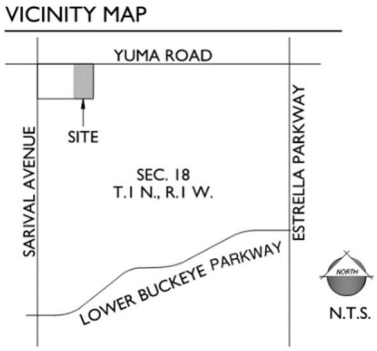
Preliminary Conceptual Building Elevations
Preliminary Conceptual Landscape Plans
Staff Presentation

Aerial Photo Exhibit
Special Use Permit
Case No. 20-210-00002



Iplan Consulting

Pueblo Verde Storage
Site Plan – Use Permit Project Narrative



INTRODUCTION:

This narrative accompanies a request by High Bridge Partners LLC for Site Plan and Use Permit approval for a self-storage building on an approximately 3.8 gross acre property located just east of the southeast corner of Yuma Road and Sarival Avenue. The site is a part of a larger commercial corner property which is currently vacant and zoned C-1 PAD (Planned Area Development). At this time, we are only seeking conceptual site plan approval for the eastern 3.8 acres of the commercial center. Additional formal Site Plan applications will be submitted in the future for the remaining parcels.



USE PERMIT:

The Use Permit request is needed to allow a personal property storage (self-storage) use on the existing C-1 zoned property. Below is the analysis of the proposal regarding the performance criteria set out in Section 1-3-4 of the Goodyear Zoning Code.

Use Permit Criteria:

1. ***Will be desirable or necessary to the public convenience or welfare.***
   Personal property storage facilities meet an important need in the community. With the limited storage space provided in many homes built today, these facilities are designed to function as an extension of a person's home and provide convenience to the community's residents by providing additional storage for items that cannot be stored in their home or business. As families and businesses grow and shrink in size, their need for storage changes. As a person's storage requirement increases, without a convenient storage facility close by, a resident or business may be forced to relocate out of a community to a home or property that provides additional storage space or to a location that has personal property storage conveniently located. Currently there are three facilities open within a two-mile radius of this site which are completely full and thus not meeting the community demand for storage in this fast-growing city.

2. ***Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.***
   Personal property storage facilities are commercial uses, but are very low in intensity, thus are very compatible with almost any land use including the residential neighborhood to the south, the fire station to the east, and the other future commercial uses to the west in this center. Storage facilities generate incredibly low traffic and are very quiet buffers between residential properties and roads or other commercial uses. In addition, this storage facility has been architecturally designed to be consistent and compatible with the architecture in the area.

3. ***Is in conformance with the adopted General Plan and any adopted Area Plans.***
   Both the General Plan and current zoning designation of the property provide for commercial uses, including personal property storage. There is no overlay or adopted plan that would preclude the preclude the proposed personal storage use.

4. ***Will not be detrimental to surrounding properties or persons in the area due to:***

   a. ***Impact on the circulation system of the adjacent neighborhood.***
      The circulation of the personal property storage use is entirely within the commercial center and will not impact any adjacent properties.

b. Excessive noise or light generated from within the site.

Other than the typical parking lot and building-mounted security lighting, no additional lighting or obtrusive lighting is proposed. All security lighting wall sconces on the south side of Building E will be installed at a height that will contain all light within the landscape area and will not spill over to the residential parcels.

Also, the noise generated by the proposed use is significantly less than most other commercial uses that could be located on this property. The findings of the noise study we completed indicate that the projected maximum noise levels at the residential properties would be 50 dBA or less, without the screening effect of the 13 ft. tall, single-story buildings. With the screening of the single-story buildings, the noise would be reduced below the 50 dBA level. The noise impact is less than all Arizona noise standards and the City of Goodyear's stipulated noise level limits.

c. Excessive scale or height in relationship to surrounding properties.

The proposed personal property storage project will be a combination of single-story buildings along the south portion of the project adjacent to the residential community and a two-story building along Yuma Rd. The maximum height of the single-story buildings will be 13' 6" and the two-story building will be 27' 8", both of which are less than the maximum permitted height of 30' under the current zoning. The height of the two-story building is approximately the same height as the fire station.

d. Hours of operation.

The proposed personal property storage use will have an office that is open from 9am until 6pm seven days a week. Once a customer has signed a lease, they will be able to access the site from 5am until 10pm.

e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties.

Although we are proposing to reduce the easternmost side setback, there will still be appropriate distances to all adjacent uses to allow for adequate buffering/screening as needed.

f. Inconsistency with the development character or architecture of the adjacent properties.

The proposed personal property storage buildings will be the first use to develop in this commercial center. It has been designed using an agrarian architectural theme with architectural elements and materials that are compatible and consistent with the other buildings and architecture in the area.

SITE PLAN:

The Site Plan request is to approve the building location, architecture, site landscaping, and site civil design of the Pueblo Verde Storage facility parcel. As such, this application includes detailed building elevations, site landscaping/hardscaping plans, and a suite of civil engineering exhibits and reports.

The proposed personal property storage facility is located on Parcel D of the commercial center, which is the easternmost parcel, adjacent to the fire station. Access to the parcel is two-fold with the primary access located from Yuma Road via a dedicated turn-lane from both east and west directions. Once into the site, the driveway transitions from 40' wide to 30' wide at the security gate. A second, egress-only point of access will be provided to Sarival via a 30-foot wide driveway shared by the rest of the commercial center. All interior driveways are planned to be 30' wide to accommodate the needs of the users and emergency vehicles. Parking is provided along the west and south sides of the building and includes 14 spaces which meets the City's requirements.

The personal property storage building is currently planned to be 101,537 square feet in all, but the building coverage total is only 71,145 square feet. This equates to a lot coverage total of 49%. A total of 7 buildings are proposed with the south 6 buildings being single story and 13' - 6" max height. The north "main" building is two stories and approximately 27' – 8" max height.

The body of the primary building is proposed to be a combination of smooth finish stucco, brick veneer, stone veneer, vertical metal accents, and standing seam metal roof accents. The massing of the building is broken up by the material changes, large windows, vertical masses of stone, and a brick veneer wainscoting. The parapet line varies to break up top of building lines and the building corners bookend the balance of the architecture with aesthetically pleasing glass, low slope metal roofed eaves, and stone.

North Elevation



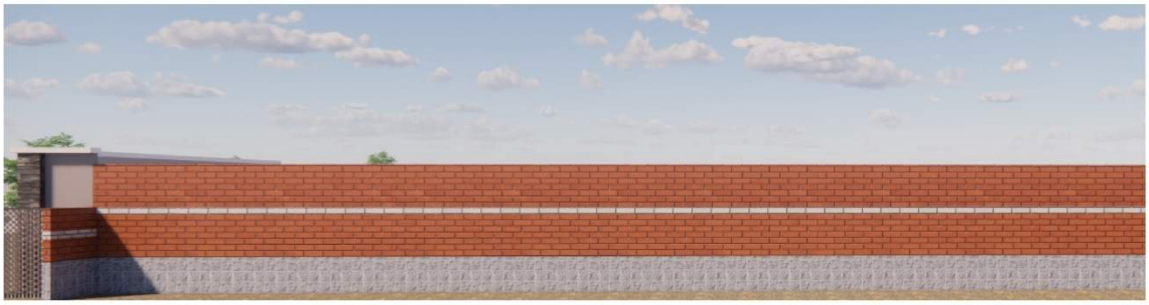
East Elevation



West Elevation



East Elevation Building B (Fire Station)



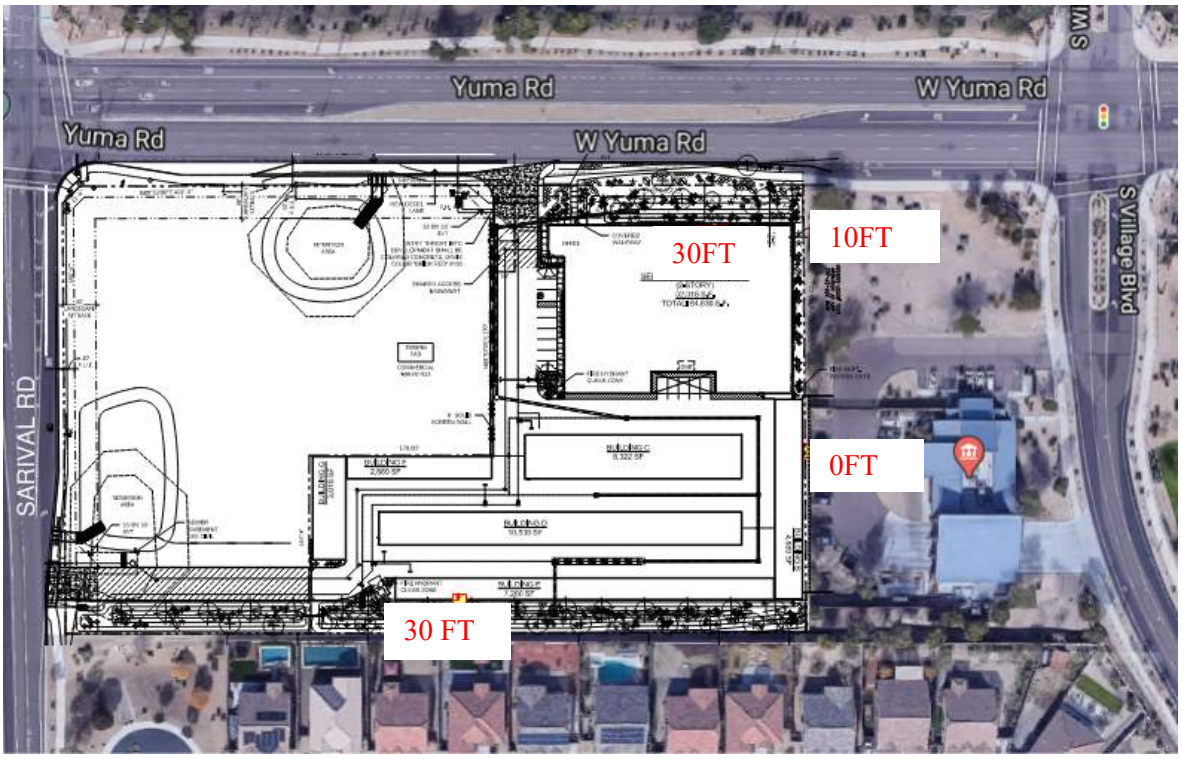
Entry Perspective



The implementation of landscaping is extremely important to a consumer's experience and neighborhood appeal. To that effect, we have developed a landscape plan and material palette that creates a lush and welcoming impression as residents enter the site. Colorful bushes and groundcover help soften the harsh paved parking area and help anchor the building's base. In an effort to screen the building from the residential neighborhood to the south, we are proposing a double row of trees planted 20 ft. on center in the south landscape area. The tree species will alternate between Mesquite and Acacia to create a visual buffer between the storage buildings and the adjacent residences. The species were selected to maintain consistency with the existing landscape at the fire station and to accommodate the neighbors' affinity to these two tree species and based upon recommendations from our neighbors to the south. The south and east landscape areas will be secured by installing wrought iron fencing and will be accessible only from within our access-controlled site.

A final consideration is a request to reduce the north eastern side building setback to 10' from 20'. This request arises from our desire to maximize the most usable and visible sides of the site which are the south, west, and north sides. In addition, we are proposing a zero-setback line for the south eastern side the property that is adjacent to an existing city fire station. This will allow the design of one of the single-story storage buildings to become the new perimeter site wall for both properties. The fire station site is vacant of any structures on its north half and the fire station building located on the south portion of the site is more than 70 feet away from the shared property line. Because of this, the proposed reduced setback does not negatively impact either property. We meet the Code requirements for setbacks to the other three sides of the property.

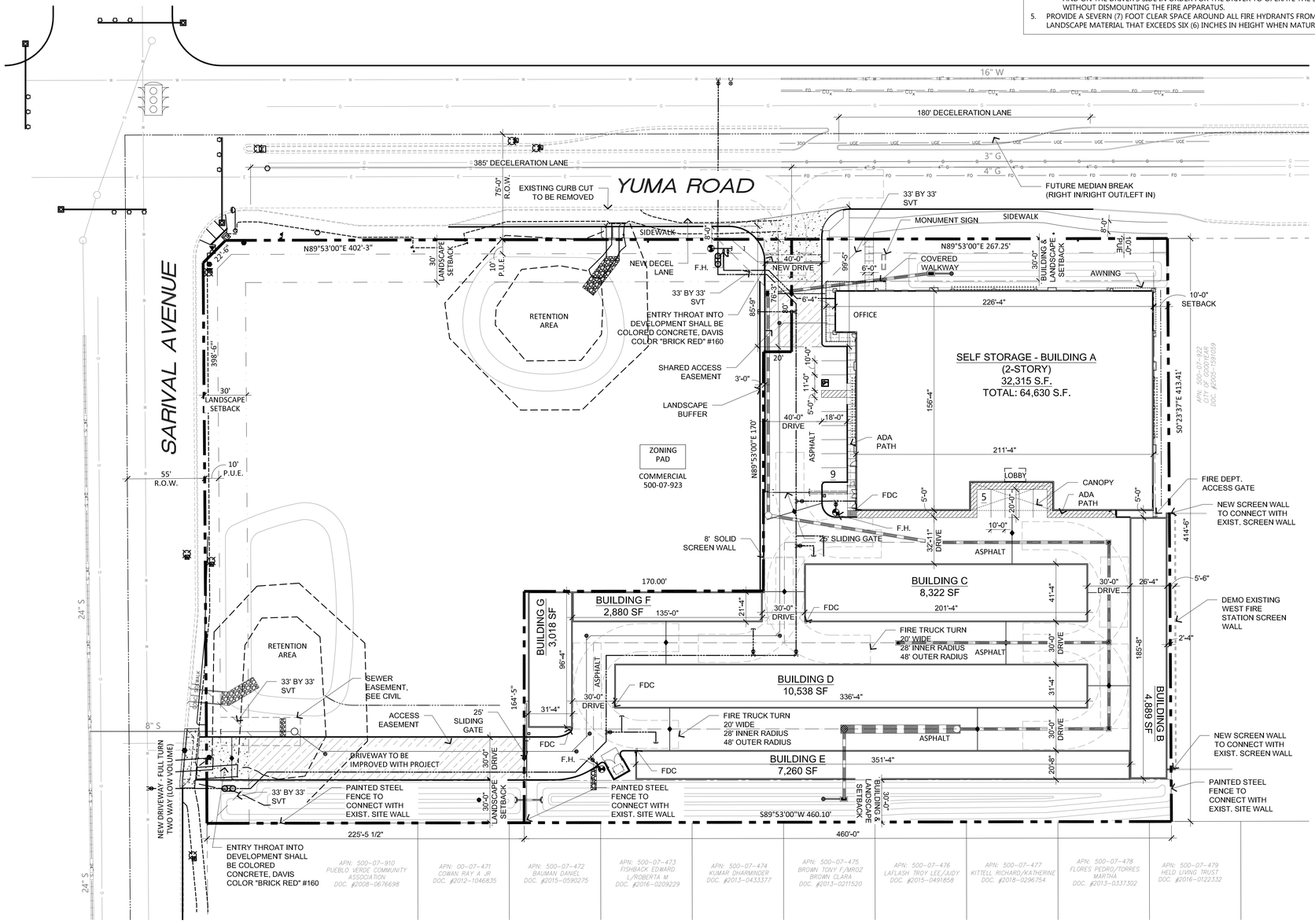
Setback Exhibit



The building, landscaping, and site improvements will be built in one phase and are expected to begin as soon as permits are available. We are very excited about the project and expect the rest of the commercial center to come in very soon after us. Incredible efforts have been made in outreach meetings, visits, phone calls and emails to accommodate and address concerns of our valued neighbors. We feel this has resulted in a better design and that will fit well within the community. We look forward to working with the City of Goodyear in this endeavor and thank you for your consideration of our proposal.

SITE PLAN NOTES:

1. DRIVEWAYS TO BE DESIGNED PER CITY OF GOODYEAR STANDARD DETAIL G-3236, D-2
2. ALL BUILDINGS ARE REQUIRED TO BE EVALUATED FOR EMERGENCY RESPONDER RADIO COVERAGE (ERRC) INSIDE THE BUILDING. AN ERRC SYSTEM MAY BE REQUIRED FOR BUILDINGS THAT DO NOT PROVIDE MINIMUM COVERAGE, AS SHOWN BY CERTIFIED TESTING. ON-SITE CERTIFIED TESTING IS REQUIRED WHEN CONSTRUCTION HAS BEEN COMPLETED BEFORE FINAL APPROVAL FOR A CERTIFICATE OF OCCUPANCY CAN BE PROVIDED. SHOULD TESTING SHOW THAT AN ERRC IS REQUIRED, FINAL APPROVAL FOR THE CERTIFICATE OF OCCUPANCY WILL NOT BE PROVIDED UNTIL THE SYSTEM IS INSTALLED, TESTED, AND APPROVED. SEPARATE SUBMITTALS AND PERMITTING IS REQUIRED FOR AN ERRC SYSTEM. BUILDING A MAY REQUIRE.
3. FIRE LANES ARE REQUIRED TO BE IDENTIFIED AND PROPERTY MARKED. (IFC 503.3) IDENTIFY ALL FIRE LANES THROUGHOUT THE SITE WITH APPROVED RED PAINTED CURBING.
4. ANY GATES INSTALLED ACROSS A FIRE APPARATUS ACCESS ROAD WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT. (IFC 503.6) AUTOMATIC GATES WILL REQUIRE A TRAFFIC PRE-EMPTION DEVICE (OPTICOM) AND A KNOX KEY SWITCH FOR EMERGENCY OPERATION AT EACH LOCATION.
   - 4.1. THE TRAFFIC PRE-EMPTION DEVICE IS TO BE LOCATED SO THAT IS CAN "SEE" THE APPROACHING FIRE APPARATUS AND SIGNAL THE GATE TO OPEN.
   - 4.2. THE KNOX KEY SWITCH IS TO BE MOUNTED ON A PEDESTAL, APPROXIMATELY SIXTY-SIX (66) INCHES ABOVE GRADE, A MINIMUM OF TEN (10) FEET FROM THE GATE, AND ON THE DRIVER'S SIDE IN ORDER FOR THE DRIVER TO OPERATE THE SWITCH WITHOUT DISMOUNTING THE FIRE APPARATUS.
5. PROVIDE A SEVERN (7) FOOT CLEAR SPACE AROUND ALL FIRE HYDRANTS FROM LANDSCAPE MATERIAL THAT EXCEEDS SIX (6) INCHES IN HEIGHT WHEN MATURE.



SITE PLAN

SCALE: 1" = 40'-0"

NORTH

0' 20' 40' 80'

PROJECT DIRECTORY:

DEVELOPER:

HIGHBRIDGE PARTNERS, LLC
4915 E. BASELINE RD. STE. 105
GILBERT, ARIZONA 85234
POINT OF CONTACT: JOHN HARTMAN
PHONE: (480) 305-7002
EMAIL: john@landmark.net

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

CIVIL ENGINEER:

EPS GROUP, INC.
1130 N. ALMA SCHOOL ROAD, SUITE 120
MESA, ARIZONA 85201
POINT OF CONTACT: JOE PETRUCCI
PHONE: (480) 355-1556
EMAIL: joe.petrucci@epsgroupinc.com

SITE PLAN DATA:

EXISTING ZONING:	C-1/PAD
PROPOSED ZONING:	C-1/PAD/SUP
GROSS SITE AREA:	3.81 ACRES (166,100 S.F.)
NET SITE AREA:	3.35 ACRES (145,990 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED SELF STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	30'-0"
BUILDING HEIGHT PROPOSED:	22'-0" (TO ROOF LINE) 27'-8" (TOP OF SLOPED ROOF)

BUILDING AREA:

TOTAL INTERNAL BUILDING AREA:	64,630 SF (2 UP)
TOTAL EXTERIOR ROLL UP BUILDINGS:	36,907 SF (SINGLE STORY)
OVERALL BUILDING AREA:	101,537 SF GROSS
MAX BLDG. COVERAGE ALLOWED:	50% (72,995 SF)
BLDG. COVERAGE PROVIDED:	49% (71,145 SF)
LANDSCAPE COVERAGE REQUIRED:	15% (21,899 SF)
LANDSCAPE COVERAGE PROVIDED:	17% (25,985 SF)

PARKING CALCULATION:

INTERNAL STORAGE (64,630 SF):
1 SPACE PER 50 UNITS = 500 UNITS/50 = 10 SPACES
OFFICE 1/300 SF =(1,050 SF/300 SF) = 4 SPACES

TOTAL PARKING REQUIRED:	14 SPACES
TOTAL PARKING PROVIDED:	14 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

SITE LEGEND:

PROPERTY LINE:
SETBACK LINE:
P.U.E. EASEMENT
AWNING/COVERED WALKWAY
FENCE LINE
RIGHT OF WAY
SOLID 6" CURB
FIRE HYDRANT
FDC
KNOX BOX
TRUCK TURN RADIUS
SITE VISIBILITY TRIANGLE
ADA STALL AND POST SIGNAGE
25' SLIDING GATE
SHARED ACCESS DRIVE
DECORATIVE ENTRY CONCRETE PAVEMENT

EAPC

Architecture | Engineering | Industrial
Wind Energy | Interior Design | Construction

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Williston ND | Minot ND | Norwich VT
Bemidji MN | Buenos Aires ARG | Sioux Falls SD
St. Paul MN | Fort Collins CO | Phoenix AZ

www.eapc.net

CLIENT

HIGHBRIDGE PARTNERS, LLC

PROJECT DESCRIPTION

PUEBLO VERDE STORAGE

CITY GOODYEAR

STATE ARIZONA

ISSUE DATES

DD	DESIGN DEVELOPMENT/SUP	02-01-2021
DD	DESIGN DEVELOPMENT/SUP	09-03-2020
MARK	DESCRIPTION	DATE

PROJECT NO: 20203510
DRAWN BY: MAB
CHECKED BY: MAB

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DRAWING TITLE

PRELIMINARY SITE PLAN

A001



NORTHWEST PERSEPECTIVE (RENTAL OFFICE)



NORTHEAST PERSEPECTIVE

EAPC

Architecture | Engineering | Industrial
Wind Energy | Interior Design | Construction

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Bemidji MN | Buenos Aires ARG | Sioux Falls SD
St. Paul MN | Fort Collins Co | Phoenix AZ

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CLIENT
Highbridge Partners, LLC

PROJECT DESCRIPTION
Pueblo Verde Storage

CITY GOODYEAR

STATE AZ

ISSUE DATES

MARK	DESCRIPTION	DATE
DR	DESIGN REVIEW	09-03-2020
DR	DESIGN REVIEW	02-03-2021

PROJECT NO: 20203510
DRAWN BY: SD
CHECKED BY: MAB

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DRAWING TITLE
PERSPECTIVES

A203



NORTH ELEVATION (YUMA ROAD)



WEST ELEVATION (SARIVAL ROAD)

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Phoenix AZ

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CLIENT

Highbridge Partners, LLC

PROJECT DESCRIPTION

Pueblo Verde Storage

CITY GOODYEAR

STATE AZ

ISSUE DATES

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DR	DESIGN REVIEW	09-03-2020
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DRAWING TITLE

PERSPECTIVES

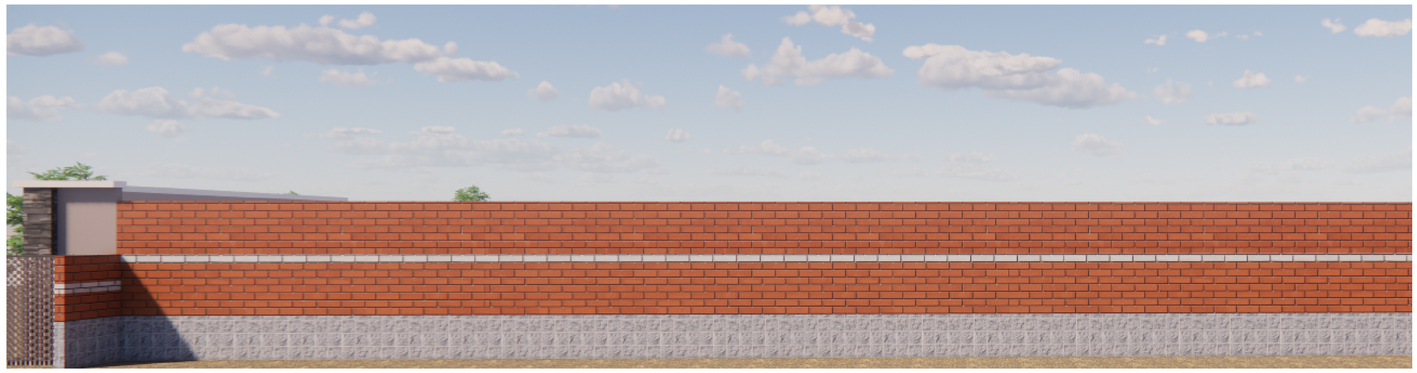
A204



EAST ELEVATION



SOUTH ELEVATION-SINGLE STORY (RESIDENTIAL SIDE)



EAST ELEVATION BUILDING B (FIRE STATION SIDE)

EAPC

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Wind Energy | Interior Design | Construction

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PROJECT DESCRIPTION
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CITY GOODYEAR

STATE AZ

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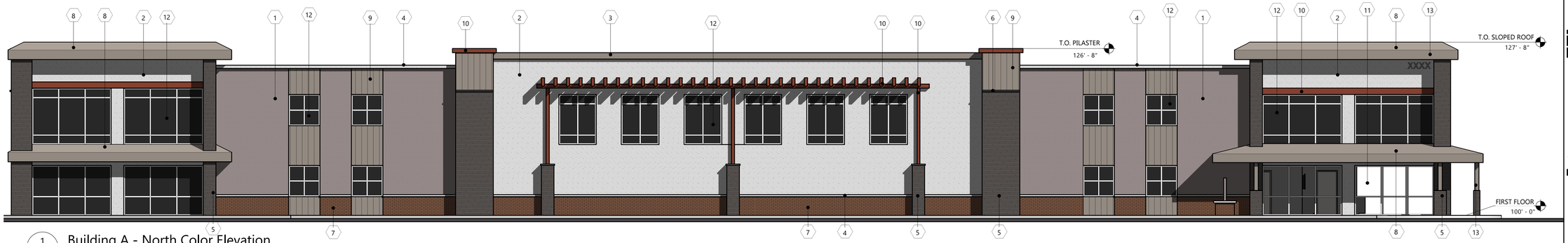
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PROJECT NO: 20203510
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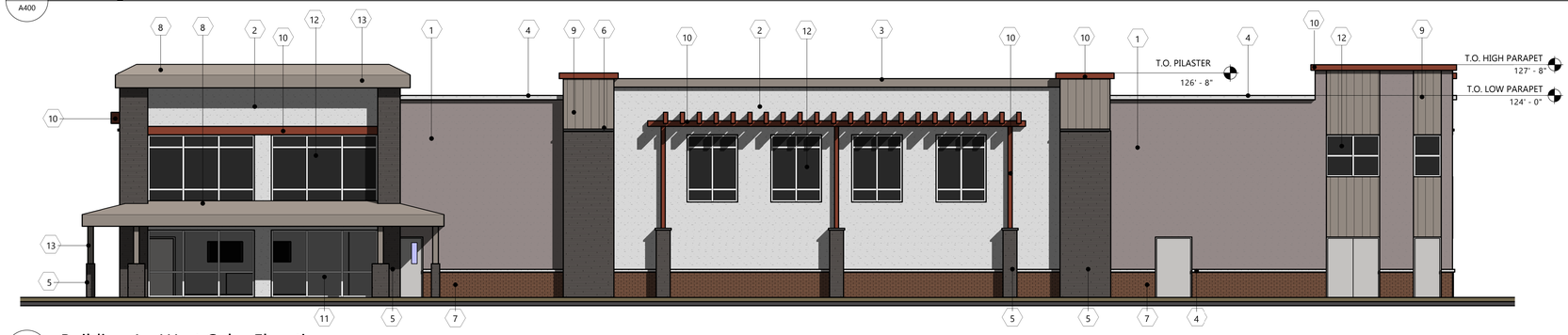
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PERSPECTIVES

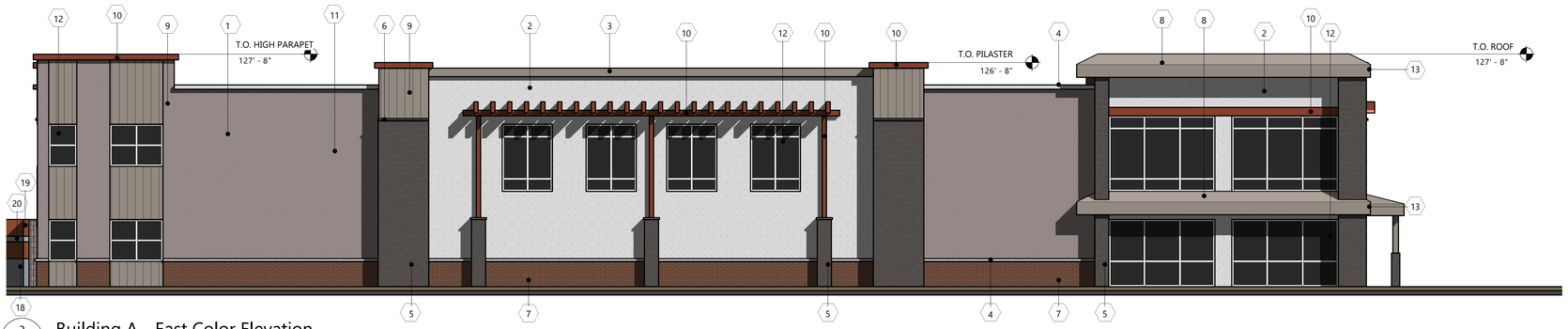
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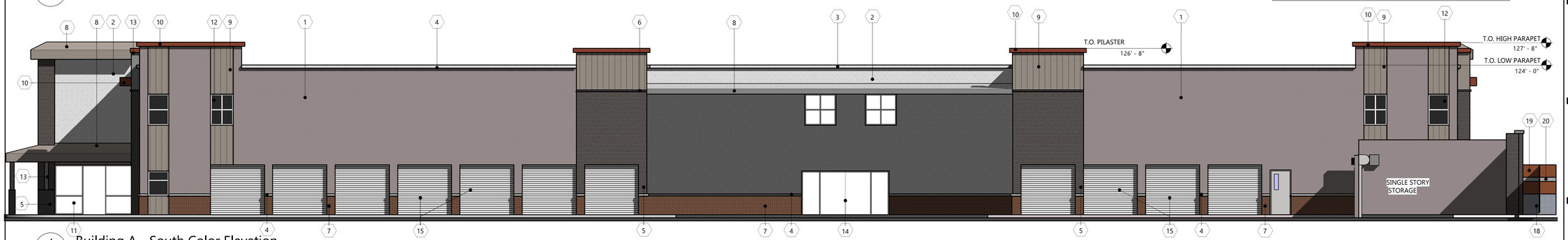
1 A400 Building A - North Color Elevation



2 A400 Building A - West Color Elevation



3 A400 Building A - East Color Elevation



4 A400 Building A - South Color Elevation

MATERIAL LEGEND

1. PAINTED STUCCO
   FINE FINISH
   DUNN EDWARDS
   DE6389 FALLEN ROCK
2. PAINTED STUCCO
   FINE FINISH
   DUNN EDWARDS
   DE6380 CLOUDED VISION
3. PAINTED STUCCO TRIM
   FINE FINISH
   DUNN EDWARDS
   DET62B CHARCOAL SKETCH
4. PAINTED STUCCO TRIM
   FINE FINISH
   DUNN EDWARDS
   DE6380 CLOUDED VISION
5. LEDGESTONE
   ENVIRONMENTAL STONEWORKS
   GREY-DRIFT MOUNTAIN
6. STONE LEDGE
   ENVIRONMENTAL STONE WORKS
   SHUTTER BLOCK- GREY
7. THIN BRICK
   ENVIRONMENTAL STONEWORKS
   BLACK STONE- CLEAN BRICK
8. METAL STANDING SEAM ROOF
   MBCI
   SLATE GRAY
9. METAL WALL PANEL
   MBCI
   SLATE GRAY
10. METAL CLAD
    MBCI
    TERRA COTA
11. KAWNEER STOREFRONT-CLEAR FRAME
    CLEAR GLAZING
12. KAWNEER STORE FRONT-CLEAR FRAME
    SPANDREL BLACK GLAZING
13. METAL CLAD
    MBCI
    SLATE GRAY
14. KAWNEER SLIDING DOOR
15. ROLL UP DOOR
    JANUS INTERNATIONAL - 8'-8"x8'-0"
16. PAINTED CMU MASONRY WALL
    DUNN EDWARDS
    DE6389 FALLEN ROCK
17. STANDING SEAM METAL ROOF
    1/2" SLOPE
18. SUPERLITE BLOCK
    8X8X16 SINGLE-SCORE
    SPLIT-FACE CMU
    CHARCOAL
19. PHOENIX BRICK YARD
    8X4X16 JUMBO BRICK
    LADRILLO GRANDE
    BRICK RED
20. SUPERLITE BLOCK
    8X4X16 BAND
    SPLIT-FACE CMU
    CHARCOAL

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CLIENT
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PROJECT DESCRIPTION
Pueblo Verde Storage

CITY GOODYEAR

STATE AZ

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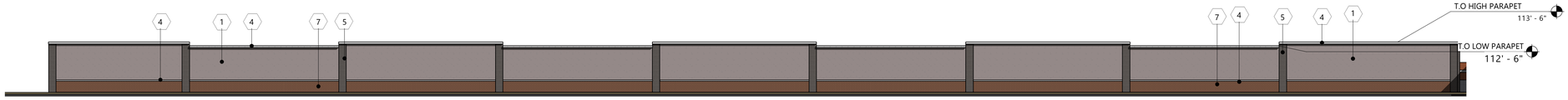
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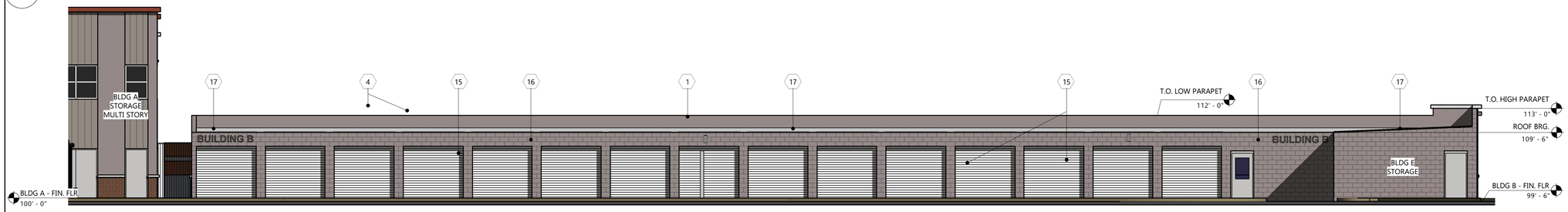
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DRAWING TITLE
BUILDING COLOR ELEVATIONS

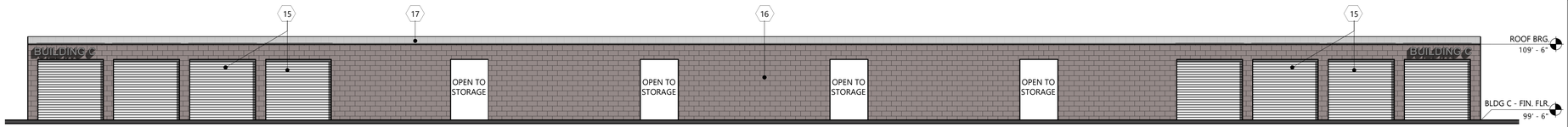
A400



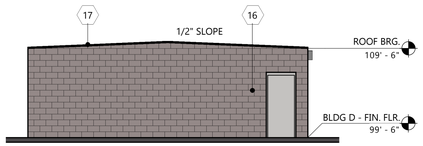
1 A402 Building E - South Color Elevation



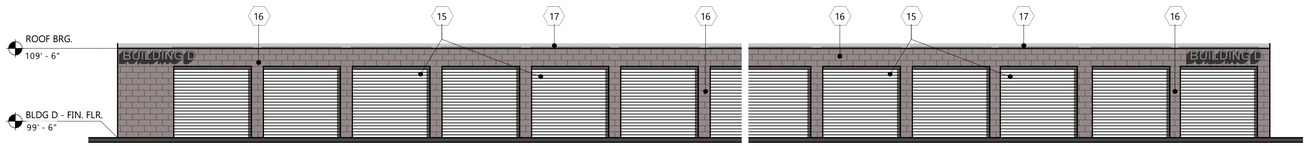
2 A402 Building B - West Color Elevation



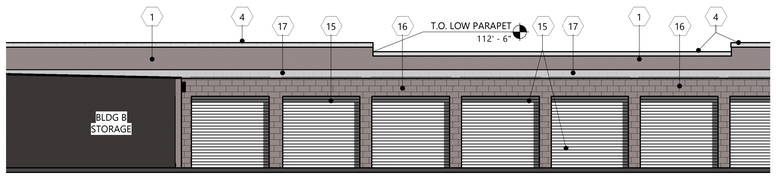
3 A402 Building C - South Color Elev., North Elev. Sim.



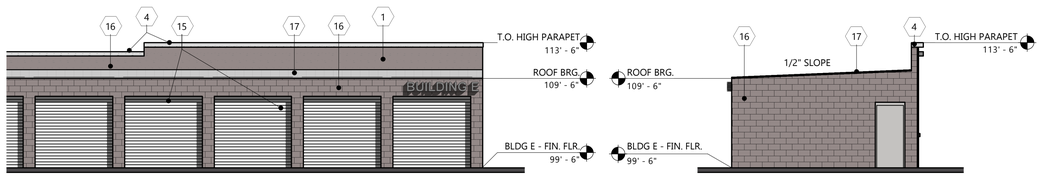
4 A402 Building D - End Elev., Bldg C Elev. Sim.



5 A402 Building D - South Elevation - North Elev. Sim.



6 A402 Building E - North Elevation



7 A402 Building E - End Elev., Bldg F & G Sim.



8 A402 Building F - South Elevation

MATERIAL LEGEND

1. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6389 FALLEN ROCK

2. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6380 CLOUDED VISION

3. PAINTED STUCCO TRIM
FINE FINISH
DUNN EDWARDS
DET628 CHARCOAL SKETCH

4. PAINTED STUCCO TRIM
FINE FINISH
DUNN EDWARDS
DE6380 CLOUDED VISION

5. LEDGESTONE
ENVIRONMENTAL STONEWORKS
GREY-DRIFT MOUNTAIN

6. STONE LEDGE
ENVIRONMENTAL STONE WORKS
SHUTTER BLOCK- GREY

7. THIN BRICK
ENVIRONMENTAL STONEWORKS
BLACK STONE- CLEAN BRICK

8. METAL STANDING SEAM ROOF
MBCI
SLATE GRAY

9. METAL WALL PANEL
MBCI
SLATE GRAY

10. METAL CLAD
MBCI
TERRA COTA

11. KAWNEER STOREFRONT-CLEAR FRAME
CLEAR GLAZING

12. KAWNEER STORE FRONT-CLEAR FRAME
SPANDREL BLACK GLAZING

13. METAL CLAD
MBCI
SLATE GRAY

14. KAWNEER SLIDING DOOR

15. ROLL UP DOOR
JANUS INTERNATIONAL - 8'-8"x8'-0"

16. PAINTED CMU MASONRY WALL
DUNN EDWARDS
DE6389 FALLEN ROCK

17. STANDING SEAM METAL ROOF
1/2" SLOPE

18. SUPERLITE BLOCK
8X8X16 SINGLE-SCORE
SPLIT-FACE CMU
CHARCOAL

19. PHOENIX BRICK YARD
8X4X16 JUMBO BRICK
LADRILLO GRANDE
BRICK RED

20. SUPERLITE BLOCK
8X4X16 BAND
SPLIT-FACE CMU
CHARCOAL

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CLIENT
Highbridge Partners, LLC

PROJECT DESCRIPTION
Pueblo Verde Storage

CITY GOODYEAR
STATE AZ

ISSUE DATES

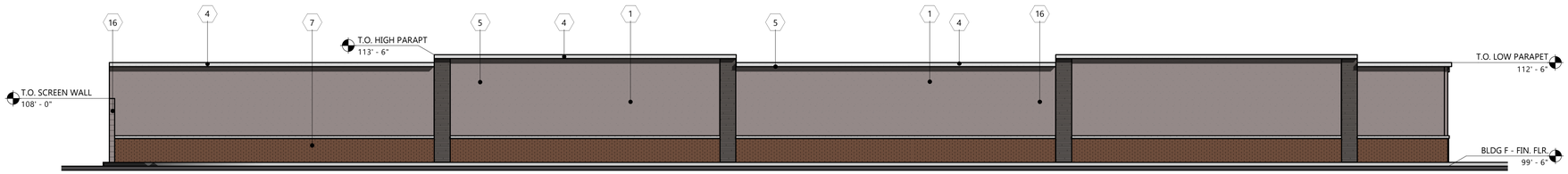
MARK	DESCRIPTION	DATE
DR	DESIGN REVIEW	02-03-2021
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PROJECT NO: 20203510
DRAWN BY: AJS
CHECKED BY: MAB

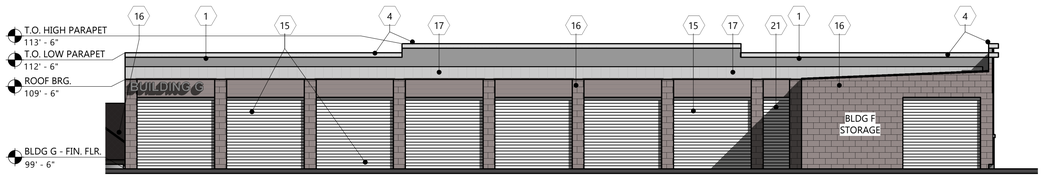
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DRAWING TITLE
SINGLE STORY COLOR ELEVATIONS

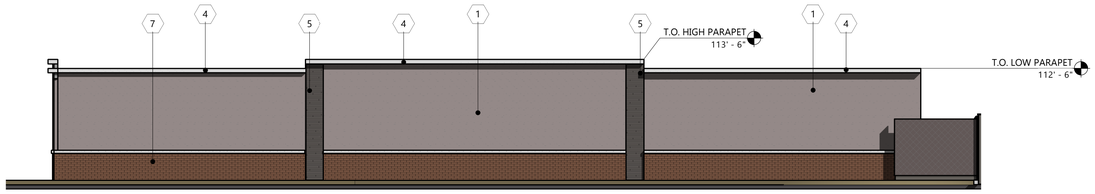
A402



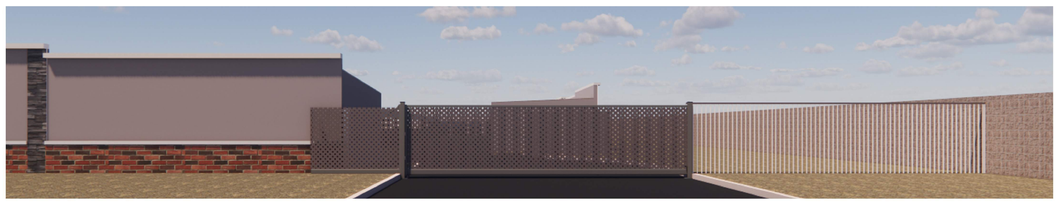
1 A403 Building F - North Elevation



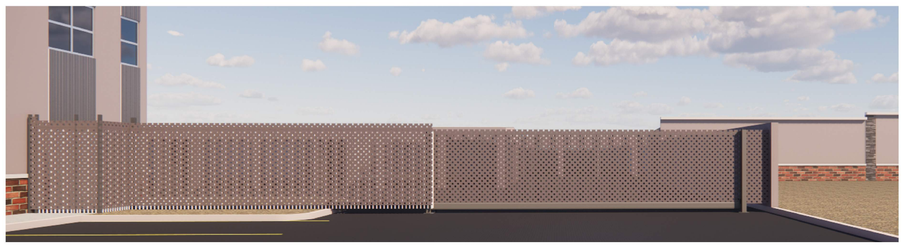
2 A403 Building G - East Elevation



3 A403 Building G - West Elevation



Gate/Fence Connection - Facing Sarival



Gate/Fence Connection - Facing Yuma

MATERIAL LEGEND

1. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6389 FALLEN ROCK

2. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6380 CLOUDED VISION

3. PAINTED STUCCO TRIM
FINE FINISH
DUNN EDWARDS
DET628 CHARCOAL SKETCH

4. PAINTED STUCCO TRIM
FINE FINISH
DUNN EDWARDS
DE6380 CLOUDED VISION

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GREY-DRIFT MOUNTAIN

6. STONE LEDGE
ENVIRONMENTAL STONE WORKS
SHUTTER BLOCK- GREY

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BLACK STONE- CLEAN BRICK

8. METAL STANDING SEAM ROOF
MBCI
SLATE GRAY

9. METAL WALL PANEL
MBCI
SLATE GRAY

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CLEAR GLAZING

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13. METAL CLAD
MBCI
SLATE GRAY

14. KAWNEER SLIDING DOOR

15. ROLL UP DOOR
JANUS INTERNATIONAL - 8'-8"x8'-0"

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DE6389 FALLEN ROCK

17. STANDING SEAM METAL ROOF
1/2" SLOPE

18. SUPERLITE BLOCK
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SPLIT-FACE CMU
CHARCOAL

19. PHOENIX BRICK YARD
8X4X16 JUMBO BRICK
LADRILLO GRANDE
BRICK RED

20. SUPERLITE BLOCK
8X4X16 BAND
SPLIT-FACE CMU
CHARCOAL

21. ROLL UP DOOR
JANUS
INTERNATIONAL
3'-0"x8'-0"

22. ROLL UP DOOR
JANUS
INTERNATIONAL
4'-0"x8'-0"

23. ROLL UP DOOR
JANUS
INTERNATIONAL
3'-8"x8'-0"

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PROJECT DESCRIPTION
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CITY GOODYEAR

STATE AZ

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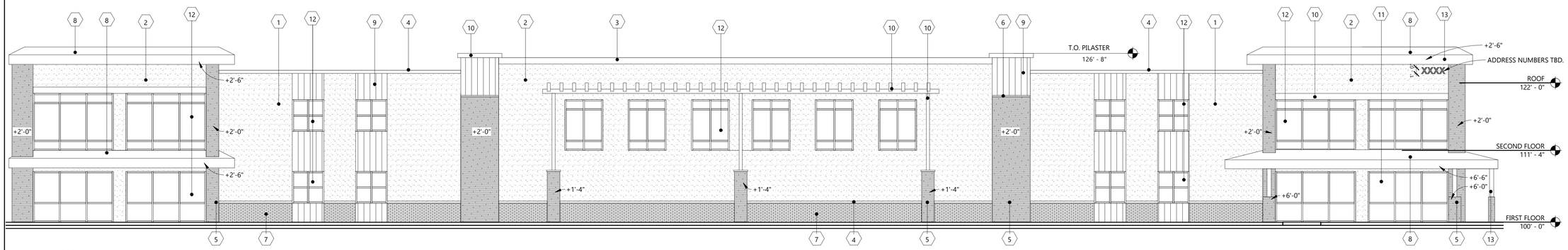
MARK	DESCRIPTION	DATE
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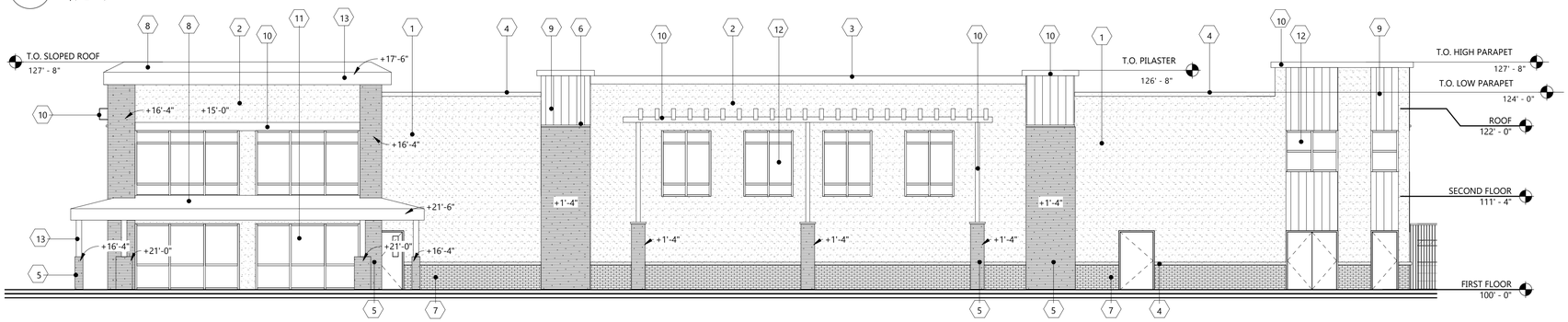
DRAWING TITLE
SINGLE STORY COLOR ELEVATIONS

A403



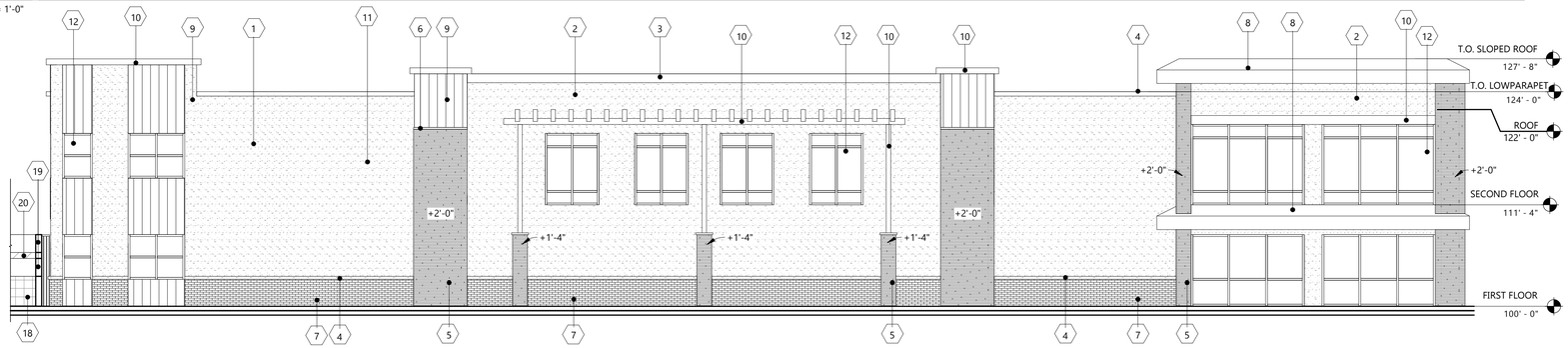
1 A401 Building A - North Elevation

1/8" = 1'-0"



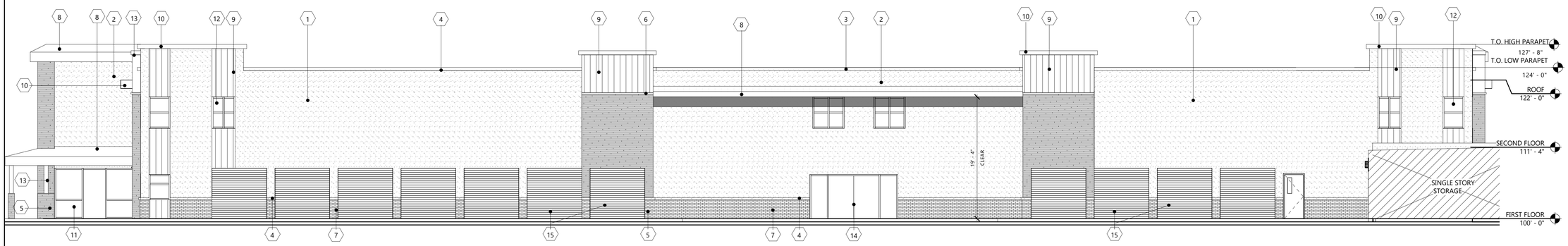
2 A401 Building A - West Elevation

1/8" = 1'-0"



3 A401 Building A - East Elevation

1/8" = 1'-0"



4 A401 Building A - South Elevation

1/8" = 1'-0"

MATERIAL LEGEND

1. PAINTED STUCCO
   FINE FINISH
   DUNN EDWARDS
   DE6389 FALLEN ROCK
2. PAINTED STUCCO
   FINE FINISH
   DUNN EDWARDS
   DE6380 CLOUDED VISION
3. PAINTED STUCCO TRIM
   FINE FINISH
   DUNN EDWARDS
   DET628 CHARCOAL SKETCH
4. PAINTED STUCCO TRIM
   FINE FINISH
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   MBCI
   SLATE GRAY
9. METAL WALL PANEL
   MBCI
   SLATE GRAY
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    MBCI
    TERRA COTA
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    CLEAR GLAZING
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14. KAWNEER SLIDING DOOR
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16. PAINTED CMU MASONRY WALL
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CITY GOODYEAR

STATE AZ

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DR	DESIGN REVIEW	02-03-2021

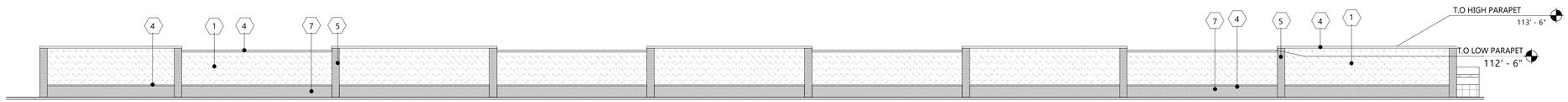
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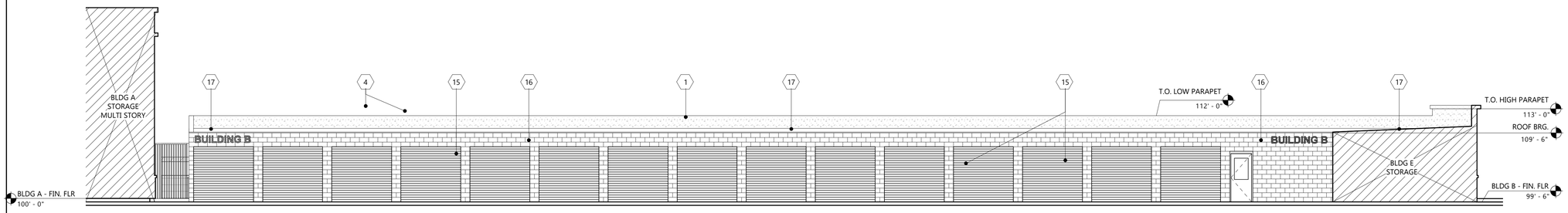
BUILDING B/W ELEVATIONS

A401



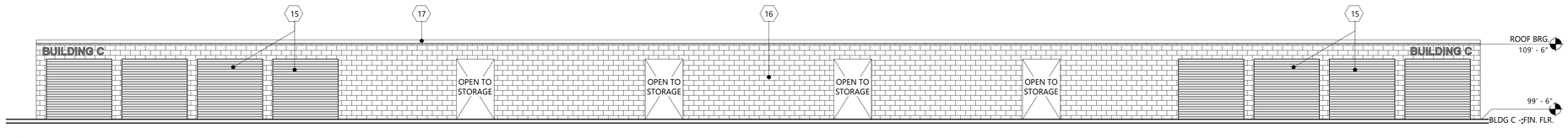
1 A404 Building E - South Elevation

1/16" = 1'-0"



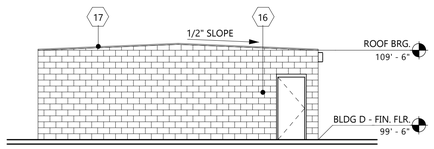
2 A404 Building B - West Elevation

1/8" = 1'-0"



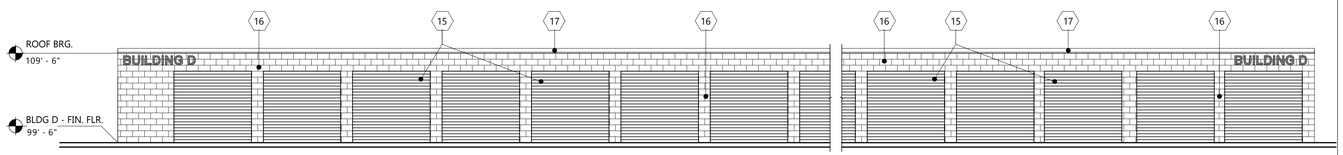
3 A404 Building C - South Elevation, North Elevation Sim.

1/8" = 1'-0"



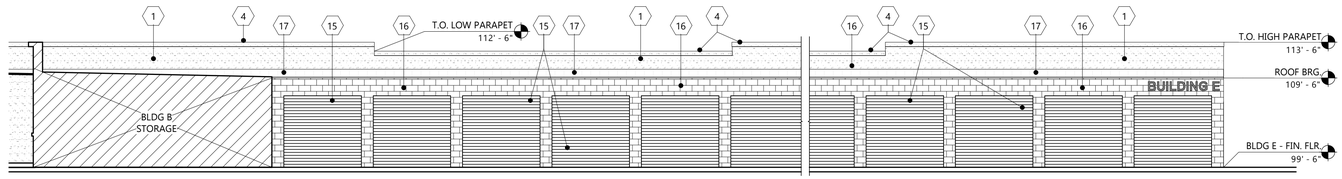
4 A404 Building D - End Elevation, Building C Elev. Sim.

1/8" = 1'-0"



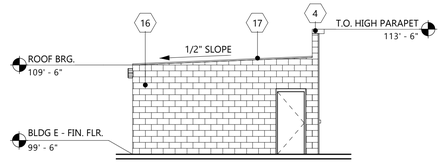
5 A404 Building D - South Elevation - North Elevation Sim.

1/8" = 1'-0"



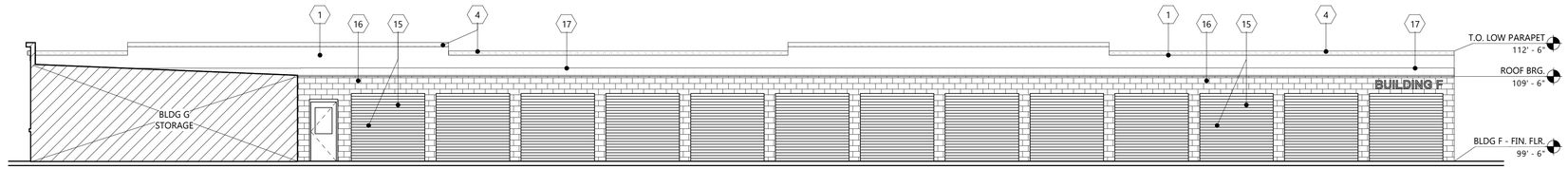
6 A404 Building E - North Elevation

1/8" = 1'-0"



7 A404 Building E - End Elevation, Bldg F & G Sim.

1/8" = 1'-0"



8 A404 Building F - South Elevation

1/8" = 1'-0"

MATERIAL LEGEND

1. PAINTED STUCCO FINE FINISH DUNN EDWARDS DE6389 FALLEN ROCK
2. PAINTED STUCCO FINE FINISH DUNN EDWARDS DE6380 CLOUDED VISION
3. PAINTED STUCCO TRIM FINE FINISH DUNN EDWARDS DET628 CHARCOAL SKETCH
4. PAINTED STUCCO TRIM FINE FINISH DUNN EDWARDS DE6380 CLOUDED VISION
5. LEDGESTONE ENVIRONMENTAL STONEWORKS GREY-DRIFT MOUNTAIN
6. STONE LEDGE ENVIRONMENTAL STONE WORKS SHUTTER BLOCK- GREY
7. THIN BRICK ENVIRONMENTAL STONEWORKS BLACK STONE- CLEAN BRICK
8. METAL STANDING SEAM ROOF MBCI SLATE GRAY
9. METAL WALL PANEL MBCI SLATE GRAY
10. METAL CLAD MBCI TERRA COTA
11. KAWNEER STOREFRONT-CLEAR FRAME CLEAR GLAZING
12. KAWNEER STORE FRONT-CLEAR FRAME SPANDREL BLACK GLAZING
13. METAL CLAD MBCI SLATE GRAY
14. KAWNEER SLIDING DOOR
15. ROLL UP DOOR JANUS INTERNATIONAL - 8'-8"x8'-0"
16. PAINTED CMU MASONRY WALL DUNN EDWARDS DE6389 FALLEN ROCK
17. STANDING SEAM METAL ROOF 1/2" SLOPE
18. SUPERLITE BLOCK 8X8X16 SINGLE-SCORE SPLIT-FACE CMU CHARCOAL
19. PHOENIX BRICK YARD 8X4X16 JUMBO BRICK LADRILLO GRANDE BRICK RED
20. SUPERLITE BLOCK 8X4X16 BAND SPLIT-FACE CMU CHARCOAL

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CLIENT

Highbridge Partners, LLC

PROJECT DESCRIPTION

Pueblo Verde Storage

CITY GOODYEAR

STATE AZ

ISSUE DATES

MARK	DESCRIPTION	DATE
DR	DESIGN REVIEW	09-03-2020
DR	DESIGN REVIEW	02-03-2021

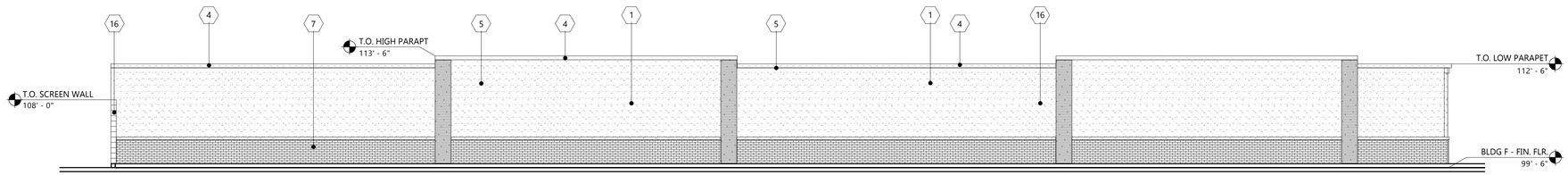
PROJECT NO: 20203510
DRAWN BY: AJS
CHECKED BY: MAB

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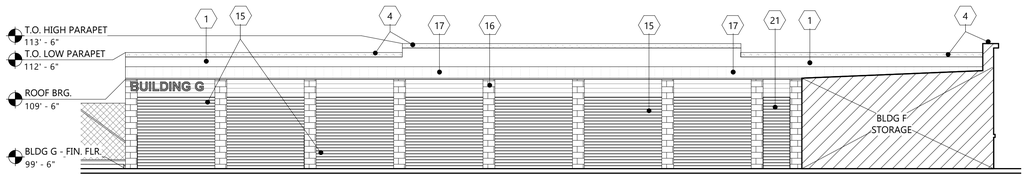
SINGLE STORY B/W ELEVATIONS

A404



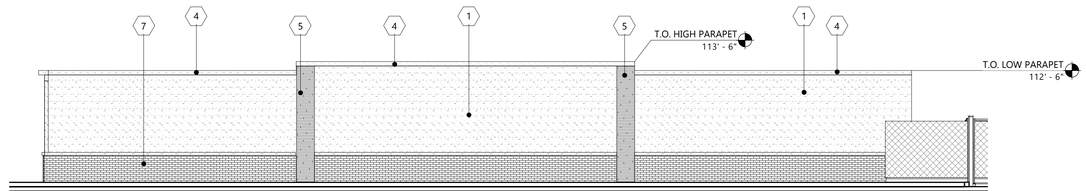
1 A405 Building F -North Elevation

1/8" = 1'-0"



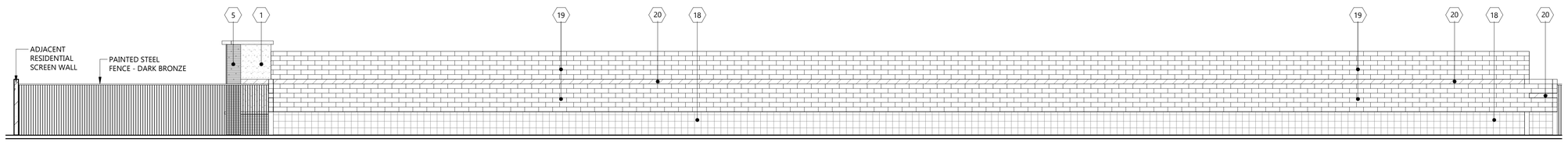
2 A405 Building G - East Elevation

1/8" = 1'-0"



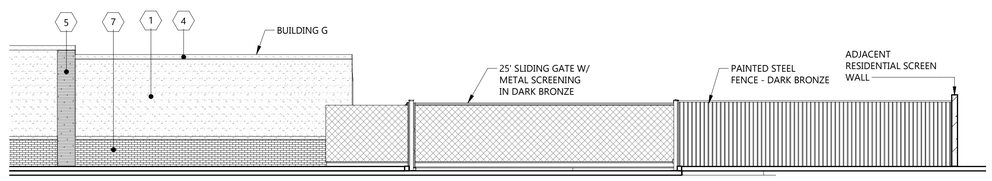
3 A405 Building G - West Elevation

1/8" = 1'-0"



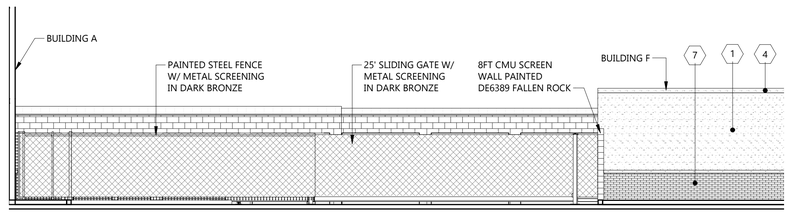
4 A405 Building B - East Elevation

1/8" = 1'-0"



5 A405 Gate/Fence Connection - Facing Sarival

1/8" = 1'-0"



6 A405 Gate/Fence Connection - Facing Yuma

1/8" = 1'-0"

MATERIAL LEGEND

1. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6389 FALLEN ROCK
2. PAINTED STUCCO
FINE FINISH
DUNN EDWARDS
DE6380 CLOUDED VISION
3. PAINTED STUCCO TRIM
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DET628 CHARCOAL SKETCH
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DE6380 CLOUDED VISION
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ENVIRONMENTAL STONEWORKS
GREY-DRIFT MOUNTAIN
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ENVIRONMENTAL STONE WORKS
SHUTTER BLOCK- GREY
7. THIN BRICK
ENVIRONMENTAL STONEWORKS
BLACK STONE- CLEAN BRICK
8. METAL STANDING SEAM ROOF
MBCI
SLATE GRAY
9. METAL WALL PANEL
MBCI
SLATE GRAY
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19. PHOENIX BRICK YARD
8X4X16 JUMBO BRICK
LADRILLO GRANDE
BRICK RED
20. SUPERLITE BLOCK
8X4X16 BAND
SPLIT-FACE CMU
CHARCOAL
21. ROLL UP DOOR
JANUS
INTERNATIONAL
3'-0"x8'-0"
22. ROLL UP DOOR
JANUS
INTERNATIONAL
4'-0"x8'-0"
23. ROLL UP DOOR
JANUS
INTERNATIONAL
3'-8"x8'-0"

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CLIENT

Highbridge Partners, LLC

PROJECT DESCRIPTION

Pueblo Verde Storage

CITY GOODYEAR

STATE AZ

ISSUE DATES

MARK	DESCRIPTION	DATE
DR	DESIGN REVIEW	02-13-2021
DR	DESIGN REVIEW	09-03-2020

PROJECT NO: 20203510
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SINGLE STORY B/W ELEVATIONS

A405

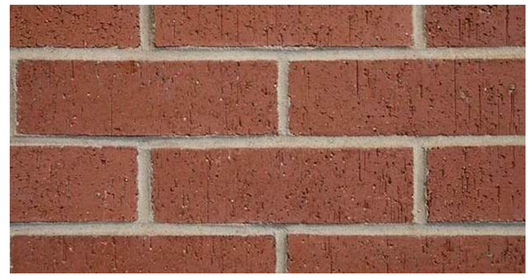


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DE6389 FALLEN ROCK

PAINTED STUCCO/ TRIM
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DUNN EDWARDS
DE6380 CLOUDED VISION



PAINTED STUCCO TRIM
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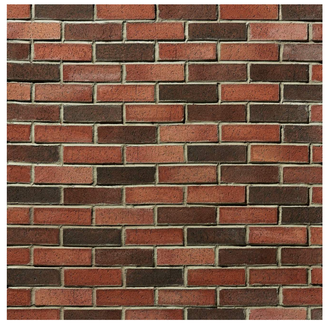
PHOENIX BRICK YARD
8X4X16 JUMBO BRICK
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BRICK RED



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GREY-DRIFT MOUNTAIN



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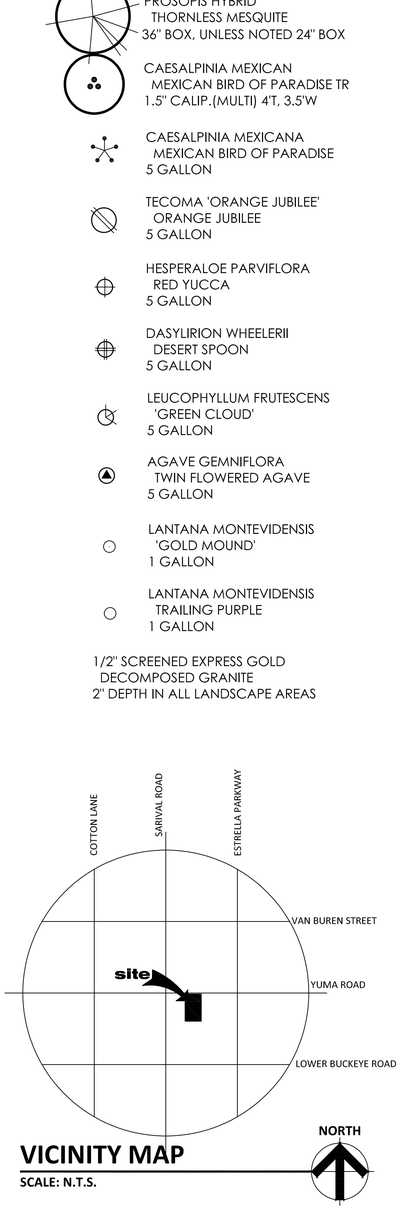
DRAWING TITLE
MATERIAL BOARD

A500

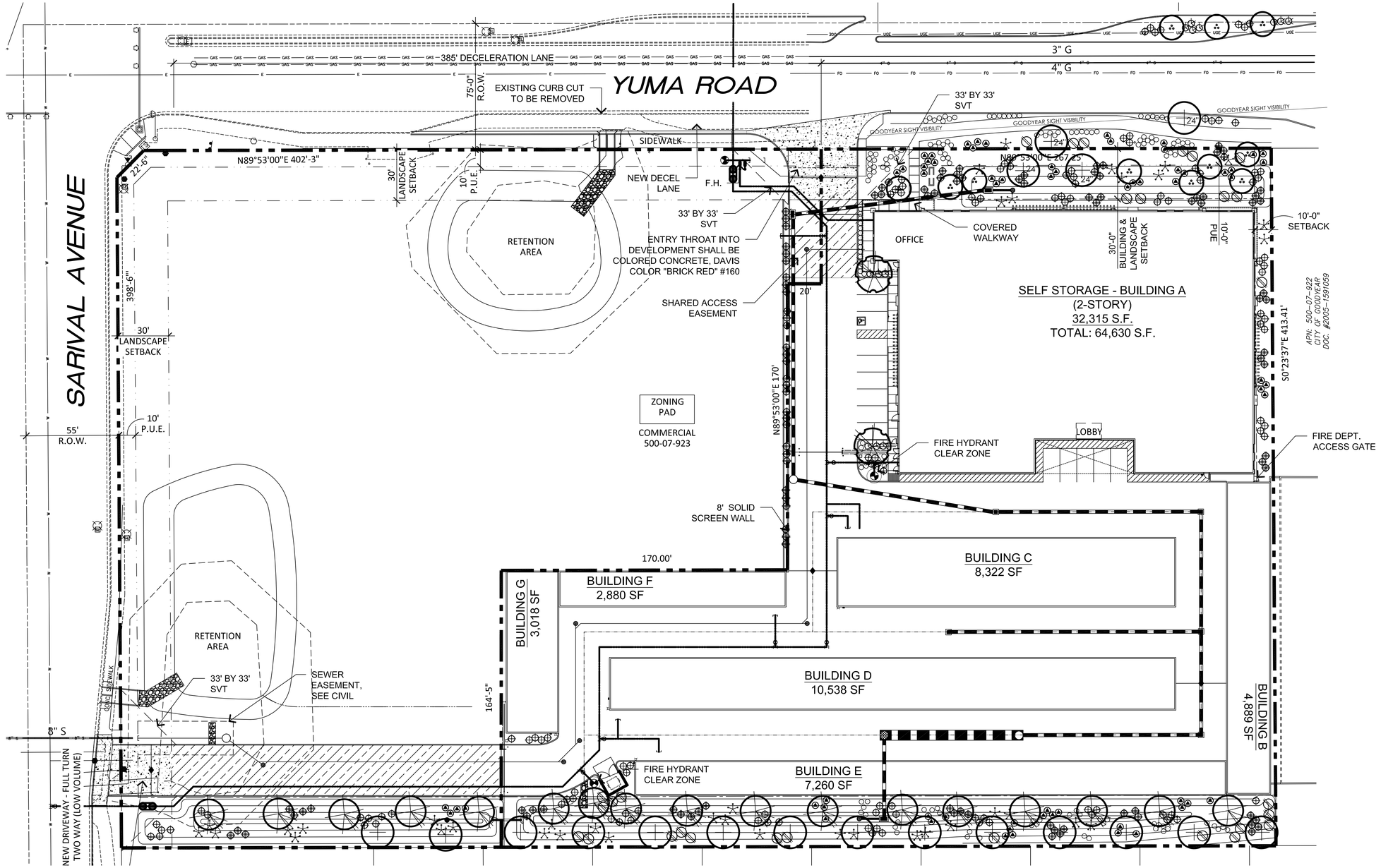
LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 24" BOX
- ACACIA SALICINA WILLOW ACACIA 36" BOX, UNLESS NOTED 24" BOX
- PROSOPIS HYBRID THORNLESS MESQUITE 36" BOX, UNLESS NOTED 24" BOX
- CAESALPINIA MEXICAN MEXICAN BIRD OF PARADISE TR 1.5" CALIP.(MULTI) 4'T, 3.5'W
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON

1/2" SCREENED EXPRESS GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP
SCALE: N.T.S.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: tjmmcqueen@tjmla.net

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REGISTERED LANDSCAPE ARCHITECT
27166
TIMOTHY J. McQUEEN
02.03.21
ARIZONA U.S.A.
EXPIRES 06/30/2023

LANDSCAPE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60'

NORTH

PROPOSED SELF STORAGE

SEC SARIVAL AVENUE AND YUMA ROAD
GOODYEAR, ARIZONA
DATE: 02.04.21

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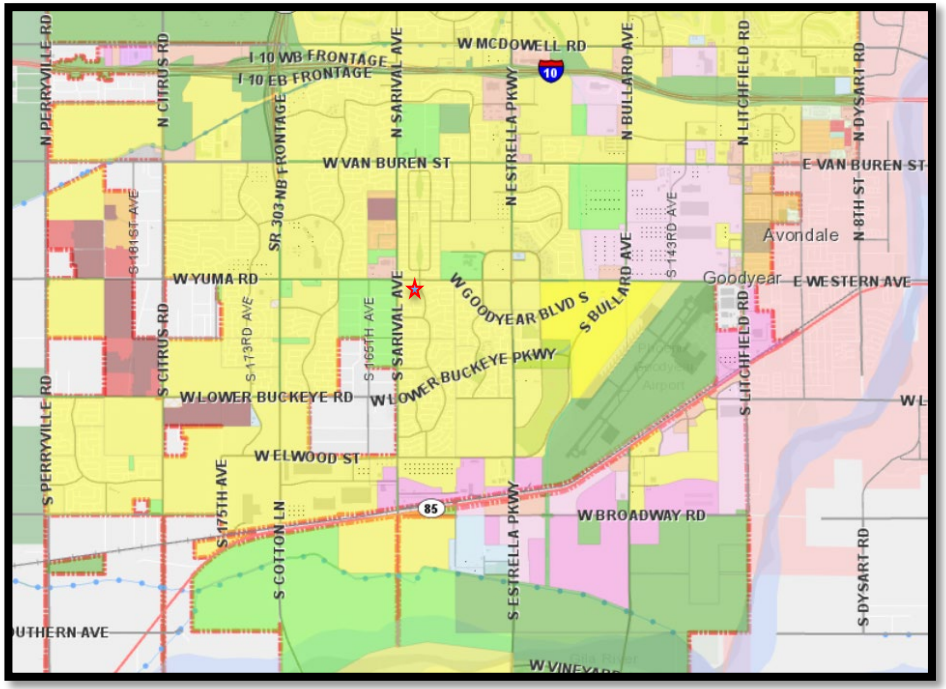


Pueblo Verde
Special Use Permit

City Council Meeting
April 26, 2021

Location

- Central Goodyear
  - SE Corner of Sarival and Yuma
  - Approximately 3.8 Acres
  - Currently zoned C-1 (Neighborhood Commercial)



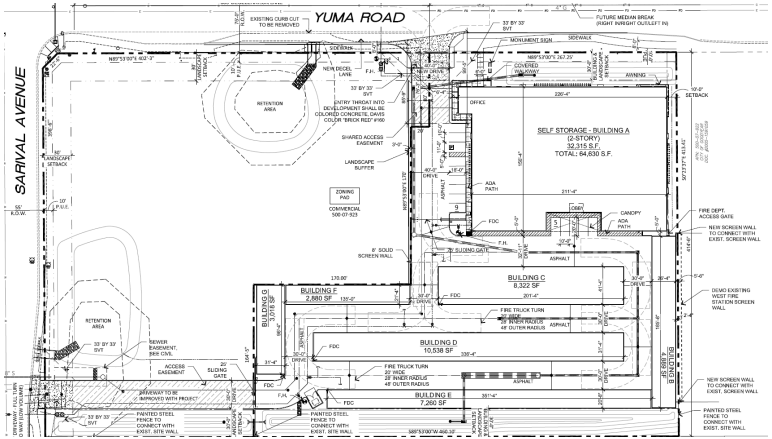
Location

- Pueblo Verde Neighborhood Commercial
  - West of Fire Station 184
  - South of Wildflower Ranch (residential)
  - North of Glenmont Estates/Pueblo Verde (residential)
  - West of Vanderbilt Farms/Sarival Gardens (residential)
  - In portion of future commercial center



Proposal

- Convenience Storage
- 101,537 square foot building
- Two-Stories,
- Multi-building indoor and outdoor





NORTH ELEVATION (YUMA ROAD)

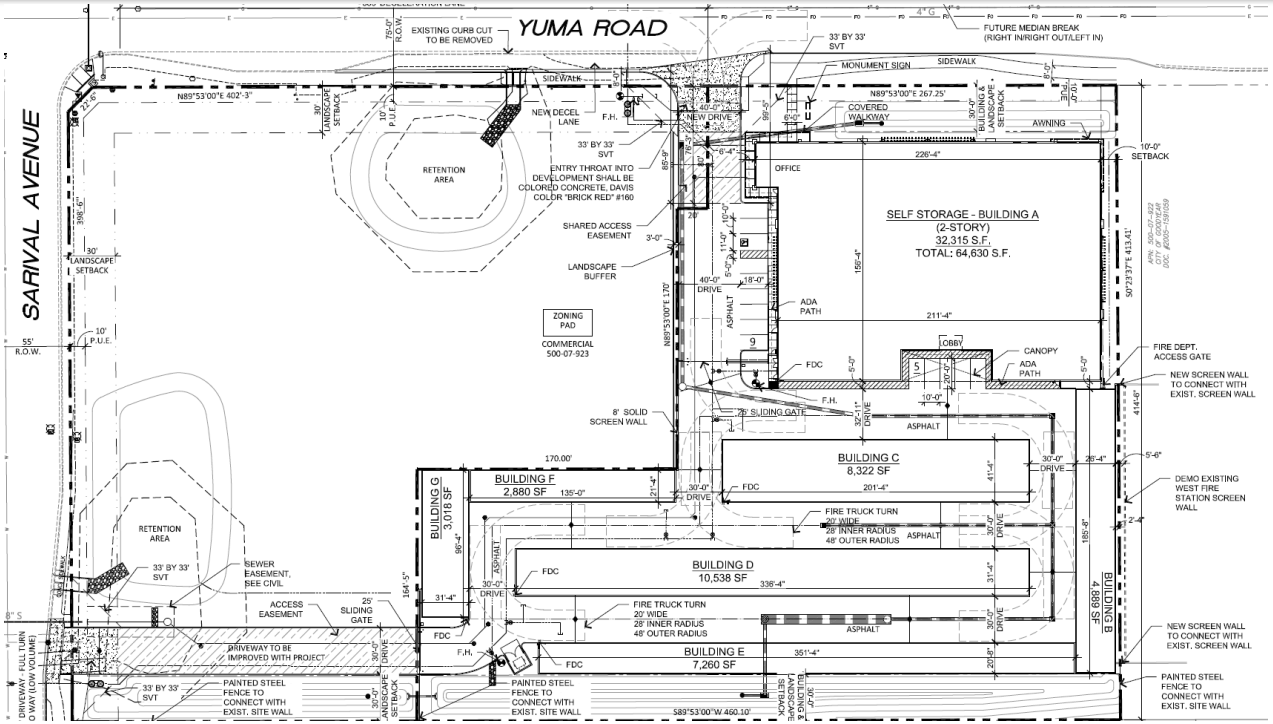


SOUTH ELEVATION-SINGLE STORY (RESIDENTIAL SIDE)

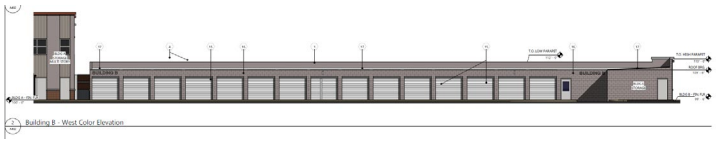


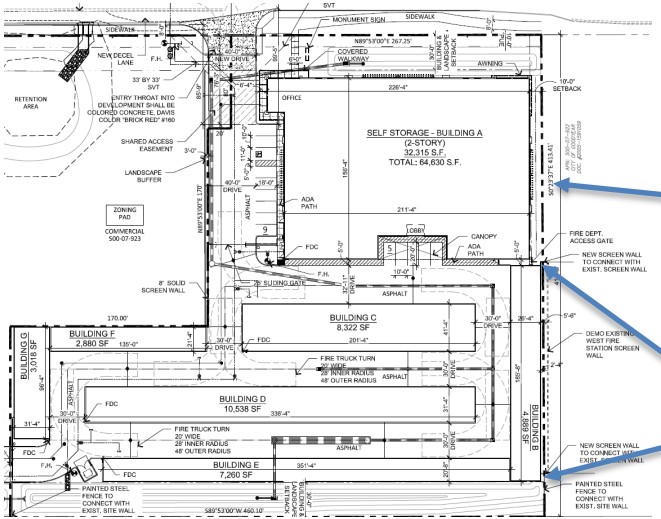
WEST ELEVATION (SARIVAL ROAD)

Site Plan Enlarged



Fire Station Wall

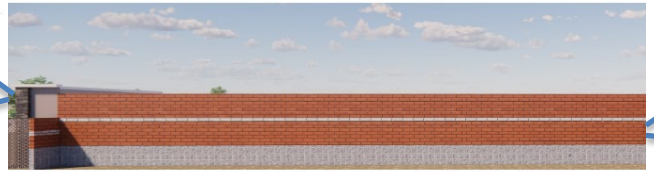








EAST ELEVATION



EAST ELEVATION BUILDING B (FIRE STATION SIDE)



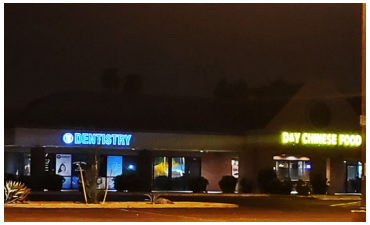
Stipulation Highlights

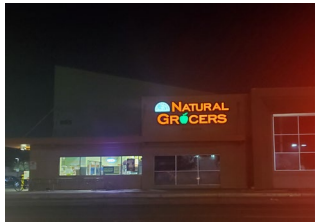
- Windows and Light
- Lighting Reductions
- Hours of Operations
- Fire Station Wall and East Setback
- Screening of Interior Yards





^ Typical Storage Units at 8 p.m.





^ Typical Commercial/Neighborhood Office at 8 p.m.

V Proposed Storage Unit



NORTH ELEVATION (YUMA ROAD)



WEST ELEVATION (SARIVAL ROAD)

Recommendation

- Approve:
  - Special Use Permit for a convenience storage (mini-storage) in the C-1 Neighborhood Commercial zoning district subject to stipulations.



Thank You!

AGENDA ITEM #: 12.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: USE PERMIT FOR A CONVENIENCE USE (RESTAURANT WITH DRIVE-THROUGH)

STAFF PRESENTER(S): Steve Careccia, Principal Planner

OTHER PRESENTER(S):
Randy Rochford, TMR303 (Filiberto's)

SUMMARY:

A request for use permit for a convenience use (Filiberto's Mexican Food restaurant with drive-through) located east of the southeast corner of the Loop 303 and Indian School Road within the PV303 Planned Area Development (PAD).

Recommendation:

Recommend approval of the request for a use permit for a convenience use (restaurant with drive-through) on an approximately .83-acre parcel located near the southeast corner of the Loop 303 and Indian School Road within the PV303 Planned Area Development, subject to stipulations. (Steve Careccia, Principal Planner)

STIPULATIONS:

1. The site plan submitted with the use permit is considered conceptual and is not approved with this use permit. Technical details related to civil engineering, building, and fire access, as included on the conceptual site plan, are not approved with this use permit;
2. All future development on the subject property (Property) will be subject to site plan review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;
3. All building elevations shall be designed in conformance with the city of Goodyear Design Guidelines Manual. Building elevations are not approved with this use permit;
4. The configuration and location of the proposed drive-through lane and pick-up window and resultant traffic patterns shall be developed in substantial conformance with the conceptual site plan submitted with the use permit application. Any changes to the configuration of these improvements, as shown on the conceptual site plan, that result from the approval of the site plan for the Property or approval of an overall master site plan for the area that also includes the Property may require an amendment to the use permit as determined by the Development Services Director or designee;
5. All signage, including all preview and menu boards, proposed on the Property shall require separate review and approval of sign permits. No signage is approved as part of this use permit; and,

6. No internally illuminated wall signs may be placed on the south building elevation.

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The PV303 Planned Area Development (PAD) consists of approximately 1,800 acres generally located south of Camelback Road, east and west of the Loop 303. The development is zoned PAD (Planned Area Development). The development standards applicable to the subject property (Property), which is designated as East II in the PAD, are the standards adopted with Ordinance No. 07-1097, which was approved by the City Council on January 14, 2008. Pursuant to the adopted standards, the Property is designated for commercial uses (C-2, General Commercial). The development standards established within the city's C-2 (General Commercial) zoning district and the PV303 Master Design Guidelines and Comprehensive Sign Package, dated October 1, 2007, are applicable to the Property.

The .83-acre Property is part of a larger, triangular-shaped area bounded by Indian School Road, the Loop 303 and the PebbleCreek community. The area is predominately undeveloped, except for the Refinery Church located along the Loop 303. The owner/master developer of this area will be responsible for constructing the overall improvements for access, grading and drainage, and utilities. The developer of the Property will be responsible for developing in accordance with these master improvements.

The Planning and Zoning Commission considered this item at a public hearing held on April 14, 2021. There was no opposition to the item voiced at the hearing. The Commission unanimously voted to forward a recommendation of approval to the City Council.

STAFF ANALYSIS

Current Policy

A use permit requires review by the Planning and Zoning Commission and approval by the City Council through the public hearing process.

Details of the Request

The applicant is requesting a use permit for a convenience use (restaurant with drive-through) on a .83-acre parcel within the PV303 PAD. As previously noted, the Property is designated for commercial uses and will be developed in accordance with the city's C-2 (General Commercial) zoning district and PV303 design guidelines. As required in the C-2 zoning district, a restaurant with a drive-through must obtain approval of a use permit prior to development.

The proposed use will consist of a Filiberto's Mexican Food restaurant with a drive-through. As shown on the conceptual site plan submitted with the use permit, the building will consist of approximately 2,200 square feet. The configuration of the drive-lane has customers entering at the south end of the parcel and then traveling north, along the east side of the building, to access the pick-up window. Customers then exit the drive-through lane at the north end of the parcel, with the option to go either east or west to exit the property. Parking will be provided onsite in excess of minimum requirements.

The proposed restaurant building will be constructed in one story at a maximum height of 18 feet. Conceptual building elevations have been provided with the use permit. While the elevations provide a general indication of the applicant's intended design, the elevations have not been reviewed for conformance with the city's design guidelines. Such design review will occur during the review of the site plan and will likely result in additional modifications to the intended design. Staff has advised the applicant of the need to enhance the elevations and will work with them during the site plan review on an acceptable design that conforms to the design guidelines.

Section 1-3-2 (Use Permits) of the Zoning Ordinance requires that the Planning and Zoning Commission and City Council determine that the proposed use meets the following findings prior to granting a Use Permit:

1. The Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare;

   The proposed use is in conformance with the intent of the PV303 PAD, which intends commercial uses within the overall area also encompassing the Property. Regarding persons residing in the area, the PebbleCreek community is located to the southeast of the Property. However, the proposed use will be located close to 700 feet from the nearest residence within PebbleCreek, with other commercial uses, an RV storage area and golf course located between the restaurant and residences. Therefore, as stipulated herein, staff finds the use permit will not have any materially detrimental effects on the surrounding area.

2. The proposed use is reasonably compatible with uses permitted in the surrounding area;

   The proposed restaurant with drive-through is proposed within an area intended for similar commercial uses, including those uses with drive-through facilities, as allowed with a use permit. As such, the proposed use should be compatible with the intended uses of the surrounding area in terms of hours of operation, traffic generation, and intensity (noise, light, etc.)

Section 4-2-2 (Convenience Uses) of the Zoning Ordinance provides the following additional evaluation criteria for convenience uses regarding their potential impact on traffic congestion, the neighborhood in general, and their appropriateness for the site:

1. Adequacy of the parcel size and configuration to provide for proper access and internal circulation.

The .83-acre parcel is of sufficient size and configuration to accommodate the proposed restaurant with drive-through. The proposed access and internal traffic circulation pattern have been designed to be consistent with the overall master design for the area. The drive-through lane provides stacking for six vehicles from the first stopping points.

2. Compatibility of the proposed hours of operation with adjacent residential areas.

The restaurant is proposed to be open seven days a week, 24 hours a day. Given the proposed use's location within a developing commercial center, and with no adjacent residences to be adversely affected by traffic or noise or light trespass, staff does not recommend any restrictions on hours of operation.

3. Required traffic mitigation measures, if any.

The traffic study for the site was approved by the Engineering Department. Standard improvements to ensure adequate access to public streets will be required. A full median break and traffic signal exists at the intersection of 166th Avenue and Indian School Road, which will be the primary ingress/egress point for this commercial center. An additional right-in/right-out access point to Indian School Road will be located to the east of the Property.

4. Other concerns, which may place the advisability of the proposed convenience use in question.

Staff found no other concerns with the development of a convenience use on the Property. However, all proposed improvements will need to be in conformance with the city's development regulations and design guidelines. Such conformance will be confirmed during the review of the site plan and construction plans for the Property.

Fire Department:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
#185	2.90	1.45	2.90	1.45	#183	7.19	3.59	7.19	3.59

Public Participation:
In accordance with the City's Citizen Review Ordinance, a written notice was mailed to all property owners within 500 feet of the subject parcel. To date, staff has not received any inquires as a result of this written notice.

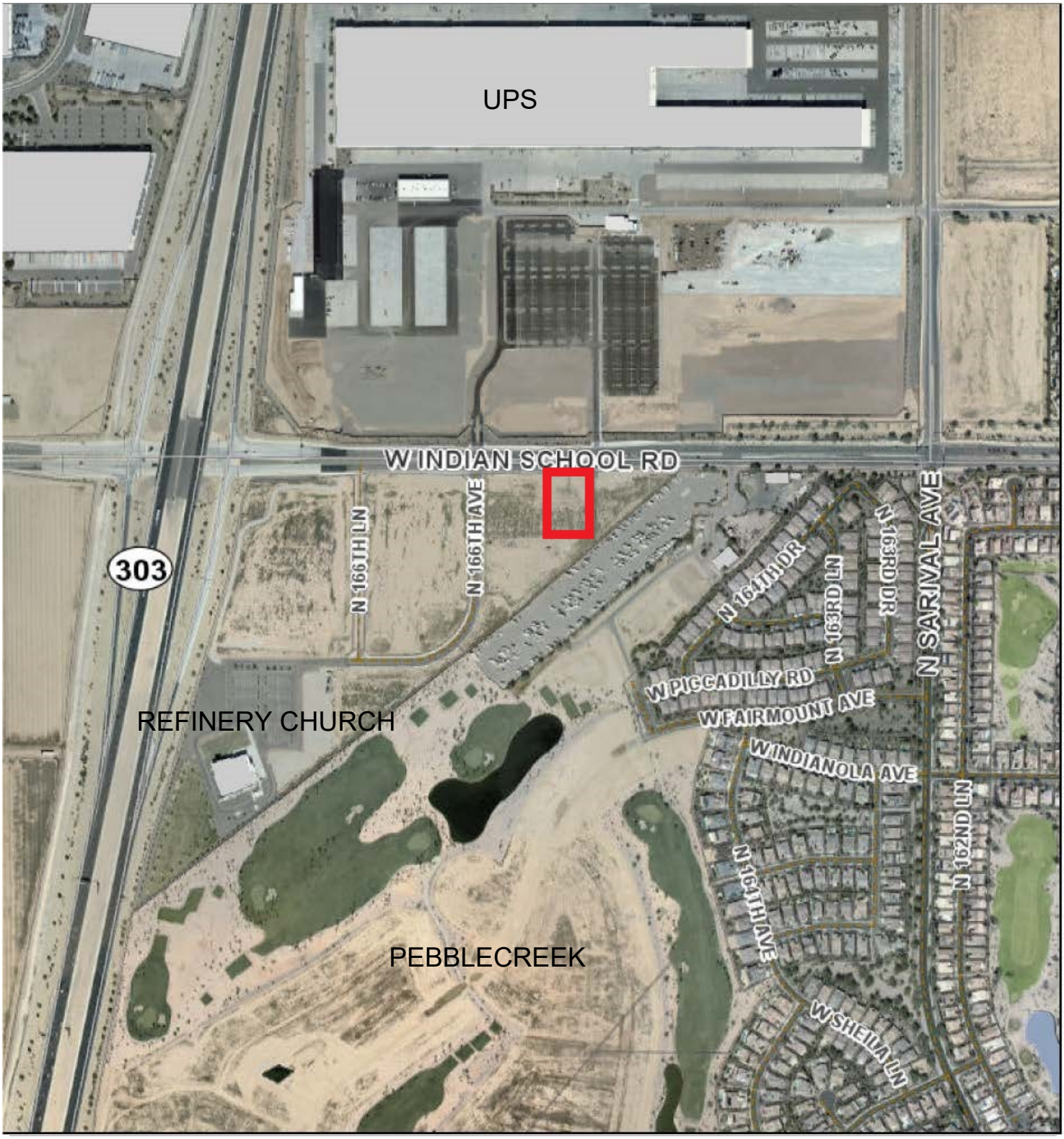
Notice for the public hearings before the Planning and Zoning Commission and City Council included a notice mailed to surrounding property owners, a sign posted on the property, and a legal notice published in the Arizona Republic, Southwest Edition, on March 26, 2021. To date, staff has not received any inquires on this request. Also as previously noted herein, there was no public opposition to this item voiced at the public hearing held before the Commission on April 14, 2021.

Attachments

1. Aerial Photo
2. Project Narrative
3. Conceptual Site Plan
4. Conceptual Building Elevations

Staff Presentation

Aerial Photo
Filiberto's PV303



Drawn By: Steve Careccia
City of Goodyear Development Sevices Department
Date: 3.18.21

N

City of Goodyear

Filibertos Narrative

Current zoning on the site is PAD and is known as PV303 Phase East II with an underlying land use of General Commercial in which retail/restaurant is a permitted use. A use permit is required for the drive thru. The intended use is for a Filiberto's restaurant and the tenant is an experienced operator with 3 existing locations. He plans to have a total of 15 employees with a max of 5 at any one time. The restaurant operation would not be detrimental to either residents nor business nearby. It will be in conformance with all CC&R's and will be architecturally compatible with the balance of the development and the landscape plan is planned to comply with overall master landscape design guidelines. The development of this parcel will allow for the construction of the shared drive which will enable the master developer to commence infrastructure development of the balance of the property. Additionally, since it will serve breakfast, lunch, and dinner, it will provide an amenity to neighboring businesses and residents by providing quality meals with either sit down or drive thru service 24 hours a day.

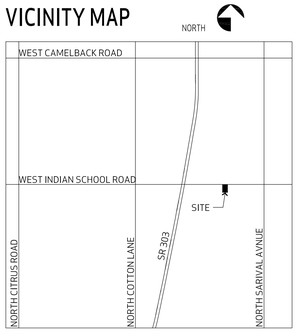
In addition to the building, as part of this request we would include temporary drainage until the balance of the site is developed. We are proposing to add xeriscape landscape in the area surrounding the proposed store. These plantings will be consistent with Palm Valley/303 development standards. The entire surrounding site will undergo re-plat to provide for cross access, legal description of individual parcels, and a circulation element for the entire site.

The remainder of the site, including drainage, circulation and parking will be modified as a result of the re-plat and addressed at that time. This request is for this specific site plan and for a use permit allowing the drive thru. The shared drive, utilities, and temporary drainage as well as onsite landscaping will be constructed concurrently with the construction of this development.

FILIBERTO'S MEXICAN FOOD

SITE PLAN

VICINITY MAP



PARKING CALCULATIONS

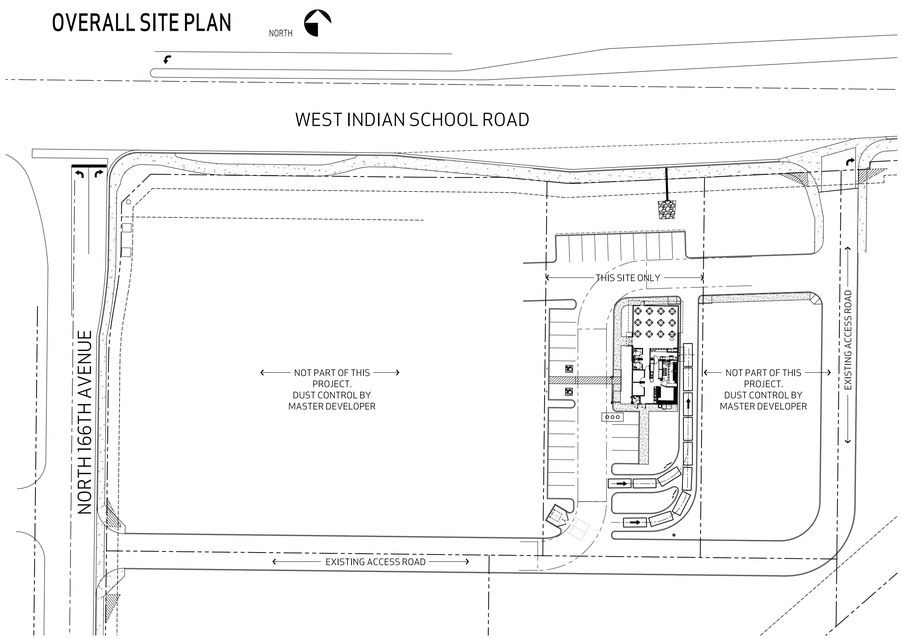
DINING AREA	680 SF	1/50 SF	14 SPACES
KITCHEN	1,520 SF	1/150 SF	10 SPACES
TOTAL REQUIRED			24 SPACES
TOTAL PROVIDED			27 SPACES

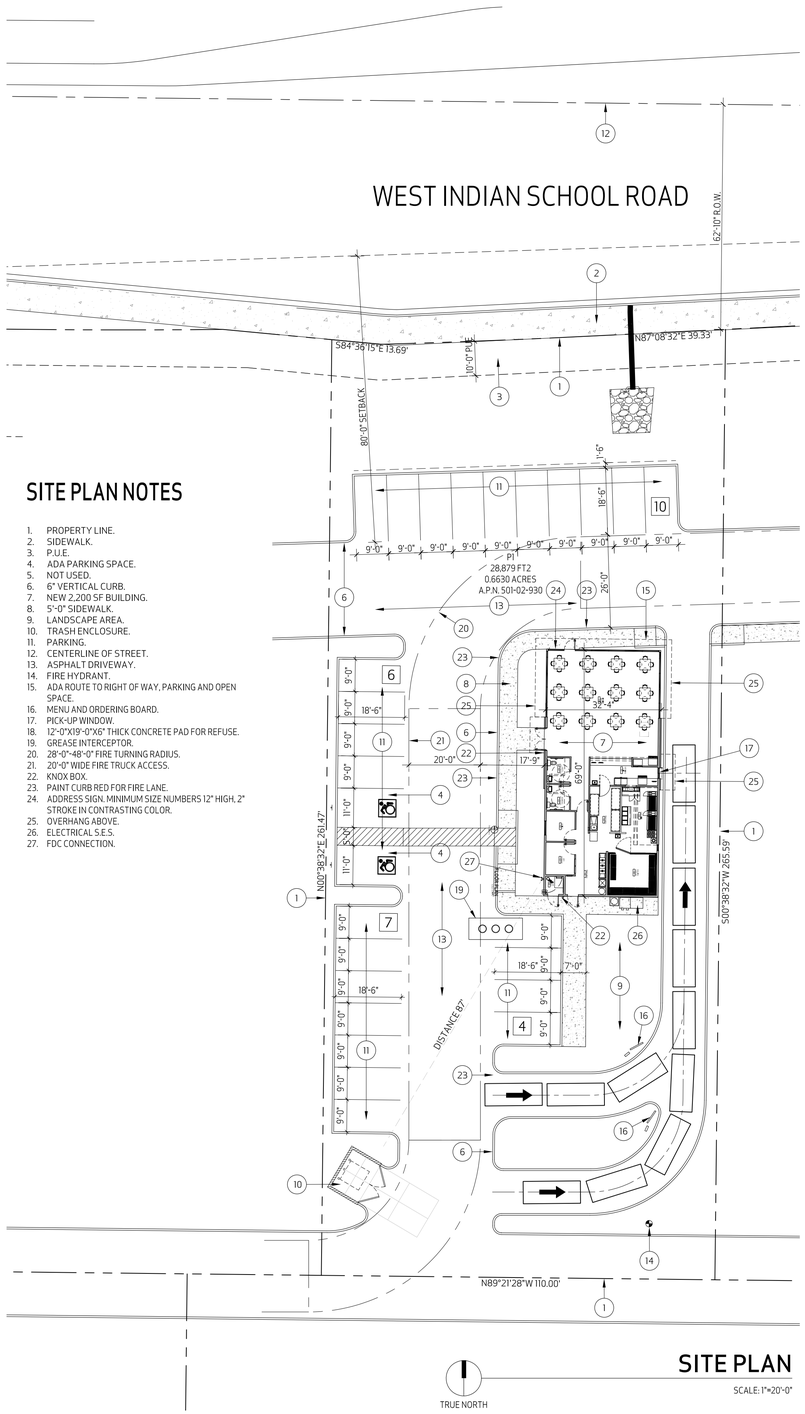
GENERAL NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
   - A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   - B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   - C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
   - D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
   - E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.

2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
   - A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
   - B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
   - C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
   - D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
   - E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
   - F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

OVERALL SITE PLAN





SITE PLAN NOTES

1. PROPERTY LINE.
2. SIDEWALK.
3. P.U.E.
4. ADA PARKING SPACE.
5. NOT USED.
6. 6" VERTICAL CURB.
7. NEW 2,200 SF BUILDING.
8. 5'-0" SIDEWALK.
9. LANDSCAPE AREA.
10. TRASH ENCLOSURE.
11. PARKING.
12. CENTERLINE OF STREET.
13. ASPHALT DRIVEWAY.
14. FIRE HYDRANT.
15. ADA ROUTE TO RIGHT OF WAY, PARKING AND OPEN SPACE.
16. MENU AND ORDERING BOARD.
17. PICK-UP WINDOW.
18. 12'-0"X19'-0"X6" THICK CONCRETE PAD FOR REFUSE.
19. GREASE INTERCEPTOR.
20. 28'-0"-48'-0" FIRE TURNING RADIUS.
21. 20'-0" WIDE FIRE TRUCK ACCESS.
22. KNOX BOX.
23. PAINT CURB RED FOR FIRE LANE.
24. ADDRESS SIGN. MINIMUM SIZE NUMBERS 12" HIGH, 2" STROKE IN CONTRASTING COLOR.
25. OVERHANG ABOVE.
26. ELECTRICAL S.E.S.
27. FDC CONNECTION.

TRUE NORTH

SITE PLAN

SCALE: 1"=20'-0"

CODE REVIEW

AUTHORITY	CITY OF GOODYEAR, ARIZONA
CODE	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2018 INTERNATIONAL CONSERVATION CODE
USE	RESTAURANT WITH DRIVE-THRU
CONSTRUCTION TYPE	V-B

PROJECT INFORMATION

LOCATION	SEC OF INDIAN SCHOOL AND 166TH AVENUE GOODYEAR, ARIZONA
APN	501-02-930 (WEST HALF)
ZONING	PAD (PLANNED AREA DEVELOPMENT) WITH UNDERLYING GENERAL COMMERCIAL (C-2)
LOT AREA	
NET	28,894 SF (0.66 ACRES)
GROSS	36,130 SF (0.83 ACRES)
OCCUPANCY	
PROPOSED	A-2
BUILDING AREA	
PROPOSED BUILDING	2,200 SF
BUILDING HEIGHT	
MAXIMUM ALLOWED	56'-0" HIGH
PROPOSED	18'-0" HIGH
STORIES	(1) ONE STORY
LOT COVERAGE (MAXIMUM BUILDING COVERAGE)	
ALLOWABLE	50 %
PROPOSED	20 %
FIRE SPRINKLERS	YES
FIRE ALARMS	YES
BUILDING AREA	
ALLOWABLE	28,000 SF
ACTUAL	13,402 SF

PROJECT DIRECTORY

OWNER	BELL 53RD, LLC. 7209 EASY MCDOWELL DRIVE SCOTTSDALE, ARIZONA 85250
DEVELOPER	FILIBERTO'S (TMR 303) 3521 EAST INDIAN SCHOOL ROAD PHOENIX, ARIZONA 85018 CONTACT: RANDY ROCHFORD PHONE: 480.619.3664
ARCHITECT	TOMECAK DESIGN, P.C. 4368 NORTH CIVIC CENTER PLAZA ST. 201 SCOTTSDALE, ARIZONA 85251 CONTACT: MARK TOMECAK PHONE: 602.619.7751
CIVIL ENGINEER	ATWELL 4700 EAST SOUTHERN AVENUE MESA, ARIZONA 85206 CONTACT: CASEY PENNINGTON PHONE: 480.218.8831

BENCHMARK

PRIMARY BENCHMARK:
CITY OF GOODYEAR BRASS CAP, IN HANDHOLE LOCATED AT THE INTERSECTION OF SARIVAL AVENUE AND CAMELBACK ROAD, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T.2N, R.2W. CITY OF GOODYEAR BM #G3703.

ELEVATION = 1062.85 FEET NAVD 88 DATUM (HELD)
ELEVATION = 1061.12 FEET NAVD 29 DATUM (HELD)

SECONDARY BENCHMARK:
CITY OF GOODYEAR BRASS CAP, IN HANDHOLE LOCATED AT THE INTERSECTION OF INDIAN SCHOOL ROAD AND COTTON LANE, ALSO BEING THE NORTHEAST CORNER OF SECTION 24, T.2N, R.2W. CITY OF GOODYEAR BM #G3704.

ELEVATION = 1066.99 FEET NAVD 88 DATUM

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF SECTION 35, TOWNSHIP 2 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS:

THE WEST 110 FEET OF PARCEL 5, FINAL PLAT OF "PV303 EAST II PHASE I", AS RECORDED IN BOOK 1360 PAGE 10, MARICOPA COUNTY RECORDS.

TOMECAK DESIGN
4368 North Civic Center Plaza
Suite 201
Scottsdale, Arizona 85251

T 602.619.7751
F 480.718.8387
E info@tomecakdesign.com

REGISTERED ARCHITECT
42458
MARK K. TOMECAK
ARIZONA, U.S.A.
EXPIRES 3.31.2023

PROJECT:
FILIBERTOS
GOODYEAR, ARIZONA

REVISED:

JOB #.: 2022

DATE: 3.10.2021

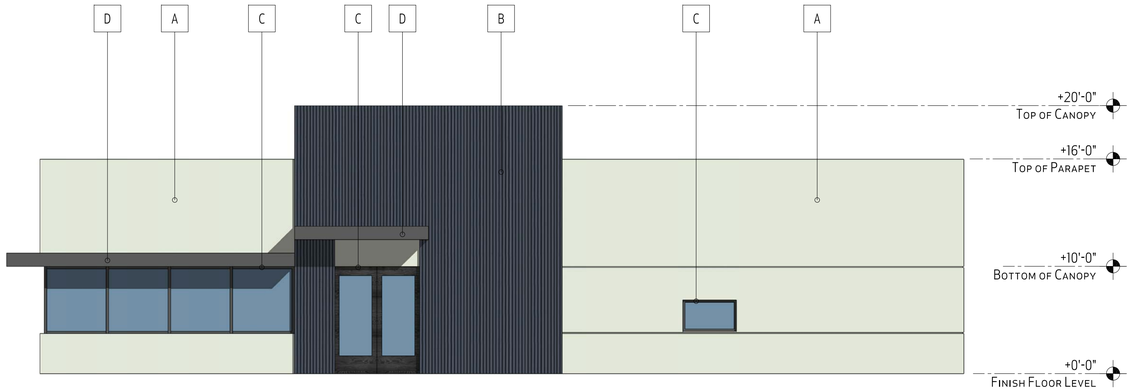
CONTENTS: SITE PLAN

SHEET No: A1.00

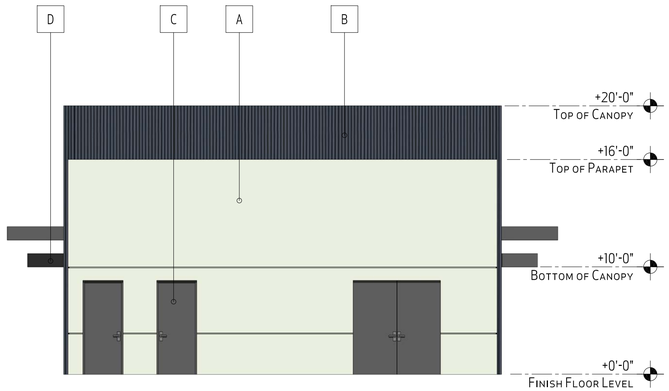
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MATERIAL LEGEND

		MATERIAL	MANUFACTURER	COLOR / MODEL #
	A	PAINTED STUCCO	DUNN EDWARDS	DE5567 (SNOWY EVERGREEN)
	B	CONGREGATED METAL CLADDING	DUNN EDWARDS	DE6357 (BLACK TIE)
	C	ALUMINUM DOOR/WINDOW	WESTERN WINDOWS	DARK BROZNE
	D	METAL CLADDING	DUNN EDWARDS	DE6357 (BLACK TIE)



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

TOMECAK DESIGN
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REGISTERED ARCHITECT
42458
MARK K. TOMECAK
ARIZONA U.S.A.

EXPIRES 3.31.2023

PROJECT:
FILIBERTOS
GOODYEAR, ARIZONA

REVISED:

JOB #.: 2022

DATE: 12.31.2020

CONTENTS: ELEVATIONS COLOR

SHEET No: A2.01

©



Filiberto's Use Permit

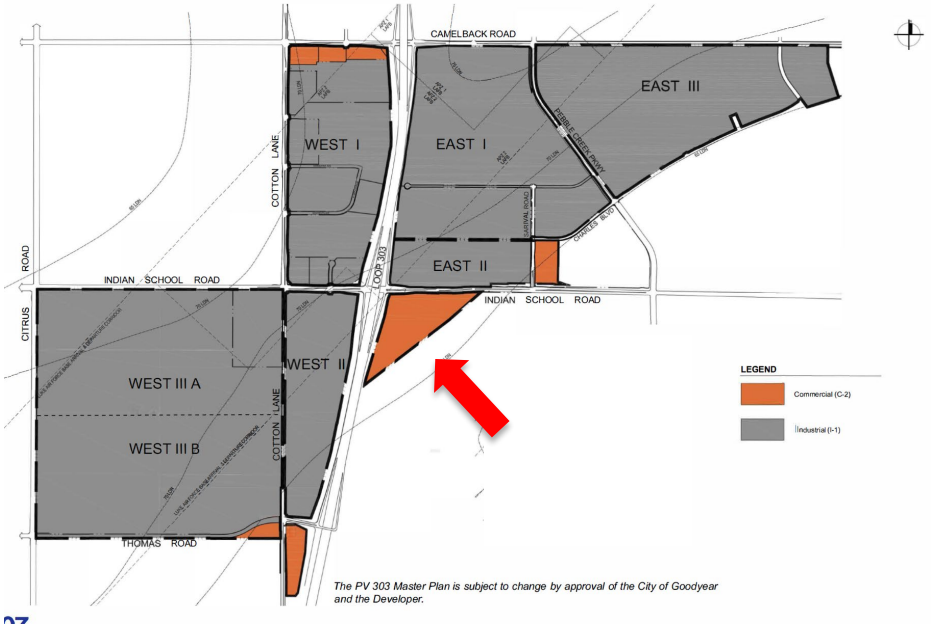
City Council Public Hearing
April 26, 2021


UPS
W INDIAN SCHOOL RD
303
N 166TH LN
N 166TH AVE
N 164TH DR
N 163RD LN
N 163RD DR
N SARIVAL AVE
W PICCADILLY RD
W FAIRMOUNT AVE
W INDIANOLA AVE
N 162ND LN
N 161ST AVE
W SHERIDAN LN
REFINERY CHURCH
PEBBLECREEK

Filiberto's

BACKGROUND

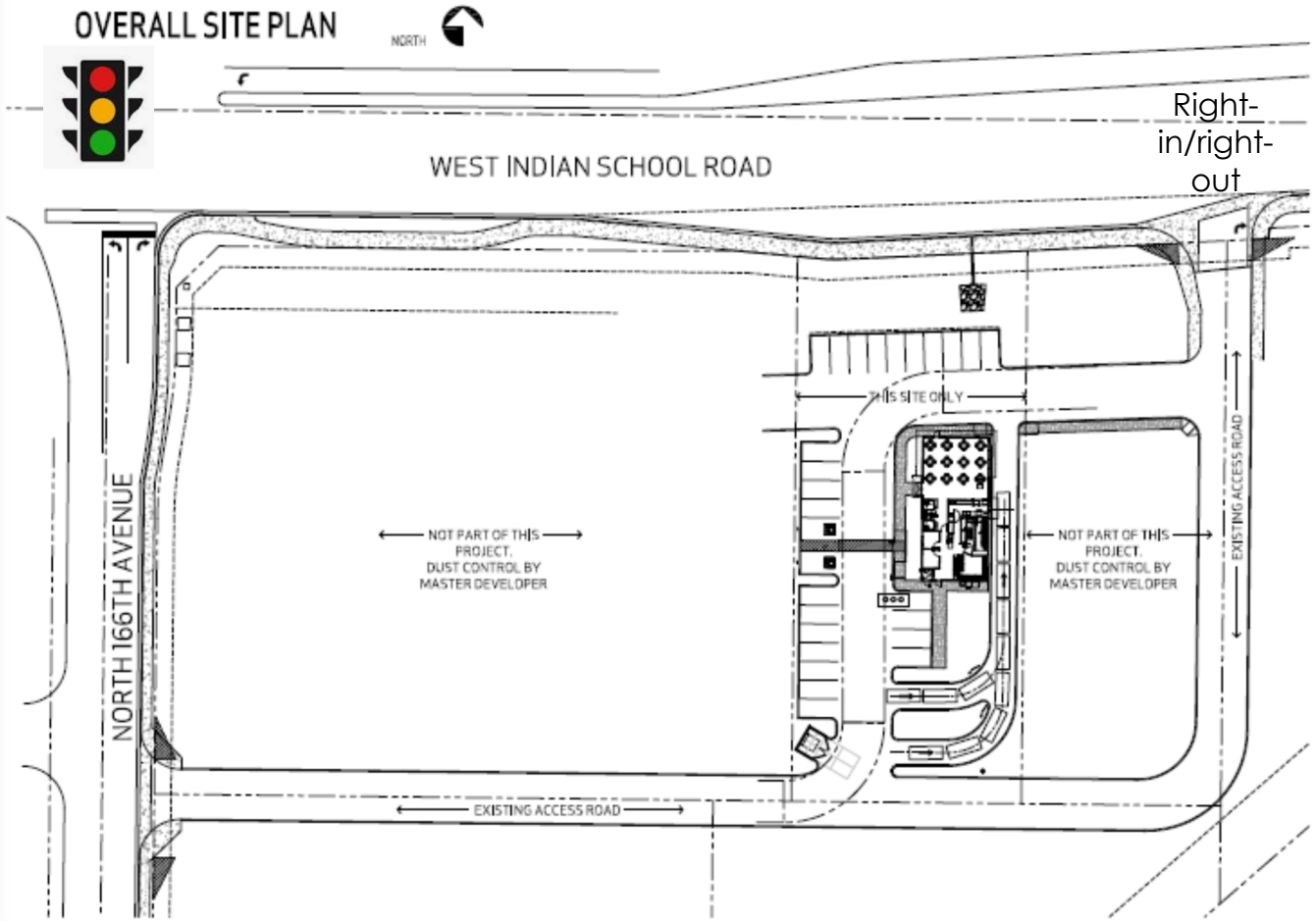
- PV303 PAD
- 1,800 acres
- Zoning adopted 2005 & 2008
- East II – Portion designated for commercial uses
- Convenience Use (drive-through) requires Use Permit



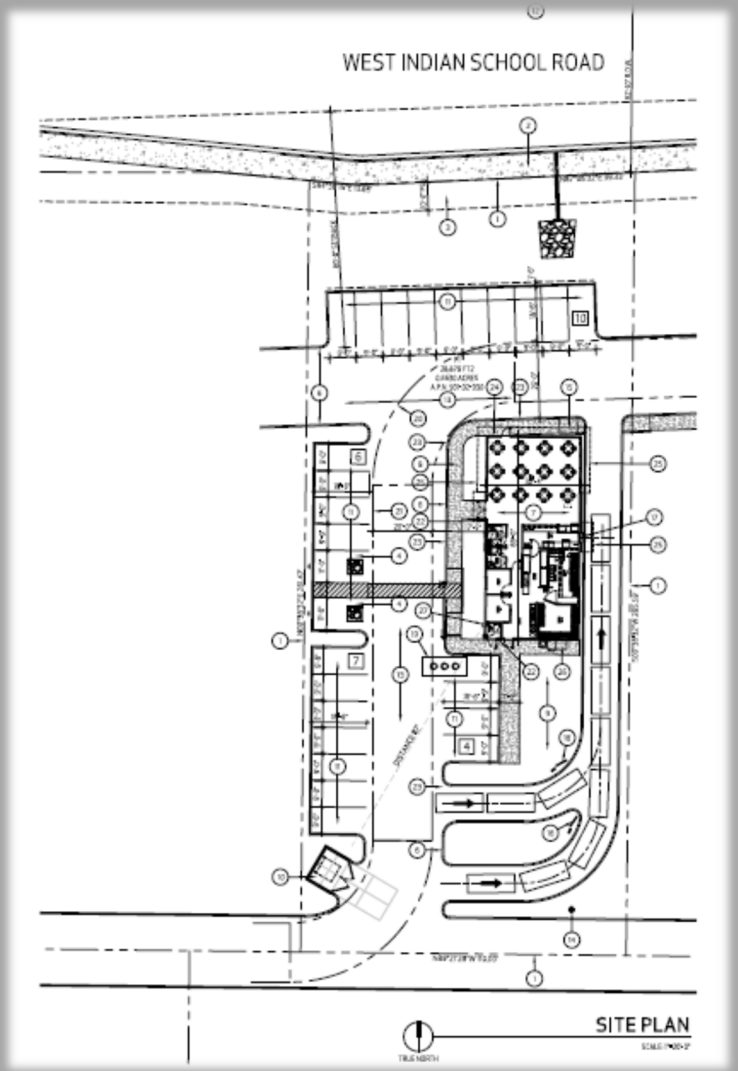
Filiberto's

REQUEST

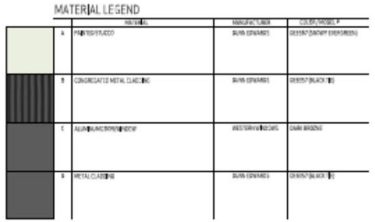
- Use Permit for convenience use (drive-through)
- .83-acre parcel within proposed commercial center
- 2,200 SF restaurant
- Drive-through component
- Master developer to complete center improvements

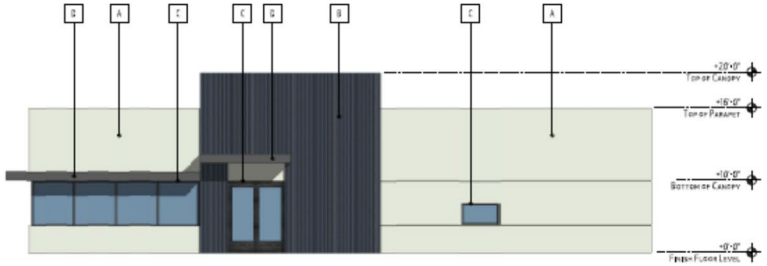

OVERALL SITE PLAN
NORTH
WEST INDIAN SCHOOL ROAD
Right-in/right-out
NORTH 166TH AVENUE
THIS SITE ONLY
NOT PART OF THIS PROJECT. DUST CONTROL BY MASTER DEVELOPER
NOT PART OF THIS PROJECT. DUST CONTROL BY MASTER DEVELOPER
EXISTING ACCESS ROAD
EXISTING ACCESS ROAD

Proposed Development Plan

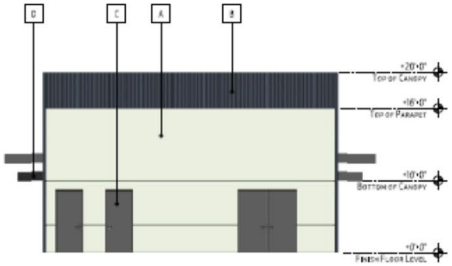


Proposed Elevations





1 WEST ELEVATION



2 SOUTH ELEVATION



3 NORTH ELEVATION



4 EAST ELEVATION

Filiberto's

USE PERMIT EVALUATION CRITERIA

1. Use will not be materially detrimental
2. Use is reasonably compatible with uses in surrounding area

- Property & surrounding area intended for commercial uses
- Proposed use will be similar to other uses permitted in commercial area
- Separation from residential almost 700'
- RV storage & golf course act as buffer



Filiberto's

CONVENIENCE USE EVALUATION CRITERIA

Adequacy of parcel size

- Sufficient for proposed use
- Queuing to occur onsite

Hours of operation

- 24/7 - No restrictions proposed given location

Traffic mitigation

- Improvements for center by master developer

Other concerns

- Use permit only
- Site plan & design review required

Filiberto's

PUBLIC PARTICIPATION

- Alternative Citizen Review – Notice mailed to surrounding property owners
- Use Permit requires review through public hearing process
- Recommendation from Commission & approval from Council
- Notice provided for public hearings:
  - Property posted
  - Legal advertisement
  - Mailing to surrounding property owners & stakeholders
- Website: Current Development Applications
- No public inquires on project
- No opposition to project to date

Filiberto's

RECOMMENDATION

- Proposal complies with all evaluation criteria
- Staff recommends approval
- Commission recommended approval at 4/14 hearing
- Six stipulations in staff report

AGENDA ITEM #: 13.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: REZONE PEBBLECREEK PHASE II - NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT

STAFF PRESENTER(S): Christian M. Williams, Planner

SUMMARY:

Request approximately 5.97 acres be rezoned to Planned Area Development (PAD).

Recommendation:

1. ADOPT RESOLUTION NO. 2021-2141 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED, “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07A;” “LEGAL DESCRIPTION PebbleCreek Phase II NW QUAD Pickleball Area December 28, 2020;” AND “PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT - Development Regulations dated March 2021.”

2. ADOPT ORDINANCE NO. 2021-1498 CONDITIONALLY REZONING APPROXIMATELY 5.97 ACRES OF PROPERTY LOCATED NORTHWEST OF 165TH AVENUE AND FAIRMONT AVENUE, KNOWN AS PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION; 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. (Christian Williams, Planner)

FISCAL IMPACT:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is located within the development known as PebbleCreek Golf Resort Phase II, which was zoned Final Planned Area Development (PAD) Zoning District with the adoption of Ordinance numbers 98-620 and 98-621. The PebbleCreek Golf Resort Phase II PAD established land uses throughout PebbleCreek Golf Resort Phase II, including the subject property. The original land use designation for the subject property was residential and golf course uses. Following the passage of Senate Bill 1062, which provided land use compatibility and noise attenuation standards for developments around military bases, the council adopted Ordinance number 2002-782, which modified the permitted use for the subject property to recreational Vehicle Storage and Golf Course Maintenance Yard.

The current proposed rezoning seeks to amend the permitted land use for the 5.97-acre site to allow for a mix of recreational uses, including pickle ball courts, that are Luke Air Force Base compatible uses.

STAFF ANALYSIS

Current Policy:
A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area. As set forth below, the proposed zoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Details of the Request:
The applicant is requesting to amend the permitted uses for the subject property under the PebbleCreek Phase II Golf Resort PAD to allow for the development of a mix of recreational uses, including pickle ball courts, that are compatible with nearby Luke Air Force Base operations and to adopt development standards for these new uses.

Development Regulations:
Permitted Uses: The permitted uses are the following Community Recreational Amenities:

1. Pickleball courts;
2. Tennis courts;
3. Basketball courts;
4. Remote control vehicle track;
5. Shuffle board;
6. Bocce ball:
7. Archery range;
8. Dog park and/or pet run;
9. Other uses analogous to those above as determined by the City's Zoning Administrator.

Development Standards: The development standards for the Site shall be those identified in the table below.

Development Standard	PebbleCreek Pickleball Facility PAD
Min. Parking Spaces	49 spaces (69 spaces provided) • 2 parking spaces per Pickleball Court. • Restroom/Pavilion = 1 parking space per 250 SF.
Max. Building Height	25 feet
Min. Open Space	N/A *The use is recreational active open space.
Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet

Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet
Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around recreational and sport court uses on the Site.
Min. Separation between Fences and/or walls	Min. separation between walls and recreational/sport court boundary fencing (open wire fence with or without fabric screen material) may be 5 feet.
Max. Wall Height	10 feet

Additional Regulations:

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

2. All uses are subject to Administrative Site Plan review.

3. The hours of operation for active outdoor recreational uses on the Site shall be restricted to 6am to 9pm.

4. Design shall be in conformance with the requirements of the City of Goodyear Design Guidelines.

5. Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.

Evaluation Criteria:
Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The proposed pickleball court facility will work to meet the current recreational and healthy living demands of PebbleCreek's active-lifestyle residents. The development will add to PebbleCreek's existing high-quality amenities and provide an additional area where its residents can recreate.

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.

2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

This Site and existing asphalt RV parking spaces is relatively flat, which makes it suitable for a pickleball and similar recreational facilities. Adjacent existing roadway infrastructure provides convenient and direct access to the Site and is appropriate to serve PebbleCreek's residents and their guests.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:
North – Palm Valley 303 (commercial);
South – PebbleCreek Phase II (residential);
East – PebbleCreek Phase II (residential);
West – Palm Valley 303 (commercial)

The proposed PAD limits the uses allowed on the Site to amenities and recreational opportunities that serve the needs of PebbleCreek residents. The proposed development is compatible and supportive of the land use patterns of adjacent properties and surrounding area. Robson's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area.

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.

The proposed zoning is PAD with uses that are consistent with other land uses within the immediate area, the overall PebbleCreek Community and is the best use for this Site. The proposed rezoning and Robson's development are better suited for the Site than the uses allowed under the current zoning (PebbleCreek Phase II PAD).

Luke Air Force Base:
The subject property is located within the vicinity of a military airport within the 65 LDN. Given the location of the subject property, allowable uses will be restricted to those that are supported by staff, the developer and Luke Air Force Base. No residential or dense indoor congregational uses will be included within this zoning.

Phoenix-Goodyear Airport:
The subject property is not located within the Phoenix-Goodyear Airport Traffic Pattern Airspace. Given the location of the property, airport operations will not be adversely impacted by this development.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

There is a high demand for additional pickleball courts within the PebbleCreek community. This site is located on flat land and surrounded by an existing golf course and RV storage facility and provides convenient access for PebbleCreek residents and their guests. Demand for pickleball courts and other active community amenities is strong within the PebbleCreek community.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:
This rezoning will have minimal impact on the Litchfield Elementary School District and Agua Fria High School District. The rezoning is contained within an age-restricted community and does not increase the number of dwelling units within the development.

Fire Response:
Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #185	3.19	1.59	3.19	1.59	Fire Station #183	7.48	3.74	7.48	3.74

Police Response:
The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:
The subject property will have access to 165th Avenue which is a private street within PebbleCreek community. The overall PebbleCreek Phase II development is accessed via private streets along McDowell Road, Virginia Avenue, PebbleCreek Parkway and Indian School Road.

Water/Wastewater:
The subject property will be served by Liberty Utilities for water and wastewater.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

There is no projected increase in demand for public infrastructure and services available to the Site and as a result of this development. The development will tie into existing private utility connections in 165th Avenue and surrounding the project and utility reports have been completed in association with this request to ensure their capacity is adequate.

8. General public concerns.

Public Participation, Public Comment and Planning and Zoning Commission Meeting:
On February 23, 2021 a virtual neighborhood meeting was held for the proposed rezoning with more than 177 residents online. Unfortunately, technical issues occurred which resulted in more than 90 residents leaving the meeting prior to the question and comment section that the applicant facilitated. As a result of the first neighborhood meeting, Planning staff received resident concerns including: noise, light, hours of operation, location of the proposed facilities, proximity to existing homes, wall screening height, cut through vehicular traffic on residential streets, traffic on 165th Avenue, additional uses requested in the PAD and the loss of RV storage. After the first neighborhood meeting the PebbleCreek Pickleball Club sent an email to their members asking them to email City Council in support of the project; resulting in significant outreach to City Council.

As a result of technical issues during the first virtual neighborhood meeting, the applicant hosted a second virtual neighborhood meeting to discuss the project and receive/provide information through a question and answer session. This meeting took place on March 16, 2021 and had approximately 26 online participants. In order to notify residents of the second neighborhood meeting, the applicant

sent email invitations to the 251 residents who registered to attend the first virtual meeting and sent letters to the 186 property owners who received post cards concerning the first virtual meeting. General questions from the March 16, 2021 meeting included sound and screening/sound wall height; access to the construction yard via this proposed facility once PebbleCreek reaches build out; the ability to have a dog park on site; bicycle parking; traffic on 165th Avenue and future plans for the extension of Fairmount Avenue; tennis courts at the Tuscany Falls Recreation area; height of the light poles; impact property values, HOA dues and maintenance costs; hours of operations; and projected timing for the facility to open.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on April 14, 2021 appeared in the Arizona Republic Southwest Valley Edition March 26, 2021; postcards were mailed to adjoining owners on March 18, 2021; and a sign was posted on the site on March 24, 2021.

A public hearing was held before the Planning and Zoning Commission on April 14, 2021 to consider the rezoning of the property to Planned Area Development (PAD):

- 13 members from the public wished to speak (nine members from the public spoke in support of the rezone, four members from the public spoke in opposition);
    - One of the speaking members presented a petition to the Commission (the petition contained 53 signed pages with 926 signatures, all 926 signatures were in support of the rezone and none were opposed to the rezone);
    - Two members who spoke in favor might not have provided a speaker request card;
- 64 members from the public filled out comment cards and indicated they did not wish to speak (all 64 of those cards, from the public, indicated support for the rezone, none indicated opposition to the rezone);
- Six members of the public requested to have emails read into the public record (one email was in support of the rezone, five emails were in opposition to the rezone);
    - One of the opposition emails, read into the public record, contained a petition as an attachment (the petition contained three signed pages with 52 signatures, one signature was supportive of the rezone and 51 signatures were opposed to the rezone);
- Two emails were requested to be included as a part of the Planning and Zoning Commission packet (one of those emails was supportive of the rezone, one of those emails was against the rezone);
- Additionally, the Planning and Zoning Commission was made aware that staff had received or been forwarded additional email correspondence (approximately 305 emails have been received, 291 generally supportive of the rezone and 14 generally opposed to the rezone).

Comments in favor of the rezone stated reasons such as increased home (property) values, pickleball being the reason they moved to PebbleCreek, overcrowding at the existing Tuscany Falls courts, the growing popularity of the sport, club members investing money towards the project construction, the ability to host tournaments in PebbleCreek and bring tourism dollars to Goodyear, the long travel times to play at city of Surprise courts, opportunities to socialize and make friends, and the sound being less than Indian School Road traffic of Luke Air Force Base aircraft traffic.

Comments in opposition to the rezone stated reasons such as an increase in sound and (different than Indian School Road traffic or Luke Air Force Base aircraft traffic) for a longer and more continuous period of time, the desire to not have national tournaments in PebbleCreek, a cited internal PebbleCreek survey in which most surveyed residents stated they did not want an expansion of pickleball, opposition to two separate pickleball court locations, increased traffic on 165th Avenue, concerns with traffic on Indianola and Fairmount Avenues, membership requirements to use the courts, additional maintenance costs to HOA residents, noise and inadequacy of sound walls, the originally proposed 10 p.m. court closing times, the 6 a.m. – 9 p.m. proposed hours, Robson's investment in the construction versus investing in other amenities, light pollution, interference with

the existing golf course and tee boxes, the desire for other ideas such as expanding at the existing dog park or locating pickleball closer to the Arizona State Route 303 Loop or other properties, and residents stated they moved to the northwest section of PebbleCreek to be away from noisy recreational amenities/facilities.

After public discussion, the Commission voted (4-1) to recommend approval of the proposed rezoning.

9. Whether the amendment promotes orderly growth and development.

The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.

10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

This proposal will convert RV storage and a vacant underutilized Site into a recreational amenity area that provides recreational opportunities to residents and guests of PebbleCreek.

Attachments

Citizen Emails for P and Z Packet

Resolution

Ex. A OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07A

Ex. B LEGAL DESCRIPTION PEBBLECREEK PHASE II NW QUAD PICKLEBALL AREA DECEMBER 28, 2020

Ex. C PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT - DEVELOPMENT REGULATIONS DATED MARCH 2021

Ordinance

Aerial Exhibit

Narrative

Speaker Request Cards

926 Signature Petition

Comment Cards

Emails Read at P and Z

52 Signature Petition

Citizen Emails for P and Z Packet

Presentation

Citizen Input Requested to Be Included in Packet

Christian Williams

From: jeff [redacted]
Sent: Wednesday, March 31, 2021 12:44 PM
To: Christian Williams
Subject: Project Number 20-210-00007

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

I am a resident of PebbleCreek. I would like to express my support for Project Number 20-210-00007, the proposed rezoning at the northwest corner of the PebbleCreek community. The proposed rezoning is necessary to develop a recreational complex to include, but not limited to, pickleball courts.

I support the rezoning request for the following reasons:

1. The project makes good use of underutilized land.
2. The project promotes healthy living and social interaction for 1,500 or more residents in Pebblecreek.
3. Pickleball courts are in high demand and the new facilities will take pressure off of City facilities.
4. The new courts will support the local economy by allowing the community to host pickleball competitions with players from outside of the area.
5. Pickleball promotes healthy living during the Covid-19 pandemic because it can be played while maintaining adequate social distancing.
6. The proposed use is compatible with surrounding land uses. Pickleball does not generate substantial noise but the courts are setback hundreds of feet from residences in the area. In addition, the site is in a corridor that is subject to freeway noise. The project includes masonry walls that will attenuate noise from both the freeway and the courts. This will benefit residents who live in the vicinity.

Please forward my comments to the Planning and Zoning Commission and City Council.

Sincerely,
Jeffrey Specter
[redacted]

Christian Williams

From: James Moore [redacted]
Sent: Thursday, April 1, 2021 12:37 PM
To: Christian Williams
Subject: Expansion of Pickleball Courts in Pebble Creek

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

Hello, Christian -

We have a residence quite near to the proposed expansion, and strongly oppose its approval.

From the un-dimensioned sketches, it appears to be two hundred feet or less from our home. Existing pickleball courts are available from 6:30 AM until nearly 11:00PM.
We and other neighbors are concerned about the constant intrusive sounds of balls meeting paddles and loud shouts of the players emanating from this additional facility.

As far as we can tell from the plans shown to date, there are no provisions for effective noise abatement. Allowing this proposal to go forward will significantly reduce our quality of life and the value of our property.
We request that you visit the existing pickleball courts during busy hours and pay careful attention to the noise levels and traffic.

We will not be able to attend the meetings scheduled in April on this topic in person, so we would appreciate your assistance in registering our opposition.

Thanks in advance, and of course if you have any questions please feel free to contact us by telephone or email.

James Moore
[redacted]

RESOLUTION NO. 2021-2141

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK TITLED: "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07A;" "LEGAL DESCRIPTION PEBBLECREEK PHASE II NW QUAD PICKLEBALL AREA DECEMBER 28, 2020;" AND "PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION PLANNED AREA DEVELOPMENT - DEVELOPMENT REGULATIONS DATED MARCH 2021."

Be it resolved by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map 20-07A," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description PebbleCreek Phase II NW QUAD Pickleball Area December 28, 2020", a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled PebbleCreek Phase II – Northwest Pickleball and Recreation Planned Area Development - Development Regulations dated March 2021, a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2021-1498.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Three copies of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST: APPROVED AS TO FORM:

_____ _____

Darcie McCracken, City Clerk Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2141 is a true, correct and accurate copy of Resolution No. 2021-2141, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

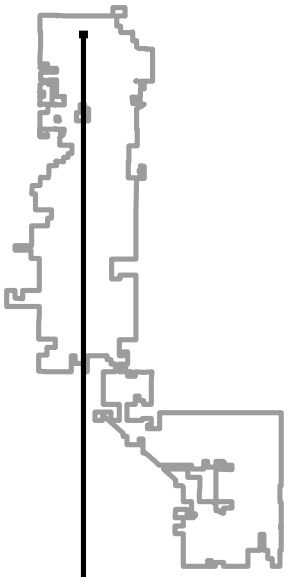
Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07A

AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO._____, PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____ DAY OF _____, 2020.

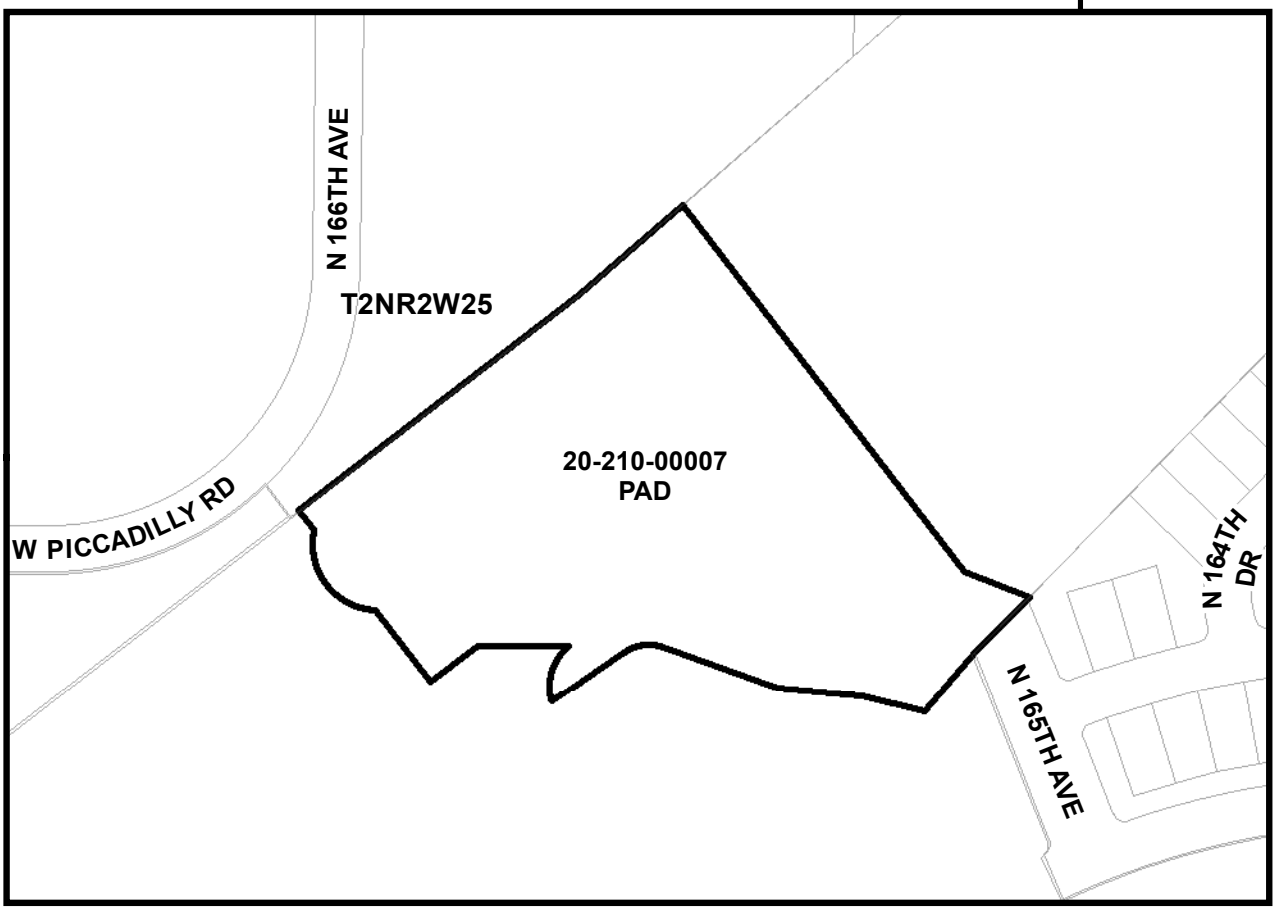


_____
MAYOR

_____
CITY CLERK

SUBJECT PROPERTY:

A portion of the Northeast Quarter of Section 25, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



SOURCE: CITY OF GOODYEAR G.I.S.

CITY OF GOODYEAR, AZ - REZONE CASE

EXHIBIT			DATE:
A	REZONE FROM PAD TO PAD	20-210-00007	February 2021

Exhibit B

LEGAL DESCRIPTION
PebbleCreek Phase II NW QUAD Pickleball Area
December 28, 2020

A portion of the Northeast Quarter of Section 25, T.2N., R.2W., of the Gila and Salt River Meridian, City of Goodyear, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 25, a found City of Goodyear brass cap in hand hole, from which the North Quarter Corner of said Section 25, a found ADOT brass cap in hand hole, bears N89°22'08"W, 2639.08 feet distant;

THENCE westerly along the north line of the Northeast Quarter of said Section 25 N89°22'08"W, a distance of 1070.21;

THENCE leaving said north line S48°55'35" W, a distance of 799.92 feet to the TRUE POINT OF BEGINNING;

THENCE S37°39'34"E, a distance of 481.49 feet;

THENCE S68°05'55"E, a distance of 72.15 feet;

THENCE S44°13'40"W, a distance of 78.84 feet;

THENCE S40°58'22"W, a distance of 82.64 feet;

THENCE N75°52'01"W, a distance of 66.49 feet;

THENCE N85°14'49"W, a distance of 88.56 feet;

THENCE N70°19'38"W, a distance of 126.56 feet to the beginning of a tangent curve, concave to the south, having a radius of 45.00 feet;

THENCE westerly along said curve, through a central angle of 53°49'00", an arc distance of 42.27 feet;

THENCE S55°51'22"W, a distance of 91.26 feet to the beginning of a non-tangent curve, concave to the east, having a radius of 56.00 feet, the radius point of said curve bears N73°48'54"E;

THENCE northerly along said curve, through a central angle of 66°20'48", an arc distance of 64.85 feet;

THENCE N90°00'00"W, a distance of 95.26 feet;

THENCE S52°23'11"W, a distance of 61.79 feet;

THENCE N37°36'08"W, a distance of 93.63 feet to the beginning of a non-tangent curve, concave to the northeast, having a radius of 68.67 feet, the radius point of said curve bears N02°05'09"E;

EXHIBIT 'A'
LEGAL DESCRIPTION
PebbleCreek Phase II NW QUAD Pickle Ball Area (Cont.)

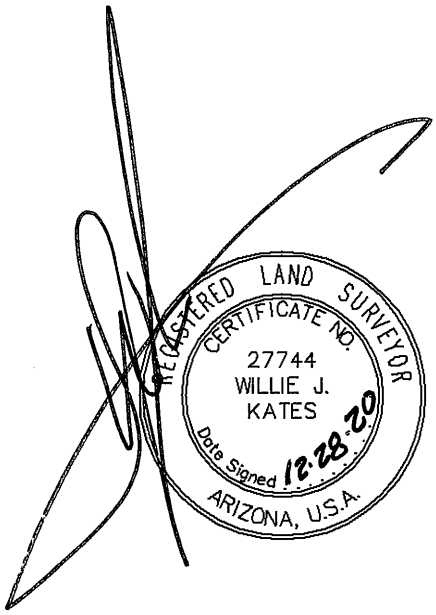
THENCE northwesterly along said curve, through a central angle of 100°50'48", an arc distance of 120.87 feet;

THENCE N37°36'49"W, a distance of 24.94 feet;

THENCE N52°23'11"E, a distance of 367.44 feet;

THENCE N48°55'35"E, a distance of 143.15 feet to the TRUE POINT OF BEGINNING.

The above-described parcel contains 210,901 square feet or 4.84 acres, more or less.

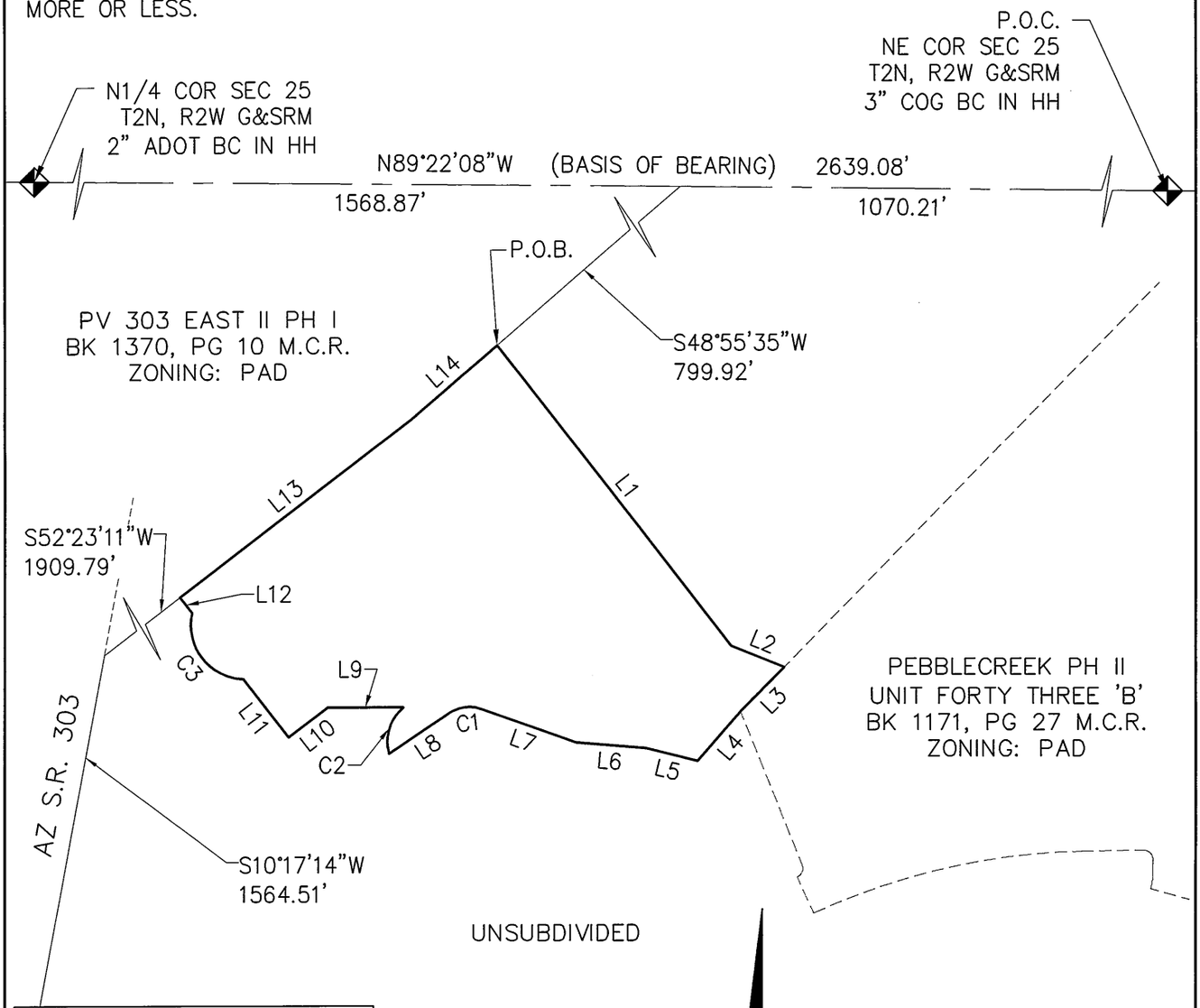


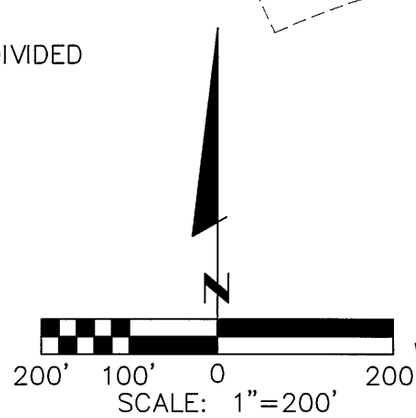
DESERT SKY SURVEYING, INC.
13845 E. Vista Verde Drive
Chandler, AZ 85249

EXHIBIT "A" TO ACCOMPANY LEGAL DESCRIPTION OF PEBBLECREEK PHASE II NW QUAD PICKLEBALL AREA

DECEMBER 28, 2020

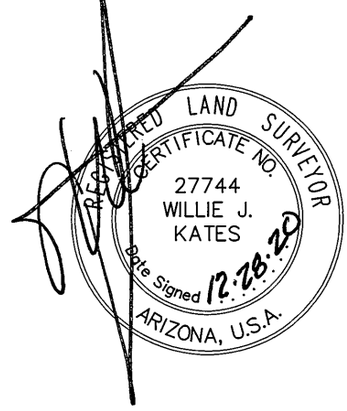
AREA OF DESCRIBED PARCEL= 210,901 SQ FT OR 4.84 ACRES, MORE OR LESS.





LINE TABLE		
LINE#	BEARING	LENGTH
L1	S37°39'34"E	481.49'
L2	S68°05'55"E	72.15'
L3	S44°13'40"W	78.84'
L4	S40°58'22"W	82.64'
L5	N75°52'01"W	66.49'
L6	N85°14'49"W	88.56'
L7	N70°19'38"W	126.56'
L8	S55°51'22"W	91.26'
L9	N90°00'00"W	95.26'
L10	S52°23'11"W	61.79'
L11	N37°36'08"W	93.63'
L12	N37°36'49"W	24.94'
L13	N52°23'11"E	367.44'
L14	N48°55'35"E	143.15'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	42.27'	45.00'	53°49'00"
C2	64.85'	56.00'	66°20'48"
C3	120.87'	68.67'	100°50'48"



DESERT SKY SURVEYING, INC.

PROPERTY, A.L.T.A. & TOPOGRAPHIC
SURVEYS / AERIAL MAPPING / G.I.S.
CONSTRUCTION LAYOUT

13845 E. VISTA VERDE DR., CHANDLER, AZ. 85249 PH 602-499-0884

©2020 DESERT SKY SURVEYING, INC.

PebbleCreek Phase II – Northwest Pickleball and Recreation

Planned Area Development

Development Regulations

Dated: March 22, 2021

Permitted Uses: The permitted uses are the following Community Recreational Amenities:

1. Pickleball courts;
2. Tennis courts;
3. Basketball courts;
4. Remote control vehicle track;
5. Shuffle board;
6. Bocce ball:
7. Archery range;
8. Dog park and/or pet run;
9. Other uses analogous to those above as determined by the City's Zoning Administrator.

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Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet
Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet
Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around recreational and sport court uses on the Site.

Min. Separation between Fences and/or walls	Min. separation between walls and recreational/sport court boundary fencing (open wire fence with or without fabric screen material) may be 5 feet.
Max. Wall Height	10 feet

Additional Regulations:

1. Unless expressly modified in this document, all development within the Property shall comply with the requirements of the City of Goodyear Zoning Ordinance.

2. All uses are subject to Administrative Site Plan review.

3. The hours of operation for active outdoor recreational uses on the Site shall be restricted to 6am to 9pm.

4. Design shall be in conformance with the requirements of the City of Goodyear Design Guidelines.

5. Signage shall be in conformance with the requirements of the City of Goodyear Zoning Ordinance.

ORDINANCE NO. 2021-1498

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 5.97 ACRES OF PROPERTY LOCATED NORTHWEST OF 165TH AVENUE AND FAIRMONT AVENUE, KNOWN AS PEBBLECREEK PHASE II – NORTHWEST PICKLEBALL AND RECREATION; 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.

WHEREAS, this property subject to this Ordinance consists of approximately 5.97 acres and is located northwest of 165th Avenue and Fairmont Avenue as more particularly described in that certain document titled Legal Description PebbleCreek Phase II NW QUAD Pickleball Area December 28, 2020, which document was declared public record by Resolution No. 2021-2141, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property"); and,

WHEREAS, on August 24, 1998, the City Council conditionally adopted Ordinances No. 98-620 and 98-621 rezoning approximately 1610 acres from agriculture to the Final Planned Area Development (PAD) Zoning District for the development of PebbleCreek Golf Resort Phase II; and,

WHEREAS, the PebbleCreek Golf Resort Phase II PAD established land uses throughout PebbleCreek Golf Resort Phase II, including the Property, which at the time had an underlying zoning designation of residential and golf course uses; and,

WHEREAS, on January 27, 2002, following the passage of Senate Bill 1062, which provided land use compatability and noise attenuation standards around military bases, the City Council conditionally adopted Ordinance No. 2002-782, which realigned land uses within the PebbleCreek Golf Resort Phase II PAD; and,

WHEREAS, under the realignment, the permitted uses for the Property, which is located within the Luke Air Force Base 65 LDN, were modified from residential and golf course uses to Recreational Vehicle Storage and Golf Course Maintenance Yard; and,

WHEREAS, the applicant desires to construct new Pickleball facilities and other recreational uses within the Propertyto be known as PebbleCreek Phase II – Northwest Pickleball and Recreation; and,

WHEREAS, the proposed uses are permissible within the Luke Air Force Base 65 LDN and will not adversely impact the operations of Luke Air Force Base; and,

WHEREAS, the General Plan Land Use Plan shows the Property designated as 'Neighborhoods'; and,

WHEREAS, pickleball courts, recreational facilities and outdoor recreation are compatible with the 'Neighborhoods' General Plan Land Use Plan; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and continued development of residential uses at this site; and

WHEREAS, on February 23, 2021 a virtual neighborhood meeting was held for the proposed rezoning with more than 177 residents online; and

WHEREAS, as a result of technical issues during the first virtual neighborhood meeting. the applicant will be hosting a 2nd virtual neighborhood meeting to discuss the project and receive/provide information through a question and answer session. This meeting took place on March 16, 2021 and had more than 26 residents in attendance online; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on April 14, 2021 appeared in the Arizona Republic Southwest Valley Edition March 26, 2021; postcards were mailed to adjoining owners on March 18, 2021; and a sign was posted on the site on March 24, 2021; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 14, 2021, to consider the rezoning to Planned Area Development (PAD); and

WHEREAS, at the Planning and Zoning Commission meeting, 13 members from the public wished to speak (nine members from the public spoke in support of the rezone, four members from the public spoke in opposition); and

WHEREAS, at the Planning and Zoning Commission meeting, One of the speaking members presented a petition to the Commission (the petition contained 53 signed pages with 926 signatures, all 926 signatures were in support of the rezone and none were opposed to the rezone); and

WHEREAS, at the Planning and Zoning Commission meeting, 64 members from the public filled out comment cards and indicated they did not wish to speak (all 64 of those cards, from the public, indicated support for the rezone, none indicated opposition to the rezone); and

WHEREAS, at the Planning and Zoning Commission meeting, Six members of the public requested to have emails read into the public record (one email was in support of the rezone, five emails were in opposition to the rezone); and

WHEREAS, at the Planning and Zoning Commission meeting, One of the opposition emails, read into the public record, contained a petition as an attachment (the petition contained three signed pages with 52 signatures, one signature was supportive of the rezone and 51 signatures were opposed to the rezone); and

WHEREAS, at the Planning and Zoning Commission meeting, Two emails were requested to be included as a part of the Planning and Zoning Commission packet (one of those emails was supportive of the rezone, one of those emails was against the rezone); and

WHEREAS, at the Planning and Zoning Commission meeting, staff made the Commission aware that they had received additional email correspondence (approximately 305 emails have been received, 291 generally supportive of the rezone and 14 generally opposed to the rezone); and

WHEREAS, the Planning and Zoning Commission on April 14, 2021 voted 4-1 to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on April 14, 2021 appeared in the Arizona Republic Southwest Valley Edition March 26, 2021; postcards were mailed to adjoining owners on March 18, 2021; and a sign was posted on the site on March 24, 2021; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2021-1498 applies to approximately 5.97 acres located at the northwest corner of 165th Avenue and Fairmont Avenue and legally described in that certain document titled "Legal Description PebbleCreek Phase II NW QUAD Pickleball Area December 28, 2020," which document was declared public record by Resolution No. 2021-2141, which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from Final Planned Area Zoning District to Final Planned Area Development Zoning Distrct Amending the PebbleCreek Golf Resort Phase II PAD to modify the permitted uses for the Property and to adopt development standards for such uses by the adoption of that certain document titled "PebbleCreek Phase II – Northwest Pickleball and Recreation Planned Area Development - Development Regulations dated March 2021,"

which document was declared public record by Resolution No. 2021-2141 and which is hereby adopted, referred to, and made a part hereof as if fully set forth in this Ordinance.

SECTION 4. STIPULATIONS

The rezoning of the Property is subject to the following stipulations and conditions:

1. The Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance, except as modified by the PebbleCreek Phase II – Northwest Pickleball and Recreation Planned Area Development - Development Regulations dated March 2021, which document was declared public record by Resolution No. 2021-2141, and which is hereby adopted, referred to and made a part hereof as if fully set forth in this Ordinance and except as modified the stipulations set forth herein;
2. The approval of this rezoning does not constitute as a Site Plan approval. The Conceptual Site Plans provided in the Narrative are considered Conceptual and must go through a formal Site Plan approval;
3. The Preliminary Water Report, Preliminary Sewer Report, and Preliminary Drainage Report has not been approved with this review. Owner shall provide said Preliminary Reports with the Site Plan submittal that is specific to the proposed development.
4. Notwithstanding anything to the contrary in any development agreement, permits shall be obtained from the City of Goodyear for all civil improvements, structures and buildings -to be constructed within the Property, and permits shall be obtained for any wall in excess of six feet tall to be constructed within the Property.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map 20-07A," declared a public record by Resolution 2021-2141, three copies of which are on file with the City Clerk of the City of Goodyear, Arizona and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the

Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law. The provisions of the City of Goodyear Zoning Ordinance being amended by this ordinance shall remain in full force and effect until the effective date of this ordinance.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure,** sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land **use** that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.

B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or

real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.

C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.

D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendment**s there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:

1. Subject to civil sanctions of not less than one hundred dollars ($100) nor more than one thousand dollars ($1,000) per offense; or

2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars ($2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Ordinance No. 2021-1498 is a true, correct and accurate copy of Ordinance No. 2021-1498, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said ordinance.

Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

Aerial Exhibit





PebbleCreek

PEBBLECREEK

FACILITY CONTEXT AND AREA MAP

OCTOBER 10, 2020; REV 02-04-2021

0′ 100 200 300

SCALE: 1"=100′-0"

NORTH

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN

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PebbleCreek Phase II – Northwest Pickleball and Recreation

Planned Area Development

Dated: February 2021

Narrative & Justification Statement

Approximately 5.97 net acres located

Northwest of northwest corner of 165th Avenue and Fairmount Avenue

Goodyear, Arizona

Initial Submittal: November 10, 2020
Second Submittal: January 13, 2021
Third Submittal: February 10, 2021

Rezone Case No. 20-21000007

Prepared by:
Brian Greathouse
Burch & Cracchiolo, P.A.
1850 N. Central Avenue, Suite 1700
Phoenix, Arizona 85004
602-234-9903

A. Introduction

Robson Communities, Inc. ("Robson") is the developer of the PebbleCreek Resort Community, a master-planned, active adult-oriented community located in Goodyear, AZ ("PebbleCreek"). PebbleCreek has been under development within the City of Goodyear since 1993 and consists of approximately 2,340 acres and will contain approximately 4,000 residential homes at build out, in an active adult environment that is enhanced with high quality community amenities and recreational opportunities for its residents such as golf courses and clubhouse, fitness center, swimming pools, pickleball and tennis courts, parks and recreational trail system, and other open spaces.

The PebbleCreek Community includes over 8,000 City of Goodyear residents, of which over 1,500 residents are members of the PebbleCreek Pickleball Club. When Robson started PebbleCreek nearly 30 years ago, no one could have predicted that pickleball popularity would blossom like it has and how important it has become as a recreational opportunity for PebbleCreek residents. The pickleball demand of the community has outgrown its current pickleball facilities; therefore, Robson seeks to develop additional pickleball courts within the community.

The proposed "Site" for the new pickleball facilities is located northwest of the northwest corner of 165th Avenue and Fairmount Avenue, which is generally located within the northwest portion of the overall PebbleCreek Community and contains 5.97 acres. An Aerial Map showing the Site is provided at **Exhibit 1**. Today, there are approximately 100 existing outdoor RV storage parking spaces provided on the Site within an asphalt improved parking lot. The proposed development of pickleball courts and associated improvements will redevelop the Site with a high quality use(s) that will provide active, healthy, socially-engaged opportunities for residents that far exceed the community utility of the existing RV asphalt parking lot on the Site.

B. Development Proposal

Robson proposes to initially develop 16 pickleball courts, a bathroom facility, drinking fountains and parking lot with approximately 70 parking spaces. A Conceptual Site Plan is provided at **Exhibit 2**. The Site and its recreational amenities and bathroom building design will complement and be compatible with the architecture, landscaping and other design themes within the PebbleCreek Community. A Conceptual Landscape Plan is provided at **Exhibit 3**. A Conceptual Hardscape Plan is provided at **Exhibit 4**. A Conceptual Wall Plan is provided at **Exhibit 5**.

The Conceptual Site Plan includes areas that may be developed in the future by the PebbleCreek Homeowners Association with other community recreational amenities consistent with the intent and uses provided within this PAD.

Permitted Uses on the Site include:

1. Pickleball courts;
2. Tennis courts;
3. Basketball courts;
4. Remote control vehicle track;
5. Shuffle board;
6. Bocce ball;
7. Archery range.
8. Other uses that are analogous to those above, as determined by the City's Zoning Administrator.

The Site is located within Luke Air Force Base's 65 Ldn contour line. The proposed pickleball courts and other permitted amenities are consistent and compatible with the high noise or accident potential of Luke AFB as is provided in ARS §28-8481. The Robson Team contacted Luke AFB regarding the proposed pickleball court development and Luke AFB had no objections, finding the proposed development will not have a negative impact on Luke AFB flying operations. Luke AFB's confirming email is attached at **Exhibit 6**.

The hours of operation for active outdoor recreational uses on the Site shall be restricted to 6am to 10pm.

C. Development Standards

Unless expressly modified in this document, all development within the Site shall comply with the requirements of the City of Goodyear Zoning Ordinance.

Development Standard	**Proposed PAD**
Max. Building Height	25 feet
Min. Open Space	N/A *The use is recreational active open space.
Max. Building Coverage	50%
Min. Perimeter Building Setbacks	10 feet
Min. Separation Between Active Outdoor Recreation Use and Residential Home	130 feet[1]

[1] The Conceptual Site Plan (Exhibit 2) includes proposed pickleball courts that are located approximately 450 feet from the nearest residential lot. Future active outdoor recreational uses may be developed on this Site. Given the future outdoor recreational use opportunities, a minimum separation restriction is included to ensure outdoor recreational uses do not negatively impact existing and future residential areas.

Max. Light Pole Height (parking lot and recreational uses)	20 feet
Open Wire Fences	Permitted as boundary fencing around outdoor recreational and sport courts on the Site (so long as the fence is not used in lieu of a subdivision or perimeter block wall fence or screening wall that would otherwise be requested by the City Zoning Administrator).
Min. Separation between Fences and/or walls	Min. separation between walls and recreational and sport court boundary fencing (open wire fence) shall be 10 feet.

D. Infrastructure

Roadway Improvements

Access to and from the Site will be provided via 165th Avenue, which currently terminates at the Site's southeast boundary. 165th Avenue will be extended to provide access to the parking facilities within the Site.

Grading and Drainage

The Site is designed to comply with City of Goodyear's grading and drainage design criteria and other required drainage guidelines in accordance with the Master Grading & Drainage Plan for PebbleCreek. No adverse drainage impacts are expected to either downstream properties or drainage ways.

Water and Sewer

The water and sewer service provider for the Site is City of Goodyear. Existing water and sewer utility lines are available to the Site.

E. General Plan Conformance

Robson's pickleball facility and development is supported by the City of Goodyear's General Plan goals, objectives, and policies as follows:

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Objective GD-8-1, Policy a. Encourage the use of vegetation that provides shade and seasonal color and requires minimal irrigation.

Community & Cultural Development

- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent with market trends and demand that adequately meets the needs of current and prospective residents and workers.

F. City's Guiding Considerations for Zoning Amendments

a. Consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted.

Robson's proposed pickleball court facility meets current recreational and healthy living demand of its active-lifestyle residents. This development will add to PebbleCreek's existing high-quality amenities and provide an additional area where its residents can recreate.

b. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The Site and the existing asphalt RV parking spaces is relatively flat, which makes it suitable for a pickleball facility. Adjacent existing roadway infrastructure provides convenient and direct access to the Site and is appropriate to serve PebbleCreek's residents and their guests.

c. Compatibility of all potential uses allowed in the proposed zoning district with the surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values.

The proposed PAD limits the uses allowed on the Site to amenities and recreational opportunities that serve the needs of PebbleCreek residents. The proposed development is compatible and supportive of the land use patterns of adjacent properties and surrounding area. Robson's proposed development will not have negative environmental impacts, inappropriate traffic impacts, or other negative impacts to the surrounding area.

d. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district

would be better suited to the subject property than the uses allowed under current zoning.

The proposed zoning is PAD with uses that are consistent with other land uses within the immediate area, the overall PebbleCreek Community and is the best use for this Site. The proposed rezoning and Robson's development are better suited for the Site than the uses allowed under the current zoning (PebbleCreek Phase II PAD).

e. Demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand.

There is high demand for additional pickleball courts within the PebbleCreek Community. This Site is perfectly located, flat and surrounded by an existing golf course and RV storage facility and provides easy convenient access for PebbleCreek residents and their guests. Demand for pickleball courts and other active community amenities is strong within the PebbleCreek Community.

f. Demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment.

Our Team has prepared Preliminary Water, Sewer, and Drainage Reports and a Traffic Statement that support the suitability of the proposed development. The engineering reports support the conclusion that there is adequate public infrastructure and facilities to serve the proposed development.

g. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Site is located near existing public services. Roadway, water and sewer infrastructure are available to serve the development.

h. General public's concerns.

We understand there is a great deal of support for and some opposition to additional pickleball within PebbleCreek. There are no known concerns from the general public outside of PebbleCreek.

i. Whether the amendment promotes orderly growth and development.

This zoning amendment request is consistent with the City's General Plan, compatible with the surrounding area, and promotes orderly growth, development and amenities for the PebbleCreek Community. The proposed pickleball facility will be a positive addition to PebbleCreek.

j. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

Robson's pickleball development will have a positive impact to the general health, safety and welfare of the PebbleCreek residents. The proposed development will provide additional active amenities to the PebbleCreek Community and continue the high-quality master-planned design of the area.

G. Conclusion

Robson's proposed pickleball facility is an ideal use for this Site and is compatible with the surrounding area. The development conforms to the City of Goodyear's General Plan goals and policies and furthers the City's objectives for Physical Growth & Development and Community & Cultural Development. Further, the proposed rezoning to PAD will facilitate the development of this underutilized Site for a high-quality pickleball amenity that enhances the active uses and amenities for PebbleCreek residents.

Exhibit 1


W Indian School Rd
W Vale Dr
W Piccadilly Rd
W Sheila Ln
W Monterey Way
W Merrell St
W Roanoke Ave
W Avalon Dr
W Earll Dr
W Verde Ln
W Encanto Blvd
W Monte Vista
W Cypress St
W Turney Ave
W Ameria Ave
W Wigwam Blvd
W Hale Irwin Blvd
W Berkeley Rd
W Coronado Rd
W Ameria Rd
W McDowell Rd
Clubhouse Dr
Pebble Creek Pkwy
N Pebble Creek Pkwy
Roosevelt Canal Trail
Bob Stump Memorial Pkwy
303
10
N 168th Ave
N 164th Ave
N 162nd Ln
N 162nd Ave
N 159th Dr
N 159th Ave
N 150th Dr
N 146th Ave
N 145th Ave
N 144th Dr
N 144th Ave
N 143rd Ln
N 151st Dr
N 151st Ave
N 149th Ave
N 146th Dr
N Hogan Dr
N Snead Dr
N Palmer Dr
W Robson Cir N
W Robson Cir S
W Whitton Ave
W Windsor Ave
N Park Ave
Parkview Ln
Elm St
Juniper Ln
Earl Dr
© 2020 Google
Google Earth

Exhibit 2



PebbleCreek

PEBBLECREEK

FACILITY CONTEXT AND AREA MAP

OCTOBER 10, 2020; REV 02-04-2021

0' 100 200 300

SCALE: 1"=100'-0"

NORTH

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
2040 S. ALMA SCHOOL RD
SUITE #1-406
CHANDLER, AZ 85286

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Exhibit 3



CONCEPT PLANT LEGEND:

SYM.	NAME	SIZE	QTY	REMARK
Trees				
	Acacia aneura Mulga Acacia	24" Box		Single Trunk
	Dermatophyllum secundiflorum Texas Mountain Laurel	24" Box		Low-Breaker
	Ebanopsis ebano Texas Ebony	24" Box		Low-Breaker
	Olneya tesota Ironwood	24" Box		Salvage
	Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde	24" Box		Multi-Trunk
	Quercus virginiana Southern Live Oak	24" Box		Single Trunk
Shrubs				
	Bougainvillea 'Torch Glow' Bougainvillea	1 gal.		-
	Callistemon viminalis 'Little John' Little John Bottlebrush	1 gal.		-
	Dodonaea viscosa Hop Bush	5 gal.		-
	Eremophila maculata 'Valentine' Valentine Shrub	1 gal.		-
	Leucophyllum zygophyllum 'Cimarron' Cimarron Sage	1 gal.		-
	Nolina microcarpa Bear Grass	5 gal.		-
	Russelia equisetiformis Coral Plant	1 gal.		-
	Tecoma X 'Solar Flare' Solar Flare Esperanza	5 gal.		MSWN
Groundcover				
	Acacia redolens 'Low Boy' Trailing Acacia	1 gal.		-
	Eremophila glabra 'Mingenew Gold' Gold Emu Bush	1 gal.		
	Lantana montevidensis Purple Trailing Lantana	1 gal.		-
Accent				
	Agave Blue Glow Blue Glow Agave	5 gal.		Matched
	Agave parryi v. truncata Artichoke Agave	5 gal.		-
	Aloe x 'Blue Elf' Blue Elf Aloe	5 gal.		MSWN
	Bouteloua gracilis 'Blonde Ambition' PP22049 Blonde Ambition Blue Grama	5 gal.		-
	Dasylirion texanum Green Desert Spoon	5 gal.		-
	Echinocactus grusonii Golden Barrel Cactus	bare root		8"-12" Dia.
	Fouquieria splendens Ocotillo (8 cane min.)	bare root		8 cane min.
	Hesperaloe funifera Giant Hesperaloe	5 gal.		-
	Hesperaloe parviflora 'Perpa Brakelights' 21729 Brake Light Red Yucca	5 gal.		MSWN
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Deer Grass	5 gal.		-
	Pedilanthus macrocarpus Lady's Slipper	5 gal.		-
Vine				
	Rosa banksiae Lady Banks Rose	1 gal.		-
Turf				
	HYBRID BERMUDA SOD (TURF PER SPEC.)			

INERT MATERIAL:

STONE GROUNDCOVER. 3/4" SCREENED, 'EXPRESS BROWN'. INSTALL IN ALL PLANTING AREAS EXCEPT WHERE NOTED TO 2" DEPTH (MIN).

BOULDER NOTES:

BOULDER SYMBOLS ARE SHOWN FOR LOCATION REFERENCE ONLY. BOULDERS SHALL BE HAND SELECTED.

SYM	SIZE	QTY
	HAND SELECTED	- TON

PLANT MATERIAL IMAGES (SHRUBS, ACCENTS & GROUNDCOVER)



IRONWOOD | PALO VERDE | MULGA | ESPERANZA | GOLD EMU BUSH | CORAL PLANT | RED YUCCA | GOLDEN BARREL | LADY BANKS ROSE | BOUGAINVILLEA | GIANT HESPERALOE | HOP BUSH | LITTLE JOHN BOTTLEBRUSH | BLONDE AMB. BLUE GRAMA | GREEN DESERT SPOON



VALENTINE SHRUB | BLUE ELF ALOE | PURPLE LANTANA | TEX. MTN. LAUREL | OCOTILLO | CIMARRON SAGE | BEAR GRASS | LADY SLIPPER | ARTICHOKE AGAVE | REGAL MIST DEER GRASS

PebbleCreek™

PEBBLECREEK

CONCEPTUAL LANDSCAPE AT PICKLEBALL COURTS

OCTOBER 10, 2020; REV 12-22-2020

0' 30 60 90

SCALE: 1"=30'-0"

NORTH

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN

2040 S. ALMA SCHOOL RD SUITE #1-408 CHANDLER, AZ 85286

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Exhibit 4



KEY NOTES:

1. EXISTING VEHICLE STORAGE.
2. EXISTING DRAINAGE SWALE TO BE RE-ROUTED PER PLAN.
3. EXISTING MAINTENANCE PATH.
4. CONCRETE HEADWALL.
5. DRAIN PIPE.
6. GOLF CART / VEHICLE PARKING.
7. CONCRETE SIDEWALK.
8. ASPHALT DRIVE LANE / PARKING.
9. EXISTING MASONRY WALL.
10. 6'-8' TALL MASONRY WALL.
11. RESTROOM FACILITY AND ATTACHED RAMADA (BY OWNER).
12. EXISTING GOLF COURSE TEES.
13. -NOT USED-
14. PICKLEBALL COURTS.
15. COURT LIGHTING W/ OUTLET AT LIGHT POST.(BY OTHERS)
16. 12 X 16 PRE-FAB RAMADA.(BY OTHERS)
17. CONCRETE PAD AT BLEACHERS.
18. BLEACHER SEATING. (BY OTHERS)
19. BIKE PARKING.
20. CONCRETE PAD AT PRACTICE WALL.
21. PRECAST CONCRETE PAVERS.
22. 4' TALL FENCE BETWEEN COURTS.
23. 10' TALL FENCE AROUND COURT EXTERIOR.
24. SHADE STRUCTURE (BY OTHERS)

HB HOSE BIB.

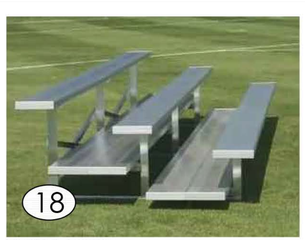
WATER FOUNTAIN (BY OTHERS)

GFCI ELECTRICAL OUTLET.

HARDSCAPE CONCEPTUAL DESIGN IMAGES:



BIKE PARKING



BLEACHER SEATING



COURT LIGHT FIXTURE



CIRCULATION & SHADE STRUCTURES

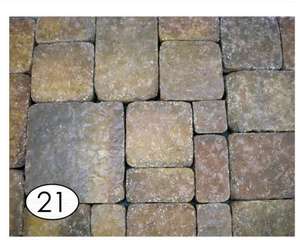

WATER FOUNTAIN (OPTIONS)



PREFAB RAMADA



PICKLEBALL COURTS AND FENCE



PAVER EDGE AT WALKWAYS

PebbleCreek™

PEBBLECREEK

CONCEPTUAL HARDSCAPE AT PICKLEBALL COURTS

OCTOBER 10, 2020; REV 12-22-2020

0' 30 60 90

SCALE: 1"=30'-0"

NORTH

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
2040 S. ALMA SCHOOL RD
SUITE #1-486
CHANDLER, AZ 85286

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Exhibit 5

NOTE:
PER PLAN, IDENTIFIED WALL LOCATIONS SHALL BE CONSTRUCTED ON 2'-0" TALL BERM TO ATTAIN THE OVERALL 8'-0" HEIGHT FOR NOISE ABATEMENT AT PICKLEBALL COURTS.

C MASONRY WALL
SCALE: 3/4" = 1'-0"

KEY NOTE:
1. PAINTED MASONRY BLOCK.
2. CONCRETE FOOTING PER STRUC. ENGINEER.
3. FINISHED GRADE (BERM WHERE APPLICABLE).
4. MORTAR CAP.
5. PRECAST CONCRETE CAP.
6. MASONRY COLUMN W/ PAINTED MASONRY BLOCK.
7. ASPHALT DRIVE LANE / PARKING.
8. COURT LIGHTING W/ OUTLET AT LIGHT POST (BY OTHERS).
9. SHADE STRUCTURE (BY OTHERS).
10. 6'-0" TO 8'-0" TALL MASONRY WALL.
11. 4'-0" TALL FENCE BETWEEN COURTS.
12. BIKE PARKING.
13. 2'-0" TALL BERM WITH 6'-0" TALL WALL.
14. ORNAMENTAL BLOCK.

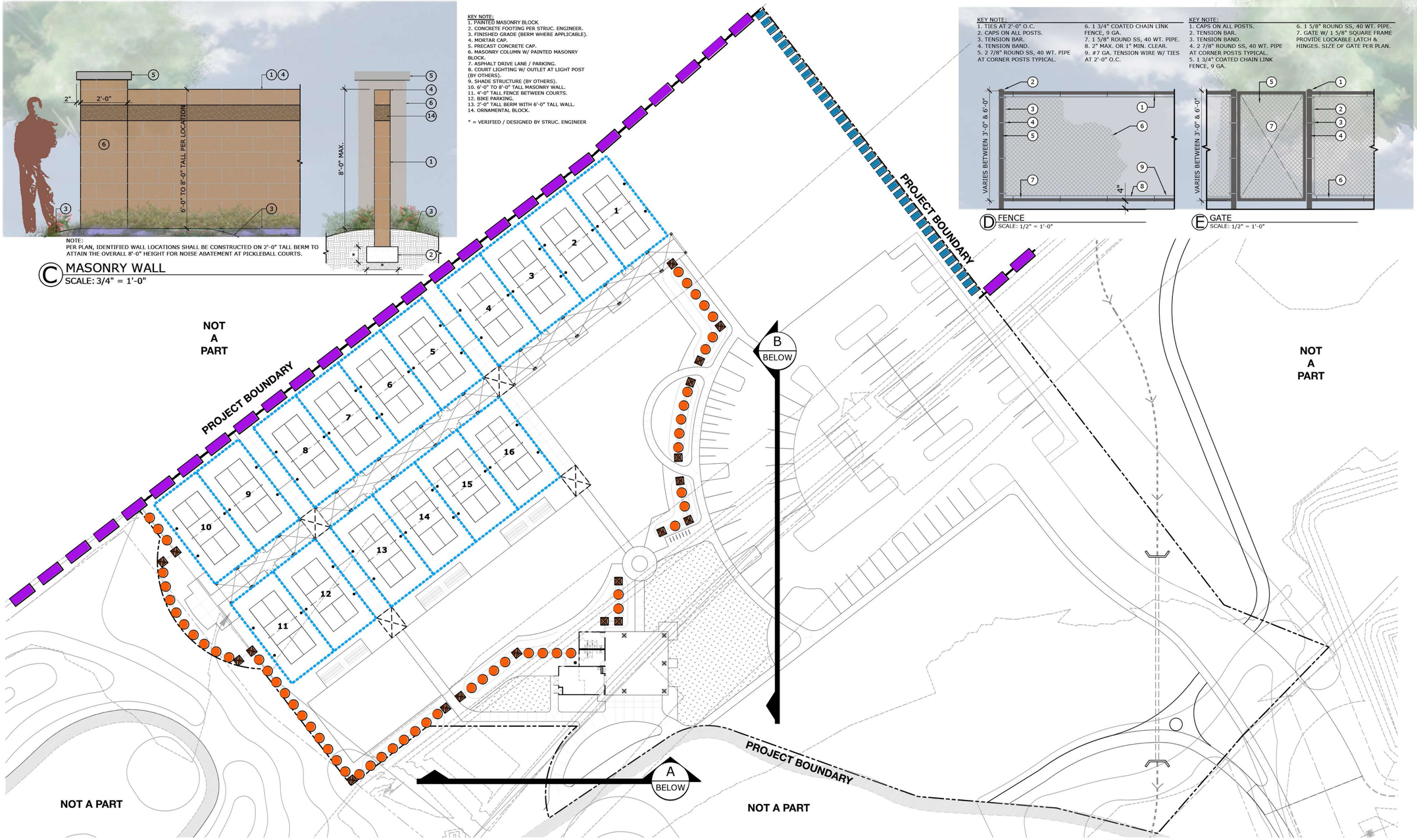
* = VERIFIED / DESIGNED BY STRUC. ENGINEER

KEY NOTE:
1. TIES AT 2'-0" O.C.
2. CAPS ON ALL POSTS.
3. TENSION BAR.
4. TENSION BAND.
5. 2 7/8" ROUND SS, 40 WT. PIPE AT CORNER POSTS TYPICAL.
6. 1 3/4" COATED CHAIN LINK FENCE, 9 GA.
7. 1 5/8" ROUND SS, 40 WT. PIPE.
8. 2" MAX. OR 1" MIN. CLEAR.
9. #7 GA. TENSION WIRE W/ TIES AT 2'-0" O.C.

D FENCE
SCALE: 1/2" = 1'-0"

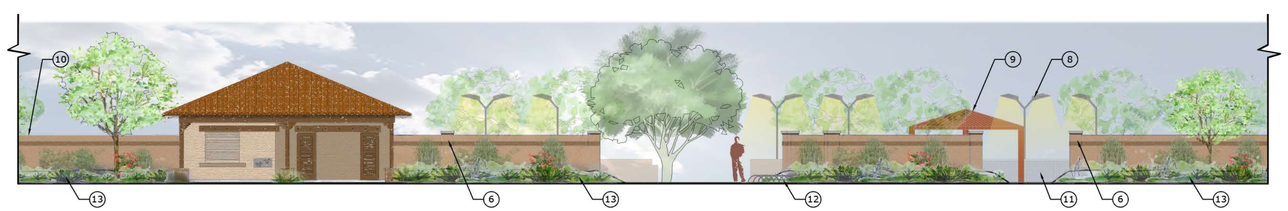
KEY NOTE:
1. CAPS ON ALL POSTS.
2. TENSION BAR.
3. TENSION BAND.
4. 2 7/8" ROUND SS, 40 WT. PIPE AT CORNER POSTS TYPICAL.
5. 1 3/4" COATED CHAIN LINK FENCE, 9 GA.
6. 1 5/8" ROUND SS, 40 WT. PIPE.
7. GATE W/ 1 5/8" SQUARE FRAME PROVIDE LOCKABLE LATCH & HINGES. SIZE OF GATE PER PLAN.

E GATE
SCALE: 1/2" = 1'-0"





A ELEVATION LOOKING NORTH
SCALE: NTS



B ELEVATION LOOKING WEST
SCALE: NTS

WALL LEGEND:

EXISTING WALL TO REMAIN.
(ADDITIONAL CMU COURSES MAY BE ADDED AS DESIRED BY OWNER TO AN 8'-0" MAX HEIGHT.)

NEW 6'-0" TALL WALL ON 2'-0" TALL BERM (OPTIONAL).
DETAIL "C"

NEW 6'-0" TALL WALL TO MATCH EXISTING.
(ADDITIONAL COURSES MAY BE ADDED AS DESIRED BY OWNER TO AN 8'-0" MAX HEIGHT.)

2' X 2' MASONRY COLUMN AT CORNER / TRANSITIONS.
DETAIL "C"

FENCE / GATE AT COURT
DETAIL D & E

PebbleCreek™

PEBBLECREEK

CONCEPTUAL WALL LOCATIONS / DETAILS AT PICKLEBALL COURTS

OCTOBER 10, 2020; REV 12-22-2020

0' 30 60 90
SCALE: 1"=30'-0"

NORTH

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN
2040 S. ALMA SCHOOL RD
SUITE #1-405
CHANDLER, AZ 85286

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Exhibit 6

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Friday, October 2, 2020 8:55 AM
To: Karrin Taylor Robson <ktr@arizonastrategies.com>; Christopher.Baker@goodyearaz.gov
Cc: TOALE, CHRISTOPHER P CIV USAF AETC 56 FW/CVE <christopher.toale.1@us.af.mil>
Subject: PebbleCreek Pickelball Complex

To whom it may concern,

After reviewing the Narrative and Exhibit from B&R Engineering dated 29 April '20, the proposed PebbleCreek Pickleball Complex Project with 16 courts, Bocce ball courts, a restroom building, ramadas, and parking lot on APN: 501-01-004Z will not have a negative impact on Luke AFB flying operations. We look forward to being provided the final development plans from the City of Goodyear for our review.

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

Meeting Date:
_____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Pickle **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Jim Bank **Phone Number:** 918-671-7758 *(optional)*

☐ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date:
4-14-2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Phase II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: *(optional)* maurbin@gmail.com

Name: MARTHA URBIN

Phone Number: *(optional)* 616-283-0028

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4 April

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: 6 Pebble Creek Phase II NW Pickleball **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: ALEX POTAPOFF **Phone Number:** 623-337-3617 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball Rezoning **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* bobchester56@gmail.com

Name: Bob Chester **Phone Number:** *(optional)* 623-499-4081

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date:
_____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: PB courts at Pebblecreek **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: WADE JOHNSON **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: PC Pickleball Cts **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Nancy Popenhagen **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☑ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Pat Murphy **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** 317mmam@cmail.com *(optional)*

Name: Pat Murphy **Phone Number:** 623-363-6952 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☑ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: 6 Pebble Creek Parkway **(one card per item)**

☐ **I <u>support</u> the Staff Recommendation.** ☑ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Pamela DeLos Angeles FOR Diana MATNEY **Phone Number:** _____ *(optional)*

☑ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/4/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Item #6 Pebble Creek Parkway ball **(one card per item)**

☐ **I support the Staff Recommendation.** ☒ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: pete@clarktraining.com *(optional)*

Name: Pete Sattig

Phone Number: 602 359 1461 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: April 14, 2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Pickleball **(one card per item)**

☐ **I support the Staff Recommendation.** ☒ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Carole Schumacher **Phone Number:** 303-908-4097 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Alissa Magley

From: Relay-DoNotReply@goodyearaz.gov
Sent: Sunday, April 11, 2021 9:15 AM
To: DL-GoodyearCityClerk; Katie Wilken; Alissa Magley
Subject: Speaker Request Form

Follow Up Flag: Follow up
Flag Status: Flagged

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

A new entry to a form/survey has been submitted.

Form Name: Speaker Request Form
Date & Time: 04/11/2021 9:15 AM
Response #: 16
Submitter ID: 57767
IP address: 70.175.104.57
Time to complete: 12 min. , 41 sec.

Survey Details

Page 1

Meeting Date(s):

City Council Meeting Date (if known):
Not answered

Planning and Zoning Commission Meeting Date (if known):
04/14/2021

Contact Information (You will only be contacted with updates regarding the meeting):

First and Last Name:
Darrell Berry

Are you a Goodyear resident?
(o) Yes

Contact Method #1 (Phone Number or Email Address):
darrell.berry@meadhunt.com

CASE # 20-210-00007

Wednesday, April 14, 2021
Monday, April 26, 2021

Planner: Christian Williams

Pebble Creek Phase II

Petitions to Support Rezoning

Submitting 53 petitions w/ a total of ~~918~~ 926 Signatures of Residents of Pebble Creek HOA.

Collected in 3 weeks time 3-17-21 to 4-8-21



PebbleCreek

PEBBLECREEK

FACILITY CONTEXT AND AREA MAP

OCTOBER 10, 2020; REV 02-04-2021

0 100 200 300

SCALE: 1"=100'-0"

LANDSCAPE ARCHITECTURE PLANNING SITE DESIGN

Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land (located at 165th Ave. and Fairmount Ave.) which Mr. Robson is gifting to the PCHOA to be added to the existing PAD (Planned Area Development). A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to PCHOA as there is no other parcel of vacant land available that can be incorporated for such use here within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all members of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1		DAVID G BELL	3/17/21
2	Lynn Manns	Lynn Manns	3/17/21
3		Michelle Moskos	3/17/21
4		Jacob Seel	3/17/21
5	Lin Lawrence	Lin Lawrence	3/17/21
6		Marlys Dying	3/17/21
7		Anna Jarvis	3/17/21
8	Joyce Bole	Joyce Bole	3/17/21
9	Judy Freidman	Judy Freidman	3/17/21
10		Tony T. Cavanaugh	3/17/21
11	Charlotte Norris	Charlotte Norris	3/17/21
12		Patrick Stahl	3/17/21
13		Russ Dyson	3/17/21
14		Janelle Watts	3/17/21
15		Gary Switak	3/17/21
16		Phillip Vorlander	3/17/21
17		DEBRA A STRADA	3.17.21
18		CINDY MACK	3-17-21
19		Susan Whitney	3/17/21
20	Kathy Sagorsky	Kathy Sagorsky	3/17/21
21		Ellen Stergulz	3/17/21

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	Jim Hale	Jim Hale	3-17-21
2	Charles Faber	Charles Faber	3/17/21
3	Dolores Sussman	Dolores Sussman	3/17/21
4	Susan Lickman	Susan Lickman	3-17-21
5	TS	Thomas Skinner	3-17-21
6	Jerry Morris	Jerry Morris	3-17-21
7	Walter Zielinski	Walter Zielinski	3-17-21
8	Jeffrey Gauvin	Jeffrey Gauvin	3-17-21
9	Don Paxton	Don Paxton	3/17/21
10	Liz Yount	Liz Yount	3/17/21
11	Bill Cagle	Bill Cagle	3/17/21
12	Steven Schaefer	Steven Schaefer	3-17-21
13	Joseph Volstrom	Joseph Volstromer	3-17-21
14	Alan Collinsworth	Alan Collinsworth	3/17/21
15	Susan Johnson	Susanne Johnson	3-17-21
16	RK	Richard Knowles	3-17-21
17	James D. Jimenez	James D. Jimenez	3-17-21
18	Christine Jimenez	Christine Jimenez	3-17-21
19	Maureen Dolan	Maureen Dolan	3-17-21
20	Marvin Smith	Marvin Smith	3-17-21
21	Ken McKay	Ken McKay	3-17-21

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1		Joanne Biddix	3/18/2021
2		Georgia Graeff	3/19/21
3		Margaret Carlson	3/18/2021
4		Stella Mitchell	3/18/21
5		John Brunton	3/18/21
6		Kurt Kleinknecht	3/18/21
7		Tyrone Forte	3/18/21
8		David Carlson	3-18-21
9		Guy Powell	3/18/21
10		Mark Handel	3/18/21
11		Debbie Forte	3/18/21
12		Diane Ziemer	3/18/21
13		Kathy Kohler	3/18/21
14		SANDRA NIELSON	3/18/21
15		Tina Marie Foster	3-18-2021
16		Karen Kraus	3/18/21
17		Gail Raymond	3/18/21
18		JUDI JOHNSON	3/18/21
19		Carol Moore	3/18/21
20		Helen McGowan	3/18/21

Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land located at 165th Ave. and Fairmount Ave. This parcel is being gifted to the PebbleCreek Homeowners Association (PCHOA) by Mr. Robson and will be added to the existing Planned Area Development documentation. A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to the PCHOA as there is no other parcel of vacant land available that can be incorporated for said use within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all residents of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1	Steve Harper	STEVE HARPER	3/17/21
2	Karen M Harper	KAREN HARPER	3-17-21
3			
4			
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6			
7			
8			
9			
10			
11			
12			
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Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	Jeffrey Specter	Jeffrey Specter	3/17/21
2	Indy Reb	Indy Rebhun	3-17-21
3			
4			
5			
6			
7			
8			
9			
10			
11			
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Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land (located at 165th Ave. and Fairmount Ave.) which Mr. Robson is gifting to the PCHOA to be added to the existing PAD (Planned Area Development). A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to PCHOA as there is no other parcel of vacant land available that can be incorporated for such use here within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all members of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1	Michelle McKee	Michelle McKee	4-6-2021
2	Clark E Neal	Clark E Neal	4-6-2021
3	Nancy A Pollock	NANCY A POLLOCK	4-6-2021
4	Connie S Mylak	Connie S Mylak	4-6-21
5	Bevy Hogan	BEVY HOGAN	4-6-21
6	Lori Rea	LORI REA	4-6-21
7	Phyllis Thompson	PHYLLIS THOMPSON	4/6/21
8	Michael Donahue	Michael Donahue	4-6-21
9	Teresa Francisco	Teresa Francisco	4-6-21
10	Mary Kay Derby	Mary Kay Derby	4-6-2021
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	SIGNATURE	PRINTED NAME	DATE
1		JI Werner	3/18/21
2		Jim Meyer	3/18/21
3		Pat Ingalls	3/18/21
4		Kathleen Tyryfter	3/18/21
5		Gary Forrest	3/18/21
6		Curtis Patchin	3/18/21
7		Roxanne Forrest	3/18/21
8		KAREN LUDWIG	3-21-21
9		Jean Bee	3-22-21
10		Kay Skripka	3-22-21
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Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1		BOB PAINE	4-6-2021
2		Jack Gregory	4-6-2021
3		ROBERT PARKS	4/6/2021
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	SIGNATURE	PRINTED NAME	DATE
1	Nancy Davidson	NANCY DAVIDSON	3-18-21
2	Jonnie Chandler	Jonnie Chandler	3/18/21
3	Wade Biddix	Wade Biddix	3/18/21
4	Susan Lauria	Susan Lauria	3/18/21
5	Gary Lauria	Gary Lauria	3/18/21
6	David N Graeff	DAVID GRAEFF	4/1/21
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	SIGNATURE	PRINTED NAME	DATE
1	Jill Lewis	Jill Lewis	3-19-21
2		Terrance Long	3/19/2021
3	Larissa (Reese) Hass	LARISSA (Reese) Hass	3/19/21
4	Ellen Enright		3/19/21
5	Lynn Pollard	Lynn Pollard	3/19/21
6	Michael Comstock	Michael Comstock	3/19/21
7		Fern Ellison	3.23.21
8	Lori Ellison	Lori Ellison	3.20.21
9	Lynn Plesha	Lynn Plesha	3 23 21
10	Bill Plesha	Bill Plesha	3/23/21
11	Cathy Osick	Cathy Osick	3-23-21
12	SUE CRAWFORD	SUE CRAWFORD	3 23 21
13	Jim Crawford	JIM CRAWFORD	3.23.21
14	Patricia Matterson	Patricia Matterson	4-8-21
15	Nancy Skiver	NANCY SKIVER	4-8-21
16	Jana Ramon	James Ramon	4-8-21
17	Danielle Frandsmore	Danielle Frandsmore	4-8-21
18	Lynnette Jacobson	LYNNETTE JACOBSON	4-8-21
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	SIGNATURE	PRINTED NAME	DATE
1	Jannie Bird	Jannie Bird	3-28-2021
2	John Bird	JOHN BIRD	3-28-2021
3	Michael Mason	Michael Mason	3-28-2021
4	Blythe Mason	Blythe Mason	3-28-2021
5	Sandra Bird	Sandra Bird	3/28/2021
6	Alex Bird	Alex Bird	3/28/2021
7	David Claypool	David Claypool	3/28/2021
8	Linda Tompkins	Linda Tompkins	3/28/21
9	Jeff Topkins	Jeff Topkins	3/28/21
10	Sue McDonald	Sue McDonald	3-28-21
11	James Solem	James Solem	3-28-21
12	Dan Ree	DAN REE	3/28/21
13	Mike Barker	Mike Barker	3/28/21
14	Donna Barker	DONNA BARKER	3/28/21
15	Paula Vachac	Paula Vachac	3-28-21
16	Bert Mularoni	BERT Mularoni	3/28/21
17	Eric Spano	Eric Spano	3/28/21
18	Hope MacAllister	Hope MacAllister	03/28/2021
19	Geri Johnson	GERI JOHNSON	3/28/21
20	Mike Nadon	MIKE NADON	3/28/21
21	Mike Perkins	Mike Perkins	3/28/21
22	Carolyn Robson	CAROLYN ROBSON	3/28/21

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	SIGNATURE	PRINTED NAME	DATE
1	Margo E Powell	Margo E. Powell	03/17/2021
2	Allyn T. Sayre	Allyn T. Sayre	3/17/2021
3		Doyle D. Brown	3/17/2021
4	Linda Vorlander	LINDA VORLANDER	3/17/2021
5	H Friell	Heidi Friell	3/17/2021
6	Wade A Johnson	WADE JOHNSON	3-17-21
7	Robert Dolan	Robert Dolan	3/17/2021
8	Steve Elliott	Steve Elliott	3/17/2021
9	Pam Cagle	Pamela Cagle	3/17/2021
10	Michael Crabtree	Michael Crabtree	3/17/2021
11	T Wells	TONY WELLS	3/17/2021
12		KEN MCGARRIE	3/17/2021
13	Terri Reed	Terri Reed	3/17/2021
14	Bob Czajkowski	Bob Czajkowski	3/17/2021
15	DICK BURNS	Dick Burns	3-17-2021
16	Judi Williams	Judi Williams	3/17/2021
17	Michael F. Razem	MICHAEL F RAZEM	3/17/21
18	Joe Gruenwald	Joe Gruenwald	"
19	Jim Babe	JIM BABE	3/17/21
20	Sandra Crabtree	Sandra Crabtree	3-17-21
21	Mary Lacy	Mary Lacy	3-17-21

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	Lori Haffley	Lori Haffley	3/17/2021
2	Steven Farley	Steven Farley	3/17/2021
3	Jim Littlefield	Jim Littlefield	3/17.2021
4	Terry Syme	TERRY SYME	3-17-21
5		Steve Smodel	3.17.21
6	David C. Shankland	DAVID SHANKLAND	3-17-21
7	John Donovan	John Donovan	3-17-21
8	John Jeldenis	John Jeldenis	3/17/21
9	Terry TerHaar	Terry TerHaar	3/17/21
10		Bruce McMillin	3/17/21
11	Scott Stewart	Scott Stewart	3/17/21
12		Robert Eldred	3/17/21
13		GARAND JONES	3/17/21
14	Monte Williams	MONTE WILLIAMS	3/17/21
15	WTSaunders	WTSaunders	3/17/21
16	Laurie Johnson	Laurie Johnson	3/17/21
17	Kathy Aylgold	Kathy Aylgold	3/17/21
18	Becky Anderson	Becky Anderson	3/17/21
19		LISA MCBRATH	3/17/21
20	Roberta Diles	Roberta Diles	3/17/21
21		Kit May	3/17/21

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	SIGNATURE	PRINTED NAME	DATE
1		Joe Sagonsilly	17 March 21
2		Steve Hanlon	3/17/21
3		BRAD W RILEY	3/17/2021
4		Robin Weaver	3/17/21
5		Pat Jensen	3-17-21
6		Lorene Greer	3/17/21
7		Jill F Clark	3/17/21
8		Diane Seeber	3/17/21
9		Judith A. Schmidt	3/17/21
10		Carolyn Monachiello	3/17/21
11		JOAN Knight	3/17/21
12		Debra Zink	3/18/21
13		Dette Wurm	3/19/21
14		Scott McCormick	3/19/21
15		Rick Heich	3/19/21
16		Michele Kelly	3/19/21
17		KAREN KLEIN KNIGHT	3/19/21
18		Peggy Fraehlich	3/19/21
19	Dorothy Kirkpatrick		3/19/21
20		Natalie Bennett	3/19/21

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	SIGNATURE	PRINTED NAME	DATE
1		Jo Comstock	3/17/21
2		LINDA KRUEGER	3/17/21
3		Kathy Brown	3/17/21
4		Joyce Pihl	3-17-21
5		Renee Salko	3/17/21
6		LYNN BANKS	3/17/21
7		Denise Johnson	3/17/21
8		Pamela Smith	3/17/21
9		Candace Rickard	3/17/21
10		Maureen Richardson	3/17/21
11		Delonna Cooper	3/17/21
12		Doris Bernhardt	3/17/21
13		Brian Bernhardt	3/17/21
14		MARK CLARK	3/17/21
15		SHARI BRINK	3/17/21
16		WILLIAM STAMPER	3/17/21
17		RICHARD CHRISTIANSEN	3/17/21
18		STEVEN PETERSEN	3/17/21
19		Karen Weldon	3/17/21
20		JUDY SONDAG	3/17/21

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	SIGNATURE	PRINTED NAME	DATE
1		Greg Wilson	3/17/21
2		DAVID LAWSON	3/17/21
3		DOROTHY JETTON	3/17/21
4		Cheryl Hutchins	3/18/2021
5		Pam Jones	3/18/2021
6		Sandra Burris	3/21/2021
7		Steven Schwartz	3/21/2021
8		Mary Delumeau	3/21/2021
9		John O Dangus	3/21/21
10		Barry N. Hoffer	3/21/21
11		Mellanie Lionhardt	3/21/21
12		TONYA SAUSSA	3-21-21
13		Michael Saussa	3-21-21
14		ROBERT TAYLOR	3/21/2021
15		MADONNA DIXON	3/21/21
16		RON PLOTKIN	3/21/21
17		Carol Knudsen	3/23/21
18		Teresa Christianson	3/24/21
19		Mary Wiese	3-26-21
20		SANDRA AMMONS	3-26-21

PEBBLECREEK, A

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	J. Wittmus	J. Wittmus	3/23/21
2	Nadine Koch	Nadine Koch	3/23/21
3	Mark Koch	Mark Koch	3/23/21
4	Reyne Ames	Reyne Ames	3/23/21
5	Anita Ames	Anita Ames	3/23/21
6	Alison Sanchez	Alison Sanchez	3/23/21
7	Steve Sanchez	Steve Sanchez	3/23/21
8	Laura Cranston	Laura Cranston	3/24/21
9	Laura Aspegren	Laura Aspegren	3-24-21
10	Jill Kosk	Jill Kosk	3-24-21
11	Marcia Dahlgren	Marcia Dahlgren	3-24-21
12	Roxie Aaugstone	Roxie Aaugstone	3-24-21
13	Lillian Ponting	Lillian Ponting	3-24-21
14	Kim Kochevar	Kim Kochevar	3/24/21
15	Chrissy Wasinger	Chrissy Wasinger	3/24/21
16	Terry Wittmus	Terry Wittmus	3/24/21
17	Jace Wittmus	JACE WITTMUS	3/24/21
18	Peyton McCann	Peyton McCann	3/24/21
19	ELAINA KING	Elaina King	3-24-21
20	Joe King	Joe King	3-24-21

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	SIGNATURE	PRINTED NAME	DATE
1	Kathryn A Cheek	Kathryn A Cheek	3-20-2021
2	Dianne L Briggs	DIANNE BRIGGS	3.20.2021
3	Chelli Ann Fossen	Chelli Ann Fossen	3-20-2021
4	Manuel Macie	MANUEL MACIEL	3/20/2001
5	Douglas P Wainwright	Douglas P Wainwright	3-20-2021
6	Jerry Santy	JERRY SANTY	3/20/2021
7	Richard H Wilson	RICHARD H. WILSON	3/20/2021
8	Linda Wilson	LINDA WILSON	3/20/21
9	Bette Wesley		
10	Donna Johnson	DONNA JOHNSON	
11	Lisa Grenier	Lisa Grenier	3/20/21
12	Debora Doyle	DEBORA DOYLE	3/20/21
13	Cynthia Goss	Cynthia Goss	3/20/21
14	Gloria Jean Merkel	Gloria Jean Merkel	3-20-21
15	Barb Downey	Barb Downey	3/20/21
16	Linda M Vaughn	LINDA M. VAUGHN	3/20/21
17	Reba Smith	Reba Smith	27MAR21
18	Eric B Smith	Eric Smith	3/27/21
~~19~~		Greg Doney	4/8/2021
20	Theresa Doney	THERESA DONEY	4/8/2021

KA

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	SIGNATURE	PRINTED NAME	DATE
1	Mark Pollock	Mark Pollock	3-20-2021
2	Carol Knapp	Carol Knapp	3/20/21
3	Byron Knapp	Byron Knapp	3/20/21
4	Lyn Bronzetti	Lyn Bronzetti	3/20/21
5	Ron Bronzetti	RON BRONZETTI	3/20/21
6	Randi Manozel	RANDI MANOZEL	3/21/21
7	Carolyn Nadon	CAROLYN NADON	3/21/21
8		Kathrine Perkins	3/21/21
9	Tim Fischer	Tim Fischer	3/22/21
10	Jeff Fischer		3/22/21
11	WILLIAM KUBIK		4/3/21
12	Ray Walkowski	RAY WALKOWSKI	4/3/2021
13	Lynn Walkowski	LYNN WALKOWSK	4/3/2021
14		Dana Howle	4/3/2021
15	George Howle	George Howle	4/3/2021
16	Gregory A Boffey	GREGORY A BOFFEY	4/3/2021
17	Bruce M Otzman	BRUCE M OTZMAN	4/8/2021
18	Ted W. Thompson	TED W. THOMPSON	4/8/2021
19	Jane Peterser	Jane Peterser	4-8-21
20	Larry Peterser	Larry Peterser	4-8-21

KA

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	SIGNATURE	PRINTED NAME	DATE
1	Paddy Hoy	Paddy Hoy	3/21/21
2	Shari Burns	SHARI BURNS	3/21/21
3	Tamara Ramsey	Tamara Ramsey	3-21-21
4	Pat Gray	Pat Gray	3-21-21
5	Brad Gray	Brad Gray	3-21-21
6	Debbie Tighe	Debbie Tighe	3-21-21
7	Carol Chman	Carol Chman	3-21-21
8	Kathleen Smith	Kathleen Smith	3-21-21
9	Mary Cahill	MARY CAHILL	3-21-21
10	Michele Conroy	Michele Conroy	3-21-21
11	Nancy Lubrick	Nancy Lubrick	3-21-21
12	Ann Nelson	Ann Nelson	3-21-21
13		KATHLEEN NELSON	3-21-21
14	Libbie A McClafli	Libbie A. McClaflin	3-22-21
15	Denise Gardner	DENISE GARDNER	3/22/21
16	Michael Watty	Michael Watty	3/22/21
17	Susan Moore	Susan Moore	3-22-21
18	Tim Rollogas	Tim Rollogas	4-8-21
19	Brenda Rollogas	Brenda Rollogas	4-8-21
20	Terry Rigo	Terry Rigo	4-8-21

VP

Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land (located at 165th Ave. and Fairmount Ave.) which Mr. Robson is gifting to the PCHOA to be added to the existing PAD (Planned Area Development). A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to PCHOA as there is no other parcel of vacant land available that can be incorporated for such use here within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all members of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1	Patricia C. Trapp	Patricia C. Trapp	3-20-21
2	Nancy Newhall	Nancy Newhall	3/20/2021
3	Judy Parker	Judy Parker	3-20-2021
4	Sue St Peter	Sue St Peter	3/20/21
5	Deb Helmstetter	Deb Helmstetter	3-20-21
6	Julie Bangert	Julie Bangert	3-20-21
7	Shirley Seymour	Shirley Seymour	3/20/21
8	Jackie Brandt	JACKIE BRANDT	3/20/21
9	Jacqueline Cameron	Jacqueline Cameron	3/20/21
10	[illegible]	HERBERT HOLDES	3/27/2021
11	Sandra Kraft	Sandra Kraft	3/28/2021
12	[illegible]	ROBIN KRAFT	3/28/2021
13	Dale Scanlon	Dale Scanlon	3/29/2021
14	Sharon Haskovec	Sharon Haskovec	3/30/21
15	Joseph Haskovec	Joseph Haskovec	3/30/21
16	Danelle Cates	Danelle Cates	3/30/21
17			
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Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	Lew Geller	Lew Geller	3/29/24
2	Cooke O'Brien	Cooke O'Brien	3/31/24
3			
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7			
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	SIGNATURE	PRINTED NAME	DATE
1	Constance Argus	Constance Argus	3/18/2021
2	Debra Swedley	Debora Swedley	3-18-21
3	Tammy Chicklero	Tammy Chicklero	3-18-21
4		Cynthia S. Finnegan	3-18-21
5		Scott J. Hanson	3/18/21
6	Lori Coleman	LORI COLEMAN	3-18-21
7	Becky Collinsworth	Becky Collinsworth	3-18-21
8		KEN WHITNEY	3-18-21
9	Duane A. Warder	Duane A. Warder	3/18/21
10	Kathy Bauer	Kathy Bauer	3/18/21
11	Marie MacWhyte	Marie MacWhyte	3/18/21
12	Debbie Jones	Debbie Jones	3/18/21
13		Linda VanSon	3/18/21
14		Cathy Weaver	3/18/21
15	Doug Kelch	DOUG KELCH	3/18/21
16	Mary Jeffries	Mary Jeffries	3/18/21
17	Larry Jeffries	Larry Jeffries	3/18/21
18		Bronwyn Kelch	3-18-21
19	Fred Kettlewell	Fred Kettlewell	2-18-21
20	Patti Reed	PATTI REED	3/18/21

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	SIGNATURE	PRINTED NAME	DATE
1		Janet Huszka	3-17-21
2		Craig Potthoff	3-17-21
3		John Shaner	3/18/21
4		David Bee	3/18/21
5		DAVE KERSEY	3/18/21
6		Dr. PHIL PROVIT	3/18/21
7		STEVE BACHMAN	3/18/21
8		CHARLIE REINERT	3/18/21
9		Betty East	3/18/21
10		Steve Dicka	3/18/21
11		Aquino Jackson	3/18/21
12		Gael DeRouin	3/18/21
13		Ronald Kaufman	3/18/21
14		Victoria Constable	3/18/21
15		Joan Patchin	3/18/21
16		Debra Lee Eldridge	3/18/21
17		Pamela J DeRouin	3/18/21
18		Randy Welsh	3/18/21
19		Ben Evans	3/18/21
20		Jim East	3/18/21

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	SIGNATURE	PRINTED NAME	DATE
1	Pam Kale	PAM KALE	3/21/21
2	Barbara Stone	Barbara Stone	3/21/21
3	Robert Watkins	ROBERT ADKINS	3/21/21
4	R Campbell	R Campbell	3/21/21
5	Carol Adkins	CAROL ADKINS	3.21.21
6	Dick Wiederhold	DICK WIEDERHOLD	3-21-21
7	Jane Wiederhold	Jane Wiederhold	3-21-21
8	Susan Harris	Susan Harris	3-21-21
9	Greg Harris	GREG HARRIS	3-21-21
10	Patricia McGuerney	Patricia McGuerney	3-26-2021
11	Karen Dost	Karen Doster	3-28-2021
12	Cindy Blake	Cindy Blake	3-28-2021
13	Lew Richardson	Lew Richardson	3-28-2021
14	Richard L Johnson	RICHARD L JOHNSON	3/28/2021
15	Wendy Craig	Wendy Craig	3/28/2021
16	John Stoller	John Stoller	3/28/2021
17	Francisca Farrar	Francisca Farrar	3/28/2021
18	Fenoglio	FENOGLIO	3/28/2021
19	Patrice Cole	Patrice Cole	3/28/2021
20	Robert Chester	Robert Chester	3/28/2021

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	SIGNATURE	PRINTED NAME	DATE
1		Thomas Hoover	3/18/21
2		Kenneth M Helman	3/18/21
3		Susanne K. Frens	3-18-21
4	Colleen Krebs	Colleen Krebs	3-18-21
5		Cathi Helman	3/18/21
6		JOHN SHALLHORST	3/18/21
7		Jim Cook	3/18/21
8		Rob Krebs	3/18/21
9		JAY WARD	3/18/21
10		Mike Stepien	3/18/21
11		Felechia Justice	3-18-21
12		PAULA GMAHL	3-18-21
13		Doug Brazicl	3-18-21
14		Julie Fullen	3-19-21
15		Cynthia Johnson	3-18-21
16		Gretchen Bataille	3/18/21
17		Sandy Priebe	3/18/21
18		JoAnn B Montgomery	3/22/21
19		SAMUEL A MONTGOMERY	3/22/21
20		Esther G West	3/22/21

KA

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	SIGNATURE	PRINTED NAME	DATE
1	Julie Cardinale	JULIE CARDINALE	3/17/21
2		Lynh Vu	3/17/21
3	Larry & Lorey	Larry Lovell	3/17/21
4	Brett Rodgers	Brett Rodgers	3/17/21
5	Jane H Brower	Jane Brower	3-17-21
6	Steve Brower	STEVE BROWER	3-17-21
7	Kevin Campbell	Kevin Campbell	3/17/21
8	Jean Kopstein	Jean Kopstein	3/17/21
9	Bob Campbell	Deb Campbell	3/17/21
10	Jerry Kopstein	JERRY KOPSTEIN	3/17/21
11	Janice E Raugust	JANICE ELLEN Raugust	3/17/21
12	Jennifer Roberts	Jennifer Roberts	3-17-21
13	Lek A. Lane	Lek A. Lane	3-17-21
14	N McGrath	N McGrath	3-20-21
15	Michelle Grevious-Luehring	Michelle Grevious-Luehring	3/20/21
16	Michael Luehring	Michael Luehring	3/20/21
17	Dennis Miazga	DENNIS MIAZGA	3/20/21
18	Sherry Wainwright	Sherry Wainwright	3/20/21
19	Lenore Miatka	LENORE Miatka	3/20/21
20	Barbara J Wise	Barbara J Wise	3/20/21

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	SIGNATURE	PRINTED NAME	DATE
1	Kathy Aalto	KATHY AALTO	3/15/21
2	andy Gardner	Andy Gardner	3/17/21
3	(35-46)	MARTIN V. AALTO	3/17/21
4		Steve Gradin	3/17/21
5		Diane Wager	3/17/21
6	(34-66)	CHARLES JOHNS	3/17/21
7	Kenneth Terry	KENNETH TERRY	3/17/21
8	ELIZABETH VALDEZ (3568)	ELIZABETH VALDEZ	3/17/21
9		MICHAEL BURKE	3/17/21
10		Bob Sweetman	3-17-21
11		Paul Zuckerbrow	3/17/21
12		FRANK PIERCE	3/17/21
13		Richard Rugg	3/18/21
14		JACKIE CRUZ GLOVINSKY	3-18-21
15		Joseph Gragnano	3/18-21
16		Douglas D Swanson	3/18/21
17		Ed Glovinsky	3/18/21
18		Kim F. Mattei	3/19/21
19		Sherri L. Kuk	3/19/21
20		Jerry R Davis	3/19/20

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	SIGNATURE	PRINTED NAME	DATE
1	Susan Young	Susan Young	3/17/2021
2	Robert E Young	Robert E Young	3/17/2021
3	Linda Ravillard	Linda Ravillard	3/17/2021
4	Howard Jenson	Howard Jenson	3/17/21
5	Josiah Johnson Russell	Josiah Johnson Russell	3/17/21
6	Janice Kobera	Janice A. Kobera	3/17/21
7	Duane C Kobera	Duane C Kobera	3/17/21
8	William C Riley	William D'Riley	3/17/21
9	B Chambless	Barb Chambless	3/17/21
10	Deborah Arsenault	DEBBIE ARSENAULT	3/17/21
11	Marka Locker	Marka Locker	3/17/21
12	Michael Baisley	Michael Baisley	3-18-21
13	Shelley Bain		3/18/21
14	Scott Flynn		3/18/21
15	BRENDA MINER		3/18/21
16	Susan Jackson	SUSAN JACKSON	3/18/21
17	Mary McFarland	Mary McFarland	3/18/21
18	Steven Lizard	STEVEN LIZARD	3/18/21
19	Edith Lodberg	EDITH LODBERG	3/18/21
20	Sandra Bava	SANDRA BAVA	3/18/21

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	SIGNATURE	PRINTED NAME	DATE
1			
2		Ronald Coleman	3-27-21
3		C.D. Bennett	3-27-21
4		Donna Jansen	3-27-21
5		GREGG ARCHER	3/27/21
6		Pete Bowes	3-27-21
7		Judy Valencia	3-27-21
8		Darlene M. Helker	3/27/21
9		Nancy Plotkin	3/27/21
10		Ron Plotkin	3/27/21
11		STEVE MCKEE	3-27-21
12		Michelle Devine	3/27/21
13		Steven Strachan	3/27/21
14		Maureen Strachan	3/27/21
15		Barbara Valencia	3/27/21
16		Todd R Young	4/4/21
17		Bob Brett	4/6/21
18		Karen A. Johnson	4/6/21
19		Carolyn Brett	4/6/21
20		Ken Johnson	4-6-21

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	SIGNATURE	PRINTED NAME	DATE
1		Traci Buckingham	3-24-21
2		MARK BUCKINGHAM	"
3		JANET HENSON	"
4		ERNIE HENSON	"
5		Darrell Livingston	"
6		Barbara MacKman	"
7		GARY MACKMAN	"
8		Dale Everson	3-26-21
9		Diane L Seeber	3-27-21
10		BARBARA BATES	3/27/2021
11		Steve James	3/27/2021
12		Linda James	3/27/2021
13		Dean Samuelson	3/27/2021
14		Vicki Samuelsin	3/27/21
15		Tammy Wood	4-1-2021
16		Scott Wood	4-1-2021
17		andy Gardner	4-1-2021
18		Karen LaFever	4-2-2021
19		James LaFever	4-3-2021
20		Renee Chester	4-3-2021

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	SIGNATURE	PRINTED NAME	DATE
1		Wendy Creasm	3/27/21
2		KENNARD CREASM	3/27/21
3		Marsha Hotter	3/27/21
4		Kris Hanlon	3/27/21
5		PATRICK Sherlock	3/27/21
6		W. B. Wesley	3-27-21
7		Christa Smith	3-27-21
8		Robin Slocum	3/28/21
9		JOE SLOCUM	3/28/21
10		Linda TOmpkins	3/29/21
11		Karen Sapp	3/29/21
12		Jack Sapp	3-29-21
13		Deborah Deal	3-29-21
14		David H Deal	4-6-21
15		Nancy Mateer	4-8-21
16		John F. Bell	4/8/21
17		Brian Drinkwater	4-8-21
18		Sonja Drinkwater	4-8-21
19		Lyman Rinehart	4-8-21
20		Lawrence Tanner	4-8-21

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	SIGNATURE	PRINTED NAME	DATE
1	Brent Ebert	Brent Ebert	3-19-21
2	LaDean Bunkers	LaDean Bunkers	3/19-21
3	Barbara Kamm	BARBARA KAMM	3-19-21
4	Bob Rottman	BOB ROTTMAN	3-19-21
5	Diane Rottman	Diane Rottman	3-19-21
6	John Cippo	JOHN CIPPO	3-19-21
7	Patricia Cippo	PATRICIA CIPPO	3-19-21
8	Lisa Kellis	LISA KELLIS	3-19-21
9	Tom Kellis	Tom Kellis	3-21-21
10	Janet Moxham	Janet Moxham	3-21-21
11	Mike Sackley	Mike Sackley	3.21.21
12	Denise Byrne	Denise Byrne	3.21.21
13	Sandy Weeder	SANDY WEEDER	3-21-21
14	Patrick Byrne	PATRICK BYRNE	3-21-21
15	June Slee	JUNE SLEE	3.21.21
16	Cindy Tollefsen	Cindy Tollefsen	3/21/21
17	Ken Hohnbaum	Ken Hohnbaum	3/21/21
18	Sally Melzow	Sally Melzow	3/21/21
19	Jennifer Langan	Jennifer Langan	3/21/21
20	Jenny Rex	Jenny Rex	3/21/21

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	SIGNATURE	PRINTED NAME	DATE
1	Beth Kelly	Beth Kelly	3/17/2021
2	Jonathan N. Colter	JONATHAN N COLTER	3/17/2021
3	Kerry Williams	Kerry Williams	3/17/2021
4	Helen Wagner	Helen Wagner	3/17/2021
5	Catharine Talbot Lawson	Catharine Talbot Lawson	3/17/2021
6	Joanne Burch	Joanne Burch	3/17/2021
7	Sally Ward	Sally WARD	3/17/2021
8	Sandra Harvell	Sandra Harvell	3/17/21
9	Kathy Burke	Kathy Burke	3/17/21
10	Michael Schwartz	MIKE SCHWARTZ	3/17/21
11	Bobby Freeberg	Bobby Freeberg	3/17/21
12	Ron Froemming	Ron Froemming	3/17/21
13	Gary Luber	GARY LUBER	3/17/21
14	Lori Reinschmidt	Lori Reinschmidt	3/17/21
15	Dreama Luber	DREAMA LUBER	3/17/21
16	Norma Whitley	NORMA Whitley	3/17/21
17	Frank Boudreau	Frank Boudreau	3/17/21
18	Ralph Rambacht	RALPH RAMBACHT	3-17-21
19	Jean O'Reilly	Jean O'Reilly	3/17/21
20	Ron Demshar	Ron Demshar	3/17/21

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	SIGNATURE	PRINTED NAME	DATE
1	Milton J Carter Jr	Milton J Carter, Jr	3/18/21
2	Thomas Bolder	Thomas Bolder	3/18/21
3	Wendy Landsgraals	Wendy Landsgraals	3/18/21
4	Ricky Landsgraals	Ricky Landsgraals	3/18/21
5	Mark Baltes	Mark Baltes	3/18/21
6	Steve Kuk	Steve Kuk	3-18-21
7	Mark Gerica	Mark Gerica	3-18-21
8	Kris Portz	Kris Portz	3-18-21
9	Jay Portz	Jay Portz	3-18-21
10	Scott Sutton	Scott Sutton	3-18-21
11	Diane LeChair	Diane LeChair	3-19-21
12	Cindy Maschner	Cindy Maschner	3-19-21
13	Tom Dohmann	Tom Dohmann	3-19-21
14	Mark Dohmann	Mark Dohmann	3/19/21
15	Drew H. Smith	Drew H. Smith	3/19/21
16	Kim Ebert	Kim Ebert	3-19-21
17	M. L. Flurries	M. L. Flurries	3-19-21
18	Sonja Drinkwalter	Sonja Drinkwalter	3-19-21
19	Frank Gorski	Frank Gorski	3-19-21
20	Chris Schwartz	Chris Schwartz	3/19/21

Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land located at 165th Ave. and Fairmount Ave. This parcel is being gifted to the PebbleCreek Homeowners Association (PCHOA) by Mr. Robson and will be added to the existing Planned Area Development documentation. A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to the PCHOA as there is no other parcel of vacant land available that can be incorporated for said use within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all residents of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1		ERICK Hubble	3-17-21
2		Katy Hoeft-Wyss	3-17-21
3		Kay Cyphers	3-17-21
4		Dennis Whitley	3-17-2
5		Stephen Manns	3/17/21
6		HOWARD LOCKER	3/17/21
7		NEAL WUHM	3.17.21
8		Rodney Jackson	3-17-21
9		WARY NEWSOM	3-17-21
10		Kevin Hillstrom	3-18-2021
11		Judy GAUDIN	3-18-2021
12		Nancy MORGAN	3-18-2021
13		Becky Rodes	3/18/2021
14		JONÉ SLEE	3/18/202
15		Tricia Martin	3/18/2021
16		Lindsay Laven	3/18/21
17		Michael Watty	3/18/21
18		Ann Elliott	3/18/21
19		Theresa Carter	3/18/21
20		STEVE McELROY	3/18/21

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	SIGNATURE	PRINTED NAME	DATE
1	Nancy Popenhagen	Nancy Popenhagen	3/17/2021
2	Teresa Lovell	Teresa Lovell	3/17/2021
3	Lori McLinton	Lori McLinton	3/17/2021
4	Nancy Tortlaar	Nancy Tortlaar	3/17/2021
5	Beth Weaver	Beth Weaver	3/17/2021
6	Chris Morlan	Chris Morlan	3/17/2021
7		SARAH MARSH	3/17/2021
8		LARRY KARR	3/17/2002
9	Arleen King	Arleen King	3/17/2021
10	Carla Woodward	Carla Woodward	3/17/2021
11		Michael Mitchell	3/17/2021
12		Katherine A Smith	3-17-2021
13	Pam Harper	Pamela Harper	3-17-2021
14	Carrie McDonald	Carrie McDonald	3-17-21
15	Danette Franklin	Danette Franchimone	3-17-21
16	Lisa Balto	Lisa Balto	3-17-21
17	Marjorie Scheiwe	Marjorie Scheiwe	3-17-21
18		CRS SELKMAN	3-17-21
19			3-17-21
20	Vicki Shaner	Vicki Shaner	3-17-21

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	SIGNATURE	PRINTED NAME	DATE
1	Susan L Nee	Susan L Nee	3-19-21
2	Vicky R. Roelker	Vicky ROELKER	3/19/21
3	Jane K Klima	Jane Klima	3/19/21
4	Linda Campbell	Linda Campbell	3/19/21
5	Lynn Stoller	Lynn Stoller	3/19/21
6	Debbie Drinovsky	Debbie Drinovsky	3/19/21
7	Lou Romano	Lou Romano	3/19/21
8	Bruce White	Bruce White	3/20/21
9	Debra Buffalo	Debra Buffalo	3/20/21
10	Guy Brunelle	Guy Brunelle	3-20-21
11	Heide Wittkowski	HEIDE WITTKOWSKI	3/20/21
12	Jeff Levy	Jeff Levy	3/20/21
13	Ellen Levy	ELLEN LEVY	3-20-21
14	William Bruner	WILLIAM BRUNER	3-20-21
15	Anne Pearson	ANNE PEARSON	3-20-21
16	Florence Semerjian	FLORENCE SEMERJIAN	3-20-21
17	Mary E. Bruner	MARY E. BRUNER	3-20-21
18	Joseph E Grande	JOSEPH E GRANDE	3-20-21
19	Erika Grande	ERIKA GRANDE	20 Mar 21
20	Grant McNeill	GRANT McNEILL	21 Mar 21

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	SIGNATURE	PRINTED NAME	DATE
1	Mitchell Counce	Mitchell Counce	3-17-21
2	Sue C Borgstrom	Sue C. Borgstrom	3-17-21
3	Karn Bush	Karn Bush	3-17-21
4	Kevin Buda	KEVIN BUDA	3-17-21
5	Diane Nordell	Diane Nordell	3.17.21
6	Lawrence L Sessoms	Lawrence L Sessoms	3-17-21
7	Faye S. Sessoms	FAYE SESSOMS	3-17-21
8	Robin D Anderson	Robin D Anderson	3-18-21
9	Jean Anderson	Jean M Anderson	3-18-21
10		RICHARD KALE	3-18-21
11	Steve Jense	STEVE JENSEN	3/18/21
12	Doug Christensen	Doug Christensen	3-18-21
13	Katie Charkowski	Katie Charkowski	3-18-21
14	Susan Kice	SUSAN KICE	3-19-21
15	Jeanie New	JEANIE NEW	3-19-21
16	Linda Clark	Linda Clark	3-19-21
17	Tom Clark	Tom Clark	3-19-21
18	Anne Johannes	Anne Johannes	
19	Karen A. Cassetta	KAREN A. CASSETTA	3/19/21
20	Michael J Strong	MICHAEL A STRONG	3/19/21

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	SIGNATURE	PRINTED NAME	DATE
1	Susan Colborne	SUSAN COLBORNE	MARCH 21 2021
2	Dede Harrington	Dede Harrington	March 21, 2021
3	Mike Harrington	MIKE HARRINGTON	March 21/21
4	Jackie Vandenberg	Jackie Vandenberg	March 21, 2021
5		PIETER VANDENBERG	3/21/2021
6	Alan Lillig	ALAN LILLIG	3-21-21
7	Barbara Dildar	BARB DILDAR	3-21-21
8	Brian McClaflin	Brian McClaflin	3-21-21
9	Ruth Price	Ruth Price	3-21-21
10	Lee Price	LEE PRICE	3-21-21
11	Deborah Lawson	Deborah Lawson	3 21-21
12	Clydeen Fortner	Clydeen Fortner	3-21-21
13	Lynne Hunsaker	Lynne Hunsaker	3-21-21
14	Rebecca Nelson	Rebecca Nelson	3-21-21
15	Randy Morrow	Randy Morrow	3-22-21
16	Bernie Danyer	Bernie Danyer	3-22-21
17		KATHLEEN HEIGHT	3-22-21
18	Karen Long	Karen Long	3.22.21
19	Vicky R. Roeker	VICKY ROEKER	3/22/21
20	Peggy Speight	PEGGY SPEIGHT	3/22/21

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	SIGNATURE	PRINTED NAME	DATE
1		Robert Weldon	3/22/21
2		William Graham	3/22/21
3		Charles Conroy	3-22-21
4		[illegible]	3-22-21
5		Karen Peterson	3-22-21
6		Ron Nelson	3-22-21
7		Larry Coyle	3-22-21
8		ED KAHN	3-22-21
9		M BAYER	3-22-21
10		Karyn Barbe	3-22-21
11		Kenneth Braden	3-22-21
12		James Ratliff	3-22-21
13		Sammi Ratliff	3-22-21
14		DAVE COWAN	3-22-21
15		MaryLynn	3-22-21
16		Bruce A Burris	3-22-21
17		Denny Davison	3-22-21
18		Charles Treadway	3-22-21
19		BEVERLY HOGAN	3-22-21
20		JANET MIAZGA	3/22/21

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	SIGNATURE	PRINTED NAME	DATE
1		MIKE LOVE	3/18/21
2	Ellie Love	Ellie Love	3/18/21
3	Patricia Dittman	Patricia Dittman	3/18/21
4	Bart Cook	Bart Cook	3-18-21
5		THOMAS FOYE	3-20-21
6	Mary Petersen	Mary Petersen	3-20-21
7	Patricia M Chernow	PATRICIA M. CHERNOW	3-19-2021
8		LARRY P COOK	3-19-2021
9		SANDY SOBCINSK	3-19-2021
10		MIKE STIMOLA	3/19/2021
11		SANDRA STIMOLA	3/19/2021
12	Butch Windorski	Butch Windorski	3/19/2021
13		JAMES DESCOTT	3/19/2021
14		JUDY CAMPBELL	3/19/21
15		RICH KARP	3/19/21
16		STEV LUBRICK	3/19/21
17		Ken Messersmith	3/19/21
18		Tim Cox	3/19/21
19	Kathryn Young	Kathryn Young	3/19/21
20	Ross Hart	Ross Hart	3/19/21

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	SIGNATURE	PRINTED NAME	DATE
1	Julius Armstrong	Julius Armstrong	3/19/21
2	Jan Haley	Jan Haley	3/19/21
3	Kim Corbel	Kim Corbel	3/19/21
4	Barbara Grant	Barb Grant	3/19/21
5	David Morse	David Morse	3/19/21
6	Clara Park	CLARA PARK	3/19/21
7	Terry Rice	Terry Rice	3/19/21
8	Jeanne Rice	Jeanne Rice	3/19/21
9	Kevin Rice	Kevin Rice	3/19/21
10	Ken Reckmeyer	Ken Reckmeyer	3/19/21
11	Sari Hellstern	Sari Hellstern	3/19/21
12	Bruce Hark	Bruce Hark	3-19-21
13	Mimi Blythe	Mimi Blythe	3-19-21
14	James T. Lamiell	James T. Lamiell	3-19-21
15	Leslie J. Lamiell	Leslie J. Lamiell	3/19/21
16	Dee DeFosterd	Dee DeFosterd	3/23/21
17	Janell Whiteley	JANELL WHITELEY	3/23/21
18	Linda James	Linda James	3-23-21
19	KERRY KRUEGER	KERRY KRUEGER	3-26-21
20	Linda Krueger	Linda Krueger	3-26-21

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	SIGNATURE	PRINTED NAME	DATE
1	Stephen Urbin	STEPHEN URBIN	3/18/21
2	Martha Urbin	MARTHA URBIN	3/18/2021
3	Jane Gasch	JANE GASCH	3/18/2021
4	Dolores Schrader	DOLORES SCHRADER	3/18/2021
5	Judy Hauger	Judy Hauger	3/18/2021
6	Paula Maitland	PAULA MAITLAND	3/20/2021
7	Leonard Maitland	LEONARD MAITLAND	3/20/2021
8	Craig Hauger	Craig A Hauger	3/20/2021
9	Dianne Augustus	DIANNE AUGUSTUS	3/20/2021
10	Paul Augustus	PAUL AUGUSTUS	3/20/2021
11	Rosemary Waddon	Rosemary Waddon	3/20/2021
12		Robert Robson	3/20/2021
13		[illegible]	3/20/2021
14		JAMES RAINS	3/20/21
15		Bob BRETT	3/20/21
16	Caryn L. Brett	CARYN BRETT	3/20/21
17	SR Fletcher	Steve Fletcher	3/20/21
18		Edward Chabek	3/20/21
19	Sherman Leach	Sherman Leach	3/20/21
20	Millard Anderson	MILLARD ANDERSON	3/24/21

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	SIGNATURE	PRINTED NAME	DATE
1		STEPHEN W. MICATKA	3/18/2021
2		Marlene Fossen	3/18/2021
3		ALAN R. CHANDLER	3/18/2021
4		Kim Jacobs	3/18/2021
5		John Nicholson	3/18/2021
6		Theresa Meyers	3/18/2021
7		Daniel Trathen	3/19/2021
8		Larry Eckels	3/19/21
9		RICHARD SPAMPINATO	3/19/21
10		REX HATFELL	3/19/21
11			3/19/21
12			3/19/21
13			3/19/21
14		DANIEL D. GRIMWOOD	3/20/21
15		Rod Ellison	3/20/21
16		Don De Coste	3/20/21
17		MELVIN D SHAHAN	3/20/21
18		JAN HANGEN	3/20/21
19		Tim Scanlon	3/20/21
20		SANDY RIDDLE	3/20/21

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	SIGNATURE	PRINTED NAME	DATE
1	John Stergulz	John Stergulz	3/17/21
2	Patricia Owens	PATRICIA OWENS	3/17/21
3	Ann M. Scoular	ANN M. SCOULAR	3/17/21
4	Lynne Carlyle	Lynne Carlyle	3/17/21
5	Judi Floyd	Judi Floyd	3/18/21
6	Robert Floyd	Robert Floyd	3/18/21
7	Karen Uherchik	Karen Uherchik	3/18/21
8	Beanie Aldridge	Beanie ALDRIDGE	3/18/21
9	Kristen Richards	Kristen Richards	3/18/21
10	Lynn Cline	LYNN CLINE	3/18/21
11		A. D. CLINE JR.	3/18/21
12	Gordon A. Foster	GORDON A. FOSTER	3/18/21
13	Shelley Foster	SHELLEY W. FOSTER	3/18/21
14	Michael Finnegan	MIKE FINNEGAN	3/18/21
15	Dave Reineke	Dave Reineke	3/18/21
16	Linda Reineke	Linda Reineke	3/18/21
17	Georgianna Cavanaugh	GEORGIANNA CAVANAUGH	3/18/21
18	John Pihl	John Pihl	847-571-6896
19	Sybil Rosenthal	SYBIL ROSENTHAL	3/19/21
20		Jan Scouler	3/19/21

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	SIGNATURE	PRINTED NAME	DATE
1		JoAnne M. Terry	3-17-21
2		DENNIS BUTZ	3-17-21
3		SHARON Butz	3-17-21
4		RICHARD REED	3-17-21
5		BRAD REINSCHMIDT	3-17-21
6		Rich Holden	3-17-21
7		Tony van Son	3-17-21
8		William Roehrs	3-17-21
9		Lynn T. Havens	3-17-21
10		JAMES THOMPSON	3-17-21
11		Jeff Antrican	3-17-21
12		Stephen Cain	3-17-21
13		Pete Ischi	3-17-21
14		Jodi McCormack	3-17-21
15		Debbie Prickett	3-17-21
16		Tom Vincent	3-17-21
17		DENNIS CARTER	3-17-21
18		Renee deLassus	3-17-21
19		Andrea Dilger	3-17-21
20		Barbara Mussman	3-17-21

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	SIGNATURE	PRINTED NAME	DATE
1	Shari Burns	SHARI BURNS	3-17-2021
2	T Dilger	Tony Dilger	3-17-2021
3	Jeanne Cowan	JEANNE COWAN	3-17-2021
4	Kelly Cowan	KELLY COWAN	3-17-2021
5	Brett Gardner	Brett Gardner	3-17-2021
6	Phil Durah	PHIL DURAH	3-17-2021
7	Dan Sieger	DAN SIEGER	3-17-2021
8	David Trimble	David Trimble	3-17-2021
9	Chris Johnson	Chris Johnson	3-17-2021
10	Cynthia Schwartz	CYNTHIA SCHWARTZ	3-17-2021
11	Rebecca Trimble	Rebecca Trimble	3-17-2021
12	Margaret B. Sieger	MARGARET B. SIEGER	3-17-2021
13	Melody Bunkers	Melody Bunkers	3/17/21
14	Laurie Biagini	Laurie Biagini	3/17/21
15	Pamela Grimwood	Pamela Grimwood	3/17/21
16	Linda Hunt	Linda Hunt	3/17/21
17	Lea Reynolds	Lea Reynolds	3-17-21
18	Sandra Schaefer	Sandra Schaefer	3/17/21
19	Kathryn Villeneuve	Kathryn Villeneuve	3/17/21
20	Patti Holder	Patti Holder	3/17/21

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	SIGNATURE	PRINTED NAME	DATE
1	Stefanie Colom	Stefanie Colom	3-17-2021
2	Ann Gaus	Ann Gaus	3-17-2021
3	Nancy Byrne	NANCY BYRNE	3-17-2021
4	Elaine Colter	Elaine Colter	3-17-21
5	Amy Volstromer	Amy Volstromer	3-17-21
6	Tori Beer-Hilstrom	Tori Beer-Hilstrom	3-17-21
7	Kathleen Brown	Kathleen Brown	3-17-21
8	Cheryle Pike	CHERYLE PIKE	3-17-2021
9	M Denise McQuaid	M. Denise McQuaid	3-17-21
10	Jeanne Donahue	Jeanne Donahue	3-17-21
11	Judy Vincent	Judy Vincent	3-17-21
12	Chris Stelpflug	Chris Stelpflug	3-17-21
13	Bette Brunback	Bette Brunback	3-17-21
14	Chris Colom	Chris Colom	3-17-21
15	Shelley Coate	Shelley Coate	3/17/21
16	Pat Wilson	Pat Wilson	3/17/21
17	Linda Bradshaw	Linda Bradshaw	3/17/21
18	Carol Hoffos	Carol Hoffos	3/17/21
19	Valerie Spiegel	Valerie Spiegel	3/17/21
20	Mike Reynolds	MIKE REYNOLDS	3-17-21

Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land (located at 165th Ave. and Fairmount Ave.) which Mr. Robson is gifting to the PCHOA to be added to the existing PAD (Planned Area Development). A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to PCHOA as there is no other parcel of vacant land available that can be incorporated for such use here within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all members of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1		Keith Constable	3/18/21
2		RONALD WATTERS	3/18/21
3		Bruce Waddon	3/18/21
4		David Pike	3/18/21
5		John D Nicholson	3/18/21
6		GARY JENSEN	3-18-21
7		William (Bill) Arsenault	3-8-21
8		Randy Ullrich	3-18-21
9		Patricia Smith	3/18/21
*10		RICHARD BAKER	3/18/21
11		TIM MOHLER	3/18/21
12		KURT Fischer	3/18/21
13		Scott Darby	3/18/21
14		Lori Adair	3/18/21
15		Doug Adair	3/18/21
16		William McLaughlin	3/18/21
17		John Mondrian	3/18/21
18		John Spencer	3/18/21
19		Nancy Ridley	3/18/21
20		Catherine Spencer	3/18/21

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1		Charles A Johnson	3/18/2021
2		JON R. JACKSON	3/18/2021
3		FRED DRASSEN	3/18/21
4		Phil Batchelder	3/18/21
5		WALTER HEITZ	3/18/21
6		Ronald A Chatterton	3/18/21
7		TIM ACCOMAZZO	3/18/21
8		Lynn BARTOL	3/18/21
9		ROB SCHWARTZ	3/18/21
10		DENNIS MAKINEN	3-18-21
11		ROGER CZIEMER	3-18-21
12		SCOTT BESEDA	3/18/21
13		Keith Helka	3/18/21
14		J.E AYBAR	3/18/21
15		Dick Gwilt	03.18.21
16		GARY PAGE	3/18/2021
17		SHERYL McLAUGHLIN	3/18/2021
18		TED WALLACE	3/18/2021
19		KATHLEEN PHELKA	3-18-2021
20		DANIEL PHELKA	3/18/21

Petition to Support Rezoning

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	SIGNATURE	PRINTED NAME	DATE
1	Kathy J Curry	Kathy J Curry	3/30/21
2		James J. Curry	3/30/21
3		John Lucas	4/11/2021
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Petition to Support Rezoning

We, the undersigned, as legal residents of the PebbleCreek community, do hereby support the rezoning of approximately 6 acres of land located at 165th Ave. and Fairmount Ave. This parcel is being gifted to the PebbleCreek Homeowners Association (PCHOA) by Mr. Robson and will be added to the existing Planned Area Development documentation. A portion of this acreage will be developed into **16 new pickleball courts, a community multi-use ramada, and public recreation areas,** all of which we support. The rezoning of this land will be extremely beneficial to the PCHOA as there is no other parcel of vacant land available that can be incorporated for said use within PebbleCreek. The proposed development and improvements will provide active, healthy, socially-engaged opportunities for residents that far exceed what currently exists. This allows for equal use and enjoyment by all residents of our PebbleCreek community.

	SIGNATURE	PRINTED NAME	DATE
1		DEANNA IRRIGER	3/30/2021
2		LAURA LEMO	APR. 01 2021
3		Will Walker	Apr. 01 2021
4		HEINZ IRRIGER	4-6-22
5		Dorothea Hedien	4-6-21
6		BRADLEY L. HEDIEN	4-6-2021
7		BART ALFORD	4-14-2021
8		MARY STEHNLA	4/14/2021
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Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Item #6 Re-Zone **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: Pickleball Courts Rezone **E-mail:** david.carlson171978@comcast.net *(optional)*

Name: David Carlson **Phone Number:** 503-803-4568 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

(61)

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: Item 6 Rezoning **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: Pichler Court Agenda Item 6 **E-mail:** david.caubon1@comcast.net *(optional)*

Name: Margaret Caubon **Phone Number:** 503-317-9481 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

160

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: PICKLEBALL @ PEBBLE CREEK **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* dhwheeler48@gmail.com

Name: DON WHEELER **Phone Number:** *(optional)* 360-600-5847

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** #6 ☑ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Pickleball **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** tudywheeler@gmail.com *(optional)*

Name: Tudy Wheeler **Phone Number:** 360-213-9141 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebblecreek PB **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Linda Tompkins **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: Apr 14, 2010

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.** (#6) ☒ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Phase II **(one card per item)**

☒ **I support the Staff Recommendation.** I support Rezoning the site. ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: _____ **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: _____ **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

#6 Pebble Creek Phase #2

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: _____ **Phone Number:** _____ *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 PebbleCreek phase II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* _____

Name: Debora Smedley **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pickleball PAD **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Shirley Seymour **Phone Number:** _____ *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.**

☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pickleball PAD **(one card per item)**

☒ **I support the Staff Recommendation.**

☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: _____ *(optional)*

Name: Dennis Seymour

Phone Number: _____ *(optional)*

☒ **I am a Goodyear resident**

☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pickleball, PAD **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Jon Knight **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Phase II **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Catharine Talbot-Lawson **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: PC Pickleball Courts **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: ~~PC Pickleball Courts~~ **E-mail:** *(optional)* joybole55@gmail.com

Name: Joy Bole **Phone Number:** *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 04/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6. PEBBLECREEK PICKLEBALL **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: TONY WELLS **Phone Number:** 602 899 5148 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: April 14, 2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Phase II, Planned Area Development **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: _____ **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4.14.21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: 6 PebbleCreek Phase 2 Pickleball **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Debbie McKeever **Phone Number:** 952.356.2142 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball at Pebble Creek **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: *(optional)* sherrikae@gmail

Name: Sherri Kae

Phone Number: *(optional)* 402 649 4292

☐ **I am a Goodyear resident**

☒ **I am <u>not</u> a Goodyear resident**

partial year - 6 mos

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: PebbleCreek Pickleball courts **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Steven W Kuk **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: COURT PAD **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** Z51C6RACING@GMAIL.COM *(optional)*

Name: DAVID G BERRY **Phone Number:** 0 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball Item #6 **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* Hamparo@yahoo.com

Name: Jennifer Tampard **Phone Number:** *(optional)* 206-734-0273

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Pickle Ball Item #6 **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* realtyrenee61@gmail.com

Name: Renee Chester **Phone Number:** *(optional)* _____

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date:
04 14 21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.**

☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Phase II **(one card per item)**

☑ **I support the Staff Recommendation.**

☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: _____ *(optional)*

Name: Bob Philyo

Phone Number: 403 350 1430 *(optional)*

☑ **I am a Goodyear resident**

☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6 PCPBC **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** Msss Lynn@gmail.com *(optional)*

Name: Judy Parker **Phone Number:** 541 961 1432 *(optional)*

☐ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 PCPBC **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: JOE SLOCUM **Phone Number:** 714-878-3687 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date:

_____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: 6 PC PBC **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: MARK JACOBS **Phone Number:** _____ *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6 - PC Pickleball **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Robin Slocum **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: PebbleCreek Pickleball Courts **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Beth Kelly **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.**

☒ **I do not wish to speak.**

Agenda Item Number and Title: PBC Phase II **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.**

☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Charles Conroy **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident**

☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: PC pickleball courts **(one card per item)**

☑ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* Imicheleconroy@gmail.com

Name: Michele Conroy **Phone Number:** *(optional)* 970-685-7702

☑ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: PBC PHASE II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: KEN McKay **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6 PebbleCreek II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* _____

Name: John Pike **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 4 PEBBLE CREEK **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: _____ **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.**

☑ **I do not wish to speak.**

Agenda Item Number and Title: PC Courts **(one card per item)**

☑ **I support the Staff Recommendation.**

☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: *(optional)* Cmorlanco@gmail.

Name: P. Chris Morlan

Phone Number: *(optional)* 3034891040

☑ **I am a Goodyear resident**

☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: PC PB counts **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Denise Johnson **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.**

☒ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball Courts **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.**

☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: _____ *(optional)*

Name: Arleen King

Phone Number: _____ *(optional)*

☒ **I am a Goodyear resident**

☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 14 Apr 21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball Court **(one card per item)**

☑ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Charles FAHN **Phone Number:** 7704939035 *(optional)*

☐ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Phase II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* TAmiNAtor.Wood@gmail.com

Name: Tammy Wood **Phone Number:** *(optional)* 509-539-6952

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Phase II **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

I support The Pickleball Courts

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** WDOT-Wood@gmail.com *(optional)*

Name: Scott Wood **Phone Number:** 509-531-0020 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-17-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Pickleball Item # C **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* tamparos@yahoo.ca

Name: Steve Tamparo **Phone Number:** *(optional)* 206 334 9909

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6 Pebble Creek Phase II - Pickleball **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: JEFF GAUVIN **Phone Number:** 414.731.5333 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: APR 14 '21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Pebblecreek Pickleball Courts **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* madonna.dyson@yahoo.com

Name: MADONNA DYSON **Phone Number:** *(optional)* 602-930-0084

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** dot5@comcast.net *(optional)*

Name: Diane Thompson **Phone Number:** 206·368·1008 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebblecreek Phase 2 **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* _____

Name: Elaine Cotter **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date:
APR 14TH 2021

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 PEBBLECREEK PHASE 2 **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: JONATHAN N. COLTER **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Phase II NW. P.B **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* pete.ischi@yahoo.com

Name: Pete Ischi **Phone Number:** *(optional)* 907-252-9701

☐ **I am a Goodyear resident** ☒ **I am <u>not</u> a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Parkway **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: PAT CHERNOW **Phone Number:** 774 766-9626 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Pickleball **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* jmcurley62@gmail.com

Name: James M. Laham **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 2nd
4.13.21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Pickleball **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: DeDonna Cooper **Phone Number:** (907) 388-6852 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: ITEM 6 **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Kathryn J Villeneuve **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

If you wish to address the Planning Commission during the meeting, please complete the form below and submit to the Planning Commission Secretary. When the Planning Commission Secretary calls your name, please approach the podium, **state your name and if you are a Goodyear resident for the record,** and speak clearly into the microphone so that the Planning Commission may hear your comments. **Comments are limited to three (3) minutes.**

☐ **I wish to speak.**

☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.**

☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: _____ *(optional)*

Name: Randy Morrow

Phone Number: 660-909-4695 *(optional)*

☒ **I am a Goodyear resident**

☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 Pebble Creek Pickleball **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Mark Baltes **Phone Number:** 651-271-9984 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: 6 **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Lisa Baltes **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/13/2021

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: Item #6 - Pebblecreek Phase II **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Joanne + David Burch **Phone Number:** 805-218-8841 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: _____ **(one card per item)**

☒ **I support the Staff Recommendation.** YES FOR DEVELOPMENT + PICKLEBALL ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** S _____
(optional)

Name: STEVE URBIN **Phone Number:** _____
(optional)

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 PEBBLE CREEK **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: LINDA KRUEGER **Phone Number:** _____ *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4/14/2021

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 PebbleCreek Phase II NW Pickleball & Recreation Planned Area Development **(one card per item)**

☐ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: Theresa Meyers **Phone Number:** 817-564-2567 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
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☐ **I wish to speak.**

☒ **I do not wish to speak.**

Agenda Item Number and Title: _____ **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.**

☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: lthflyer1@aol.com *(optional)*

Name: Linda Tompkins

Phone Number: 269 598-3370 *(optional)*

☐ **I am a Goodyear resident**

☒ **I am <u>not</u> a Goodyear resident**

Meeting Date:

_____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6: PC Pickleball Courts **(one card per item)**

☒ **I <u>support</u> the Staff Recommendation.** ☐ **I <u>oppose</u> the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* jeffantrican@gmail.com

Name: Jeff Antrican **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am <u>not</u> a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** ☒ **I do not wish to speak.**

Agenda Item Number and Title: #6 PBAL **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* _____

Name: GARY HALPERIN **Phone Number:** *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-14-21

CITY OF GOODYEAR
Planning Commission
Speaker Request Form

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☐ **I wish to speak.** #6 Phase II ☒ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Pickleball Courts **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

yes on courts

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** *(optional)* felechia.justice@gmail.com

Name: Felechia Justice **Phone Number:** *(optional)* 503-559-5814

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
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☐ **I wish to speak.** ☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 PED BLOCKWALK PB REZONE **(one card per item)**

☑ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** JTFlyer@Aol.com *(optional)*

Name: Jeff Tompkins **Phone Number:** 2695823371 *(optional)*

☑ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: _____

CITY OF GOODYEAR
Planning Commission
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☐ **I wish to speak.**

☑ **I do not wish to speak.**

Agenda Item Number and Title: #6 **(one card per item)**

☑ **I support the Staff Recommendation.**

☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: *(optional)* gwenphilip@gmail.com

Name: GwenPhilip

Phone Number: *(optional)* 403-396-0319

☑ **I am a Goodyear resident**

☐ **I am not a Goodyear resident**

Meeting Date: 4/14/21

CITY OF GOODYEAR
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Speaker Request Form

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PB

☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: Pebble Creek Pickleball Ct's **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____

E-mail: *(optional)* jennaanddennis@gmail.com

Name: Jenna and Dennis Ridgeway

Phone Number: *(optional)* _____

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Meeting Date: 4-14-2021

CITY OF GOODYEAR
Planning Commission
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☒ **I wish to speak.** ☐ **I do not wish to speak.**

Agenda Item Number and Title: 6 Pickleball Courts **(one card per item)**

☒ **I support the Staff Recommendation.** ☐ **I oppose the Staff Recommendation.**

For comments not related to agenda items, speakers can present their item during the Citizen's comment portion of the Agenda. Please print legibly and provide a phonetic pronunciation if your name is difficult to pronounce.

Non-Agenda Item: _____ **E-mail:** _____ *(optional)*

Name: W.T. Saunders **Phone Number:** 847-541-9654 *(optional)*

☒ **I am a Goodyear resident** ☐ **I am not a Goodyear resident**

Christian Williams

From: James Moore <eroomjr1@gmail.com>
Sent: Tuesday, April 13, 2021 11:52 AM
To: Christian Williams
Subject: Re: Ammended Comments on the PebbleCreel Pickleball Courts Addition

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

Hello, Christian -

If the package cannot be amended. then I request that my latest email be read into the minutes during the meeting.

Thank you,

Jim Moore

> On Apr 13, 2021, at 10:51 AM, Christian Williams <Christian.Williams@goodyearaz.gov> wrote:
>
> Mr. Moore,
>
> I cannot change any comments or the packet as it is already published and set.
>
> The city has received an abundance of emails both supportive of and in opposition to the Pickleball zoning case. Specifically, emails received by staff, from residents, after the 2nd neighborhood meeting (Notice of Application period), where the resident stated they would not be able to attend the in person Planning and Zoning Commission meeting and/or they requested inclusion in the packet (before last Wednesday) were included in the packet you mentioned in your emails. At this time, I cannot include any new emails in the packet as the packet is already published and set.
>
> I would instead encourage you and any of your neighbors to attend the meetings, in person, and voice your support or lack of support for the proposed project. I would arrive at the meeting at least 15 minutes early and request a yellow speaker request card. Fill out the card with your name and address and mark if you are in support or opposed to the project. Additionally, if you would like to speak mark the “I wish to speak” section and hand it to a city staff member to get to the appropriate officials. I encourage all residents to attend the in-person Planning and Zoning Commission meeting, this Wednesday April 14 at 6 p.m. to relay their opinions on this case to the Commission.
>
> Based on the level of interest in this item, I would imagine the three (3) minute cut off will be very strict, however, this is based on the Planning and Zoning Commission Chair’s discretion and the Mayor’s discretion at the City Council Meeting. Based on volume, times may be altered for all speakers or increased for all speaker – I would plan for no more than three (3) minutes. There is technology to track time and this will be explained, in person, before the speaker process begins.
>
> In addition, as a part of my staff presentation, I will be providing a statement (summary) of the volume of emails received by my department both during the Notice of Application period (before the neighborhood meetings), after the neighborhood meetings and during the packet creation timeframe. I will also attempt to highlight some of the themes of those emails both those that are generally in support AND generally in opposition/with concerns.
>

> I would also like to remind you that the Planning and Zoning Commission is an advisory board to the City Council. The final decision will rest with the City Council at their April 26, 2021 meeting. It is scheduled for 6 p.m. at the Council Chambers. Feel free to reach out directly to the City Council and/or email them at gycouncil@goodyearaz.gov . In addition to email correspondence, I encourage all residents (both for and against) to attend in person to relay their information to both the Planning and Zoning Commission as well as the City Council. If a resident cannot attend to voice their feedback in person, we can read the item into the record OR include the item in the packet if it is not too late.
>
> For residents wishing to have their comments read into the record at the Planning and Zoning Commission meeting, the email should include their name and full address and the item must be emailed to staff before 3 p.m. on Wednesday, April, 14 from the residents email address (not forwarded). The item should be shorter than three (3) minutes to comfortably read, at the three (3) minute mark staff will stop reading. Additionally, an item will not be read into the record if the resident is in attendance and fills out a speaker card (it is one or the other). If residents are in attendance, it is the preference that they read or relay their own comments and/or thoughts directly to the Commission as opposed to staff doing so on their behalf.
>
> Christian M. Williams
> v 623-882-7960 m
>
>
>
>
>
>
> The City of Goodyear has gone digital!
> The new electronic plan review system is live and allows electronic submittal of Planning & Zoning, Civil Engineering, and Building Safety applications through our new Development Center.
>
>
> -----Original Message-----
> From: James Moore <eroomjr1@gmail.com>
> Sent: Tuesday, April 13, 2021 10:47 AM
> To: Christian Williams <Christian.Williams@goodyearaz.gov>
> Subject: Ammended Comments on the PebbleCreel Pickleball Courts Addition
>
> ⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links
>
>
>
> Christian, please replace my prior note to you with this set of comments on the topic.
>
> The proposed pickleball complex presents a number of likely unpleasant results for those with homes nearby. My comments are based on my observations of operations at the existing courts in PebbleCreek and our development in Washington State.
>
> The first for me is the extremely bright lighting. The existing courts on Clubhouse Drive are officially available from 6:30 AM until 11:00 PM. The lighting is brilliant white and will flood more than 1/4 square mile surrounding the facility. Obviously, the light does not stop at court boundaries. Light pollution is a common complaint in these situations, and a very well-documented phenomenon.
>
> Secondly, the noise. Despite Robson's public assertion that the additional noise is less than 10 decibels, the noise from pickleballs striking paddles is very intense and loud, capable of traveling a very long way - especially when the nightly

prevailing winds will blow it in our direction. Empirical measurements cited in other lawsuits are 40 to 50 decibels at the time of a strike. "Sound walls" are not an effective barrier and do not resolve this issue. Add to the paddle strikes the shouts of participating players and the situation will be very unpleasant for those of us who wish to enjoy the patios that we paid for.
>
> Trash, overing flowing garbage containers and blowing trash will be another annoyance for those of us nearby. Given the relative isolation of the complex, it will very likely attract scavenging wildlife and pests; crows, rats and coyotes. The residuals from late hour play will be available to them until cleaned up a day or two later - or for multiple days over a weekend.
>
> The additional traffic and automotive noise will also add to the unpleasantness. It is very likely that many pickleball participants will cut through our Villas properties looking for the courts. Those residents on Piccadilly Road (whose patios face Fairmont) will be subject to dozens of additional cars and trucks during most of the day and night. Even when the facility is closed, many cars will be turning around in the parking lot and shining their headlights on homes close by.
>
> The complex will likely be an attractive venue for unauthorized usage and parties. It also must not become a venue for other functions and must be securely locked during down hours.
>
> I am sure that this is not an exhaustive list of issues. The issues and problems associated with pickleball courts are well-known and documented. A simple Google search of 'pickleball complaints' returns more than 145,000 entries. I cannot understand why these effects have largely been ignored or downplayed with little disregard for existing residents.

Christian Williams

From: Ken Schumacher <ken.a.schumacher@gmail.com>
Sent: Tuesday, April 13, 2021 4:37 PM
To: Christian Williams; Goodyear Mayor & Council
Subject: P&Z Hearing - Case No. 20-20-210-00007
Attachments: Signed Petitions April 2021.pdf; ATT00001.htm

Importance: High

⚠ This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

Please read the following into the public record at the P&Z Hearing on April 14, 2021. A pdf of the signed document is attached hereto, which contains names and identifying information that confirms each signatory as a current resident of Pebble Creek and a member of the Pebble Creek Golf Resort HOA.

We have checked the box below relating to the rezone request from Robson Corporation which allows for the construction of pickleball courts on approximately 5.87 acres located north and northwest of 165th Avenue and Fairmount Avenue, Goodyear, AZ:

Theodore Blaine - Oppose
Patricia Self - Oppose
Cherri Baxter - Oppose
Trish Wagner - Oppose
Pam Volm - Oppose
Barb Van Trump - Oppose
Bill Van Trump - Oppose
Susie Nash - Oppose
Deborah Diehl - Oppose
Suzy Burwick - Oppose
Carole Schumacher - Oppose
Jean M. Goodin - Oppose
Douglas Goodin - Oppose
Roberta Ginter - Oppose
Genie Stoll - Oppose

Diane Norgaard - Oppose
Susie Unklesbay - Oppose
Connie Peterson - Oppose
Monika Charlesworth - Oppose
Pete Sattig - Oppose
Glenn Breen - Oppose
John Shellhorse - Favor
Tom Peterson - Oppose
Martin Schlotthauer - Oppose
Paul Beaubien - Oppose
Doug Ginter - Oppose
John Podobnik - Oppose
Charles Wenzler - Oppose
Elizabeth Wenzler - Oppose
Dave Savage - Oppose, I think they should be self-supportive.
Tom Janssen - Oppose
Donna Iverson - Oppose
Gayle Hubbard - Oppose
Kathy Tobin - Oppose
Doris Savage - Oppose
Marylou Furaus - a Gold and Silver Pickleball medalist in National and Arizona Pickleball tournaments - Oppose. We have enough Pickleball Courts in Pebble Creek to satisfy our residents
Andrea Ruder - Oppose
Donnie Meyers - Oppose
Claudia Tiger - Oppose
Howard Tiger - Oppose
Jean Ostroga - Oppose
Robert Ostroga - Oppose
Pamela Pilafas-Phillips - Oppose
Allen King - Oppose
Bob Burwick - Oppose
Debbie Blaine - Oppose
William Smith - Oppose
Scott Phillips - Oppose
Tim Munson - Oppose

Jenny Munson - Oppose
Susan Cox - Oppose
Kathy Vienna - Oppose

I also oppose this rezoning request.

As incoming 2021 President of Pebble Creek Men's Golf Association (PCMGA), which is the largest Men's golf league in the State of Arizona (current membership is 564, plus 120 Associate Members), I oppose this rezone request due to noise and player activity from pickleball players that would occur directly adjacent to the Tuscany Falls West holes #3 and #4. The proposed pickleball courts would be approximately 120 feet from where the ladies tee off on Hole #3 and less than 100 feet from the black tee on Hole #4. The largest distraction to a golfer is inadvertent noise at the wrong time. This would indeed be the case if this project is allowed at this location. In the event that a restroom is constructed at this location, it will be of no benefit to golfers since they have only played 2 holes since the clubhouse. A restroom is needed between holes #5 and #6 to be of any benefit to the thousands of players that will play this course over a 12 month period.

Finally, I want to maintain quiet enjoyment of my home in PebbleCreek.

Respectfully submitted,

Ken Schumacher
3762 N 164th Avenue
Goodyear, AZ 85395
303-319-1592
Confirm receipt of this email and if you require the original documents that are attached.

Christian Williams

From: Carolyn Croy <kcroy321@outlook.com>
Sent: Wednesday, April 14, 2021 12:14 AM
To: Christian Williams
Subject: Pickle ball concerns. We can not attend. Please read our email letter.

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Mr. Williams,

We are not able to attend the upcoming April 14 P& Z meeting regarding the proposed added pickle ball court zoning change in Pebblecreek. Please read our email letter into the records during the planning and zoning meeting on April 14, 2021.
My husband and I, Dan and Carolyn (Katie) Croy, residents of PebbleCreek, ask that you please consider our concerns regarding the potential zoning change and added sports complex in unit 43a. **We believe the location will negatively impact not only the value of our home but also our ability to enjoy having even a moment of quiet** in our lovely yard. The current plans indicate the pickle ball courts will be **open from 6:00am – 10:00pm which means the noise of the balls and the additional traffic will be continuous every day.** The potential exists when courts are full for 64 carts every hour resulting in **approximately 1000 cars/people daily.** This section of the community was not developed with this level of traffic or noise in mind.

This change of zoning and added sports area feels like a bait and switch since **when we purchased our home we were assured that only a golf course would be developed on the land** in question. We are **greatly concerned about the minimalistic noise abatement walls being planned. If you think the current plans are adequate please check with the home owners who live close to the current pickleball courts**. The 6-8ft. walls do not filter the sound of the balls. Has Robson offered a better plan for quieter balls and added sound proofing? Please do not allow this proposal to stand. It will take the joy out of living in PebbleCreek for many of us since this zoning change will result in the noise of the courts and the traffic being too close to our homes every waking hour. The proposed zoning change is **not** truly the best use of the land, it is only the best and least expensive for Robson, not the home owners.

Why not require Robson to preplan and add the Pickleball courts to the land that is currently the undeveloped housing area closer to the 303 freeway. They have plenty of space where no houses have currently been built. Giving up this open land will most likely not be preferred by Robson but the impact on the community would be fair and I choose to believe that this is what we all want and deserve. With our new suggested plan any future home owners who may choose to purchase a home closer to preplanned courts would enter the sales agreement with awareness of the planned sports area and knowledge of the accompanying noise. **The sports area would not be forced upon them as this pending proposal plans to be forced on us. Please consider our requests or other alternate locations and save our preexisting neighborhood.** It is not that we don't want pickleball courts added to the community---we just don't want to give up our quiet neighborhood (and neither would you) since that is why we purchased in this location.

Thank you for reviewing our concerns and finding a solution that works for all PebbleCreek home owners not just the Pickleball players.

Katie and Dan Croy

Christian Williams

From: Michael Quinn <mikepquinn@msn.com>
Sent: Wednesday, April 14, 2021 8:48 AM
To: Christian Williams
Cc: Marianne Quinn
Subject: PebbleCreek Phase 2 - Planned Area Development

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Mr. Williams,

This is in regards to the current rezoning request that is under review by the Goodyear Planning & Zoning Commission and the City Council for the PebbleCreek 2 - Northwest Pickleball and Recreation Planned Area Development.

We ask that this letter be read into the Planning & Zoning Commission meeting on April 14, 2021 as we will not be in attendance.

While much of the focus has been on the sound and lighting impact from the pickleball courts on the surrounding homes and villas, this isolated and valid concern all but ignores the traffic ramifications of the future “permited uses” of this development.

The build out resulting from this rezoning request will create another Community Recreational Complex that will include several amenities and activities that currently exist in both Tuscany Falls and Eagle’s Nest. It will also allow for a mix of other recreational uses such as a remote control vehicle track.

RCI has provided reasonable sound mitigation solutions for the pickleball courts. However, there has not been sufficient focus on the inevitable increase in vehicular traffic resulting from the full build out of this complex. Our concern is not only the traffic on Sarival and W. Fairmont as the main access roads but also the cut through traffic on the surrounding residential streets.

Due to the long term traffic implications that this development presents, we are are opposed to the rezone of this planned development area. We strongly recommend that an undeveloped area within the community and an expansion of the current recreational sites be reconsidered for this project.

Respectfully,

Michael & Marianne Quinn
16320 W. Indianola Ave.
Goodyear, AZ 85395

mobile: 248-760-4596

Christian Williams

From: Christopher Baker
Sent: Wednesday, April 14, 2021 2:33 PM
To: Christian Williams
Subject: FW: PickleBall expansion PebbleCreek

The City of Goodyear has gone digital!
The new electronic plan review system is live and allows electronic submittal of Planning & Zoning, Civil Engineering, and Building Safety applications through our new Development Center.

Christopher D. Baker, AICP, MBA
Development Services Director
Development Services
City of Goodyear, Arizona
14455 W. Van Buren St.
Suite D101
Goodyear, AZ 85338
v 623.882.7953 direct **m** 623.695.2195
w goodyearaz.gov
e christopher.baker@goodyearaz.gov

From: Mary Wilhite
Sent: Wednesday, April 14, 2021 2:31 PM
To: Christopher Baker <Christopher.Baker@goodyearaz.gov>
Subject: FW: PickleBall expansion PebbleCreek

FYI

From: Jim Sheard <jimsheard1951@gmail.com>
Sent: Wednesday, April 14, 2021 2:23 PM
To: Goodyear Mayor & Council <gycouncil@goodyearaz.gov>
Subject: PickleBall expansion PebbleCreek

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Please have this email read at the Planning and Zoning Commission Meeting tonight.
My wife and I live at 16356 W Indianola Ave in PebbleCreek. We purchased our lot in 2014 and were one of the first to build in our side of the neighborhood. We are full time residents. We chose this lot for being a location away from the recreational activities and traffic. The proposed Pickleball facilities will be in a direct line of our property. The anticipated additional traffic behind our property (Fairmont) as well as the noise is something we never envisioned. We are very aware of the need for additional pickleball courts and encourage their growth, however, this is the wrong location. Even many of our neighbors who play pickleball would much rather the courts be closer to the main activity center. Additionally, as a golfer I am very concerned about the location only feet away from the tee box on number 3 & 4 and the green on 2 & 3. Not only the noise from the paddles but the shouting while golfers are playing. The restroom location is also a concern as is also in line with the golf tee boxes and adjacent to the golf cart path. We are very opposed to this proposal and ask that you reject the change in zoning.
Jim and Kathy Sheard
16356 W Indianola Ave
Goodyear AZ 85395
(402) 305-3840

Christian Williams

From: Susie Nee <susnee@yahoo.com>
Sent: Wednesday, April 14, 2021 3:34 PM
To: Christian Williams
Subject: Re: Support for PebbleCreek Pickleball Courts

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15955 W Edgemont Ave
Goodyear, AZ 85395

On Wednesday, April 14, 2021, 03:15:37 PM MST, Christian Williams <christian.williams@goodyearaz.gov> wrote:

Can you please provide me your address?

Christian M. Williams

v 623-882-7960 **m**

The City of Goodyear has gone digital!

The new electronic plan review system is live and allows electronic submittal of Planning & Zoning, Civil Engineering, and Building Safety applications through our new Development Center.

From: Susie Nee <susnee@yahoo.com>
Sent: Wednesday, April 14, 2021 2:57 PM
To: Christian Williams <Christian.Williams@goodyearaz.gov>
Subject: Support for PebbleCreek Pickleball Courts

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Dear Sir,

Since I won't be able to attend the meeting tonight, I wanted to e-mail my strong support for the approval of the pickleball courts in PebbleCreek. I have never been very athletic my whole life, but when I moved here 10 years ago, I learned to play pickleball. It has allowed me a way to become much more fit physically, while also providing a way to socialize with other community members. At this time, it is very difficult to get a court and more and more people are moving into PebbleCreek as Goodyear itself expands as a city. I hope your committee will recommend to the City Council that this project gets approved to provide more recreational and social opportunities for our community.

Thank you for your consideration.

Susie Nee

303-548-7807

April 26, 2021

TO: Goodyear City Council

RE: PebbleCreek Phase II – NW Pickleball and Recreation, Case Number 20-210-00007

We have checked the box below relating to the rezone request from Robson Corporation which allows for the construction of pickleball courts on approximately 5.97 acres located north and northwest of 165th Avenue and Fairmount Avenue, Goodyear, AZ

Resident Name/Signature	Resident Address	Phone or Email	Oppose	Favor	Date
1. THEODORE BLAINE	10806 W ALMERIA RD	COMANCHES8TP@YAHOO.COM	X		3/17/21
2.		cox net	X		3/18/21
3.			X		3/18
4. Trisa Wagner	16752 W. Berkeley Rd	twagner2@cox.net	X		3/22
5. Jan Volm	15341 W Amelia Dr	wvolm@comcast.net	X		3/30
6. Barb VanTrump	16143 W. Windsor Ave	bvantrump@gmail.com	X		3/30
7. Bill VanTrump	16143 W. Windsor Ave.	wevantrump@gmail.com	X		3/30
8. Susie Nash	16560 W Merrell St	Nash_susie@hotmail.com	X		3/30
9. Deborah Dichl	16381 W Indianola Ave	uafly girl@sbcglobal.net	X		3/30
10. Suzy Berwick	16634 W. Monte Vista Rd	suzybwick@gmail.com	X		3/30
11. Carole Schumacher	3762 N 164th Ave	carolesschumacher@gmail.com	X		4/1/21
12. Jean M. Goodin	15361 W. Piccadilly Rd	golfinazjmg@aol.com	X		4/1/21
13. Douglas Goodin	15361 W Piccadilly Rd	GOLFINAZJMG@AOL.COM	X		4/1/21
14. Roberta Ginter	16327 W. Whitton Ave	Roberta.ginter@gmail.com	X		4/1/21
15. Gail Stark	16336 W. Mulberry Dr	denger@spiritsoregon.com	X		4/1/21
16. Diane Norgaard	16357 W. Indianola	LDNorgaard@hotmail.com	X		4/1/21
17. Susie Winkelsas	16367 W. Whitton Ave	suzwbay@sssnet.com	X		4/1/21
18. Connie Peterson	16685 W Roanoke Ave	tcpeterson2000@yahoo.com	X		4/1/21
Monika Charlesworth	2417 N. 164th Dr	charlesworth.monika@gmail.com	X		4/1/21
		TOTALS			

April 26, 2021

TO: Goodyear City Council

RE: PebbleCreek Phase II – NW Pickleball and Recreation, Case Number 20-210-00007

We have checked the box below relating to the rezone request from Robson Corporation which allows for the construction of pickleball courts on approximately 5.97 acres located north and northwest of 165th Avenue and Fairmount Avenue, Goodyear, AZ

Resident Name/Signature	Resident Address	Phone or Email	Oppose	Favor	Date
1.	16365 W Indianola Ave	pete@DClarktraining.com	X		3/17/21
2.	3266 W Virginia Dr	Bruenglenn@gmail.com	X		3/17/21
3. JOHN SHELLHORST	16651 W. VIRGINIA	SHELLHORSTJ@QUALE.COM		X	3/17/21
4. Tom Peterson	16685 W. Indianola Ave	[illegible]	X		3/17/21
5. M. Schlotthauer	3229 N. 152 Dr	[illegible]	X		3/17/21
6.	16346 W Berkeley Rd	[illegible]	X		3/17/21
7. Doug Ginter	16327 W Whitton Ave	dginter76@yahoo.com	X		3/17/21
8.	16517 W. Henry St.	MURRAY5970I @[illegible].com	X		3/17/21
9. CHARLES S. WENZLER	16985 W. WINDSOR AVE	CSWENZLER@GMAIL.COM	X		3/22/21
10. Elizabeth Wenzler	16985 W. WINDSOR AVE	LZWENZLER@GMAIL.COM	X		3/22/21
11.	16023 W. MONTEREY WAY	DAVESWIMCAVE@GMAIL.COM	X		3/29/21
12. Tom Jansen	3637 of 163RD Dr	JANSENTR@GMAIL.COM	X		4/3/21
13. Donna Iverson	16691 W Alvarado Dr	donna.r.iverson@gmail.com	X		4/3/21
14. GAYLE HUBBARD	16546 W BERKELEY RD	egaylehubbard@gmail.com	X		4/3/21
15. Kathy Tolen	15997 W. Monterey Way	(623) 215-8483	X		4/3/21
16.	16023 W Monterey Way	623 687-7021	X		4/3/21
17.	15036 W. Fairmont	623 536-5892	X		4/3/21
18. Martin Schlotthauer	3729 N 152nd DR	623-217-7074	X		
		TOTALS			

* [illegible]

April 26, 2021

TO: Goodyear City Council

RE: PebbleCreek Phase II – NW Pickleball and Recreation, Case Number 20-210-00007

We have checked the box below relating to the rezone request from Robson Corporation which allows for the construction of pickleball courts on approximately 5.97 acres located north and northwest of 165th Avenue and Fairmount Avenue, Goodyear, AZ

Resident Name/Signature	Resident Address	Phone or Email	Oppose	Favor	Date
1. Andrea Ruder	16334 W. Whitton Ave	ruderandrea@yahoo.com	X		4-1-21
2. Donnie Meyers	15801 W Piccadilly Rd	623-535-5380	X		4-4-21
3. Claudia Tyler	15970 W Sheila Ln.	623 810 8726	X		4-4-21
4. HOWARD TIGER	15970 W. SHEILA LN	623-388-6243	X		4-4/21
5. JEAN OSTROSA	16388 W GRANADA Rd	708-917 6363	X		4-4/21
6. [illegible]	16388 W. GRANADA	708 917 6363	X		
7. [illegible]	3818 N 151ST Avenue	630-880-5326	X		4-7-21
8. [illegible]	16561 WEST MERRELL	APKING@COX.NET	X		4-7-21
9. Bet Fennick	16634 W. Monte Vista	RBrunswick@Aol.Com	X		4-7-21
10. Debbie Blaine	16506 W Almeria	623-535-9068	X		4/7/21
11. William Smith	3152 N. 159 Ave	541-655-0173	X		4/7/21
12. Scott Phillips	3818 N. 151st Ave	630 880 5326	X		04/07/21
~~13.~~ Tim Munson	3375 N 157 ST DR	503-460-7618	X		4/7/21
14. Jenny Munson	3375 N. 157ST DR	503-784-2694	X		4/7/21
15. Susan Cox	16387 W Monterey Way	703 627 2308	X		4/8/21
16. Kathy Vuono	16856 W Berkeley Rd	623-570-8572	X		4-8-21
17.					
18.					
		TOTALS			

Citizen Input Requested to Be Included in Packet

Christian Williams

From: jeff [redacted]
Sent: Wednesday, March 31, 2021 12:44 PM
To: Christian Williams
Subject: Project Number 20-210-00007

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I am a resident of PebbleCreek. I would like to express my support for Project Number 20-210-00007, the proposed rezoning at the northwest corner of the PebbleCreek community. The proposed rezoning is necessary to develop a recreational complex to include, but not limited to, pickleball courts.

I support the rezoning request for the following reasons:

1. The project makes good use of underutilized land.
2. The project promotes healthy living and social interaction for 1,500 or more residents in Pebblecreek.
3. Pickleball courts are in high demand and the new facilities will take pressure off of City facilities.
4. The new courts will support the local economy by allowing the community to host pickleball competitions with players from outside of the area.
5. Pickleball promotes healthy living during the Covid-19 pandemic because it can be played while maintaining adequate social distancing.
6. The proposed use is compatible with surrounding land uses. Pickleball does not generate substantial noise but the courts are setback hundreds of feet from residences in the area. In addition, the site is in a corridor that is subject to freeway noise. The project includes masonry walls that will attenuate noise from both the freeway and the courts. This will benefit residents who live in the vicinity.

Please forward my comments to the Planning and Zoning Commission and City Council.

Sincerely,
Jeffrey Specter
[redacted]

Christian Williams

From: James Moore [redacted]
Sent: Thursday, April 1, 2021 12:37 PM
To: Christian Williams
Subject: Expansion of Pickleball Courts in Pebble Creek

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Hello, Christian -

We have a residence quite near to the proposed expansion, and strongly oppose its approval.

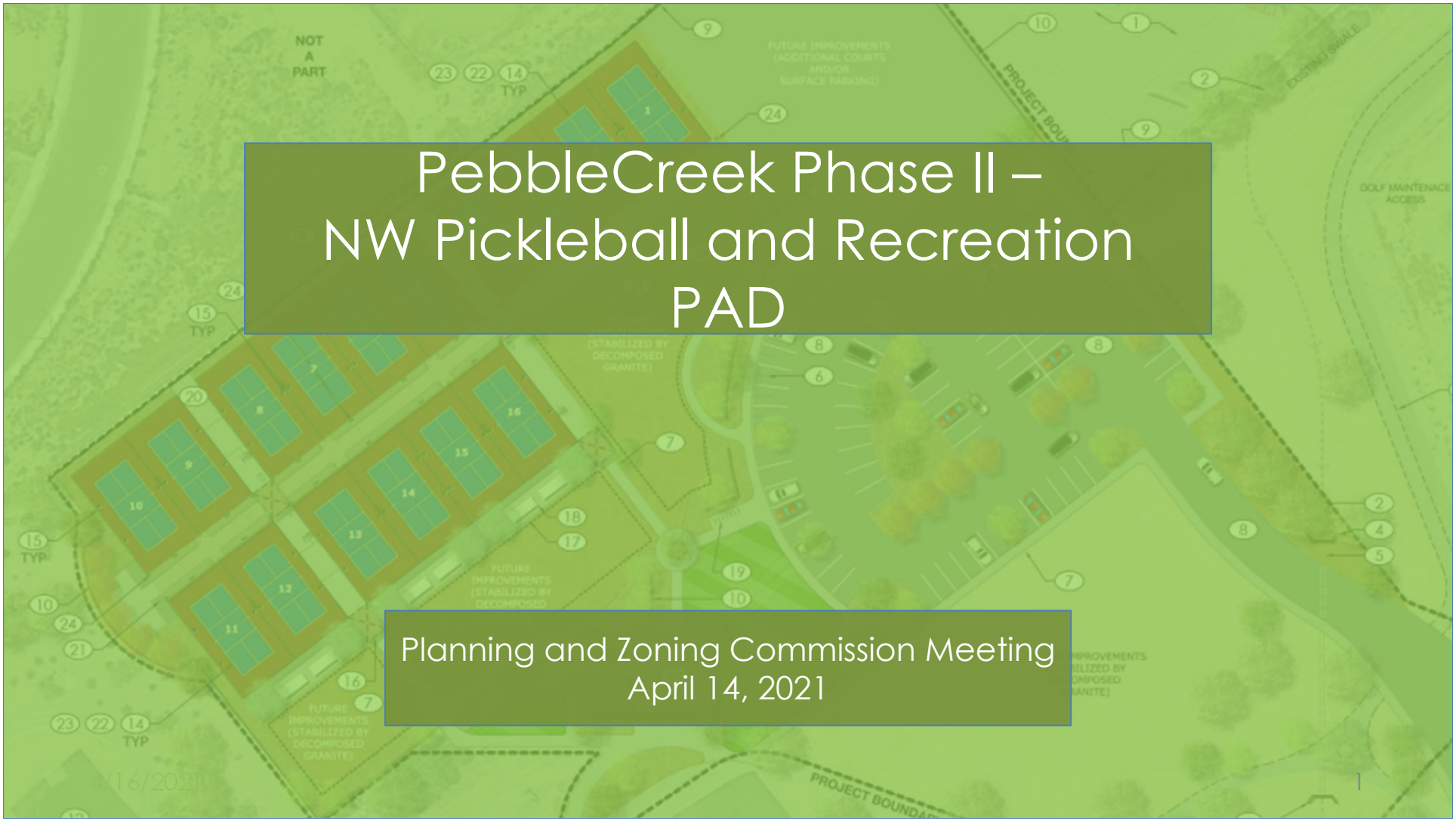
From the un-dimensioned sketches, it appears to be two hundred feet or less from our home. Existing pickleball courts are available from 6:30 AM until nearly 11:00PM.
We and other neighbors are concerned about the constant intrusive sounds of balls meeting paddles and loud shouts of the players emanating from this additional facility.

As far as we can tell from the plans shown to date, there are no provisions for effective noise abatement. Allowing this proposal to go forward will significantly reduce our quality of life and the value of our property.
We request that you visit the existing pickleball courts during busy hours and pay careful attention to the noise levels and traffic.

We will not be able to attend the meetings scheduled in April on this topic in person, so we would appreciate your assistance in registering our opposition.

Thanks in advance, and of course if you have any questions please feel free to contact us by telephone or email.

James Moore
[redacted]

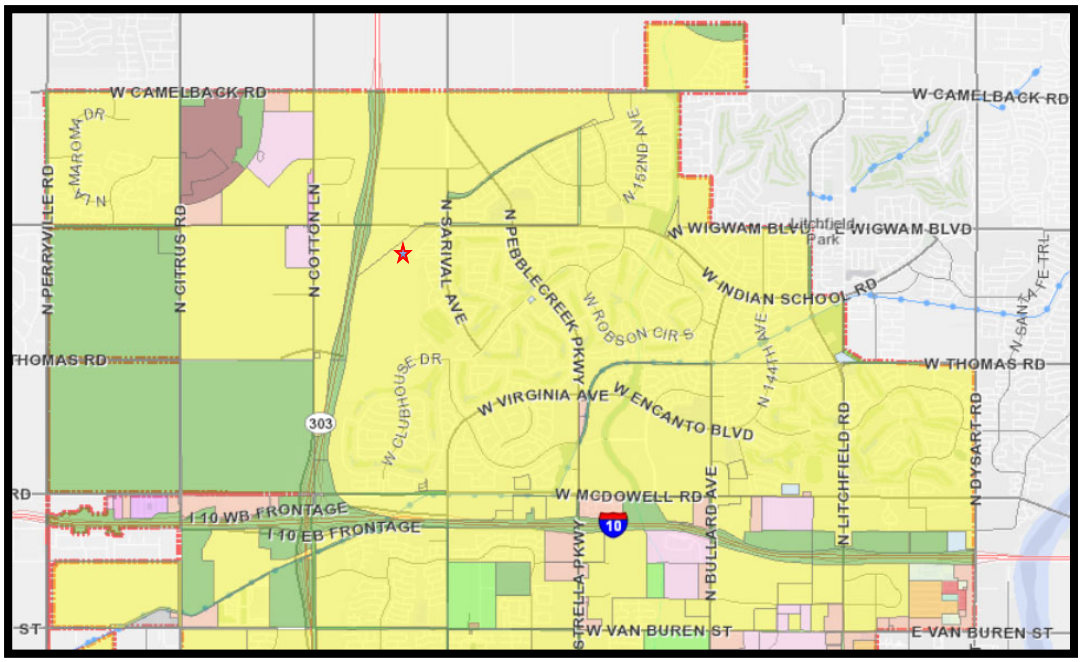


PebbleCreek Phase II – NW Pickleball and Recreation PAD

Planning and Zoning Commission Meeting
April 14, 2021

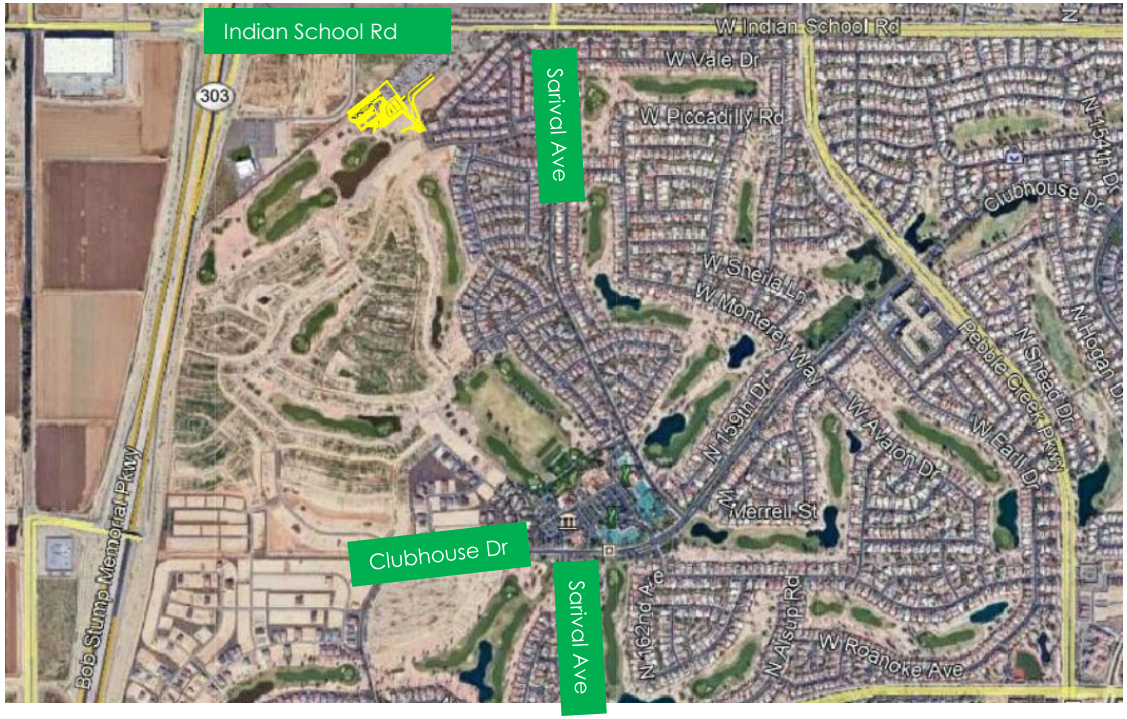
Location

- North Goodyear
  - NW of 165th Ave and Fairmount Ave (in PebbleCreek)
  - Approximately 5.97 Acres
  - Currently zoned PAD



Location

- Within PebbleCreek
  - East
    - PebbleCreek Unit 43B (residential)
    - Existing RV storage
  - West
    - Existing Golf Course
    - PV | 303 Commercial (vacant)
  - North
    - PV | 303 Commercial (vacant)
  - South
    - Existing Golf Course
    - Future PebbleCreek Unit 45



Location-Close-up



Zoning History – PebbleCreek Phase II

1998:



2005:



2021 Request:



*Street layout depiction not to scale

**Area outlined in orange is approximate

Uses Permitted in Proposed PAD





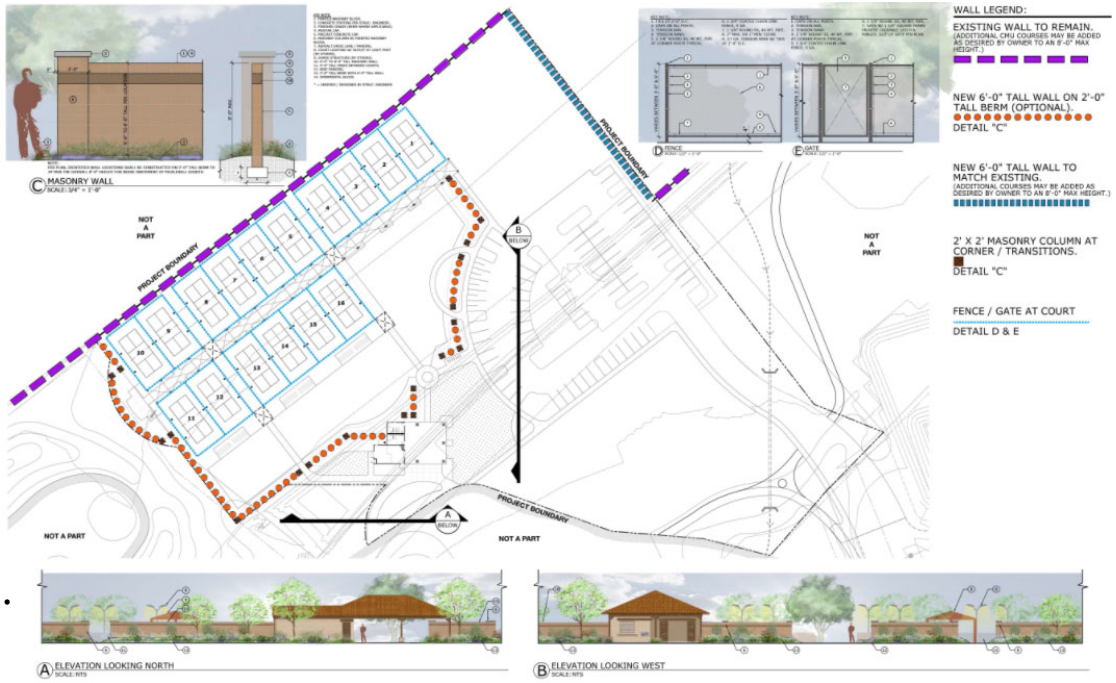




*Images for illustrative purposes only

Development Standards

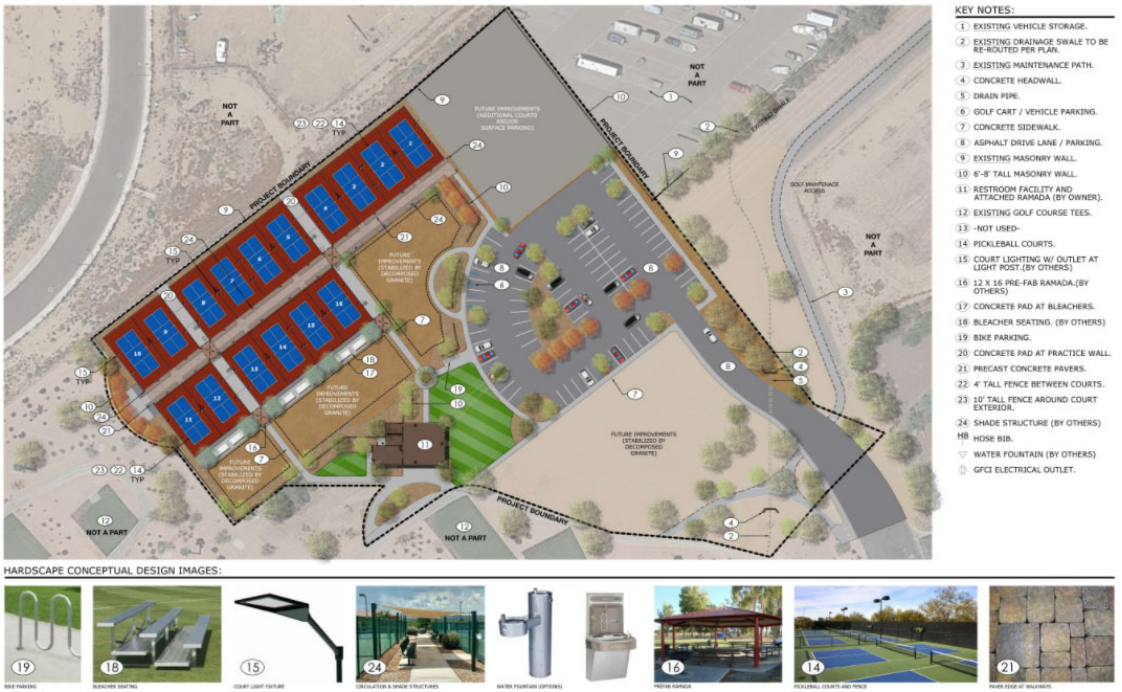
- Parking Minimums
- Maximum Building Heights
- Minimum Setbacks
- 130 feet from active uses to residential homes
- 20 foot light pole maximum height
- Fences
- 10 foot Maximum Wall Height
- Hours of Operation 6 a.m. – 9 p.m.



*Conceptual Wall Plan

Proposal Anticipated with Site Plan

- Pickleball Improvements anticipated with Site Plan submittal
  - 16 Pickleball Courts
  - 69 Parking Spaces
  - Restroom facilities and shaded pavilions
  - Fencing and screenwalls
  - Stabilization of balance of site



*Conceptual Site Plan Images

Public Input

- February 23, 2021 – Approx. 177 Residents Online
- March 16, 2021 – Approx. 26 Residents Online
- April 14, 2021 – Planning and Zoning Commission Meeting (tonight)
- April 26, 2021 – City Council Meeting (final decision)

- Email Correspondence before 2nd Vitrual Meeting
  - Approx. 289 generally in favor
  - Approx. 12 generally opposed
- Email Correspondence after 2nd Virtual Meeting
  - Approx. 1 generally in favor
  - Approx. 6 generally opposed

Planning & Zoning Commission Meeting

- 13 Participants Spoke
  - 9 Support, 4 Oppose
- 64 Comment Cards
  - 64 Support, 0 Oppose
- 6 Emails Read into Record
  - 1 Support, 5 Oppose
- 2 Emails in Packet
  - 1 Support, 1 Oppose

- 926 Signature Petition
  - 926 Support, 0 Oppose
- 52 Signature Petition
  - 1 Support, 51 Oppose

- Commission Approval Vote
  - 4 Yes
  - 1 No
  - Forwards a Yes Recommendation

Presentation and Public Hearing

- Applicant Presentation
- Public Hearing/Speakers/Comments
- Council Recommendation/Discussion


NOT A PART
PROJECT BOUNDARY
FUTURE IMPROVEMENTS (ADDITIONAL COURTS AND/OR SURFACE PARKING)
EXISTING SWALE
GOLF MAINTENACE ACCESS
FUTURE IMPROVEMENTS (STABILIZED BY DECOMPOSED GRANITE)
CITY OF Goodyear

Thank You!

AGENDA ITEM #: 14.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: PUBLIC HEARING TO CONSIDER THE PROPOSED LICENSING FEES AND PENALTIES TO LICENSED PROVIDERS OF THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM

STAFF PRESENTER(S): Christine McMurdy

SUMMARY:

Hold a public hearing to consider the proposed licensing fees and penalties to licensed providers of the Goodyear Shared Mobility Device Program.

Recommendation:

ADOPT RESOLUTION NO. 2021-2149 APPROVING THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM, ARTICLE 6 AND 7 FINANCIAL OBLIGATIONS, PENALTIES, FEES, AND OTHER FINANCIAL ASSURANCES. (Christine McMurdy, Project Management Coordinator)

FISCAL IMPACT:

There is no financial impact at this time, however, if or when a Shared Transportation Company (i.e. Bird, Lime, Spin, Scoot, etc.) applies and receives a temporary license to operate shared mobility devices within the City of Goodyear; said Goodyear Shared Mobility Device Program Article 6 and 7 financial obligations, penalties, fees, and other financial assurances may or may not cover the City's cost to administer and enforce the program.

BACKGROUND AND PREVIOUS ACTIONS:

In November 2018, Council received a yellow paper which explained a new and growing transportation trend which includes dockless bicycles and electronic kick-scooters. The yellow paper also discussed how some Valley cities were adapting to these new trends. Subsequent to the yellow paper, on September 16, 2019, Council received a staff presentation during a Work Session and requested that the city create a Shared Mobility Device Program.

On December 19, 2019, the Mayor and Council adopted Ordinance 2019-1459 which established Goodyear City Code Chapter 13, Article 13-6 to provide for the regulation of single-rider Shared Mobility Devices, establish safety guidelines for protective equipment to minimize injury, and develop safety education for the operation of Shared Mobility Devices.

STAFF ANALYSIS

Pursuant to Goodyear City Code Chapter 13, Article 13-6, the Development Services Department completed a review of the available Shared Mobility Device Programs created by the cities of Scottsdale, Tempe, Gilbert and Phoenix and found that the Shared Mobility Device Program financial obligations, penalties, fees and other financial assurances varied greatly between these neighboring/nearby cities. The Development Services Department staff, however, recommend that the Mayor and Council pass the attached Resolution No. 2021-2149 and approve the proposed Goodyear Shared Mobility Device Program Article 6 and 7 financial obligations, penalties, fees, and other financial assurances. These can be amended at a later date once the City has some experience administering and enforcing the Shared Mobility Device Program.

Attachments

Resolution with attachments

Presentation

RESOLUTION NO. 2021-2149

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM, ARTICLE 6 AND 7 FINANCIAL OBLIGATIONS, PENALTIES, FEES, AND OTHER FINANCIAL ASSURANCES.

WHEREAS, pursuant to Ordinance 2019-1459 adopted on December 19, 2019, the Mayor and Council established Goodyear City Code Chapter 13, Article 13-6 to provide for the regulation of single-rider Shared Mobility Devices, establish safety guidelines for protective equipment to minimize injury, and develop safety education for the operation of Shared Mobility Devices; and

WHEREAS, a "Shared Mobility Device" is defined as a self-propelled device that has a motor, gas or electric, a deck or seat on which a person may ride and at least two tandem wheels in contact with the ground, as defined in A.R.S. Title 28, as a " Class 1 electric bicycle", "Class 2 electric bicycle," or "Electric Stand Up Scooter" and is leased or rented by Shared Transportation Company to an operator for monetary exchange from time to time; and

WHEREAS, Goodyear City Code Chapter 13, Article 13-6 authorized the City Manager to create a Shared Mobility Device Program and to issue and administer a Shared Mobility Device Program Temporary Participant License to Shared Transportation Companies to operate Shared Mobility Devices in the City of Goodyear; and

WHEREAS, the Development Services Department completed a review of the available Shared Mobility Device Programs created by the cities of Scottsdale, Tempe, Gilbert and Phoenix and found that the Shared Mobility Device Program financial obligations, penalties, fees and other financial assurances varied greatly between theses neighboring/nearby cities; and

WHEREAS, the Article 6 and Article 7 of the Goodyear Shared Mobility Device Program Document, attached hereto as Exhibit No. 1, include the following proposed financial obligations, penalties, fees and other financial assurances:

ARTICLE 6. FINANCIAL OBLIGATIONS AND PENALTIES

6.1 **Fees and Penalties**. Each Program Participant shall be subject to the following non-refundable fees and penalties:

Type	Amount(s)
Program Fee for processing of application and management of program	$2,500 per Participant, due at the time of application submittal and renewed annually.

Relocation Penalty for failure to respond and relocate any device within the time required by the Terms & License	Penalties: 1st failure: $50 per device, per day. 2nd failure: $250 per device, per day. 3rd and subsequent failures that are within one month of 1st failure: $1,000 per device, per day.
Violation Penalty for violation of the License terms or data share agreement	1st failure: $50 per day 2nd failure: $250 per day 3rd and subsequent failures that are within one month of 1st failure: $1,000 per day.
Hold Over Penalty for failure to remove entire fleet within the time required by the City.	$100 per device per day
Late Payment Penalty	Any required penalty that has been issued to a company shall be subject to a late payment penalty of 10% of the total amount owed per calendar day.

ARTICLE 7. ASSURANCES

7.1 Each permit holder will be responsible for paying into a public property repair and maintenance performance bond that the City can draw upon as needed for costs associated with auditing, removing and storing improperly parked vehicles. Minimum performance bond requirements are outlined below.

Performance Bond Requirement: One performance bond equivalent to $25 per device.	• The total number of devices to be deployed in the City shall be disclosed by the Participant at the start of the Program. • If a Company increases the size of its fleet by 25 or more devices, the performance bond shall be adjusted appropriately before deploying the additional devices. • The City Manager has the authority to modify the performance bond requirements based on modifications to the Fleet size. • The total number of devices shall be determined by those that are officially deployed in the City under these terms and conditions

WHEREAS, pursuant to A.R.S. Section 9-499.15 the proposed Shared Mobility Device Program Fees and Penalties were posted on city's website on February 17, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. APPROVAL OF THE GOODYEAR SHARED MOBILITY DEVICE PROGRAM, ARTICLE 6 AND & FINANCIAL OBLIGATIONS, PENALTIES, FEES, AND OTHER FINANCIAL ASSURANCES

The Mayor and Council of the City of Goodyear hereby approve the Goodyear Shared Mobility Device Program, Article 6 and 7 financial obligations, penalties, fees and other financial assurances referenced above and as indicated in the Goodyear Shared Mobility Device Program document, attached hereto as Exhibit No. 1.

SECTION 2. EFFECTIVE DATE

This Resolution shall be effective upon its adoption and passage and the fees adopted herein shall be effective on April 26, 2021.

PASSED AND ADOPTED by the Mayor and Council of the city of Goodyear, Maricopa County, Arizona, this _____ day of _____, 20_____.

_____
Georgia Lord, Mayor

Date: _____

ATTEST:

_____
Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____
Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the city of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. 2021-2149 is a true, correct and accurate copy of Resolution No. 2021-2149, passed and adopted at a regular meeting of the Council of the city of Goodyear, Maricopa County, Arizona, held on the _____ day of _____ 20____, at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

EXHIBIT NO. 1

SHARED MOBILITY DEVICE PROGRAM DOCUMENT

2021

Shared Mobility Device Program

CITY OF GOODYEAR

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SHARED MOBILITY DEVICE PROGRAM
TEMPORARY PARTICIPANT LICENSE

THIS TEMPORARY PARTICIPANT LICENSE (the "Participant License") is made and entered into this_____day of_____, 20_____, by and between the City of Goodyear, an Arizona municipal corporation ("City"), and_____, a____("Participant").

RECITALS

A. WHEREAS, the Goodyear City Council adopted the Goodyear Shared Mobility Device Program ("Program");

B. WHEREAS, the Goodyear City Manager adopted the Shared Mobility Device Program terms attached hereto as Exhibit A and incorporated herein by this reference, which set out the terms and conditions that govern this Participant License (collectively the "Terms").

C. WHEREAS, Participant desires to participate in the Program in accordance with the Terms and to comply with all Program Rules, including the Program Rules adopted by the City Manager.

D. WHEREAS, this License allows Participant to participate in the Program subject to the Terms as may be amended from time to time by the City Manager.

E. NOW, THEREFORE, for and in consideration of the foregoing, the amounts hereinafter to be paid by Participant, and the covenants and agreements contained herein to be kept and performed by Participant, and other good and valuable consideration, Participant agrees as follows:

TERMS

1. Temporary Participant License Terms. Subject to the Terms and this Participant License, the City hereby grants to Participant a Temporary Participant License.

2. Terms and Rules Incorporated by Reference. The Terms are incorporated herein by reference as if set out in full. **PARTICIPANT WARRANTS AND REPRESENTS THAT IT HAS READ AND AGREES TO THE TERMS.** Capitalized terms used but not defined in this Participant License shall have the meanings assigned by the Terms and Conditions.

3. Data Sharing. Participant agrees to the data sharing requirements attached hereto and incorporated herein as Exhibit B.

4. Participant Contact Information.

(a) The name, title, phone number, and email address of Participant's Representative is:

Contact Name: _____

Title: _____

Email: _____ Phone No. (__)_____-_____.

(b) Participant's address for billing and notice purposes:

_____

_____

_____

EXECUTED as of the date first given above.

PARTICIPANT:

_____

An _____corporation

By:_____

Its:_____

ACCEPTED

CITY OF GOODYEAR, an Arizona municipal corporation

By:_____

Julie Arendall, Goodyear City Manager

Attested:

By:_____

Darcie McCracken, City Clerk

Approved as to Form:

By:_____

Roric Massey, City Attorney

EXHIBIT A –

SHARED MOBILITY DEVICE PROGRAM TERMS AND CONDITIONS

The Goodyear City Council hereby adopts SHARED MOBILITY DEVICE PROGRAM TERMS AND CONDITIONS described herein, which govern the Goodyear Shared Mobility Device Program and may be amended from time to time by the City Council and City Manager ("Terms").

ARTICLE 1. DEFINITIONS

For the purposes of the Agreement, the following terms, phases, words, and their derivations, shall have the meaning given below, unless more specifically defined within a specific article or paragraph of the Terms & License. When not inconsistent with the context, words used in the present tense include the future and past tense, and words in the singular number include the plural number. The words "shall" and "will" are mandatory and "may" is permissive. Words not defined shall be given their common and ordinary meaning.

1.1 "**Application**" shall mean the documentation and non-refundable fees required by the City to be eligible for review to participate in the Shared Mobility Device Program, including but not limited to proof of valid Goodyear business registration, fleet and device information, 24-hour contact information, deployment plan, and other executed forms as required by the City.

1.2 "**User**" means persons utilizing the devices provided by Participant within Goodyear.

1.3 "**Indemnified Parties**" shall mean the City of Goodyear and its officers, employees, contractors, agents, representatives, and their respective successors and assigns.

1.4 "**Indemnitor Parties**" shall mean the Participant and its officers, managers, employees, contractors, agents, and volunteers.

1.5 "**License**" means a revocable, nonexclusive, and temporary license to use Licensed Property as part of the Shared Mobility Device Program. Said License does not create or confer any interest in real or personal property.

1.6 "**Shared Mobility Device**" shall mean as defined in the Goodyear City Code.

1.7 "**Shared Transportation Company**" shall mean as defined in the Goodyear City Code.

1.8 "**Participant**" means an entity that has been approved to conduct business in Goodyear pursuant to an executed License and License's agents, License's contractors (including independent contractors), and every person and entity retained by the Participant to maintain Participant's Fleet.

1.9 "**Program**" means the City of Goodyear Shared Mobility Device Program.

1.10 "**Licensed Property**" means those public rights-of-way, streets, sidewalks, alleys, easements, City property, and other areas and facilities of the City within the scope of the Program, as determined by the City Manager.

ARTICLE 2. PROGRAM

2.1 **Program Purpose**. The purpose of the Program is to enable private Shared Mobility companies to provide a service, while enabling the City to learn about this new technology and business model, assess potential safety risks, identify how the model does or does not meet City objectives, and make changes to the Program Rules based on an on-going evaluation of the findings. The rules and requirements that govern the Program are meant to ensure that Participants operate in a manner that provides for the responsible management of the right-of- way and promotes the safety of all users of the right-of-way.

2.2 **Program Non-exclusivity.** All Shared Mobility companies who wish to operate in the City shall be permitted to apply for the Program. The City may execute a license agreement with multiple business entities at its sole discretion and no Shared Transportation Company shall take any action to interfere with such agreements.

2.3 **Program Duration**. The Program shall commence upon the signature of the City Manager and shall continue until terminated by the Goodyear City Council pursuant to a resolution. The City has the discretion to terminate the Program and any License for any reason at any time without fault to City. Following termination of the Program, the City shall have no obligation to allow continued operations of any Participant within the City. Should the City exercise the rights described in this section, the City will provide prior notice to the Participant Designee. Said notice may be provided by email. Should the City's notice require removal of the Fleet from Goodyear, a Participant shall have no more than five (5) days from the date of City's notice to remove its entire Fleet unless the City Manager specifically agrees to a longer period of time.

2.4 **Program Subject to Change**. The City of Goodyear reserves the right to modify any component of the Program at any time without fault to the City. The City reserves the right to require a Participant to remove some or all of its Fleet from City limits at the sole cost to the Participant. Should the City exercise the rights described in this section, the City will provide prior notice to the Participant Designee. Said notice may be provided by email. Should the City's notice require removal of the Fleet from Goodyear, a Participant shall have no more than five (5) days from the date of City's notice to remove its entire Fleet unless the City Manager specifically agrees to a longer period of time.

2.5 **Program Eligibility**. As a condition precedent to the License, and prior to commencement of operations, a Shared Transportation Company shall: (a) apply, procure and remit payment for a business license from the City, and (b) submit a Program application together with all documentation and fees as required by the City.

2.6 **Program Designee**. Participant shall identify one or more designee(s) in the application who are legally authorized to sign on behalf of Participant and execute legal agreements.

2.7 **Program Rules.** It shall be the sole obligation of the Participant to identify, comply with, and inform all its users and potential users of all rules. Participant shall also be responsible to ensure compliance with rules by all persons acting on behalf of Participant through or under a License. Participant shall take all measures to ensure that its Shared Mobility Devices are operated in compliance with all rules. All Participants of the Program shall adhere strictly to these Terms herein and the following:

The Program Rules as may be amended by the City Manager or the City Council; All federal, state

and local laws, rules, and regulations;

The Goodyear City Code, as amended, including but not limited to Chapter 13; and

All applicable safety and manufacturer standards and guidelines, including but not limited to terms relating to the age of device users, device speeds, the safe operation of devices, suitable terrains, user warnings, and safety gear and clothing.

2.8 **Program Disclaimer**. THE CITY OF GOODYEAR MAKES AVAILABLE LICENSED PROPERTY AND OTHER PUBLIC PROPERTY IN "AS IS" CONDITION. THE CITY EXPRESSLY DISCLAIMS ALL WARRANTIES OF MERCHANTABILITY AND FITNESS. Nothing in these Terms shall be interpreted to mean that, by licensing areas within the City for operations, the City is deeming such areas as suitable or safe for any particular Shared Mobility Device. No Shared Mobility Device shall be structurally altered from the original manufacturer's design. It shall be Participant's sole responsibility to ensure that each of its Shared Mobility Device is used in a manner that is suitable and safe for that particular type, model, and condition of the Shared Mobility Device. This responsibility includes, but is not limited to, ensuring that all Shared Mobility Devices are operated at safe speeds, operated on suitable terrain, and equipped with sufficient lighting and safety features to be operated at night or at other times of limited visibility. This responsibility also includes ensuring that all Shared Mobility Devices can be safely operated by users in all weather conditions, including in rain and extreme heat conditions.

2.9 **Program Conditions.** By agreeing to participate in the Program, Participant agrees to assume all risk, costs, and expenses for any and all damages and injuries that may occur due to damage, destruction or collapse of any public property or due to any incompatibility of the operation of the Shared Mobility with the public property. By agreeing to participate in the Program, the Participant warrants that all Shared Mobility Devices deployed by it in Goodyear shall be designed, constructed and maintained so as to be free of any defects in materials or workmanship and shall at all times be safe for members of the public to use in the ordinary course of usage. Participant may terminate its operations within the City at any time with prior written notice to City. Terminating its operations within the City shall not relieve Participant from its obligations under this License regarding indemnification, payment obligations, data sharing and protection obligations, and obligations to repair or restore damage to public property.

ARTICLE 3. PROGRAM LICENSE

3.1 **Program License**. A License that is executed by Participant and the City Manager shall grant said Participant a revocable license to use License Property within the scope of the Program on a temporary and non-exclusive basis, provided said Participant adheres strictly to Program Rules. The term of each License shall commence on its date of execution and shall continue until terminated by the City Manager or the Goodyear City Council. Participant shall have five (5) days from the date of the City's request to remove all Shared Mobility Devices within Goodyear at its sole cost and expense.

ARTICLE 4. PROGRAM OPERATING STANDARDS

4.1 **Program Operating Standards**. Included as part of the Program Rules are the operating standards contained in this Article, which may be amended from time to time by the Goodyear City Council or the City Manager as necessary to further the purposes of the Program or to preserve public safety ("Operating Standards").

General Provisions	
4.1.1. Areas of Operation	(a) The operation of Shared Mobility Devices during the Program will be permitted City-wide, with the exception of areas identified as prohibited in the Goodyear City Code or as identified by the City separately as areas with unique restrictions (i.e. no travel zones or reduced speed zones). (b) Permissible and prohibited areas of device operation for Shared Mobility Devices are defined in Chapter 13 of the Goodyear City Code and are subject to all other applicable restrictions in the code and Arizona Revised Statutes, Title 28.
4.1.2. Fleet Size	(a) At the initial onset of the Program, there will be no fleet size limitations. The City reserves the right to require fleet size adjustments at any point during the Program.
4.1.3. Fleet Management	(a) Any inoperable or unsafe device shall be removed from the right-of- way within twenty-four (24) hours of notice by any means to Participant by any individual or entity, and shall be repaired before placing back into the right-of-way. Participant shall ensure that all devices in the Fleet are in good working order, clean and safe to operate. At a minimum, maintenance shall include: regular device inspection for wear and tear; maintenance and repair consistent with or exceeding manufacturer's recommendations; immediate replacement of worn or damaged parts including kickstands. (b) Participant shall keep a record of all maintenance performed for each device, which is made available to the City upon request. (c) Participants shall perform, at a minimum, one daily Fleet inspection to rebalance and properly park Shared Mobility Devices. (d) All Shared Mobility Devices shall be remotely "deactivated" and made inoperable for new riders to initiate a ride by 10:00 p.m. nightly until 5:00 a.m. the following day on every 24-hour cycle. (e) In order to safely conduct the process of staging, rebalancing, recharging or other process that requires a person to interact with the Shared Mobility Device, the Participant shall not cause any obstruction, for any amount of time, on the roadway, bike lane, nearby driveway, or sidewalk with the motor vehicle used to transport the employee and/or devices.

4.1.4. Speed Restrictions	(a) All Shared Mobility Devices that have an electric assistance mechanism shall be equipped with technology that prevents the device from operating at unlawful or otherwise unsafe speeds. (b) For the purposes of this Program, all electric stand-up scooters shall be limited utilizing the device technology to a maximum speed of 15 mph. In dense pedestrian areas, as identified by the City, all Shared Mobility Devices shall be limited to a maximum speed of 10 mph. On steep grades, such as on Estrella Parkway between Hillside Drive and King Ranch, all Shared Mobility Devices shall be limited to a maximum speed of 10 mph. (c) The City reserves the right to raise or lower speed limits throughout the duration of the Program with notice to the Participant.
4.1.5. Response Time	(a) Participants shall be required to relocate or remove any Shared Mobility Device that is causing an obstruction within two (2) hours if notified by any party between 7 a.m. and 7 p.m. (excluding holidays) and within four (4) hours at all other times. (b) If the device(s) is not causing an obstruction but the City requests it be relocated for other reasons set forth in this agreement, the Participant shall move the device within twenty-four (24) hours (excluding holidays and weekends) and forty-eight (48) hours at all other times.
4.1.6. Damage to property	(a) Any and all damage to City property (including but not limited to damage to sidewalks and rights-of-way of the City) resulting from Participant's activities, shall be remedied at the sole cost to the Participant. (b) Required repairs may include the restoration of rights-of-way, sidewalks, and landscaping to substantially the same condition as it was immediately before the effective date of the Participant's License. (c) The obligation to remedy damaged property shall survive termination of a License. (d) The City will provide notice of property damage and require the remedy within a prompt but reasonable time frame that will be specified in notice.
Parking and Use Regulations	

4.1.7. Obstructions	(a) Devices shall be parked in accordance with the rules, including but not limited to the Goodyear City Code that prohibits parking of any device in such a manner as to potentially impede or obstruct ingress or egress in any rights-of-way. (b) Chapter 13 of the Goodyear City Code defines what constitutes an obstruction. (c) Additionally, Participants shall avoid staging Shared Mobility Devices within fifteen (15) feet of the following locations: o Loading zones o Accessible parking and associated loading zones o Curb ramps and signal push buttons o Fire lanes/red curb zones and fire hydrants o Driveways o Building entrances and exits o Public art, sculptures and monument signs The City reserves the right to modify the staging and separation requirements throughout the duration of the Program.
4.1.8. Spacing and Quantity	Participant shall comply with the following requirements: (a) No more than four (4) lawfully parked devices per company at a minimum interval of approx. one hundred and fifty (150) feet with the exception of bicycle racks. (b) Additional temporary parking spaces may be designated by the City Manager, Chief of Police or Director of Engineering.
4.1.9. Geo-Fencing for Parking and Operations	(a) All Shared Mobility Devices shall be equipped with technology that allows for geo-fencing. (b) Goodyear reserves the right to mandate parking and operations of Participant's Shared Mobility Devices within specific geographical area(s), including geo-fenced "virtual station areas" or "virtual operating areas" as determined by the City Manager. Any and all associated expenses shall be at the sole cost to the Participant.
4.1.10. Regulations for Shared Use of Rights- of-way and other Licensed Areas	(a) While operating in permissible areas, the operator of a Shared Mobility Device shall yield the right-of-way to pedestrians and other users. (b) To cross any prohibited location, the operator of a Shared Mobility Device shall dismount the Shared Mobility Device and walk the Shared Mobility Device across said areas. (c) No person shall operate a Shared Mobility Device at a speed greater than the posted speed limit or at a speed greater than is reasonable and prudent under then-existing circumstances. (d) No person operating or riding upon a Shared Mobility Device shall attach themselves or the Shared Mobility Device to any other vehicle. (e) No person shall operate a Shared Mobility Device while carrying any package, bundle or other item that prevents the operator from safely

	steering the device. (f) When operating on public roadways, all operators of Shared Mobility Device shall comply with applicable rules and regulations of Arizona (g) Revised Statutes, Title 28.
Communications and Community Engagement	
4.1.11. Customer Service	Participant shall maintain a 24/7 staffed customer service phone number. Participant shall be responsible for investigating said concern or complaint and taking all measures to ensure device compliance according to the response times required in the operating standards, Section 4.1.5.
4.1.12. Operations Representative	Participant shall designate an experienced and competent "Operations Representative" to supervise all operations within the City of Goodyear and be available to the City by phone twenty-four (24) hours a day, seven (7) days a week (on-call basis). The Operations Representative shall be authorized to represent and act on behalf of a Participant in matters pertaining to all emergencies and the day-to-day operations of a Shared Transportation Company. Participant shall provide the City with the name, street address, electronic mail address, and regular and after-hours telephone number of the Operations Representative.
4.1.13. Device Identification	The following information shall be included on the device in a location that is easily visible and photographable: (a) Company name; (b) toll-free phone number; (c) email address; and (d) a unique identification number for each Shared Mobility Device that matches the digital identification number that will be provided to the City.
4.1.14. Location Tracking	(a) All devices shall be equipped with a Global Positioning Satellite (GPS) tracker or another tracking technology mounted on the device that is capable of recording and transmitting the device's location on demand in decimal degrees to four decimal places. The GPS technology shall be kept up-to-date and participants shall remove devices from deployment if the tracking device is not functioning properly. (b) All devices or device tracking components shall be capable of recording and transmitting the device's location at the following times: when the Participant deploys or removes the device; 2) when a trip begins and ends; 3) at least once every three minutes, if the device is being rented; and 4) at least once every 30 minutes, if the device is deployed and is not being rented. (c) Devices shall each have a unique digital identification number to use in data sharing/reporting as required by the City.

4.1.15. Push Notifications	Participant shall agree to send information to the Customer via the app platform relating to the following topics: • Goodyear specific rules and regulations; • Safety tips; and • Participant shall encourage the use of helmets.

4.1.16. Customer Survey	Participants shall work with the City to promote surveys through their app including "end of ride" satisfaction surveys. Data retrieved from the surveys shall be shared with the City if requested in the data share agreement.
4.1.17. Goodyear Publicstuff Application – Notification Procedures	Participants shall be required to utilize the Goodyear Publicstuff application according to the procedures provided by the City to engage in communication with the City staff and residents regarding complaints and notices of violation. A detailed process guide for the rules governing the Goodyear Publicstuff application notification procedures will be provided prior to execution of the Program License. The process may be changed from time to time as the City sees fit.
4.1.18. Coordination Meetings	Participants shall meet with the City from time to time as requested by City to discuss and coordinate matters addressed in the Program Terms.
ADVERTISING RESTRICTIONS	
4.1.19. Non-Sponsorship	No participant shall be authorized to use the name or logo of Goodyear or other Goodyear departments, or agencies, or to otherwise make any statement to state or imply Goodyear sponsors or supports a Participant or Shared Transportation Company, without prior written permission.
4.1.20 Signs	All signage is prohibited except unless approved pursuant to a sign permit. "Signage" does not refer to markings or decals on a Shared Mobility Device. If signage is required by the City or by law, Participant shall comply with all of the following: (a) The location, size, content, and style of each sign shall be subject to the provisions of the applicable sign ordinance and shall comply with the City's sign programs, as the same may change from time to time; (b) Participant shall update signs as required to comply with changes in the applicable sign ordinance and sign programs (c) Participant shall design, make, install, and maintain all signage in a first-class, professional manner without broken panels, faded or peeling paint or other

	damage, and (d) Participant shall bear all costs pertaining to the erection, installation, operation, maintenance, replacement and removal of all signs, including, but not limited to, the application for and obtaining of any required building or other permits regardless of the reason for any such activity, even if such activity is required by the City pursuant to these Terms & License.
4.1.21. No Third Party Advertising	Participant shall not use a Shared Mobility Device, kiosk, or any other equipment for the sale or display of third-party advertising within Goodyear.

ARTICLE 5. DATA OBLIGATIONS

5.1 During the term of the License, Participant shall make available to City the data as more particularly set forth in a separate agreement with the City ("Data"). At a minimum, the required data may include, but is not limited to, monthly reporting of: 1) flat file in agreed upon csv template capturing uniquely identified device activity within City boarders: such as number of trips, distance traveled per trip, duration per trip, deployment numbers, utilization rates, device status changes and/or duration during non-operable times; 2) flat file in agreed- upon csv template on anonymized user activity within City borders: such as trip frequency per month, number of first time riders and repeat riders, and number of any scheduled delivery of device in advance directly to user; 3) other visualizations that help the City see heavily trafficked areas and corridors, as well as entry/exit points along City's geographical border; and 4) flat file in agreed upon csv template on complaints, including number reported, method of reporting, number resolved, and categorization of type of complaints.

5.2 Prior to execution of the License, all Participants shall meet with the City to discuss specific data needs and requirements, as well as reporting capabilities to map to an output that can be standardized in a monthly csv data reporting. A data sharing agreement signed by the City Manager will be required prior to execution of the License.

5.3 Examples of datasets that may be required include, but are not limited to:

(a) User demographic data gathered by the system application that does not identify individual Users, payment methods or tie individuals to trip history, to the City not less than monthly, using anonymized keys;
(b) Origin, routing, and destination data in heat map form;
(c) Trip details including total number of trips conducted and average trip length;
(d) Total number of devices in service in the past month and total number of devices needing repair or replacement;
(e) A point-map of the location of all Shared Mobility Devices at some designated time point on each day in the past month;
(f) Report on all crashes occurring involving Shared Mobility Devices in the past month;
(g) Report on all instances of Fleet rebalancing due to customer or City request in the past month
(h) Summary report of vandalism or theft, and the information needed to access any police reports filed in the past month;
(i) Report showing all maintenance and repair activities, including but not limited to device identification numbers and maintenance performed;
(j) Report of all calls and emails received through the User-service hotline or other means, including telephone wait times, email response times, and the nature of the User inquiry; and
(k) Report on monthly push notifications and or user surveys that are provided through the Participant's app platform.

5.4 Participant shall provide data to the City in an agreed upon format at a minimum interval of once per month, or as otherwise required by the City.

5.5 Throughout the duration of the Program, the City may modify the data requirements and will provide notice to the Participant detailing such requested changes. Data security requirements shall be addressed in data sharing agreement.

5.6 Except as specifically required by the City, Participant will not share personally identifiable information with the City. Participant shall share personally identifiable information in Participant's possession about a device user with the City where there is an injury alleged to be related to a device, or a claim or lawsuit against the City and the device user may have information about, or responsibility for, the claim.

5.7 Participant shall not claim any legal right in its terms of use, privacy policy, or elsewhere to institute retroactive changes to its privacy policy and shall provide an opportunity for the User to explicitly assent prior to any changes to its data practices, including uses of data Participant collected under a prior policy.

ARTICLE 6. FINANCIAL OBLIGATIONS AND PENALTIES

6.1 **Fees and Penalties**. Each Program Participant shall be subject to the following non-refundable fees and penalties:

Type	Amount(s)
Program Fee for processing of application and management of program	$2,500 per Participant, due at the time of application submittal (renewed annually)
Relocation Penalty for failure to respond and relocate any device within the time required by the Terms & License	Penalties: 1st failure: $50 per device, per day. 2nd failure: $250 per device, per day. 3rd and subsequent failures that are within one month of 1st failure: $1,000 per device, per day.
Violation Penalty for violation of the License terms or data share agreement	1st failure: $50 per day 2nd failure: $250 per day 3rd and subsequent failures that are within one month of 1st failure: $1,000 per day.
Hold Over Penalty for failure to remove entire fleet within the time required by the City.	$100 per device per day
Late Payment Penalty	Any required penalty that has been issued to a company shall be subject to a late payment penalty of 10% of the total amount owed per calendar day.

ARTICLE 7.
ASSURANCES

7.1 Each permit holder will be responsible for paying into a public property repair and maintenance performance bond that the City can draw upon as needed for costs associated with auditing, removing and storing improperly parked vehicles. Minimum performance bond requirements are outlined below.

Performance Bond Requirement: One performance bond equivalent to $25 per device.	• The total number of devices to be deployed in the City shall be disclosed by the Participant at the start of the Program. • If a Company increases the size of its fleet by 25 or more devices, the performance bond shall be adjusted appropriately before deploying the additional devices. • The City Manager has the authority to modify the performance bond requirements based on modifications to the Fleet size. • The total number of devices shall be determined by those that are officially deployed in the City under these terms and conditions

ARTICLE 8. INDEMNIFICATION

8.1 To the fullest extent permitted by law, Participant shall indemnify, defend and hold handless the City of Goodyear, its elected and appointed officials, employees, agents, and all other representatives (hereinafter collectively referred to as the "Indemnified Parties") from and against any and all claims, demands, suits, causes of action, expenses and other liability of whatsoever kind or nature whether in contract or tort, and by whomsoever brought, including without limitation reasonable attorney fees, fees for outside consultants, contractors and experts, and court costs, threatened or brought against any of the Indemnified Parties arising out of or relating to, or alleged to arise out of or relate to, any direct or indirect act or omission of Participant and its officers, directors, employees, agents, subcontractors, suppliers and other representatives for which it is responsible by contract or by law except to the extent actually caused by the sole intentional wrongdoing of one or more of the Indemnified Parties hereunder. This indemnity includes any claim arising out of the failure of Participant or any of its owners, officers, directors, employees, affiliates, contractors or agents to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. Participant's obligations under this article shall not be limited or defined in manner whatsoever by the amount of insurance required by Goodyear. The rights of the Indemnified Parties under this provision shall not be diminished, waived, discharged or released, in whole or in part, by the exercise of any other remedy allowed by law or other provisions of the Terms or License. The requirements of this indemnification provision shall survive the termination of the Program and Participant's License.

8.2 To the fullest extent permitted by law, Participant shall indemnify, defend, save and hold harmless the City and its officers, officials, agents, and employees from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and cost of claims processing, investigation and litigation) for any damage and loss arising in whole or in part, from the failure of Participant or any of its owners, officers, directors, employees, affiliates,

contractors or agents, to comply with laws or requirements of the Program regarding data and privacy. This indemnity also includes any claim arising out of the use, misuse, or disclosure of User information by Participant or by any of its owners, officers, directors, employees, affiliates, contractors or agents. The obligations of Participant under this section shall survive the termination of this Agreement.

8.3 To the fullest extent permitted by law, Participant, for itself, its officers, directors, employees, agents and all other representatives of Participant, hereby releases, waives, holds harmless, and forever discharges the City of Goodyear, and its elected and appointed officials, employees, agents, design professionals, project inspectors, separate contractors and consultants, and all other representatives together with all officers, directors, employees, agents and representatives of any of them (hereinafter collectively referred to as the "Released Parties") from and against any and all actions, causes of action, damages, liability, obligations, rights, torts, wrongs and claims, including but not limited to claims of death and personal injury, regardless by whosoever brought, in any way related directly or indirectly, to the Program or the Participant's deployment, operation, or maintenance of any Shared Mobility Device within the City of Goodyear, except to the extent actually caused by the sole intentional wrongdoing of the City. Participant covenants not to make or bring any such claims against the City of Goodyear or the Released Parties, and hereby releases and forever discharges the City of Goodyear and the Released Parties from any and all liability under such claims. The obligations of Participant under this section shall survive the termination of this Agreement.

8.4 Indemnification under this Article shall be at Participant's sole cost and expense, and the City shall reasonably approve selection of the counsel to represent the City as proposed by Participant.

8.5 This agreement shall apply to all claims and liability regardless of whether any insurance of Participant, its affiliates or other parties are applicable thereto. The policy limits of any insurance of Participant, its affiliates or other parties are not a limitation upon the obligation of Participant, including without limitation, the amount of indemnification to be provided under this section. The provisions of this section shall survive the termination of this agreement.

ARTICLE 9. INSURANCE

9.1 Without limiting any liabilities or any other obligations of any Participant and any of its contractors and subcontractors under any Participant License or otherwise, Participant and each of its contractors and subcontractors shall provide and maintain, with forms and insurers acceptable to City, and until all obligations under all Participant License are satisfied, the minimum insurance coverage, as follows unless otherwise agreed to in writing by the City Attorney:

(a) **Commercial General Liability Insurance**. Commercial General Liability Insurance, including coverage of contractual liability assumed under each Participant License , affording protection of not less than TWO MILLION DOLLARS ($2,000,000.00) per occurrence, combined single limit for bodily injury and property damage, against damages because of, or on account of, bodily injuries to or the death of any person or destruction of or damage to the property of any person, occurring on or about any of Facilities or due in any way to the use, occupancy, maintenance or operation of Facilities.

(b) **Commercial automobile liability insurance.** Commercial automobile liability insurance with a combined single limit for bodily injury and property damage of not less than TWO

MILLION DOLLARS ($2,000,000.00) each occurrence with respect to vehicles assigned to or used in the performance of the work, whether owned, hired, or non-owned

9.2 The insurance policies required by this Article shall include the City of Goodyear, members of its governing bodies, its officers, agents and employees as additional insureds and shall stipulate that the insurance afforded for shall be primary insurance and that any insurance carried by the City of Goodyear, members of its governing bodies, its officers, agents and employees shall be excess and not contributory.

9.3 Participant and each of its contractors and subcontractors (and the insurers providing the required coverages) shall waive all rights of subrogation against the City of Goodyear, members of its governing bodies, its officers, agents, and employees.

9.4 Prior to execution of the License, Participant and each of its contractors and subcontractors shall furnish the City Certificates of Insurance and related endorsements as evidence that policies providing the required coverage, conditions and limits are in full force and effect. Such certificates shall provide that not less than thirty (30) calendar days' prior written notice of cancellation, termination, or material change shall be sent directly to City.

9.5 All insurance policies shall be obtained from companies duly authorized to issue such policies in the State of Arizona, having Best's ratings of "A" and acceptable to City.

ARTICLE 10. OTHER

10.1 **Payment Amounts Cumulative.** All amounts payable by Participant hereunder or under any tax, assessment or other existing or future ordinance, law or other contract or obligations to the City or the State of Arizona shall be cumulative and payable in addition to each other payment required hereunder, and such amounts shall not be credited toward, substituted for, or setoff against each other in any manner.

10.2 **Remedies Cumulative**. Unless otherwise specified in these Terms or Rules, the rights and remedies contained herein are not exclusive, but are cumulative of all rights and remedies that exist now or in the future.

10.3 **Taxes.** Participant agrees that it shall be solely responsible for the payment of any and all applicable taxes, fees and assessments.

10.4 **Workers' compensation insurance**. Participant shall at all times maintain adequate workers compensation insurance.

10.5 **Assignment**. Participant shall not assign, sell or transfer its interest under a Participant License without the prior written approval or consent of City.

10.6 **Severability**. If any a provision of these Terms & License, including its exhibits, is invalidated by a court of competent jurisdiction, all other provisions hereof shall continue in effect.

10.7 **Attorneys' Fees and Expenses**. In the event of default or suit arising out of these Terms & License and its exhibits, the prevailing party or the non-defaulting party shall be entitled to recover its costs, expenses, reasonable attorneys' fees, experts' fees and witness fees of any type.

10.8 **Non-Waiver**. The City's failure to enforce a term herein shall not prevent the City from later enforcing that term and all other terms.

10.9 **Exhibits**. The forms of exhibits attached to these Terms may change from time to time at the City Manager's discretion as the law changes or as technology and business needs change.

10.10 **No Third-Party Rights.** Neither the Terms & License nor any Participant License shall bestow any rights upon any third party. A Participant License binds and benefits the City and Participant only.

10.11 **Governing Law; Venue**. The Terms & License shall be governed in accordance with Arizona law. Venue shall be in Maricopa County.

10.12 **Conflict of Interest**. In the event City elects to cancel this Agreement due to a conflict of interest as outlined in A.R.S. § 38-511, as amended, City agrees to immediately give notice thereof to Licensor.

10.13 **Right to Audit**. During the Program and for two years thereafter, records of Company regarding the number of devices and the number of rides ("Records") shall be open to inspection and subject to audit and/or reproduction by the City during normal working hours for the purposes of verifying fees and tax compliance. To the extent necessary for the City to audit Records as set forth herein, Company and its subcontractors hereby waive any rights to keep such Records confidential. The City shall give reasonable advance notice of intended audits.

EXHIBIT B – DATA SHARING REQUIREMENTS

Where the ride originated (GPS and Crossroads);

Where the ride ended/terminated (GPS and Crossroads);

How many miles were ridden;

How many minutes the ride took place over;

Average Speed over the course of the activity;

How much the rider was charged;

(Should be provided to the Administrator in an Excel document every month.)

Shared Mobility Device Program

Fees and Penalties

April 26, 2021

Two Phase Approach

- Phase One – *Ordinance 2019-1459, 12/16/2019*

Amends City Code Chapter 13: Transportation to allow the City to create a Shared Mobility Device Program, issue licenses, regulate parking and establish rules and regulations for the program. **ADOPTED**

- Phase Two – Resolution 2021-2149 **TONIGHT:**

Approve the new program, including financials.





Program Fees & Penalties

Article 6 and 7 – Goodyear Shared Mobility Device Program



Program Fee $2,500

- For processing application
- Program management



Relocation Penalty (/device, /day)

- 1st Failure = $50
- 2nd Failure = $250
- 3rd Failure + = $1,000



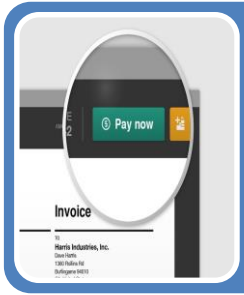
Violation Penalty (/day)

- 1st Failure = $50
- 2nd Failure = $250
- 3rd Failure + = $1,000



Hold Over Penalty

- $100 per device per day for failure to remove fleet within time required by the City



Late Payment Penalty

- 10% of the total amount owed per calendar day



Assurances

ASSURANCES

- Performance Bond Requirement: One equivalent to $25 / device

- Full Indemnification for the city

- Commercial Liability Insurance:
  - General, and
  - Automobile

Program Operating Standards

PRESERVE PUBLIC SAFETY



Devices remotely deactivated 10 pm-5 am daily

Goodyear specific rules, safety tips to users via App

No carrying packages, bundles, etc.

All electric stand-up scooters limited to

<= 15 mph

On steep grades (e.g., Estrella Pkwy, Hillside Dr. to King Ranch)

<= 10 mph.

Next steps

START DATE : JUNE 1, 2021

- Complete Business Registration set-up
- Identify ‘no travel’ and ‘reduced speed’ zones
- Post Program & Safety Tips on our Website
- Broadcast on Social Media



AGENDA ITEM #: 15.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: PUBLIC HEARING FOR PY2021-2025 CDBG CONSOLIDATED PLAN AND PY2021 ANNUAL ACTION PLAN

STAFF PRESENTER(S): Christina Panaitescu, Grants & Neighborhood Services Supervisor; Jenna Goad, Assistant to the City Manager

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OTHER PRESENTER(S):

Martina Kuehl, Kuehl Enterprises LLC

SUMMARY:

Conduct a public hearing to receive input on the draft program year (PY) 2021-2025 Five-Year Consolidated Plan, PY2021 Annual Action Plan and Citizen Participation Plan for the Community Development Block Grant (CDBG) program.

Recommendation:

Conduct a public hearing to collect public comments on the draft plans to be incorporated into the final planning documents, which will be brought to Council for adoption in May. (Christina Panaitescu, Grants & Neighborhood Services Supervisor; Jenna Goad, Assistant to the City Manager)

FISCAL IMPACT:

Once adopted, the Consolidated Plan and Annual Action Plan will restrict how CDBG grant revenue can be expended. CDBG funds do not require a match from the city.

BACKGROUND AND PREVIOUS ACTIONS:

CDBG funds may be used for a variety of activities that meet the needs of low- and moderate-income (LMI) residents and neighborhoods, and vulnerable populations as defined by HUD. Eligible activities fall into four broad categories:

1. Community Facilities and Infrastructure
2. Community Services and Programs
3. Economic Development
4. Quality Affordable Housing

Activities must also address Congress' primary CDBG objective to improve communities, principally for LMI residents by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

To date, the city of Goodyear has competed for CDBG funds through the Maricopa Urban County. In 2020, the direction was given to accept HUD's invitation to become a direct recipient (entitlement community) and initiate the planning process to begin receiving funds in city fiscal year (FY) 2022.

These planning documents describe needs, resources, goals, strategies, and objectives to assist Goodyear's low- and moderate-income (LMI) people, households, and neighborhoods as defined by HUD. The majority of the plan is a HUD-required analysis of the existing conditions impacting LMI residents in the city. Data in the plan are generated by HUD through its Comprehensive Housing Affordability Strategy (CHAS) data system and from the US Census Bureau American Community Survey. This analysis informs the development of the priority categories and activities proposed for CDBG funding.

On January 25, 2021, Council approved the CDBG Public Participation Plan which outlined how public feedback would be collected during the development of the CDBG planning documents.

On March 22, 2021, Council directed that the PY2021-2025 Five-Year Consolidated Plan include high and low priority activities and that PY2021 CDBG funds be utilized for the North Subdivision Streetlight project and program administration.

STAFF ANALYSIS

This hearing will include the PY2021-2025 Five-Year Consolidated Plan, PY2021 Annual Action Plan, and Public Participation Plan for the CDBG program. A description of each plan is below.

Public Participation Plan

The Citizen Participation Plan describes policies and procedures for public involvement in the Consolidated Plan process. These policies and procedures have been adhered to during the development of these planning documents.

PY2021-2025 Five-Year Consolidated Plan

The Consolidated Plan summarizes housing, homelessness and community development needs, and the strategies to meet those needs using CDBG funding for the period beginning July 1, 2021, and ending June 30, 2026.

This document is required by HUD and will be updated every five years unless an amendment is needed sooner.

Based on data analysis and public and stakeholder input, the following five broad areas for CDBG-eligible priority activities have been selected to establish the framework for the use of CDBG funding received from HUD for the five-year period covering PY2021-2025:

High-Priority Activities (likely to be funded with CDBG resources during the next five years)

1. Community Facilities and Infrastructure
2. Public Services
3. Program Administration

Low-Priority Activities (may be funded as opportunities arise)

1. Attainable and Sustainable Housing
2. Economic Development

CDBG funds may be invested in activities that directly benefit LMI households, LMI neighborhoods, and people with special needs throughout the city, and are not restricted to one specific target area.

In developing the Consolidated Plan, the city must establish five-year goals related to the use of CDBG funds and strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development.

PY2021 Annual Action Plan
The Annual Action Plan must describe specific activities the city will fund with its CDBG allocation in the upcoming program year and must correlate with at least one priority activity area indicated in the Five-Year Consolidated Plan.

The PY2021 Annual Action Plan describes the planned uses of $422,807 of CDBG funding for the period beginning July 1, 2021, and ending June 30, 2022.

Based on stakeholder input and the city's current capacity to administer CDBG funds, these funds will be applied toward community facilities and infrastructure and developing the city's CDBG program administration capabilities during the first CDBG program year. Activities in other priority areas identified in the Five-Year Consolidated Plan can be considered in future years.

Community Facilities and Infrastructure ($338,246)
North Subdivisions Streetlight Project – estimated cost $681,245 (after $303,200 awarded through Maricopa Urban County)

Program Administration ($84,561)
Up to 20% of the total CDBG allocation may be retained for administrative activities. Staff recommends setting aside 20% for program administration including:

1. Complying with federal regulations regarding environmental review, federal labor standards, financial management, and procurement, including policies regarding Minority- and Women-owned business enterprises and employment of low- and moderate-income residents;
2. Promoting the principles of fair housing and educating the community about the dangers of lead-based paint;
3. Assessing neighborhood conditions to evaluate the benefits of revitalization activities; Assessing the need for human and public services to address the needs of vulnerable populations and Goodyear residents living in poverty; and
4. Establishing application and monitoring systems.

Drafts of both plans were made available for public comment on the city's website at www.goodyearaz.gov/cdbg beginning on April 1; and will remain open to comment through April 30, 2021.

The Council will consider adopting the final PY2021-2025 Five-Year Consolidated Plan and PY2021 Annual Action Plan at the May 10, 2021, Council meeting, enabling staff to meet the May 15, 2021 submission deadline from HUD.

Attachments

Presentation
Consolidated Plan and FY2021 Annual Action Plan Summary
DRAFT PY2021-2025 Consolidated Plan and PY2021 Annual Action Plan


CITY OF
Goodyear

Agenda

- PY2021-2025 Five-Year Consolidated Plan
- PY2021 Annual Action Plan
- Next Steps

Five-Year Consolidated Plan

- Framework for use of Community Development Block Grant (CDBG) funding
  - Seven required elements
- Updated every five years (unless amended)
- Implemented through Annual Action Plan

Five-Year Consolidated Plan Process



Priorities and Goals

- High Priority Activities (likely to be funded with CDBG in the next five years)
  - Community Facilities and Improvements
    - To benefit 2,000 LMI residents
  - Public Services
    - To benefit 2,000 LMI residents and vulnerable populations
  - Program Administration

- Low Priority Activities (may be funded as opportunities arise)
  - Attainable and Sustainable Housing
    - To rehabilitate owner-occupied housing and conduct emergency repairs for 10 homeowners
    - To provide attainable housing for 10 households
    - To provide assistance to 5 first-time homebuyers
  - Economic Development
    - To benefit 2 businesses

Annual Action Plan

- Updated annually
- Must contain specific activities to be funded in the upcoming year
- Activities must be tied to one of the priorities in the Five-Year Consolidated Plan

PY2021 Selected Projects

$422,807 Allocation

- Activities
  - **Community Improvements: North Subdivision Streetlights**
    (80% = $338,246)
  - **Program Administration**
    (20% = $84,561)

Estimated Cost	$681,245*

*Balance remaining after County CDBG investment

Next Steps

- Public Comment Period through April 30
- Authorize Submission on May 10
- Submit Plans to HUD by Deadline
- HUD Approves Plan and Funds Available After July 1

CITY OF GOODYEAR

HUD 5-YR CONSOLIDATED PLAN and PY2021 ANNUAL ACTION PLAN SUMMARY

The City of Goodyear Neighborhood Services Division is the "lead agency" for the Consolidated Plan. The Neighborhood Services Division supports and nurtures Goodyear neighborhoods, acting as a bridge between citizens and their government. The Neighborhood Services Division is dedicated to being a dynamic, committed partner in building strong relationships so that citizens, organizations, businesses and the city can solve problems and accomplish community goals together.

What is the Consolidated Plan?

The Five-year Consolidated Plan establishes the framework for the use of Community Development Block Grant (CDBG) funding received by the City of Goodyear from the US Department of Housing and Urban Development. This Consolidated Plan covers the five-year period beginning July 1, 2021 and ending June 30, 2026.

Priority uses of CDBG funds were identified through a process that included a resident survey, meetings with community organizations and representatives, interviews with residents and stakeholders, and analysis of data.

Each year, the city will develop an Annual Action Plan that describes how funds will be distributed and the annual allocation will be used. Planned activities are tied to the 5-year goals and objectives of the Consolidated Plan.

The draft Consolidated Plan and PY2021 Annual Action Plan are available for public review and comment beginning April 1, 2021 and ending April 30, 2021 at http://www.goodyearaz.gov/cdbg.

How to Submit Comments on the Draft 5-year Consolidated Plan and FY2021 Action Plan

Please contact Christina Panaitescu if you require a hard copy of the documents.

In writing or by e-mail no later than April 30, 2021

Christina Panaitescu, Grants & Neighborhood Services Supervisor
City of Goodyear
190 N. Litchfield Rd
Goodyear, AZ 85338
Christina.Panaitescu@goodyearaz.gov

At the Public Hearing

The Goodyear City Council will hold a public hearing on the Consolidated Plan and Annual Action Plan:
April 26, 2021 at 6:00 pm
14555 W. Van Buren Street Suite B-101
Goodyear, AZ 85338
https://goodyearaz.open.media/

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PY2021 CDBG Allocation: $422,807

Planned PY2021 (City Fiscal Year 2022) CDBG Projects

1. **North Subdivision Streetlight Improvements - $338,246 (80%)**
2. **Program Administration - $84,561 (20%)**

Program administration includes:

- Complying with federal regulations.
- Assessing the need for human and public services to address the needs of vulnerable populations and Goodyear residents living in poverty.
- Establishing application and monitoring systems.
- Promoting the principles of fair housing.
- Assessing neighborhood conditions to evaluate the benefits of revitalization activities.

CITY OF GOODYEAR

HUD 5-YR CONSOLIDATED PLAN and PY2021 ANNUAL ACTION PLAN SUMMARY

THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

History and Overview

The Community Development Block Grant (CDBG) program is funded through the U.S. Department of Housing and Urban Development (HUD). It was created under the Housing and Community Development Act of 1974, and is one of the longest continuously-run programs at HUD. The CDBG program provides annual grants to States and over 1,200 units of local government.

CDBG funds may be used for a variety of activities that meet the needs of low- and moderate-income residents and neighborhoods, and vulnerable populations. Eligible activities fall into four broad categories:

1. Community Facilities and Infrastructure
2. Community Services and Programs
3. Economic Development
4. Quality Affordable Housing

The City's Consolidated Plan Commitments to HUD

By submitting a Consolidated Plan and accepting CDBG funding, the city is committing to:

1. Complying with federal laws and regulations, including:
    a. The Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA);
    b. Anti-Lobbying;
    c. Section 3 of the Housing and Urban Development Act of 1968;
    d. Civil Rights Act of 1964 and the Fair Housing Act;
    e. 2 CFR 200 regarding financial management and procurement;
    f. 24 CFR Part 58 regarding environmental review;
    g. Federal Labor Standards of the Davis-Bacon and Related Acts; and
    h. HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing.
2. Expending not less than 70% of CDBG funds to benefit low- and moderate-income residents or neighborhoods and taking actions to reduce the number of poverty-level families; and
3. Conducting a periodic analysis of and taking actions to address regulatory barriers to affordable housing development.

Five-year Consolidated Plan Priorities and Goals for CDBG Funding

The 5-year Consolidated Plan provides flexibility for the City Council to select activities during the next five years to address the following priorities.

Activity	Vulnerable Populations	Priority Level	5-year Goal
Priority: Community Facilities and Improvements		**High**	
Community Facilities & Improvements	X		2,000 people
Priority: Public Services		**High**	
Services to Meet Basic Needs	X		2,000 people
Priority: Attainable and Sustainable Housing		**Low**	
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	X		10 housing units
Direct Assistance to 1st-time Homebuyers			5 households
Infrastructure for Housing			10 people
Priority: Economic Development		**Low**	
Create or Retain Jobs			2 businesses

CITY OF GOODYEAR

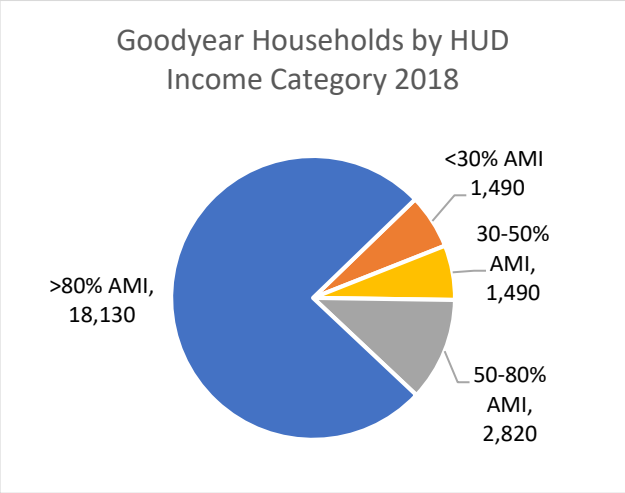
HUD 5-YR CONSOLIDATED PLAN and PY2021 ANNUAL ACTION PLAN SUMMARY

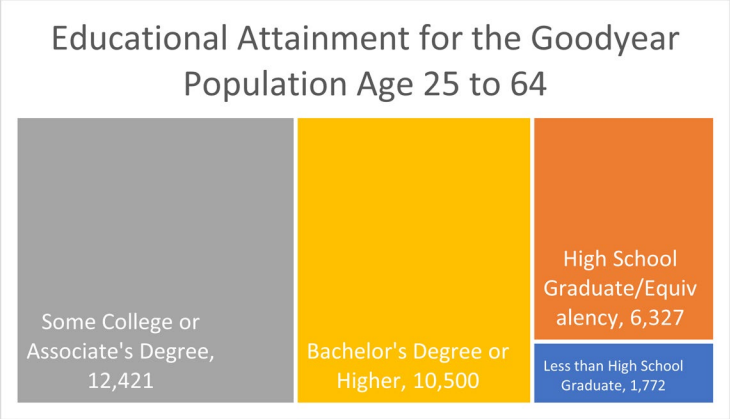
INCOME AND EARNINGS

Low-and Moderate-Income Households

CDBG resources must be used to benefit low-and-moderate income people and areas. Low-and-moderate income households have annual income less than 80% of the County median income as annually determined by HUD. In 2020 a Goodyear low- and moderate-income family of four would have an income less than $62,250.

- In 2018, there were 5,800 low-and-moderate income households in Goodyear.
- Households with a single income source or on fixed income are more likely to be low-and-moderate income. This includes single-person households, elderly households, and families with children under the age of 6 or that consist of five or more people.
- Median individual earnings from employment for Goodyear residents were $39,420 in 2019.





Educational Attainment and Earnings

In 2019, one-third of Goodyear's population age 25 to 64 had a Bachelor's Degree or higher. People with higher education have annual earnings twice that of people with no High School Diploma and 1.5 times that of people with some college or an Associate's Degree.

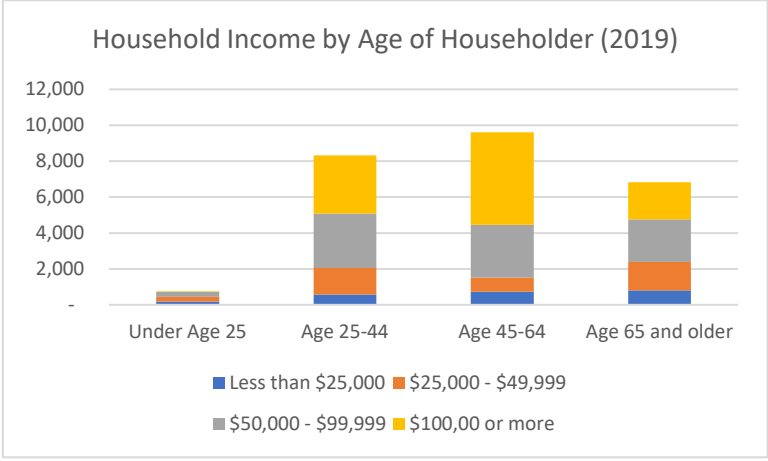
A person with a Bachelor's Degree had median earnings of $60,338 in 2019. If they were a single-earner in a family of four, their family would be considered low- and moderate-income.

Householder Age and Income

Household income generally increases with age and declines as people retire and leave the workforce. 70% of Goodyear householders are age 25 to 64 and in their prime earning years.

More than half (54%) of households headed by a person age 45 to 64 have household income greater than $100,000, compared to 39% headed by a person age 25 to 44 and 30% headed by a person age 65 or older.

Conversely, one-quarter of households headed by a person under age 25 have household income less than $25,000, compared to 12% headed by a person age 65 and older, and 8% headed by a person age 25 to 44.



COMMUNITY FACILITIES AND IMPROVEMENTS

Community Facilities

Community facilities eligible for CDBG funding include those that serve LMI neighborhoods and resident, seniors, persons with disabilities or HIV/AIDS, people experiencing homelessness, youth, abused and neglected children, parks and recreational facilities, and child care centers.

Community Improvements

Community improvements eligible for CDBG funding that benefit LMI neighborhoods and residents include improvements to solid waste disposal, flood drainage, water and sewer, streets, sidewalks, street lighting, and other public improvements such as the removal of architectural barriers.

Resident and Stakeholder Priorities

A full spectrum of needs and priorities were discussed in public meetings, hearings and interviews that included residents and stakeholder. Residents were also invited to complete a CDBG survey to help prioritize the use of CDBG funds. Common priority community facilities and improvements were identified across the methods of outreach:

- Broadband infrastructure;
- Facilities for seniors and people with disabilities;
- Multi-generational community center;
- Neighborhood clean-up;
- Nonprofit and one-stop services facilities;
- Park improvements;
- Street lighting;
- Streets and sidewalks; and
- Water and sewer system improvements.

Goodyear Capital Improvement Program

CDBG-funded Community Facilities and Infrastructure projects will generally be part of the city's larger Capital Improvement Program. The Capital Improvement Program (CIP) is a long-term financial plan designed to create, support, maintain and finance Goodyear's present and future infrastructure needs. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. The plan is designed to ensure that improvements will be made when and where they are needed and that the city will have the funds to pay for and maintain them.

The CIP is updated annually to ensure that it addresses new and changing priorities within the city. The CIP is a *plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives established by the Mayor and Council. Because priorities can change, projects included in outward planning years are reviewed and updated during each annual planning process. Capital improvement projects may consist of fire and police facilities, water and wastewater facilities, parks, recreation and community facilities, land beautification projects, and major system enhancements.

CITY OF GOODYEAR

HUD 5-YR CONSOLIDATED PLAN and PY2021 ANNUAL ACTION PLAN SUMMARY

VULNERABLE POPULATIONS & PUBLIC SERVICES

CDBG resources can be used to serve special populations including those defined by HUD. These populations include abused children, people who are elderly, domestic violence survivors, people with disabilities, illiterate adults, people living with HIV/AIDS, people experiencing or at risk of homelessness, and people with serious mental illness and/or substance use disorders.

The characteristics and needs of vulnerable populations are as diverse as the characteristics and needs of the population in general. Because the proportion of vulnerable populations who are also low-income is much higher than the population as a whole, there is significant need for appropriate housing and services to meet basic needs.

Common priority public services needs were identified across the methods of outreach include:

- Child care;
- Employment and job training and job search/placement assistance;
- Financial education and counseling;
- Food and clothing;
- Health and mental health services;
- Recreational programs; and
- Transportation services.

2019 Goodyear Community Assessment

The city's 2019 Community Assessment indicates a need for:

1. Expanded services designed to meet the needs of minority population, people in or at risk of crisis, and people experiencing homelessness, with consideration to programs that use an innovative approach to bring services into Goodyear through permanent physical spaces or mobile service delivery;
2. Community spaces that create opportunities for children and youth and support and grow local culture;
3. Mental health care, particularly innovative approaches to bring more services into Goodyear with an initial focus on supporting school efforts to link students to care;
4. Regional solutions to expand the variety and options of available services and that support community investment in both Goodyear residents and the Goodyear workforce that may not reside within the city boundaries;
5. Transportation solutions, with an initial focus on supporting residents who have challenges with transportation to meet their health care needs or to access services.

Human and Public Services

One identified need in the 2019 Community Assessment was the need for Goodyear-based services as most services are currently provided on a regional basis. The city grants resources through its Community Funding Program to nonprofit organizations that address the housing and supportive services needs of Goodyear's vulnerable individuals and families. The Community Funding Program may provide funding to assist individuals and families to attain and maintain housing stability, gain self-sufficiency, access healthy foods, provide transportation services, and assistance enrolling in means-based programs. CDBG funds can leverage the Community Funding Program to expand services for Goodyear residents.

Up to 15% of CDBG resources can be used to provide human and public services, including services for Goodyear's most vulnerable residents.

- *Elderly Persons*. There are an estimated 6,835 households that are headed by a person 65 or older in Goodyear, including 2,368 age 75 and older. Nine of ten elderly households are homeowners.
- *People with Physical and Developmental Disabilities*. Physical disabilities impact an estimated 3,415 Goodyear residents and developmental and cognitive disabilities impact an estimated 1,888 Goodyear residents. While not a necessary consequence of aging, people age 75 and older are more than twice as likely to have a disability. Goodyear residents with any disability and age 25 to 64 had an unemployment rate of 9.4% in 2019 - almost four times the rate of residents without a disability.
- *Domestic Violence, Sexual Assault and Stalking Survivors*. In 2020, the Goodyear Police Department took an estimated 1,172 calls for domestic violence, and 172 calls for sexual assault. The Southwest Valley Family Advocacy Center provided services to reduce the trauma of interpersonal violence to 156 Goodyear residents.

CITY OF GOODYEAR

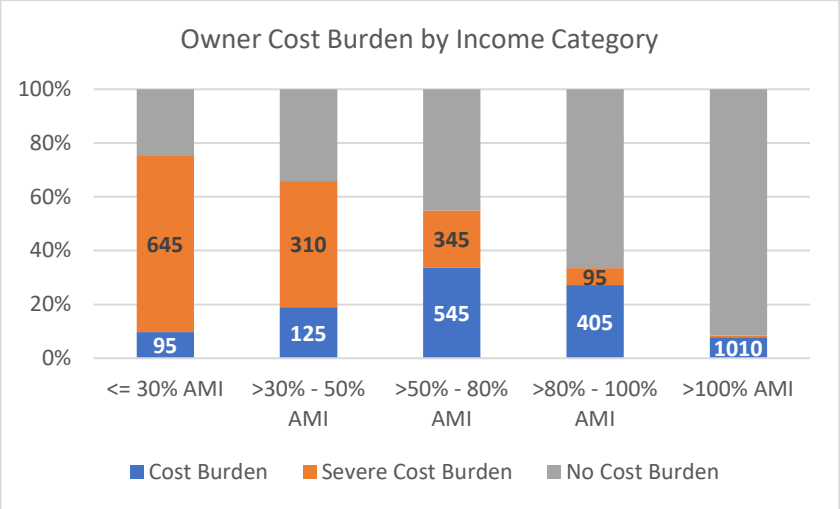
HUD 5-YR CONSOLIDATED PLAN and PY2021 ANNUAL ACTION PLAN SUMMARY

HOUSING ATTAINABILITY AND SUSTAINABILITY

Housing Cost Burden

Paying too much for housing or housing cost burden is the most common housing problem among Goodyear low- and moderate-income households. Housing Cost burden is defined as paying more than 30% of household income for housing. Severe housing cost burden in defined as paying more than 50% of household income for housing. Housing cost burden has costs to families and the community. Households that pay too much for housing:

- Make fewer discretionary purchases, negatively impacting local businesses;
- Must make difficult decisions about how to pay for nondiscretionary costs such as food, child care, and transportation;
- Often struggle with necessary maintenance and repairs, impacting entire neighborhoods;
- Are unable to save the funds necessary to move into homeownership;
- Place increased demands on community services; and
- Are at risk of homelessness.



The Homeownership Market

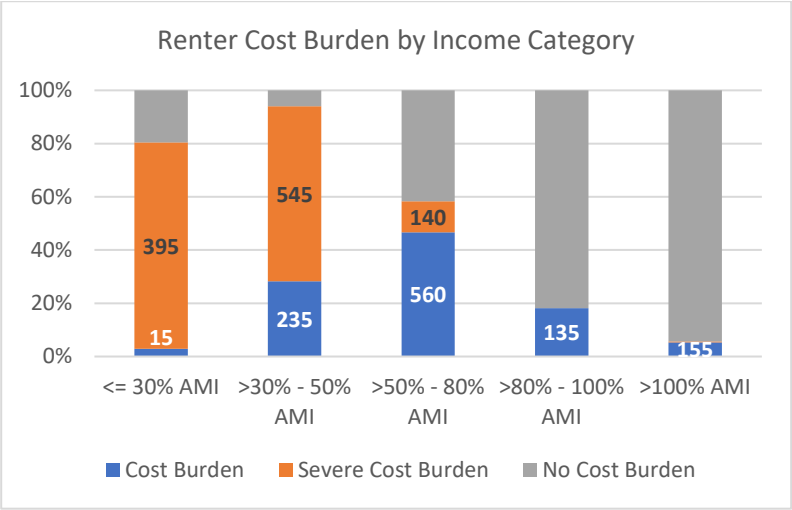
The median home value in Goodyear increased 21.7% from $271,500 in 2010 to $330,500 in 2019. During the same period median income increased 11.7%. Given current mortgage interest rates and assuming 12% of household income is dedicated to other debt, the 2019 median home value is affordable to a household with annual income of approximately $81,000, or 2.1 wage earners at the median wage.

In 2018, 3,655 Goodyear homeowners were housing cost burdened, including 1,300 low- and moderate-income homeowners who paid more than 50% of income for housing.

The Rental Market

The median monthly rent in Goodyear increased 31.1% from $1,193 in 2010 to $1,564 in 2019. During the same period median income increased 11.7%. The 2019 median rent is affordable to a household with annual income of $62,560, or 1.6 wage earners at the median wage.

In 2018, 2,190 Goodyear renters were housing cost burdened, including 1,080 low- and moderate-income renters who paid more than 50% of income for rent and utilities.



An estimated 372 units renting for less than $500/month are needed to house Goodyear's severely cost burdened renters with annual income less than $20,000. Continuing rent increases will place renters with income between $20,000 and $35,000 at risk of severe housing cost burden.



City of Goodyear Arizona

HUD FY2021-2025

5-yr Consolidated Plan

April 2021 Draft for Public Comment

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Five-Year Consolidated Plan is required by the US Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program. The primary purpose of the CDBG program is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expanded economic opportunities for low-and moderate (LMI) people, households and neighborhoods.

The Consolidated Plan establishes five-year priorities for the investment of CDBG funds by the City of Goodyear and is designed to guide HUD-funded housing, homelessness and community development policies and programs for the period beginning July 1, 2021 and ending June 30, 2026. The plan describes needs, resources, goals, strategies and objectives to assist Goodyear's LMI residents and households as defined by HUD. The following table describes LMI households based on HUD's 2020 income limits. Income limits are updated by HUD annually.

HUD 2020 Income Limits by Family Size for the CDBG Program					
	1 person	2 people	3 people	4 people	5 people
Extremely Low-income (< 30% AMI)	$16,350	$18,700	$21,720	$26,200	$30,680
Very Low-income (30-50% AMI)	$27,750	$31,150	$35,050	$38,900	$42,050
Low-Moderate Income (50-80% AMI)	$43,600	$49,800	$56,050	$62,250	$67,250

In developing the Consolidated Plan, the city established 5-year goals related to the use of CDBG funds, and strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. These goals and strategies are based on data and input from residents and stakeholders. Data in the Consolidated Plan are generated by HUD through its Comprehensive Housing Affordability Strategy (CHAS) data system and from the US Census Bureau American Community Survey.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on data and public and stakeholder input, the city identified priority needs and established activity goals in five areas for the next five years:

1. Community Facilities and Improvements
2. Public Services
3. Attainable and Sustainable Housing
4. Economic Development
5. Program Administration

3. Evaluation of past performance

FY 2021 is the first year of the City of Goodyear Community Development Block Grant Program. An evaluation of past performance will be included in subsequent Consolidated Plans. Each year beginning in Fall 2022, the city will prepare a Consolidated Annual Performance Evaluation Report and make the report available to the public for review and comment.

4. Summary of citizen participation process and consultation process

The City of Goodyear conducted a survey, two public hearings to solicit input into Consolidated Plan needs and priorities, two meetings to gather input from stakeholders and residents, and 23 interviews with residents, stakeholders and elected officials. All public hearings, stakeholder meetings and interviews were conducted virtually due to COVID-19 physical distancing protocols.

The citizen participation process began with an online survey that was available from December 7, 2020 through January 22, 2021. The survey was marketed through direct email, social media, notices in the city's *InFocus Magazine*, and door hangers placed in LMI neighborhoods - 316 completed surveys were received.

A public hearing was held on February 3, 2021 to further solicit public input. The purpose of the hearing was to share information about past uses of funds received from the Maricopa County Urban County, potential uses of CDBG funds, and solicit citizen input regarding priorities for the use of CDBG funds over the next five years. A notice announcing the hearing and soliciting comments was published in the Arizona Republic Southwest Edition on December 23, 2020 and on the city website.

The City of Goodyear consulted with 36 individuals representing housing, social service and other entities during a Faith and Community Roundtable meeting and an additional 23

emerging community leaders during a Leadership Enrichment and Development (LEAD) alumni meeting.

In addition, 23 phone, e-mail and virtual interviews were conducted with a range of stakeholders, including LMI neighborhood residents, representatives from the real estate industry, nonprofit organizations, school districts serving Goodyear, health and mental health agencies, broadband providers, the Public Housing Authority of Maricopa County, and the Maricopa County Human Services department. The purpose of the interviews was to better understand underlying conditions that impact Goodyear's LMI residents and neighborhoods.

The results of the survey were overlaid with the results of the public and stakeholder meetings, resident and stakeholder interviews and available data to identify priorities and set short- and long-term goals for the use of CDBG funds.

5. Summary of public comments

A full spectrum of needs and priorities were discussed in the meetings, hearings and interviews including: special needs populations, public services, community facilities and infrastructure, affordable housing, homelessness and economic development. Across the methods of outreach and broad representation from residents and stakeholders, multiple priority needs emerged.

Among special needs populations, housing, facilities and services for Veterans, domestic violence survivors, seniors and low-income families with children were most often identified as priority needs.

Mental health services, transportation, financial literacy, housing and fair housing counseling and education, and eviction and foreclosure prevention emerged as the most needed public services in Goodyear.

A range of community facilities and infrastructure needs were identified, including access to affordable broadband and reliable connectivity, nonprofit facilities that serve a range of residents and people with special needs, community center, park improvements, and upgrades to or replacement of aging infrastructure.

Comments regarding affordable housing recognized the need for attainable workforce housing, with broad support for homeownership units or 1st-time homebuyer assistance, and moderate support for affordable rental housing. Many participants shared their recognition that smaller units and smaller lots were necessary to support attainable housing. Several participants identified a need for housing rehabilitation, particularly for seniors and households on fixed incomes.

Facilities and services for people experiencing homelessness, were discussed by stakeholders and in the first public hearing. Support for existing services, including the Interfaith Homeless

Emergency Lodging Program (I-HELP), and expansion of case management and navigators were suggested needs. Many participants shared a view that community education is an important precursor to successfully addressing homelessness.

The greatest support for economic development was assistance to small businesses, job training, and employment services.

Additional public comments will be included upon conclusion of the public comment period and public hearing.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary of comments or views not accepted and the reasons for not accepting them will be included upon conclusion of the public comment period and public hearing.

7. Summary

Citizen and stakeholder input and the needs assessment and housing market analysis were collated to identify priorities, goals and objectives for the Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

The City of Goodyear Neighborhood Services Division is responsible for preparing the Consolidated Plan and for administering Community Development Block Grant (CDBG) funds received from the US Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

Questions regarding the Consolidated Plan, Annual Action Plan or the use of CDBG funds may be directed to:

Christina Panaitescu, Grants & Neighborhood Services Supervisor
City of Goodyear
190 N. Litchfield Rd
Goodyear, AZ 85338
623-882-7804
Christina.Panaitescu@goodyearaz.gov

Please type the following into the subject line: Public Comment RE: FY2021-2025 HUD Consolidated Plan and the FY2021-2022 Action Plan.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The City of Goodyear engages with community and faith organizations and the Maricopa Regional Continuum of Care for homelessness to collaborate resources and efforts.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Goodyear Faith & Community Roundtable began in 2009 as a forum for cooperation, trust and respect within the community to nurture goodwill and offer services. It was originally called the Goodyear Faith Community Roundtable and was renamed in 2017 in order to recognize and embrace the participation of laypersons representing not only the faith sector but also nonprofit partners. The purpose of the Roundtable is to collaborate resources to make a difference for those in need in the southwest valley.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The city participates with the Maricopa Regional Continuum of Care to conduct an annual point-in-time count of individuals and families experiencing homelessness in Goodyear. Outreach is conducted throughout the year by the Goodyear Police Department and Phoenix Rescue Mission. Phoenix Rescue Mission may provide shelter and services or individuals and families are referred to the Human Services Campus (HSC) in Phoenix. The HSC is the lead agency for single adult coordinated entry in the Valley and conducts intakes and assessments. The HSC connects individuals to a wide array of services guided by HSC Navigators. The HSC provides matches to housing, helps connect people with family or friends, provides additional hospitality resources including post office services and bag storage, and leads and fosters collaboration among partner agencies to ensure a focus on ending homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Goodyear is not an ESG grantee.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The City of Goodyear consulted with 36 individuals representing housing, social service and other sectors during the Faith and Community Roundtable meeting and an additional 23 emerging community leaders during the Leadership Enrichment and Development (LEAD) alumni meeting. In addition, 23 phone, e-mail and virtual interviews were conducted with residents and a range of stakeholders, including representatives from the real estate industry, school districts serving Goodyear, health and mental health agencies, and broadband providers.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Goodyear offered an opportunity for consultation and consulted with all agency types to identify priorities and needs.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Goodyear 2019 Community Assessment	City of Goodyear	Shared vision for assisting Goodyear's most vulnerable residents
Point-in-Time Count and Housing (Beds) Inventory Count	Maricopa Regional Continuum of Care	Shared goals for assisting individuals and families experiencing or at risk of homelessness
Goodyear 2025 General Plan	City of Goodyear	Goals to provide housing, services and economic opportunity for Goodyear's residents
Goodyear Focus on Success Economic Development Action Plan	City of Goodyear	Strategic priorities for economic development
FY2021 Strategic Plan	City of Goodyear	Promoting a quality environment to enhance community prosperity.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Neighborhood Services Division works with various city and county departments to coordinate resource delivery to eligible households and neighborhoods. The city works with neighboring west valley jurisdictions to advocate for a role in the local Continuum of Care. The city's LMI households have historically been served by the Maricopa County Urban County through CDBG and HOME funding.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The citizen participation process began with an online survey that was available from December 7, 2020 through January 22, 2021. The survey provided invaluable information on resident priorities and received 316 responses. A public hearing was held on February 3, 2021 to further solicit input. The public hearing was held virtually due to physical distancing protocols resulting from the COVID-19 public health emergency. The purpose of the hearing was to share information about past uses of funds received from the Maricopa County Urban County, potential uses of CDBG funds, and solicit citizen input regarding priorities for the use of CDBG funds over the next five years. A notice announcing the hearing and soliciting comments was published in the Arizona Republic Southwest Edition on December 23, 2020 and on the city website.

The results of the survey were overlaid with the results of the public and stakeholder meetings, resident and stakeholder interviews and available data to identify priorities and set short- and long-term goals for the use of CDBG funds.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Goodyear is located 20 miles west of Phoenix in the area of Maricopa County known as the Southwest Valley. Many natural features dot the Goodyear landscape. The Gila River runs through Goodyear along with other significant washes. The Sierra Estrella Mountains are located just south of the Gila River in Goodyear, and the southern part of the city borders the Sonoran Desert National Monument. Goodyear is a growing community with a rich past and a promising future. Goodyear residents enjoy a high quality of life with distinctive neighborhoods, tremendous community spirit, scenic views, and unique natural resources.

The city was originally founded as an agricultural community in 1917 by Paul Litchfield of the Goodyear Tire and Rubber Company. The Egyptian cotton grown in Goodyear was used in the manufacturing of Goodyear tires. Goodyear later became a location of military operations when blimps were manufactured in Goodyear during World War II. Goodyear was incorporated as a town in 1946 and became a charter city in 1985.

The City of Goodyear encompasses 191 square miles and had an estimated population of 86,800 people in 2019. From 2010 to 2019, the population grew by 50.1% and households grew by 43.6%. The Maricopa Association of Governments estimates the Goodyear population will increase to 140,300 by 2030 and 192,200 by 2040. Based on the 2019 average household size of 3.18 people, there will be 44,165 households in Goodyear in 2030 and 60,505 in 2040.

Population and household growth projections indicate a need for approximately 1,200 additional housing units annually between 2020 and 2040. Many of these units will need to address the housing needs of Goodyear's growing workforce.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (albic)

Summary of Housing Needs

The following tables introduce demographic and housing needs information generated by HUD. HUD provides data regarding housing problems by tenure (renter or owner) for the following family types:

- Small related – 2 to 4 related family members in one household;
- Large related – 5 or more related family members in one household;
- Elderly – at least one family member in a household is age 62 or older;

- Other – nonfamily households, including single-person households and groups of unrelated people living together.

HUD uses the following definitions to define housing problems:

- Substandard housing - lacking complete plumbing or kitchen facilities;
- Severely overcrowded - 1.51 or more people per room;
- Overcrowded - 1.01 to 1.5 people per room;
- Severe housing cost burden – paying more than 50% of gross household income for housing costs.
- Housing cost burden – paying more than 30% of gross household income for housing costs; and
- Zero/negative income – having no income and none of the above housing problems.

Table 1 – Housing Needs Assessment Demographics

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	57,869	86,843	50.1%
Households	18,217	26,158	43.6%
Median Income	$76,221	$85,147	11.7%
Median individual earnings from employment	$37,173	$39,420	6.0%

Data Source: 2010 Census (Base Year), 2019 ACS

There were an estimated 5,800 LMI households in Goodyear, including 3,260 owner households and 2,540 renter households in 2017. Nearly one-quarter (24.2%) of Goodyear households are considered LMI. Renters (41.1%) are 2.24 times more likely than owners (18.4%) to be LMI.

Goodyear has a relatively high homeownership rate at 75.2%. The homeownership rate is 63.2% in Maricopa County and 65.3% in the State of Arizona. The homeownership rate typically increases as adults pass through their 30's and 40's and declines after age 75 when mortality rates increase the share of single people living alone. However, the homeownership rate in Goodyear is much lower for householders age 55 and under (69.0%), than for householders age 55 to 74 (87.9%), or age 75 and older (88.6%). Forty-four percent (44.0%) of Goodyear householders are age 55 or older. This suggests that homeownership in Goodyear is primarily attainable to older householders that are in-migrating and have sufficient cash available to purchase a home in Goodyear.

Table 2 - Total Households and Tenure by Household Income					
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,490	1,490	2,820	2,235	15,895
Owner	980 (65.8%)	660 (44.3%)	1,620 (57.4%)	1,490 (66.7%)	12,995 (81.8%)
Renter	510 (34.2%)	830 (55.7%)	1,200 (42.6%)	745 (33.3%)	2,900 18.2%)

Table 3 - Tenure by Age of Householder				
	15-54 years	55 to 64 years	65 to 74 years	75 years and older
Owner	69.0%	85.8%	89.9%	88.6%
Renter	31.0%	14.2%	11.1%	11.4%

Number of Households Table

The following table describes households by family type and HUD Area Median Family Income (HAMFI). According to HUD Comprehensive Housing Affordability Strategy (CHAS) data, households with a single wage or income source are more likely to be LMI. This includes nonfamily households (39.3%), households that include at least one person age 75 or older (38.7%) or one person age 6 or younger (24.6%), and large family households (23.5%).

Table 4 - Total Households					
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Family Households	1,485	1,490	2,495	2,230	15,390
Small Family Households	540	25	830	955	6,855
Large Family Households	85	335	370	360	2,210
At least one person 62-74 years of age	275	200	610	595	4,595
At least one person age 75 or older	205	270	335	225	1,060
One or more children 6 years old or younger	145	345	535	500	2,640
Total Nonfamily Households	5	0	325	5	505

Data Source: 2013-2017 CHAS Data Tables 5, 7, and 13

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

Table 5 – Housing Problems										
NUMBER OF HOUSEHOLDS	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard	35	25	65	0	125	0	4	40	0	44
Severely Overcrowded	0	4	0	50	54	0	0	4	0	4
Overcrowded	20	160	40	10	230	10	15	10	15	50
Severe housing cost burden	360	450	140	0	950	645	310	335	80	1,370
Housing cost burden	0	185	540	135	860	90	110	505	405	1,110
0/negative Income	55	0	0	0	55	0	0	0	0	0

Data Source: 2013-2017 CHAS Data Table 3

Table 6 – Housing Problems 2										
NUMBER OF HOUSEHOLDS	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
1 or more housing problems	410	825	790	540	2,565	740	440	895	1,835	3,910
None of four housing problems	40	4	410	3,105	3,559	4	220	725	12,650	13,600
Negative income, no other housing problems	55	0	0	0	55	235	0	0	0	235

Data Source: 2013-2017 CHAS Data Table 3

Table 7 – Cost Burden > 30%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	105	440	545	20	30	250	300
Large Related	15	80	4	99	15	15	100	130
Elderly	0	45	19	64	25	80	150	255
Other	0	4	30	34	35	0	50	85
Total need by income	15	234	493	742	95	125	550	770

Data Source: 2013-2017 CHAS Table 7

Table 8 – Cost Burden > 50%								
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	160	130	70	360	270	100	105	475
Large Related	30	185	0	215	0	45	20	65
Elderly	70	70	40	180	325	125	110	560
Other	35	165	30	230	45	35	105	185
Total need by income	295	550	140	985	640	305	340	1,285

Data Source: 2013-2017 CHAS Table 7

Table 9 – Crowding Information (more than one person per room)										
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	15	185	55	60	315	10	15	14	4	43
Multiple, unrelated family households	4	0	0	0	4	0	0	0	10	10
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	19	185	55	60	319	10	15	14	14	53

Data Source: 2013-2017 CHAS Table 10

Describe the number and type of single person households in need of housing assistance.

There were an estimated 4,209 single-person households in Goodyear in 2019, including 1,717 elderly and 2,492 non-elderly. Eight of ten elderly single-person households own their home, as do six of ten non-elderly single-person households. Among elderly single-person households, an estimated 508 owners and 143 renters are cost burdened or severely cost burdened and could benefit from housing assistance. Among non-elderly single-person households, an estimated 434 owners and 209 renters are cost burdened or severely cost burdened and could benefit from housing assistance.

Table 10 – Estimated 2019 Single Person Households and Cost Burden		
	Non-elderly	Elderly
Renters	997	310
Cost Burden	142	67
Severe Cost Burden	67	76
Total Estimated Cost Burden + Severe Cost Burden	209	143
Owners	1,495	1,407
Cost Burden	244	270
Severe Cost Burden	190	238
Total Estimated Cost Burden + Severe Cost Burden	434	508
Data sources: ACS 2019 5-yr Estimates; HUD Goodyear Comprehensive Housing Affordability Strategy Data Table 7		

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

People with Disabilities. Based on Goodyear CHAS disability and housing problems data there are an estimated 2,290 Goodyear households that include a person with one or more disabilities in need of housing assistance, including 1,390 owner households and 900 renter households. Among people with disabilities, independent living and ambulatory disabilities are the most prevalent, followed by hearing and cognitive disabilities. Although not a necessary result of aging, disabilities are more prevalent in people age 65 and older (31.4%) than in people age 64 and younger (14.1%).

Domestic violence, dating violence, sexual assault and stalking. Based on the most recent point-in-time count by the Maricopa Association of Governments Continuum of Care, countywide there were 414 individuals housed in emergency shelter and 260 in transitional shelter serving victims of domestic violence. An additional 131 victims of domestic violence were unsheltered. There is no data regarding the number of people in need of housing assistance who are victims

of dating violence, sexual assault and stalking. All victims of domestic violence are in need of shelter and housing assistance to attain housing stability and economic self-sufficiency.

What are the most common housing problems?

The most common housing problems are:

1. Severe housing cost burden (paying 50% or of income for housing); and
2. Housing cost burden (paying more than 30% but less than 50% of income for housing).

Are any populations/household types more affected than others by these problems?

Severe housing cost burden mostly impacts:

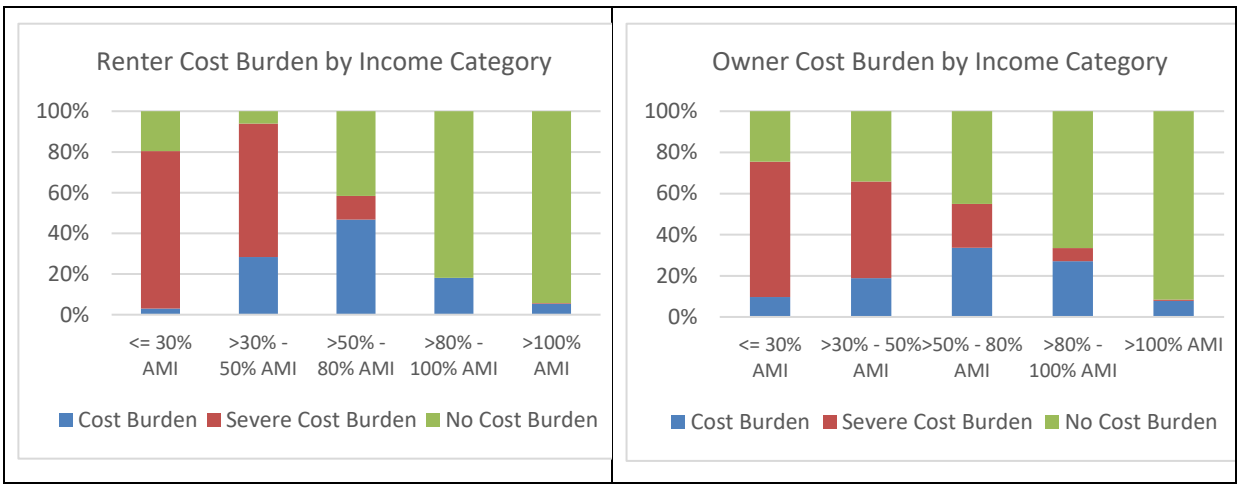
1. Renters with income less than 30% AMI (77.5%);
2. Owners with income less than 30% AMI (65.8%); and
3. Renters with income between 30% and 50% AMI (65.7%).

Housing cost burden mostly impacts:

1. Renters with income between 50% and 80% AMI (46.7%);
2. Owners with income between 50% and 80% AMI (33.6%); and
3. Renters with income between 30% and 50% AMI (28.3%).

Overall, severe housing cost burden and cost burden mostly impact:

1. Renters with income 30-50% AMI (94.0%);
2. Renters with income less than 30% AMI (80.4%); and
3. Owners with income less than 30% AMI (75.5%).



Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The greatest needs of at-risk families are securing adequate employment, accessing social services, child care, and other resources, and developing the knowledge and skills needed to achieve greater financial stability and remain permanently housed.

COVID-19 is also an immediate concern with potential long-term impacts on homelessness risk. As unemployment and illness cut into the income of vulnerable households, it becomes harder for them to pay their rent or mortgage. As the economy contracts and employment is lost, many low-income people who were struggling are at even higher risk of homelessness. A patchwork of eviction and foreclosure moratoriums and short-term rental or mortgage assistance have provided stability for many households, yet as economic uncertainty continues, these households and others may fall behind on housing payments and face eviction or foreclosure.

Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance are most in need of employment opportunities, and permanent affordable and supportive rental housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Apart from renter and owner households experiencing housing problems, the City of Goodyear does not provide estimates of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The high cost of housing and the resulting housing cost burden combined with too few units to meet demand at lower income levels are the primary housing characteristics linked with instability and an increased risk of homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Three quarters of the Goodyear population identifies as White, including 54.2% (49,698) who are non-Hispanic. Three of ten Goodyear residents (26,697) identify as Hispanic or Latino. A person who identifies as Hispanic or Latino may be any race, and the majority (71.2%/19,019) identify as White. Among racial minorities, people who identify as Black/African American (7,337) comprise 8.0% of the population, as Asian (3,978) comprise 4.3% of the population, and as some other race or two or more races (9,815) comprise 11.0% of the population.

The four housing problems included in the following tables are:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. More than one person per room (housing problem) or more than 1.5 persons per room (severe housing problem).
4. Cost Burden greater than 30% (housing problem) or cost burden greater than 50% (severe housing problem).

Table 11 – Housing Problems and Severe Housing Problems by Race/Ethnicity and Income

	0-30% AMI		30%-50% AMI		50-80% AMI		80-100% AMI	
	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems	Housing Problems	Severe Housing Problems
Jurisdiction as a whole	1,140	1,050	1,210	919	1,694	643	700	170
White	705	645	695	480	995	365	420	80
Black / African American	130	130	100	90	165	85	170	50
Asian	70	70	30	14	75	24	30	15
American Indian, Alaska Native	0	0	25	25	4	4	0	0
Pacific Islander	0	0	0	0	0	0	0	0
Hispanic	235	205	360	310	455	165	80	25

Source: 2013-2017 CHAS Table 1

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

When a population's proportion of housing cost burden is at least 10% higher than the housing cost burden of the population as a whole, the city considers that population to have disproportionate need.

Housing Cost Burden

Table 12 - Disproportionately Greater Housing Cost Burdens

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,480	3,269	2,494	290
White	12,000	2,105	1,475	290
Black / African American	1,065	315	330	0
Asian	845	125	110	0
American Indian, Alaska Native	100	4	4	0
Pacific Islander	20	0	0	0
Hispanic	3,450	720	575	0

Source: 2013-2017 CHAS Table 9

Discussion:

CHAS cost burden data by race and ethnicity show that housing cost burden is not disproportionately high among any racial or ethnic group. Severe housing cost burden is disproportionately high among Black/African American households. Considering tenure, severe housing cost burden is disproportionately high among Black/African American renters and Asian renters.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

- Among households with incomes below 30% AMI, no households have disproportionately greater housing needs. Black/African American households have disproportionately greater severe housing needs.
- Among households with incomes between 30% and 50% AMI, Black/African American, Asian, Native American and Hispanic households have disproportionately greater housing needs. Black/African American, Native American and Hispanic households have disproportionately greater severe housing needs.
- Among households with incomes between 50% and 80% AMI, Black/African American, Asian and Hispanic households have disproportionately greater housing needs. Black/African American households have disproportionately greater severe housing needs.
- Among households with incomes between 80% and 100% AMI, Black/African American households have disproportionately greater housing needs. No households have disproportionately greater severe housing needs.
- Housing cost burden is disproportionately high among Black/African American households.

If they have needs not identified above, what are those needs?

The housing needs of racial and ethnic minorities are identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are six (6) Census Block groups where the proportion of racial or ethnic minorities is 10% greater than the citywide proportion.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The city is served by the Housing Authority of Maricopa County.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Maricopa Regional Continuum of Care (CoC) works throughout Maricopa County, including the City of Goodyear, to coordinate homeless planning across municipalities and agencies. The city may use CDBG resources to support or expand facilities and services for people experiencing homelessness in cooperation with other west valley communities and the CoC.

Individuals and families experiencing homelessness in Goodyear reflect the diversity, complex characteristics, and special needs of people experiencing homelessness throughout the United States. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities and those who are chronically homeless, require extensive and long-term support. In addition to people who are already homeless, individuals and families with limited incomes and those economically impacted by the coronavirus pandemic may be in imminent danger of becoming homeless.

The Phoenix Rescue Mission works with the Goodyear Police Department Homeless Outreach Team to continuously engage people experiencing chronic homelessness in Goodyear to build trust and rapport. Angels on Patrol also provides supports to Goodyear's Police Officers to connect people in crisis with solutions and services. Many individuals they engage are struggling with addiction and mental health issues and are in need of support to acquire stable housing and social security benefits as they are unable to maintain steady employment.

The Interfaith Homeless Emergency Lodging Program (I-HELP) is a network of southwest valley faith organizations that provide overnight emergency shelter and case management to assist people experiencing homelessness move from crisis to stability.

Because the inventory of affordable housing and landlords willing to accept rental subsidies is limited in Goodyear, placing individuals in stable housing is particularly challenging.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2020 unsheltered count for Maricopa County identified 7,419 sheltered and unsheltered people experiencing homelessness on a given night in Maricopa County. The City of Goodyear counted 23 individuals experiencing unsheltered homelessness. The number of individuals experiencing unsheltered homelessness in Goodyear has remained relatively stable for three consecutive years. The regional count identified the following:

- 3,652 individuals were in emergency shelter, transitional housing or safe haven programs;
- 3,767 individuals were on the streets or another place not meant for human habitation;
- The largest age group is adults age 25 and older, which accounted for 76% of the 2020 point-in-time (PIT) population;
- 1,243 individuals were age 0 to 17, and another 530 were age 18 to 24;
- The number of individuals in households with at least one adult and one child was 548;
- 494 individuals self-reported as Veterans;
- The number of individuals that meet the definition of chronically homeless has continued to increase since 2015, and stood at 1,052 in 2020;
- 576 people were experiencing homelessness due to domestic violence.

The Phoenix Rescue Mission reports that it engaged with 58 individuals experiencing homelessness in Goodyear during 2020 and was able to place 9 individuals in shelter, including 4 in permanent residential units and 5 in temporary shelter.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2020 regional point-in-time count, countywide there were 489 sheltered and unsheltered households that included at least one adult and one child in Maricopa County; 56 of these households were considered chronically homeless. Many of the individuals self-reporting as Veterans may also include households with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Of the sheltered and unsheltered people counted in the regional 2020 point-in-time count, 70% were White, 16% were Black or African American, 10% were Native American, 2% were people of multiple races, 1% were Asian, and 1% were Native Hawaiian / Pacific Islander; 22% were Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The overall unsheltered count for the Maricopa County region has been increasing each year. The number of people experiencing unsheltered homelessness in each subregion has also been increasing annually, with the majority of the unsheltered population concentrated in central Phoenix. From 2017 to 2020, unsheltered homelessness in the Maricopa County region increased by 83%. In the West Valley, unsheltered homelessness increased by 219%. The majority of emergency shelter and transitional housing facilities are located in the City of Phoenix therefore the majority of the sheltered population is also in Phoenix.

The southwest valley I-HELP program provides shelter and meals to approximately ten to fifteen unsheltered individuals nightly.

Discussion:

The PIT Count is a primary source of unsheltered homeless numbers and helps to inform communities on the number of people who do not access services such as Emergency Shelters or Transitional Housing at any given point in time. As the unsheltered count in particular continues to rise across Maricopa County, increased regional efforts to address homelessness are necessary. The Maricopa Regional Continuum of Care is committed to using data from the PIT Count and the regional Homeless Management Information System (HMIS) to understand more about the population experiencing homelessness in the region and to provide solutions that will make homelessness rare, brief, and non-recurring.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

For purposes of the Consolidated Plan, the City of Goodyear defines special populations as:

1. People who are Elderly or Frail Elderly
2. People with Severe Mental Illness
3. People with Mental, Physical and/or Developmental Disabilities
4. People with Alcohol/Other Drug Addictions
5. Persons with HIV/AIDS & their families
6. Domestic Violence Survivors

The CDBG program expressly permits CDBG funding without income qualification for specific categories of people with special needs – referred to as “presumed benefit” populations. These populations include abused children, elderly persons, victims of domestic violence, severely disabled adults, illiterate adults, persons living with AIDS, and migrant farm workers.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly. According to the 2019 American Community Survey, there are an estimated 6,835 Goodyear households that are headed by a person 65 or older, including 2,368 age 75 and older. Nine of ten elderly and frail elderly households are homeowners. Of elderly Goodyear residents (age 65 to 74), 3.3% or 225 have income below the poverty level. Among residents age 75 and older, 4.0% or 217 have income below the poverty level. The poverty level is highest among single females age 75 and older, (5.5%), many of whom live alone.

People with Severe Mental Illness. According to the Arizona Health Care Cost Containment System (AHCCCS) population report, as of December 1, 2020 there were 1,056,241 Maricopa County residents enrolled in the Complete Care public health care system, which integrates physical and behavioral health services for qualifying families and individuals. Specific data is not available for Goodyear. Of the Maricopa County residents enrolled in the public health care system, 25,452 were individuals with a qualifying diagnosis and mental health disability (SMI). About 1/3 of SMI individuals enrolled in the public health care system also have substance abuse issues. The majority of enrolled SMI individuals receive case management, rehabilitation, and medical and pharmacy services. About 1/3 of enrolled SMI individuals receive supported employment and living skills training.

People with Physical and Developmental Disabilities. According to the 2019 ACS, there are 7,142 people in Goodyear who have a disability. While not a necessary consequence of aging, people age 75 and older are more than twice as likely to have a disability than are people under age 75. Independent living and ambulatory difficulties are the most prevalent, followed by hearing and cognitive difficulties. Physical disabilities impact an estimated 3,415 Goodyear residents and developmental and cognitive disabilities impact an estimated 1,888 Goodyear residents. Goodyear residents with any disability and age 25 to 64 had an unemployment rate of 9.4% in 2019 - almost four times the rate of residents without a disability.

People with Alcohol/Other Drug Addictions. The US Department of Health and Human Services Substance Abuse and Mental Health Services Administration (SAMSHA) provides current behavioral health data and research on a substate level that includes the Phoenix metropolitan area. Specific data is not available for Goodyear. The 2016-2018 National Survey on Drug Use and Health estimates that 2.8% of metro Phoenix residents age 12 and older have an illicit drug, pain reliever, alcohol or substance use disorder, and 2.4% need but did not receive treatment at a specialty facility to treat the disorder. Co-occurring mental health issues such as depression, anxiety and psychotic disorders are commonly noted with substance abuse.

Domestic Violence, Sexual Assault and Stalking Survivors. In 2020, the Goodyear Police Department took an estimated 1,172 calls for domestic violence and 172 calls for sexual

assault. The Southwest Valley Family Advocacy Center provided services to reduce the trauma of interpersonal violence to 156 Goodyear residents.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly and Frail Elderly People. According to Goodyear CHAS data, there are an estimated 1,125 elderly LMI households with housing problems, including 910 owners and 215 renters. By income category, 395 owners and 70 renters have income less than 30% AMI, 210 owners and 80 renters have income between 30% and 50% AMI, and 305 owners and 65 renters have income between 51% and 80% AMI. Elderly homeowners are most in need of assistance to maintain their homes and installation of accessibility improvements to retain homeownership if desired. Elderly renters are in need of more affordable rental housing in close proximity to transportation and services.

People with Severe Mental Illness. Many SMI individuals are not employed and receive SSI, which in 2020 was $783/month. Individuals with a qualifying disability may receive SSDI and the 2020 average payment was $1,258/month. Individuals with serious mental illness are particularly vulnerable to homelessness and in need of permanent supportive housing to attain housing and mental health stability.

People with Physical and Developmental Disabilities. According to Goodyear CHAS data, there are an estimated 1,595 LMI households that include a person with a disability who have housing problems including 765 owners and 830 renters. By income category, 180 owners and 345 renters have income less than 30% AMI, 270 owners and 175 renters have income between 30% and 50% AMI, and 315 owners and 310 renters have income between 51% and 80% AMI. Many people with disabilities who have housing needs may also be elderly. People with disabilities and their families have layered, complex needs that demand broad strategies and resources. Support with home maintenance and repairs for owners and supportive housing for renters are critical to meeting the housing and social needs of people with disabilities. Transportation services and employment opportunities for people with disabilities would be particularly beneficial to providing needed economic and social supports.

People with Alcohol/Other Addictions. There is no specific data regarding the housing needs of people with alcohol and other drug addictions. Nearly half of people receiving substance abuse services from ADHS are age 26 to 45 and 85% are low income. Based on these demographics, in addition to treatment and related services, people with alcohol and other addictions are most likely to be in need of affordable rental housing.

Domestic Violence, Sexual Assault, and Stalking Survivors. The most immediate housing need of domestic violence, sexual assault and stalking survivors is a safe place to live, meals, basic toiletries, legal advocacy, case management, financial coaching, employment assistance, and life skills development. While many are capable of moving to permanent housing without

supports, others are in need of transitional housing with supportive services or with mortgage or rent assistance to maintain their housing after family breakup. There is also a need for free or low-cost specialty counseling services to address trauma.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Arizona Department of Health Services 2019 Annual HIV/AIDS Report for Maricopa County, the HIV/AIDS incident rate is 12.5 per 100,000, with 551 new cases reported in 2018; 86% were among men. The prevalence rate is 288.5 per 100,000 with 12,727 people living with HIV/AIDS. New cases of HIV/AIDS were most often reported among men age 25 to 34. About three quarters of cases identified as white or Hispanic. While fewer newly diagnosed individuals identified as black, the incidence rate of HIV/AIDS in black individuals was the highest at 38.1 per 100,000. Men who have sex with men was the most commonly reported risk behavior. There is no specific data available for Goodyear.

Discussion:

The characteristics and needs of particularly-vulnerable populations are as diverse as the characteristics and needs of the population in general. Because the proportion of vulnerable populations who are also low-income is much higher than the population as a whole, there is significant need for appropriate housing and services to meet basic needs.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Public facilities eligible for CDBG funding include those that serve LMI neighborhoods and resident, seniors, persons with disabilities or HIV/AIDS, people experiencing homelessness, youth, abused and neglected children, parks and recreational facilities, and child care centers.

In addition to other public facilities that are or may become eligible for CDBG funding, the City of Goodyear Capital Improvement Plan identified the Loma Linda Baby Pool conversion as a potential CDBG-funded facility.

How were these needs determined?

Needs were determined by reviewing the Capital Improvement Program (CIP), priorities identified by residents responding to the city's CDBG Survey, and through stakeholder meetings and interviews conducted in the preparation of the Consolidated Plan.

The Capital Improvement Program (CIP) is plan designed to create, support, maintain and finance Goodyear's present and future infrastructure needs. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. The plan is

designed to ensure that improvements will be made when and where they are needed and that the city will have the funds to pay for and maintain them. Capital Projects are defined as: (1) one-time projects; (2) not maintenance related; (3) having assets of significant value; (4) generally over $100,000; (5) with an expected useful life of at least five years.

The CIP is updated annually to ensure that it addresses new and changing priorities within the city. The CIP is a *plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives established by the Mayor and Council. Because priorities can change, projects included in outward planning years are reviewed and updated during each annual budget planning process. Capital improvement projects may consist of fire and police facilities, water and wastewater facilities, parks, recreation and community facilities, land beautification projects, and major system enhancements.

Respondents to the city's CDBG survey identified the following priority public facilities needs in Goodyear:

1. Child care center;
2. Disability accessibility, energy efficiency or water savings improvements;
3. Facilities and assistance for Veterans, domestic violence survivors, and people with mental, physical and/or cognitive disabilities;
4. Mental health/health clinic;
5. Neighborhood or community center, senior center, center for persons with disabilities; and
6. Public safety facilities.

Describe the jurisdiction's need for Public Improvements:

Public improvements eligible for CDBG funding that benefit LMI neighborhoods and residents include improvements to solid waste disposal, flood drainage, water and sewer, streets, sidewalks, street lighting, and other public improvements such as the removal of architectural barriers.

In addition to other public improvements that are or may become eligible for CDBG funding, the City of Goodyear Capital Improvement Plan identified the replacement of street lights in North Subdivision, and streetscape improvements on Estrella Parkway and Willis Road as potential CDBG-funded public improvements activities.

How were these needs determined?

Needs were determined by reviewing the Capital Improvement Program (CIP), priorities identified by residents responding to the city's CDBG Survey, and through meetings conducted in the preparation of the Consolidated Plan.

The Capital Improvement Program (CIP) is plan designed to create, support, maintain and finance Goodyear's present and future infrastructure needs. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. The plan is designed to ensure that improvements will be made when and where they are needed and that the city will have the funds to pay for and maintain them. Capital Projects are defined as: (1) one-time projects; (2) not maintenance related; (3) having assets of significant value; (4) generally over $100,000; (5) with an expected useful life of at least five years.

The CIP is updated annually to ensure that it addresses new and changing priorities within the city. The CIP is a *plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives established by the Mayor and Council. Because priorities can change, projects included in outward planning years are reviewed and updated during each annual budget planning process. Capital improvement projects may consist of street projects, fire and police facilities, water and wastewater infrastructure and treatment plants, parks and recreation facilities, land beautification projects and major system enhancements.

Respondents to the city's CDBG survey identified the following priority public improvements needs in Goodyear.

1. Broadband infrastructure;
2. Fresh food access;
3. Neighborhood clean-up, code enforcement, clearance and demolition, remediation of contaminated sites; and vacant lot development;
4. Parks, playgrounds and aesthetic amenities;
5. Streets, sidewalks, curbs and gutters, street lighting or pedestrian crosswalks; and
6. Water, sewer or solid waste infrastructure.

Describe the jurisdiction's need for Public Services:

Public services eligible for CDBG funding that serve LMI neighborhoods and residents include those that serve seniors, persons with disabilities or HIV/AIDS, people experiencing homelessness, youth, abused and neglected children, and domestic violence survivors. Other CDBG-eligible services include employment training, crime awareness/prevention, fair housing, tenant/landlord counseling, health and mental health services, eviction or foreclosure prevention, and other services that promote housing and economic opportunity or stability.

The city's 2019 Community Assessment indicates a need for the following social determinants of health:

1. Expanded services designed to meet the needs of minority population, people in or at risk of crisis, and people experiencing homelessness, with consideration to programs that use an innovative approach to bring services into Goodyear through permanent physical spaces or mobile service delivery;
2. Community spaces that create opportunities for children and youth and support and grow local culture;
3. Mental health care, particularly innovative approaches to bring more services into Goodyear with an initial focus on supporting school efforts to link students to care;
4. Regional solutions to expand the variety and options of available services and that support community investment in both Goodyear residents and the Goodyear workforce that may not reside within the city boundaries;
5. Transportation solutions, with an initial focus on supporting residents who have challenges with transportation to meet their health care needs or to access services.

Respondents to the city's Consolidated Plan survey identified the following priority public services needs in Goodyear:

1. Child care;
2. Employment and job training and job search/placement assistance;
3. Financial education and counseling;
4. Food and clothing;
5. Health and mental health services;
6. Recreational programs; and
7. Transportation services;

How were these needs determined?

Needs were determined by reviewing the 2019 Community Assessment, priorities identified by residents responding to the city's CDBG Survey, and through meetings conducted in the preparation of the Consolidated Plan.

The 2019 Community Assessment describes the health and well-being of residents living in the city of Goodyear. The assessment is an analysis of both quantitative and qualitative data to determine the strengths and needs of the community. The assessment is designed to aid in prioritizing and planning the use of resources for community investments and grantmaking. The assessment was completed through a systemic analysis of secondary data and qualitative engagement with community members to learn their perspectives and experiences in twelve (12) areas: 1) access to health care and coverage; 2) affordable quality housing; 3) community safety; 4) economic opportunity; 5) educational opportunity; 6) environmental quality; 7) healthy community design; 8) parks and recreational opportunities; 9) quality affordable food; 10) social and cultural cohesion; 11) social justice; and 12) transportation options.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market consists of homeowners and renters and the units they occupy. In addition to tenure and occupancy, the three primary elements of the housing market that impact supply and demand are:

1. Variety - the types of housing that are available.
2. Quality, - most often defined by age, unit value and whether the unit has complete plumbing or kitchen facilities.
3. Affordability - defined by the percentage of household income that must be spent for housing costs and whether that percentage consumes more than 30% of gross household income.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

A variety of housing types are necessary to meet the diverse housing needs and desires of both owners and renters. Housing variety is driven by many factors - primarily demand for certain types of housing and amenities. Other factors that influence housing variety include public policy such as zoning and building requirements, the availability and cost of infrastructure, and the cost of development (land, construction, fees).

Table 13 - Residential Properties by Number of Units

Property Type	Number	%
1-unit detached structure	25,415	90.1%
1-unit, attached structure	325	1.2%
2-4 units	375	1.3%
5-19 units	642	2.3%
20 or more units	1229	4.4%
Mobile Home, boat, RV, van, etc.	221	0.8%
Total	28,207	

Data Source: 2014-2018 ACS

Table 14 - Unit Size by Tenure				
	Owners		Renters	
	Number	%	Number	%
No bedroom	20	0.1%	183	2.9%
1 bedroom	157	0.8%	914	14.7%
2 bedrooms	3,128	16.8%	1,203	19.4%
3 or more bedrooms	15,317	82.3%	3,913	63.0%
Total	18,622	100.0%	6,213	100.0%

Data Source: 2014-2018 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are currently no units in Goodyear assisted with federal, state or local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory for any reason, including expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

There is a general oversupply of units with 3 or more bedrooms - over 50% of Goodyear households consist of one or two people, while 77% of housing units contain 3 or more bedrooms. People may choose to live in a unit that is larger than needed for their household size. The limited supply of multi-family and 1- and 2- bedroom units constrain choices for households who may wish to live in a smaller unit. The available single-family choices are more expensive than what a typical LMI household can afford.

Describe the need for specific types of housing:

There is a need for smaller lot and multi-family housing units consisting of 0 – 3 bedrooms that provide housing options for young families, middle-income workers, and older families wishing to downsize.

Discussion

Encouraging a range of housing choices for people at all income levels can be achieved through addressing the need for affordable housing for those with lower incomes, developing new opportunities for first-time homebuyers to enter the homeownership market, and promoting market-rate and executive housing for professionals and upwardly-mobile households.

Encouraging housing variety also provides an opportunity for people of different incomes, ages, races and ethnicities to create a strong community and to live in the same neighborhood as their housing needs change through life. As demand for a range of housing types becomes more prevalent, increased smaller-lot and higher-density housing development proposals are anticipated.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing that is not affordable has costs to families and the community. It can lead to homelessness, place increased demands on community services, result in deferred maintenance that impacts entire neighborhoods, and negatively impact local businesses as households make fewer discretionary purchases. Households that pay too much for housing must often make difficult decisions about how to pay for other nondiscretionary costs such as food, child care, and transportation. Homeowners that pay too much for housing often struggle with necessary maintenance and repairs, and renters that pay too much for housing are often unable to save the funds necessary to move into homeownership.

Housing is considered affordable when a household pays not more than 30% of household income for housing costs. Households that spend more than the 30% threshold are considered housing cost burdened. Households that spend more than 50% for housing costs are considered severely cost burdened.

Both owners and renters may choose to occupy housing that is disproportionately costly for any number of reasons. Location, availability, public transportation and access to services or employment, anticipated income increases, and housing quality are just some of the complex factors that impact housing choice and affordability. Yet choice is much more limited for households with the lowest incomes.

Homeowners who are housing cost burdened may require assistance with unplanned home repairs. The lowest income homeowners may be challenged to maintain their homes. More than six of ten (63.3%) or 2,065 Goodyear LMI homeowners are housing cost burdened, as are 11.0% or 1,590 middle- and higher-income homeowners. Severe cost burden, or paying more than 50% of household income for housing costs impacts 1,300 (39.9%) LMI homeowners and 175 (1.2%) middle- and higher-income homeowners.

Renters who are housing cost burdened may require assistance with their monthly rent payments and with security and utility deposits. They may struggle to save funds for a down payment or retain housing close to their employment in Goodyear. Nearly three-quarters (74.4%) or 1,890 Goodyear LMI renters are housing cost burdened, as are 8.2% or 300 middle- and higher-income renters. Severe cost burden, or paying more than 50% of household income

for housing costs impacts 1,080 (57.1%) LMI renters and 10 (0.3%) middle- and higher-income renters.

Cost of Housing

Table 15 – Cost of Housing			
	Base Year: 2010	**Most Recent Year: 2019**	**% Change**
Median Home Value	$271,500	$330,500	21.7%
Median Contract Rent	$1,193	$1,564	31.1%
Median Household Income	$76,221	$85,147	11.7%

Data Sources: 2010 US Census, 2019 ACS

Table 16 - Rent Paid		
Rent Paid	**Number**	**%**
Less than $500	78	1.4%
$500-999	808	14.5%
$1,000-1,499	2,652	47.7%
$1,500-1,999	1,461	26.3%
$2,000 or more	555	10.0%
Total	5,554	

Data Source: 2015-2019 ACS

Table 17 - Housing Affordability		
% Units affordable to Households earning	**Renter**	**Owner**
30% HAMFI	225	0
50% HAMFI	225	670
80% HAMFI	3,535	3,045
100% HAMFI	2,200	3,220
Total	6,185	6,990

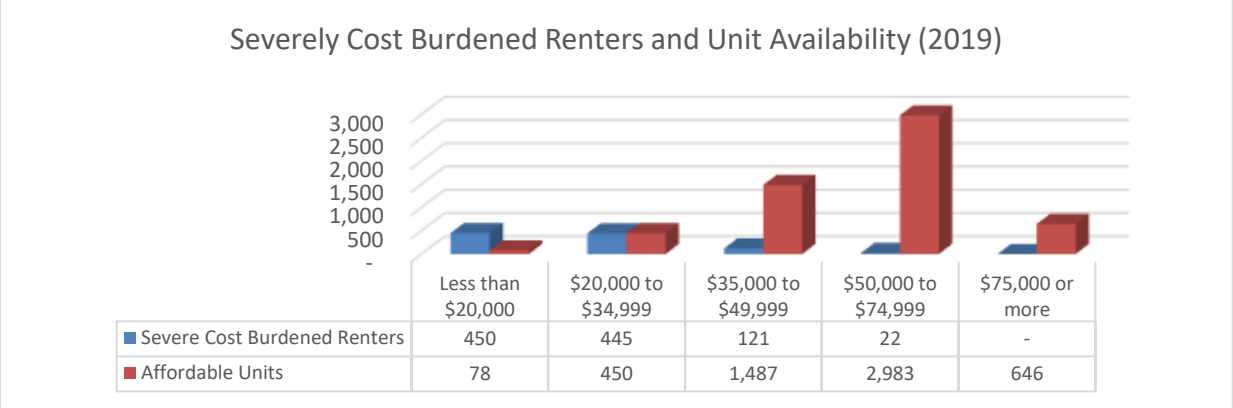
Data Source: 2013-2017 CHAS Table 18A

Table 18 – Monthly Rent					
Monthly Rent ($)	**Efficiency (no bedroom)**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**	**4 Bedroom**
Area Median Rent	$1,354	$998	$1,240	$1,401	$1,661
Fair Market Rent	$847	$958	$1,173	$1,676	$1,916
Low HOME Rent	$681	$730	$876	$1,011	$1,128
High HOME Rent	$847	$928	$1,116	$1,280	$1,409

Data Source: AZ Department of Housing FMR and HOME Rents for Phoenix MSA

Is there sufficient housing for households at all income levels?

As evidenced by cost burden data, there is insufficient housing for LMI households in Goodyear. Analysis of 2019 American Community Survey data indicates a need for 372 additional units renting for $500/month or less to be affordable to renters with annual household income less than $20,000. Continuing rent increases will also place households with income between $20,000 and $34,999 at risk of severe cost burden.



There are very few home-purchase options affordable to LMI households in Goodyear. Units priced under $250,000 would provide opportunities for LMI renters who wish to purchase a home in Goodyear. Units listed for less than $250,000 typically are placed in pending status within days and sometimes hours of the time of listing.

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing affordability will be largely dependent on the economic outcome of the coronavirus pandemic. At present, rental and purchase affordability are expected to continue declining over the next several years as in-migration continues to constrain supply, which cannot keep pace with demand. As supply increases, housing values and rents may stabilize; however, housing

affordability, particularly for extremely low-income and low-income households is expected to be an ongoing problem.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Both Low and High HOME rents are lower than FMRs. FMRs are lower than area median rents for 1- and 2- bedroom units, and higher for zero-, 3-, and 4- bedroom units. When the HOME rent/FMR is lower than the area median rent it can mean that 1) market-rate rental housing is generally unaffordable, 2) FMRs do not accurately reflect current market conditions, 3) there is a large supply of renter-occupied substandard units, or 4) there are few units of a given size. In Goodyear, the differences between HOME rent/FMR and the area median rent generally reflects the high volume of 3 bedroom and larger units and the low volume of 1- and 2-bedroom units. Households with a Housing Choice Voucher or other rental assistance would likely find it difficult to find a quality rental unit consisting of 1 or 2 bedrooms.

Investment in units of all bedroom sizes, with emphasis on 1- and 2- bedroom units is needed to increase housing affordability for renters.

Discussion

Housing affordability continues to decline as the population increases and supply cannot keep pace with demand. LMI households are challenged to find decent, safe and cost-attainable housing. Housing affordability impacts both renters and homeowners.

Between 2010 and 2019 median home values increased 21.7%, median rents increased 31.1%, and median income 11.7%. Median home values increased at nearly twice the rate of median income, and median rents by nearly three times the rate of median income.

Rehabilitated or new units targeted to very low-income renters would have positive impacts on the availability of cost-attainable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing quality encompasses a range of issues that are central to quality of life including housing safety, design and appearance, maintenance and energy efficiency, and community safety and livability. The quality of the existing housing stock reflects economic prosperity and pride of community.

The age of the housing stock is one indicator of housing quality. While many older housing units have been well-maintained, other older housing units may have been built to outdated building codes using materials and construction techniques that are no longer considered safe or sustainable. Older housing units may be less energy efficient, resulting in higher utility costs for occupants. In addition, some materials, such as lead (in units built prior to 1978) and asbestos may be health hazards to unit occupants.

Definitions

A substandard housing unit is defined by HUD as lacking complete plumbing or kitchen facilities. HUD also requires the city to define 1) substandard condition and 2) substandard condition and suitable for rehabilitation. These definitions are used in determining the eligibility of a housing unit for rehabilitation, except for emergency/minor repairs using CDBG funds.

- *Substandard Dwelling Unit*. A residential property that does not meet HUD Housing Quality Standards (HQS), or local building code.
- *Substandard Dwelling Unit Suitable for Rehabilitation.* A dwelling unit that does not meet HUD Housing Quality Standards (HQS) or local building code, where 1) improvements are economically and physically feasible, and after rehabilitation the dwelling unit will meet local building code and HQS, and 2) the cost of rehabilitation will not exceed 100% of the replacement cost of the dwelling.
- *Emergency/minor repairs* may be made without the unit meeting local code as long as the repairs meet local code. Emergency/minor repairs include but are not limited to disability accessibility improvements, lead-based paint remediation, repair of one major system (e.g., foundation, wall, electrical, roof, plumbing, HVAC), and window/door or energy efficiency improvements.

Condition of Units

Table 19 - Condition of Units				
Condition of Units	**Owner-Occupied**		**Renter-Occupied**	
	Number	**%**	**Number**	**%**
With one selected Condition	3,970	21.3%	2,310	37.2%
With two selected Conditions	79	0.4%	195	3.1%
With three selected Conditions	14	0.1%	59	0.9%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	14,559	78.2%	3,649	58.7%
Total	18,622		6,213	

Data Source: 2014-2018 ACS

Table 20 – Year Unit Built				
Year Unit Built	**Owner-Occupied**		**Renter-Occupied**	
	Number	**%**	**Number**	**%**
2000 or later	14,872	79.9%	4,255	68.5%
1980-1999	3,110	16.7%	1,423	22.9%
1950-1979	546	2.9%	393	6.3%
Before 1950	94	0.5%	142	2.3%
Total	18,622		6,213	

Data Source: 2014-2018 ACS

Table 21 – Risk of Lead-Based Paint				
Risk of Lead-Based Paint Hazard	**Owner-Occupied**		**Renter-Occupied**	
	Number	**%**	**Number**	**%**
Total Number of Units Built Before 1980	629	3.5%	482	7.8%
Housing Units built before 1980 with children present	205	1.2%	285	4.6%

Data Source: 2014-2017 ACS (Total Units) 2014-2017 CHAS Table 13 (Units with Children present)

Need for Owner and Rental Rehabilitation

Housing units that are 40 years old or older are more likely than newer housing stock to require rehabilitation or replacement, lead-based paint remediation, and energy efficiency improvements. Over three quarters (77%) of Goodyear's housing stock has been built since the year 2000. There are 1,175 units that were built before 1980 and are 40 years old or older, representing 4.7% of Goodyear housing units.

HUD's housing condition data includes four housing conditions: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost

burden greater than 30%. Conditions 3 and 4 are not directly relevant to the physical condition of the unit, although overcrowding and cost burden can lead to substandard housing. US Census data provide information on complete plumbing and kitchen facilities. Complete kitchen facilities include a) cooking facilities, b) refrigerator, and c) a sink with piped water. Complete plumbing facilities include a) hot and cold piped water, b) a flush toilet, and c) a bathtub or shower. US Census data indicates there are 73 units in Goodyear that lack complete plumbing facilities and 118 that lack complete kitchen facilities.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

CHAS Table 13 provides data on the number of pre-1980 housing units occupied by LMI families with young children. HUD estimates that 490 pre-1980 housing units are occupied by families with young children, including 205 occupied by owners and 285 occupied by renters. Renters (4.6%) with children age six and younger are four times as likely as owners (1.2%) to occupy pre-1980 housing units.

Childhood lead poisoning is a serious pediatric health problem and children ages six years and younger are particularly susceptible to lead poisoning. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery, jewelry, candy and makeup.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The city is served by the Housing Authority of Maricopa County.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Maricopa Regional Continuum of Care Housing Inventory Chart provides information on the facilities available to people experiencing homelessness in the region. Beds include emergency shelter beds where the stay is typically limited to a short duration, transitional housing beds where occupancy is from six to twenty-four months, and permanent supportive housing beds where occupancy is long term and includes the supportive services necessary for people to live independently. Permanent supportive housing includes rapid re-housing assistance and Veterans Affairs Supportive Housing Vouchers. There are no facilities or beds located in Goodyear, which is served by the regional system.

Facilities and Housing Targeted to Homeless Households

Table 22 - Facilities and Housing Targeted to Homeless Households					
	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,033		1,150	2,480	
Households with Only Adults	1,061		846	5,183	
Chronically Homeless Households				1,377	
Veterans	35		271	1,389	
Unaccompanied Youth	55		52	70	
Source:	2019 Maricopa Regional CoC Housing Inventory Count (HIC)				

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Maricopa Regional Continuum of Care connects people experiencing homelessness with mainstream services, including Medicaid and Social Security benefits, mental health, and employment services to maximize the potential for housing and economic stability. Continuum of Care service providers utilize a coordinated entry process to match clients with appropriate shelter, housing and services. Service providers pair targeted services with mainstream services to create a wrap-around system to ensure households receive as much help as possible.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In addition to housing and economic stability services, a range of services including employment training, counseling and case management, financial literacy, legal aid, child care, and transportation are available. New Life Center has 103 beds is located in Goodyear and provides shelter and services to domestic violence survivors. Participants in the Maricopa Regional Continuum of Care include the following organizations. Organizations providing permanent supportive housing to address the needs of people experiencing chronic homelessness are noted in italics:

- *A New Leaf*
- Andre House
- Area Agency on Aging Region One
- *Arizona Behavioral Health Corporation*
- *Arizona Housing Inc.*
- *AZCEND*
- Catholic Charities
- *Central Arizona Shelter Services*
- Chicanos Por La Causa
- Chrysalis
- Circle the City
- *City of Chandler*
- *City of Glendale*
- *City of Mesa*
- *City of Phoenix*
- *City of Tempe*
- *Community Bridges*
- Crossroads
- Deep within Rehab
- Family Promise
- *Florence Crittenton*
- Gift of Mary
- Homeless Youth Connection
- Homeward Bound
- House of Refuge East
- House of Refuge Sunnyslope
- Labor's Community Service Agency
- *La Frontera EMPACT*
- Lutheran Social Services of the Southwest
- *Native American Connections*
- New Life Center
- Phoenix Dream Center
- Phoenix Rescue Mission
- *Phoenix Shanti Group*
- Project Veteran's Pride
- *Recovery Innovations of AZ*
- Salvation Army Phoenix
- *Save the Family*
- Society of St. Vincent de Paul
- Sojourner Center
- *Southwest Behavioral Health*
- Streetlight USA
- Streets of Joy
- Tempe Community Action Agency
- *UMON New Day Centers*
- *US Veterans Initiative*

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of regional services available to assist vulnerable populations, including at-risk youth, seniors, and persons with disabilities, serious mental illness, alcohol and/or substance use disorders, and HIV/AIDS.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs include, but are not limited to: rent and utility assistance, financial management, food and clothing assistance, health and mental health care, employment services, and life skills training or assistance with daily living.

People who are elderly or frail elderly or have disabilities also need programs and services that are comprehensive, age-appropriate and made available onsite or close to community services. These services include specialized outreach services, assistance with activities of daily living, 24-hour crisis assistance, physical health care, mental health care, substance use treatment, transportation services, representative payee services, care coordination with community providers, nutrition and meal services, and community building activities aimed at reducing isolation.

People with alcohol or other drug addictions need psychiatric and medical services, relapse prevention services, assistance with and training in activities of daily living, money and medication management, employment services, and education and information sharing groups.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Clients are generally not allowed to be discharged from institutions, including mental health, drug and alcohol treatment, jails and prisons without a clear post-discharge housing plan. However, some clients have nowhere to go and end up on the streets, in shelters or in temporary arrangements with friends or relatives. This is particularly true of ex-offenders and people with untreated drug and alcohol problems who may be restricted from occupancy in public or subsidized housing due to crime and drug-free housing policies.

To the maximum extent possible, individuals discharged from State-funded institutions or systems of care have housing options available in order to prevent discharge into homelessness. Discharge planning begins as soon as an individual is admitted to a facility and includes referrals and possible interventions to meet the individual's needs. The Regional

Behavioral Health Authority (RBHA) has dedicated housing staff with knowledge, expertise and experience to participate in and administer affordable housing programs. For individuals who are able to live independently, the RBHA makes available programs such as rent subsidies, owner-occupied home repairs, move-in assistance, and transitional and supportive housing programs coupled with needed supportive services. The RBHA also makes available supervisory care homes or unlicensed board and care homes for those in need of additional assistance while advocating for independent living.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The city grants resources through its Community Funding Program to nonprofit organizations that address the housing and supportive services needs of vulnerable individuals and families. The Community Funding Program may provide funding to assist individuals and families to attain and maintain housing stability, gain self-sufficiency, access healthy foods, provide transportation services, and assistance enrolling in means-based programs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit.” The Goodyear 2025 City of Goodyear General Plan identified the following local barriers to affordable housing and residential development:

1. As a relatively young community, limited programs are currently in place to address aging housing stock.
2. The availability of funding such as Community Development Block Grant funds have steadily decreased over the years.
3. Goodyear has a need for a variety of housing types, such as multifamily rental housing. However, there are often negative, but not necessarily true, associations with these types of developments that must be overcome.
4. Housing prices could increase in the future causing housing to become unaffordable.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic development is a major contributor to Goodyear’s standard of living and quality of life. Standard of living is typically measured by a series of indicators that include educational

achievement, housing and neighborhood conditions, general health and safety, household income, employment opportunities, and wages. The economic vision for Goodyear is based on the values and the fundamental principles that the community holds. This vision includes 1) a healthy and beautiful environment and good quality of life, 2) people have great jobs and earn a competitive and sustainable income, 3) business prospers, and 4) partnerships and collaboration embrace a shared economic agenda.

Economic Development Market Analysis

Table 23 - Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	251	-	0.8%	0.0%	-0.8%
Arts, Entertainment, Accommodations	2,285	4,588	7.1%	18.4%	11.3%
Construction	1,940	-	6.0%	0.0%	-6.0%
Education and Health Care Services	7,655	10,342	23.8%	41.4%	17.6%
Finance, Insurance, and Real Estate	2,695	1,378	8.4%	5.5%	-2.9%
Information	515	219	1.6%	0.9%	-0.7%
Manufacturing	1,978	-	6.1%	0.0%	-6.1%
Other Services	1106	768	3.4%	3.1%	-0.3%
Professional, Scientific, Management	3,219	504	10.0%	2.0%	-8.0%
Public Administration	2413	504	7.5%	2.0%	-5.5%
Retail Trade	4,495	4,398	14.0%	17.6%	3.6%
Transportation and Warehousing	2,684	1,729	8.3%	6.9%	-1.4%
Wholesale Trade	937	559	2.9%	2.2%	-0.7%
Total	32,173	24,989	100.0%	100.0%	

Data Source: 2013-2017 ACS (most recent year jobs data available)

Table 24 - Labor Force

Total Population in the Civilian Labor Force	36,205
Civilian Employed Population 16 years and over	34,570
Unemployment Rate	4.5%
Unemployment Rate for Ages 16-24	21.0%
Unemployment Rate for Ages 25-64	2.3%

Data Source: 2015-2019 ACS

Table 25 - Occupations by Sector Civilian Employment			
	Full-time Year-round	Not Full-time Year-round	% Full-time Year-round
Management, business and financial	11,147	2,662	80.7%
Service	3,466	2,155	61.7%
Sales and office	5,725	2,593	68.8%
Natural resources, construction and maintenance	2,059	652	75.9%
Production, transportation and material moving	3,070	1,041	74.7%
All Occupations	25,467	34,570	73.7%

Data Source: 2015-2019 ACS

Table 26 - Travel Time		
Travel Time	**Number**	**Percentage**
< 30 Minutes	16,481	52.6%
30-59 Minutes	10,847	34.7%
60 or More Minutes	3,975	12.7%
Total	31,303	

Data Source: 2015-2019 ACS

Table 27 - Educational Attainment by Employment Status (Population Age 25 to 64)			
Educational Attainment	**In Labor Force**		
	Civilian Employed	**Unemployed**	**Not in Labor Force**
Less than high school graduate	1,671	101	1,709
High school graduate (includes equivalency)	6,231	96	2,412
Some college or Associate's degree	12,018	403	4,387
Bachelor's degree or higher	10,103	397	1,911

Data Source: 2015-2019 ACS

Table 28 - Educational Attainment by Age					
	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	47	245	189	771	464
9th to 12th grade, no diploma	1,124	644	694	938	431
High school graduate, GED, or alternative	2,203	1,710	2,684	4,345	2,977
Some college, no degree	2,357	3,409	3,370	5,486	3,452
Associate's degree	319	1,153	1,446	1,944	953
Bachelor's degree	302	1,580	2,415	3,844	2,412
Graduate or professional degree	81	580	1,604	2,388	2,117

Data Source: 2015-2019 ACS

Table 29 - Median Earnings in the Past 12 Months	
Educational Attainment	**Median Earnings in the Past 12 Months**
Less than high school graduate	$26,149
High school graduate (includes equivalency)	$32,472
Some college or Associate's degree	$40,538
Bachelor's degree	$60,338
Graduate or professional degree	$65,181

Data Source: 2015-2019 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The following table shows the major employment sectors in Goodyear, the 2019 median earnings for each, and the percentage of median household income. Together these three employment sectors provide more than three quarters (77.4%) of employment in Goodyear.

Table 30 - Earnings by Major Employment Sectors (2017)			
Industry	% of Jobs	Median 2017 earnings	Median earnings as % of Median Income
Education and Health Care Services	41.4%	$39,373	63.3%
Arts, Entertainment and Accommodations	18.4%	$20,184	32.4%
Retail Trade	17.6%	$26,689	42.9%

Describe the workforce and infrastructure needs of the business community:

Workforce needs primarily include those necessary to develop advanced manufacturing skill sets to keep pace with rapidly-changing advances in technology. Infrastructure needs include roads, water and sewer, and broadband fiber and fiber conduit. Improved transit systems that provide increased opportunities for employees to access employment are also needed.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Developing job growth through the attraction of industry clusters is a focus of the City of Goodyear Economic Development Strategy Plan. In addition to business recruitment, a focus on stimulating entrepreneurship and growing small and local business will also have a positive impact on the economy by helping to create jobs and by increasing the volume and velocity of income to generate wealth.

The Goodyear Economic Development Strategy Plan is designed around five key initiatives that include overarching goals and strategic actions for implementation. These five key initiatives are business development, workforce, employment centers, marketing and branding, and advocacy. The major initiatives build on the city's economic strengths to ensure long-term vitality and quality of life.

The industry clusters that have been identified for Goodyear have high potential for growth and will foster diverse job creation and complement the city’s strengths. The key clusters are:

1. Aviation and Aerospace
2. Advanced Manufacturing
3. Health Services
4. Higher Education
5. Information Technology

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Goodyear is part of a larger regional economy where people may live and work in neighboring jurisdictions. The data suggests a mismatch between education and employment opportunities in the education and health services sector, and the arts, entertainment and accommodation sector.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Maricopa County West Valley ARIZONA@WORK One- Stop Center provides career services to residents of Maricopa County living outside of the City of Phoenix. ARIZONA@WORK serves job seekers of all backgrounds, all skill levels, and all ages and partners with employers to meet their workforce needs. Job seekers are provided with career guidance and assessments, customized training, education and skills development, and assistance connecting with

employers and supportive services, if needed. Specialized services are available for veterans, people with disabilities, and people with criminal justice challenges or backgrounds. Supportive services to enable successful completion of training may include assistance with costs of housing, utilities, transportation, child care, clothing/uniform, or tools necessary for employment.

Estrella Mountain Community College is located near Goodyear and offers Associate's Degrees and Certificates in Accounting, Justice, Law Enforcement, and Corrections, Information Technology, Organizational Leadership, Retail and Small Business Management, and Speech Pathology.

The InnovationHub @ Goodyear is a partnership between the City of Goodyear, ASU Entrepreneurship & Innovation Group, and the Maricopa County Library District. The InnovationHub is located in the Goodyear Branch Library and includes a free inspiring space where inventors, problem solvers, entrepreneurs, and small business can collaborate, network, expand on their ideas and receive one-on-one mentoring. Monthly Business Builders meetings on different aspects of owning a small business are provided, and the ASU Startup School provides a series of free facilitated workshops designed to assist entrepreneurs in learning what they need to develop a successful venture.

These efforts will support the Consolidated Plan by providing necessary support services for youth and adults seeking career and employment opportunities, and by providing assistance to small businesses and entrepreneurs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Goodyear Economic Development Strategy Plan is designed around five key initiatives that include overarching goals and strategic actions for implementation. These five key initiatives are business development, workforce, employment centers, marketing and branding, and advocacy. The major initiatives build on the city's economic strengths to ensure long-term vitality and quality of life.

Discussion

Achieving the goals of the strategic plan requires an equal focus on job growth, product improvement and marketing and branding. Implementation of the strategy will: generate robust job growth within industry clusters by maximizing the assets that Goodyear has;

promote job creation and revenue generation of small business and local entrepreneurs; invest in infrastructure and other capital projects to stimulate private sector investment within employment centers; and create a unique brand for Goodyear that differentiates the city from its competitors.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

There are no areas in Goodyear where households with multiple housing problems are concentrated.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

An area of low-income concentration is defined by HUD as an area where at least 51% of the population has income below 80% of the area median income. There are four Census Block Groups where low-income populations are concentrated based on LMI Census data provided by HUD.

Because Goodyear has relatively few concentrated low-income areas, the city estimates that HUD will provide an exception and allow for an area of low-income concentration to be defined as an area where at least 43.37% of the population has income below 80% of the area median income. Based on this exception, there are an estimated nine Census Block Groups where low-income populations are concentrated based on LMI Census data provided by HUD. HUD generally provides exception information in April or May.

There are six Census Block Groups in Goodyear that are considered areas of minority concentration based on 2018 data. An area of minority concentration is defined as an area where the proportion of people who are other than non-Hispanic White is at least 10% higher than the citywide proportion, which is greater than 35.0%.

What are the characteristics of the market in these areas/neighborhoods?

Some areas of low-income or minority concentration are urban in nature while others are more rural in nature. Many are located near transportation and current or planned employment corridors. Housing prices continue to increase throughout Goodyear, and low-income and minority concentration areas are no exception.

Are there any community assets in these areas/neighborhoods?

Assets in many of these areas include a higher number of working-age adults, multi-cultural roots and traditions, and proximity to current or planned transportation and employment corridors.

Are there other strategic opportunities in any of these areas?

There are aging facilities and infrastructure that would benefit from improvement to better serve area residents.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The US Census American Community Survey reported 6,583 Goodyear households with no broadband internet subscription, and 2,827 without a computer. Among those with no computer, 959 or 33.9% were headed by a person age 65 or older. The data suggests there is no direct link between broadband connectivity and LMI neighborhoods.

The high volume of people working and attending school from home due to the coronavirus pandemic has highlighted problems with broadband infrastructure, particularly those with high-speed connections that LMI households may be unable to afford. Through a study, the city is exploring the need for fiber conduit to support economic development efforts.

According to the February 2018 Arizona Statewide Broadband Strategic Plan, a statewide infrastructure plan will be developed to identify existing infrastructure, opportunities for expansion, and areas with greatest need/highest priority. The infrastructure plan will emphasize rural middle-mile infrastructure and improve coordination between broadband providers and public entities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are currently two broadband internet providers serving Goodyear.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Maricopa County Multi-Jurisdictional Hazard Mitigation Plan 2015 identified the likely effects of climate change as increased heat, drought, and insect outbreaks that result in more wildfires, declining water supplies, reduced agricultural yields, health impacts in cities due to heat, and flooding and erosion. The plan was prepared in compliance with US Department of Homeland Security Federal Insurance and Mitigation Administration Requirements.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

An estimated 134 LMI Goodyear households are vulnerable to flooding and 38 to wildfire. The 2015 Maricopa County Multi-Jurisdictional Hazard Mitigation Plan describes in greater detail how vulnerability is determined.

Strategic Plan

SP-05 Overview

The 5-yr HUD Consolidated Plan aligns with the city's Strategic Plan, which includes four focus areas: 1) *Fiscal and Resource Management* that is efficient, business friendly, and provides exceptional customer service to stakeholders and citizens; 2) *Economic Vitality*, which includes supporting a growing economy, investing in transportation and infrastructure, and seeking high quality retail and entertainment opportunities; 3) cultivating a *Sense of Community* through programs, gathering places, and events where the community can come together to participate in learning and recreation opportunities; and 4) continuing to support a high *Quality of Life* where residents can safely live, work, and play.

As a young and fast-growing city, Goodyear has focused CDBG funding on creating a sense of community that includes safe neighborhoods, adequate infrastructure, and accessible public facilities.

Strategic Plan Overview

SP-10 Geographic Priorities – 91.215 (a)(1)

The City of Goodyear will invest CDBG funds in activities throughout the city that directly benefit LMI households, areas, and people with special needs.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Public and stakeholder input, the Consolidated Plan needs assessment and market analysis, and the city's General Plan, Capital Improvements Plan, and Community Needs Assessment are used to determine the relative priority of activities and the populations that will be served.

HUD allows two priority designations – high and low. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding. All priority needs, regardless of priority designation of high or low, are considered consistent with the Goodyear Consolidated Plan for the purpose of issuing consistency letters to third parties.

- High priority activities are likely to be funded with CDBG resources during the next five years.
- Low priority activities may be funded as opportunities arise.

High-Priority Activities

1. Community Facilities and Infrastructure
2. Public Services
3. Program Administration

Low-Priority Activities

1. Attainable and Sustainable Housing
2. Economic Development

SP-30 Influence of Market Conditions – 91.215 (b)	
Affordable Housing Type	**Market Characteristics that will influence the use of funds available for housing type**
Tenant Based Rental Assistance (TBRA)	• Increasing rents. • 985 LMI Goodyear renters pay more than 50% of income for rent and utilities, and an additional 742 pay between 30% and 49% of income for rent and utilities.
TBRA for Non-Homeless Special Needs	• Increasing rents. • 830 LMI renter households that include a person with a disability have one or more housing problems. Most pay more than 30% of household income for housing costs. • 215 LMI renter households that include a person age 62 or older have one or more housing problems, including 135 with a person age 75 or older. Most pay more than 30% of household income for housing costs. • People age 25 to 64 with disabilities have an unemployment rate almost four times the rate of residents without a disability.
New Unit Production	• Increasing rents and home prices. • 985 LMI Goodyear renters pay more than 50% of income for rent and utilities, and an additional 742 pay between 30% and 49% of income for rent and utilities. • 830 LMI renter households that include a person with a disability pay more than 30% of income for rent and utilities. • 1,285 LMI Goodyear owners pay more than 50% of income for housing costs and utilities, and an additional 770 pay between 30% and 49% of income for housing costs. • Approximately 372 rental units renting for less than $500/month are needed to house severely cost burdened Goodyear renters with annual income less than $20,000 in 2019.

Rehabilitation	• Increasing rents and home prices. • Rehabilitating housing is often less costly than constructing new housing. • 1,111 Goodyear units were built prior to 1980, including 629 owner units and 429 renter units. • An estimated 490 LMI households with young children reside in pre-1980 housing units and are at risk of lead poisoning. • 1,285 LMI Goodyear owners pay more than 50% of income for housing costs and utilities, and an additional 770 pay between 30% and 49% of income for housing costs. • 935 LMI owner households that include a person with a disability have one or more housing problems. Most pay more than 30% of household income for housing costs. • 910 LMI owner households that include a person age 62 or older have one or more housing problems, including 405 with a person age 75 or older. Most pay more than 30% of household income for housing costs. • 985 LMI Goodyear renters pay more than 50% of income for rent and utilities, and an additional 742 pay between 30% and 49% of income for rent and utilities. • 830 LMI renter households that include a person with a disability pay more than 30% of income for rent and utilities. • 215 LMI renter households that include a person age 62 or older have one or more housing problems, including 135 with a person age 75 or older. Most pay more than 30% of household income for housing costs. • Approximately 372 rental units renting for less than $500/month are needed to house severely cost burdened Goodyear renters with annual income less than $20,000 in 2019.

Acquisition, including preservation	• Acquiring or preserving housing is often less costly than constructing new housing. • 1,285 LMI Goodyear owners pay more than 50% of income for housing costs and utilities, and an additional 770 pay between 30% and 49% of income for housing costs. • 935 LMI owner households that include a person with a disability have one or more housing problems. Most pay more than 30% of household income for housing costs. • 910 LMI owner households that include a person age 62 or older have one or more housing problems, including 405 with a person age 75 or older. Most pay more than 30% of household income for housing costs. • 985 LMI Goodyear renters pay more than 50% of income for rent and utilities, and an additional 742 pay between 30% and 49% of income for rent and utilities. • 830 LMI renter households that include a person with a disability pay more than 30% of income for rent and utilities. • 215 LMI renter households that include a person age 62 or older have one or more housing problems, including 135 with a person age 75 or older. Most pay more than 30% of household income for housing costs. • Approximately 372 rental units renting for less than $500/month are needed to house severely cost burdened Goodyear renters with annual income less than $20,000 in 2019.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c) (1,2)

Introduction

The Community Development Block Grant program is funded through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the City of Goodyear is classified as an entitlement community. This means that Goodyear does not apply for the CDBG program, but is awarded CDBG funds at a level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the city must complete a Consolidated Plan every five years and an Annual Action Plan that details the uses of funds. Congress' primary objective for CDBG is to improve communities, principally for LMI persons by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

The amount of CDBG funding received by the city varies from year-to-year based on the Federal Budget. The city expects to receive approximately $425,000 annually during each of the next five years and received $422,807 in FY2021. The Annual Action Plan describes city allocations for the CDBG program during the coming year.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds will leverage the city's Community Funding Program. The Community Funding Program provides grants to nonprofit organizations that provide human or social services to benefit Goodyear residents. Applications are generally taken in spring of each year for activities that will address a priority inspired by the 2019 Goodyear Community Assessment. These priorities are to:

1. Expand services available in the Goodyear Community that are designed to meet the needs of minority populations, people in (or at risk of being in) crisis, or people experiencing homelessness;
2. Fostering social and cultural cohesion in Goodyear;
3. Providing innovative solutions to bring more mental health care services into Goodyear, particularly for youth;
4. Providing innovative transportation solutions for Goodyear residents, particularly those that help residents meet their health care needs; and

5. Regional solutions that result in increased access and a greater variety of services available to Goodyear residents and the workforce.

CDBG funds may also leverage Goodyear's partnership with the City of Avondale to provide support for the regional community action program and senior center. In addition, CDBG funds may leverage federal resources available to the city including funds available from the Departments of Transportation, Health and Human Services, and the Economic Development Administration.

The CDBG program does not have matching fund requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Goodyear does not presently have parcels of city-owned land or property that may be used to address the needs identified in this plan.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

The Neighborhood Services Division was created to support and nurture Goodyear's neighborhoods, acting as a bridge between citizens and their government. The vision of the Division is to be a dynamic, committed partner in building strong relationships so that citizens, organizations, businesses and the city can solve problems and accomplish community goals together. The Division will carry out the Consolidated Plan and work towards its vision by:

1. Assisting with the organization of associations or alliances to give neighborhoods a sense of identity;
2. Delivering homeowners association education;
3. Facilitating the Goodyear Leadership Enrichment and Development (LEAD) program. The LEAD program provides in-depth information about how local government works, develops skills to strengthen participants' leadership capability and informs individual interest. The program builds relationships with emerging community leaders to prepare individuals for non-elected or elected leadership roles, foster community-based problem solving, and support neighborhood self-reliance through civic engagement;
4. Facilitating the Goodyear Faith & Community Roundtable to collaborate resources to make a difference for those in need in the southwest valley; and
5. Implementing the CDBG program.

Assess Strengths and Gaps in the Institutional Delivery System

As a new CDBG entitlement community, the City of Goodyear has an emerging institutional system for the delivery of services, housing and community development programs. There are few providers physically located in Goodyear; regional providers serve Goodyear's LMI and vulnerable residents.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X
Life Skills			
Mental Health Counseling	X	X	
Transportation	X	X	

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Interfaith Homeless Emergency Lodging Program (I-HELP) is a network of southwest valley faith organizations that provide overnight emergency shelter and case management to assist people experiencing homelessness move from crisis to stability. A network of regional providers makes available Homelessness Prevention Services, including Crisis Response Network; Crisis, Preparation, and Recovery, Community Legal Services, Avondale Community Action Program, Maricopa County Human Services Department, Lutheran Social Services, and The Salvation Army. Most human services targeted to people at risk of or experiencing homelessness are provided by the Human Services Campus located in Phoenix; Street Outreach Services are conducted by the Goodyear Police Department Homeless Outreach Team, Mission of Mercy, Mercy Maricopa Integrated Care, and Phoenix Rescue Mission.

Supportive services are largely available in the community, with the exception of low-cost child care and education services. The community may access supportive services through Recovery Innovations, Community Bridges, Inc., Arizona @ Work, and Goodwill. Health services are provided by Abrazo West Hospital, Adelante, Dignity Health, Mercy Care, Mission of Mercy, and Mountain Park Health Center. The Phoenix Rescue Mission, Human Services Campus and the Health Care for Homeless Veterans Program provide services targeted to people at risk of or experiencing homelessness. The Area Agency on Aging, through HIV Care Directions, provides supportive services to people living with HIV/AIDS.

The Regional Continuum of Care is managed by the Maricopa Association of Governments and is charged with overseeing implementation strategies regarding housing and services that will lead to an overall reduction in homelessness. The Continuum of Care meets at least quarterly to review progress and implementation strategies; it convenes nonprofit organizations, business, faith and community groups to problem-solve housing, treatment or shelter needs. Agencies address housing concurrently with substance abuse, mental health and other health care needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While there are few service providers that are physically located in Goodyear, there is a network of programs and resources in the Southwest Valley that provide services for people experiencing homelessness and other vulnerable residents, including:

1. The Housing Services Resource List that is available to those in need of services or housing assistance such as rental or homeownership assistance, owner-occupied housing rehabilitation, and fair housing assistance;
2. The Goodyear Police Department Homeless Outreach Team (HOT) offers resources to people experiencing homelessness in Goodyear. HOT is an innovative unit staffed with two dedicated FTEs that takes a proactive approach to establishing trusting community relationships and providing referrals to available resources and shelter options to address specific needs. This compassionate community policing model balances enforcement with solutions to address the underlying issues that contribute to homelessness, primarily mental health, substance abuse addiction, aging, and domestic violence.
3. The Interfaith Homeless Emergency Lodging Program (I-HELP) is a network of southwest valley faith organizations that provide overnight emergency shelter and case management to assist people experiencing homelessness move from crisis to stability.
4. The city, through its GoodyearCares website, maintains a list of resources to help vulnerable residents and assists residents as needed to navigate available resources, including:
    a. Emergency utility, rent and mortgage assistance;
    b. Food programs, including programs targeted to seniors and adults with disabilities;
    c. The fill-a-need program that provides holiday gifts for children, clothing, school supplies, food and common household items through donations made by Goodyear employees, residents and local businesses;
    d. The AmeriCorps Rebuilding Together program that helps with home repairs and community revitalization efforts;
    e. The Avondale Resource and Housing Center that helps Southwest Valley residents move towards financial independence by connecting them to a range of social services programs;
    f. An inventory of transportation providers;
    g. The Volunteer Income Tax Assistance program;
    h. The You Are Not Alone program offered by the Goodyear Police Department Volunteers in Police Services that provides regular phone calls and home visits to seniors who have limited family or community contacts; and

i. The Goodyear Police Department Crisis Services Unit that provides victims of crime and community members with services that can assist them in their recovery.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The city will continue to actively facilitate the Goodyear Faith and Community Roundtable to coordinate resources and identify strategic partnerships to address priority needs. During the next five years, Goodyear will further assess neighborhood conditions and the need to establish programs to address substandard housing conditions and promote homeownership. In addition, the city will examine methods of increasing nonprofit capacity to utilize CDBG funds to address the needs of Goodyear's services for LMI and vulnerable populations.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

The following goals are established to allow for a range of activities during the next five years. Goal outcomes are estimated based on available funding and the number of LMI people and households in Goodyear. The City must annually report progress towards meeting 5-year goals. There is no penalty for not meeting a goal.

Five-year Consolidated Plan Goals for CDBG Funding			
Activity	**Vulnerable Populations**	**Priority Level**	**5-year Goal**
Priority: Community Facilities and Improvements		**High**	
Community Facilities & Improvements	X		2,000 people
Priority: Public Services		**High**	
Services to Meet Basic Needs	X		2,000 people
Priority: Attainable and Sustainable Housing		**Low**	
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	X		10 housing units
Direct Assistance to 1st-time Homebuyers			5 households
Infrastructure for Housing			10 people
Priority: Economic Development		**Low**	
Create or Retain Jobs			2 businesses

Goal Descriptions

1	**Goal Name**	Community Facilities and Improvements
	Goal Description	CDBG funds for: development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/equipment, health facilities, nonprofit facilities, bus shelters, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband and disability accessibility improvements; clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; and cleanup of contaminated sites.
2	**Goal Name**	Public Services
	Goal Description	CDBG-funded services to LMI individuals, including persons experiencing or at risk of homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	**Goal Name**	Attainable and Sustainable Housing
	Goal Description	Infrastructure for or rehabilitation of housing for LMI owners or renters, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation; first-time homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; and acquisition/rehabilitation/resale of homeownership housing.
4	**Goal Name**	Economic Development
	Goal Description	CDBG-funded financial and technical assistance to commercial enterprises with five or fewer employees, one or more of whom own the enterprise. Infrastructure in support of economic development may be undertaken as part of community facilities and improvements activities.

5	**Goal Name**	Program Administration
	Goal Description	General program administration; planning; indirect costs; and fair housing activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The city estimates it will provide affordable housing to 1 extremely low-income family, 1 low-income family and 2 moderate-income families. CDBG resources will be focused on community improvements. Goodyear residents will continue to be assisted through referrals to the housing resources described above as the city evaluates conditions and assesses the need for additional housing services.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." The Goodyear 2025 City of Goodyear General Plan identified the following local barriers to affordable housing and residential development:

1. As a relatively young community, only limited programs are currently in place to address aging housing stock.
2. The availability of funding such as Community Development Block Grant funds have steadily decreased over the years.
3. Goodyear has a need for a variety of housing types, such as multifamily rental housing. However, there are often negative, but not necessarily true, associations with these types of developments that must be overcome.
4. Housing prices could increase in the future causing housing to become unaffordable.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address local barriers to affordable housing and residential development during the next five years the city, a new CDBG entitlement community, will:

1. Promote the principles of fair housing;
2. Periodically evaluate the mix of housing types and housing affordability within the city;
3. Evaluate and consider the establishment of a city housing division when the level of activity warrants it;
4. Establish programs that will assist the city in eliminating substandard housing conditions, improve housing quality, and promote home ownership;
5. Assess the current conditions of neighborhoods (e.g., crime, maintenance, property value, lighting) and evaluate the potential benefits of revitalization activities;
6. Assess the need for increased maintenance and city services for certain neighborhoods with unique traits or challenges;
7. Conduct an assessment of housing conditions in the city's oldest neighborhoods; and
8. Update the General Plan in accordance with Arizona State Law.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Goodyear Police Department, through the Homeless Outreach Team (HOT), will continue its proactive approach to establishing trusting community relationships and providing referrals to local and regional resources and shelter options to address specific needs. Individual needs are assessed by providers of homelessness services upon referral.

Addressing the emergency and transitional housing needs of homeless persons

Outreach is conducted throughout the year by the Goodyear Police Department and Phoenix Rescue Mission. Phoenix Rescue Mission may provide shelter and services or individuals and families are referred to the Human Services Campus (HSC) in Phoenix. The HSC is the lead agency for single adult coordinated entry in the Valley and conducts intakes and assessments. The HSC connects individuals to a wide array of services guided by HSC Navigators. The HSC provides matches to housing, helps connect people with family or friends, provides additional hospitality resources including post office services and bag storage, and leads and fosters collaboration among partner agencies to ensure a focus on ending homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Goodyear Police Department, through the Homeless Outreach Team (HOT), will continue its proactive approach to establishing trusting community relationships and providing referrals to regional resources and shelter options to address specific needs. Individuals and families are able to access regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. These efforts will help to shorten the time that individuals and families experience homelessness; however, the shortage of supportive and affordable housing will continue to limit the ability of the Continuum of Care to quickly house people, especially in light of the economic challenges present due to the coronavirus pandemic.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families will have access to regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The type of services varies by funding source, and ranges from mortgage, rent and utility assistance only to prevention assistance (transportation, vehicle repair, daycare, etc.) designed to promote housing stability. People being discharged from a publicly-funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Families may also receive assistance from their child(ren)'s school through McKinney-Vento funds that provide transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

SP-65 Lead based paint Hazards – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards

Any structure built before 1978 that is proposed for rehabilitation under federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors. Should the city elect to implement housing rehabilitation assistance programs, it will provide families with a copy of Renovate Right or other EPA approved documents and require testing or presume the presence of lead-based paint. If testing indicates surfaces contain lead-based paint, safe work practices will be implemented during rehabilitation work. After completion of rehabilitation, the city will require a clearance examination of the worksite(s).

How are the actions listed above related to the extent of lead poisoning and hazards?

There are an estimated 640 housing units in Goodyear built before 1978. The city has a very small stock of pre-1978 housing units and will take action to educate and inform the public regarding lead hazards by distributing lead poisoning and lead hazard information to participants in federally-funded housing programs and to any interested resident.

How are the actions listed above integrated into housing policies and procedures?

The city will follow a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The city will follow strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and require compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors.
2. Public Education. Lead hazard information will be distributed to participants in homeownership and rental programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The US Census calculates poverty using income from earnings and other sources for adult household members, but not public assistance such as housing subsidy or food stamps. For this and other reasons it is important to note that while poverty may measure what a family needs, it is used primarily as a statistical yardstick.

The Goodyear 2019 Community Assessment indicates that 7.8% of Goodyear households live in poverty. Economic opportunity indicators show that one in ten children in Goodyear lives in poverty and one in ten people living in poverty in Goodyear work full time. As many Goodyear residents commute to their jobs across the valley, housing and transportation costs may consume nearly all of a household budget.

The root causes of poverty include: lack of good jobs and job growth; lack of education; lack of infrastructure; and the high cost of housing and basic goods and services. The City of Goodyear works to increase economic activity, promote jobs-based education, and provide services to help households attain higher-wage employment. The city will invest in community improvements and provide local funding to support critical services to poverty-level families to reduce poverty by 10% from 7.8% to 7.0% over the next five years. This goal will be heavily

influenced by factors beyond the control of the city, including the worldwide economy, and the uncertainty of the economy and employment due to the coronavirus pandemic.

While the focus of the anti-poverty strategy is to reduce the incidence of poverty, the city will invest in stabilization of people in crisis as a forerunner to their movement out of poverty. Consequently, the anti-poverty strategy focuses on creating a stable family and sustainable community environment. Public services for LMI individuals and families, people experiencing homelessness, people with disabilities and other particularly vulnerable populations are critical. These services include those provided to vulnerable and special-needs populations who are more likely to live in poverty.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Many poverty-level households consist of households with a single earner, and people with special needs who live on fixed incomes. By investing in community improvements, the city will provide the infrastructure, facilities and services that support economic and education opportunity for people living in poverty. By investing in public services, the city will support family and community stability.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The purpose of monitoring is to ensure all projects remain compliant with the regulations set forth by HUD, including timely expenditure of funds. The City of Goodyear will accomplish the majority of its goals through collaboration among city departments and in cooperation with regional organizations, including those participating in the Faith and Community Roundtable. These collaborations will be monitored for progress through quarterly reports, receipt of payment requests that are compared to quarterly reports for consistency, and ongoing communication. Regular communication ensures that city departments or any subrecipients facing challenges are provided the necessary support. If reports and payment requests are not received regularly, Neighborhood Services will contact the city department or subrecipient to encourage payment request submittal and therefore timely expenditure of funds. Along with quarterly reports, payment requests are examined to quantify progress.

Each activity will receive on-site monitoring to identify areas for improvement, assist in overcoming challenges impeding accomplishments, and ensure compliance with regulations

and policies. The city will monitor each activity to ensure that minority and women owned business enterprise marketing and procurement policies are followed.

Timely expenditure of funds will be ensured through inter-departmental or subrecipient agreements. The process of selecting activities will include ability to utilize CDBG funds in an efficient and expedient manner. Activities will be tracked for performance and compliance through institutional processes including accounting, performance and time tracking, grant management, and legal review. Measured accomplishments are provided through the Integrated Disbursement and Information System (IDIS), and in the Consolidated Annual Performance Evaluation Report.

City of Goodyear Arizona

HUD FY2021

Annual Action Plan

March 2021 Draft

Expected Resources

AP-15 Expected Resources – 91.220(c) (1,2)

Introduction

The Community Development Block Grant (CDBG) program is funded through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the City of Goodyear is classified as an entitlement community. This means that Goodyear is awarded CDBG funds at a level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the city must complete a Consolidated Plan every five years and an Annual Action Plan, based on the Consolidated Plan that details the uses of funds. Congress' primary objective for CDBG is to improve communities, principally for LMI persons by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

The Annual Action Plan (Action Plan) is submitted to the U.S. Department of Housing and Urban Development (HUD) and serves as the formal application for the use of Community Development Block Grant (CDBG) entitlement funds received by the City of Goodyear.

The Action Plan defines the one-year activities in relationship to the five-year goals and objectives of the Consolidated Plan covering Fiscal Years 2021-2025. The Action Plan provides a brief description of the CDBG activities planned for Fiscal Year 2021-2022. In the 5-year Consolidated Plan, the city established five priorities based on the analysis of market and community conditions, and input from Goodyear residents and service providers:

1. Community Facilities and Improvements
2. Public Services
3. Attainable and Sustainable Housing
4. Economic Development
5. Program Administration

Anticipated Resources

The City of Goodyear FY2021 CDBG Allocation is $422,807.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds will leverage the city's Community Funding Program. The Community Funding Program provides grants to nonprofit organizations that provide human or social services to benefit Goodyear residents. Applications are generally taken in spring of each year for activities that will address a priority inspired by the 2019 Goodyear Community Assessment. These priorities are to:

1. Expand services available in the Goodyear Community that are designed to meet the needs of minority populations, people in (or at risk of being in) crisis, or people experiencing homelessness;
2. Fostering social and cultural cohesion in Goodyear;
3. Providing innovative solutions to bring more mental health care services into Goodyear, particularly for youth;
4. Providing innovative transportation solutions for Goodyear residents, particularly those that help residents meet their health care needs; and
5. Regional solutions that result in increased access and a greater variety of services available to Goodyear residents and the workforce.

CDBG funds may also leverage Goodyear's partnership with the City of Avondale to provide support for the regional community action program and senior center. In addition, CDBG funds may leverage federal resources available to the city including funds available from the Departments of Transportation, Health and Human Services, and the Economic Development Administration.

The CDBG program does not have matching fund requirements.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Goodyear does not presently have parcels of city-owned land or property that may be used to address the needs identified in this plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Five-year Consolidated Plan Goals for CDBG Funding			
Activity	**Vulnerable Populations**	**Priority Level**	**5-year Goal**
Priority: Community Facilities and Improvements		**High**	
Community Facilities & Improvements	X		2,000 people
Priority: Public Services		**High**	
Services to Meet Basic Needs	X		2,000 people
Priority: Attainable and Sustainable Housing		**Low**	
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	X		10 housing units
Direct Assistance to 1st-time Homebuyers			5 households
Infrastructure for Housing			10 people
Priority: Economic Development		**Low**	
Create or Retain Jobs			2 businesses

Goal Descriptions

1	**Goal Name**	Community Facilities and Improvements
	Goal Description	CDBG funds for: development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/equipment, health facilities, nonprofit facilities, bus shelters, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband and disability accessibility improvements; clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; and cleanup of contaminated sites.
2	**Goal Name**	Community Services
	Goal Description	CDBG-funded services to LMI individuals, including persons experiencing or at risk of homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	**Goal Name**	Economic Development
	Goal Description	CDBG-funded financial and technical assistance to commercial enterprises with five or fewer employees, one or more of whom own the enterprise. Infrastructure in support of economic development may be undertaken as part of community facilities and improvements activities.
4	**Goal Name**	Attainable and Sustainable Housing
	Goal Description	Infrastructure for or rehabilitation of homeowner and rental housing for LMI owners or renters, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation; first-time homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; and acquisition/ rehabilitation/resale of homeownership housing.

5	**Goal Name**	Program Administration
	Goal Description	General program administration; planning; indirect costs; and fair housing activities.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects will be implemented by the City of Goodyear using PY2021 CDBG funding.

Projects

#	Project Name
	Community Facilities and Improvements – North Subdivision Streetlight Improvements
	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

At least 70% of CDBG funds must serve LMI people and not more than 15% may be used for public services. Up to 20% may be used to cover administrative costs. The largest obstacle to addressing underserved needs is insufficient funding to support large projects. As a new entitlement community, Goodyear has an emerging institutional system for the delivery of services, housing and community development programs and projects.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG assistance will be directed throughout Goodyear to benefit LMI residents, households, and neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Rationale for the priorities for allocating investments geographically

Allocating funds throughout Goodyear provides flexibility to address the greatest needs of LMI residents, households and neighborhoods.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

AP-60 Public Housing – 91.220(h)

Introduction

The City of Goodyear does not have a public housing authority. Residents may receive assistance through the Housing Authority of Maricopa County.

AP-65 Homeless and Other Special Needs Activities – 91.220(I)

Introduction

The Maricopa Regional Continuum of Care (CoC) is managed by the Maricopa Association of Governments and works throughout Maricopa County, including the City of Goodyear, to coordinate homeless planning across municipalities and agencies. The city may use CDBG resources to support or expand facilities and services for homeless people in cooperation with other west valley communities and the CoC.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Goodyear Police Department, through the Homeless Outreach Team (HOT), will continue its proactive approach to establishing trusting community relationships and providing referrals to local and regional resources and shelter options to address specific needs. Individual needs are assessed by providers of homelessness services upon referral.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Goodyear Police Department, through the Homeless Outreach Team (HOT), will continue its proactive approach to establishing trusting community relationships and providing referrals to regional resources and shelter options to address specific needs. In addition, the I-HELP program will continue to provide overnight emergency shelter and case management to assist people experiencing homelessness move from crisis to stability.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Phoenix Rescue Mission will work with the Goodyear Police Department Homeless Outreach Team to continuously engage people experiencing chronic homelessness in Goodyear to build trust and rapport. Many individuals they engage are struggling with addiction and mental health issues and are in need of support to acquire stable housing and social security benefits as they are unable to maintain steady employment.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Individuals and families will have access to regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The type of services varies by funding source, and ranges from mortgage, rent and utility assistance only to prevention assistance (transportation, vehicle repair, daycare, etc.)

designed to promote housing stability. People being discharged from a publicly-funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Families may also receive assistance from their child(ren)'s school through McKinney-Vento funds that provide transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

Discussion

Individuals and families experiencing homelessness in Goodyear reflect the diversity, complex characteristics, and special needs of people experiencing homelessness throughout the United States. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities and those who are chronically homeless, require extensive and long-term support. In addition to people who are already homeless, individuals and families with limited incomes may be in imminent danger of becoming homeless.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit." The Goodyear 2025 City of Goodyear General Plan identified the following local barriers to affordable housing and residential development:

1. As a relatively young community, only limited programs are currently in place to address aging housing stock.
2. The availability of funding such as Community Development Block Grant funds have steadily decreased over the years.
3. Goodyear has a need for a variety of housing types, such as multifamily rental housing. However, there are often negative, but not necessarily true, associations with these types of developments that must be overcome.
4. Housing prices could increase in the future causing housing to become unaffordable.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address local barriers to affordable housing and residential development during the next year the city will:

1. Promote the principles of fair housing;
2. Assess the current conditions of neighborhoods (e.g., crime, maintenance, property value, lighting) and evaluate the potential benefits of revitalization activities;
3. Assess the need for increased maintenance and city services for certain neighborhoods with unique traits or challenges; and
4. Conduct an assessment of housing conditions in the city's oldest neighborhoods.

Discussion:

Assessment of neighborhood conditions, including housing conditions and the need for increased maintenance and city services in certain LMI neighborhoods will provide the framework to further community education and establish needed programs.

AP-85 Other Actions – 91.220(k)

Introduction:

In addition to establishing goals related to the use of CDBG funds, the city established HUD-required strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. The city has also developed HUD-required program monitoring, and Minority- and Women Owned Business Enterprise Policies.

Actions planned to address obstacles to meeting underserved needs

The development and subsequent implementation of policy initiatives is critical to the success of the City of Goodyear's overall housing and economic development goals. In general, policy development and implementation are designed to enhance city program effectiveness, identify gaps or underserved groups, and enhance the private sector's ability to provide market-based solutions. At present, the greatest obstacles to meeting underserved needs are insufficient funding and an emerging delivery system.

Actions planned to foster and maintain affordable housing

The city will assess neighborhood conditions, including housing conditions and the need for increased maintenance and city services in LMI neighborhoods to provide the framework for programs and services that will foster and maintain affordable housing.

To address impediments to fair housing choice identified in the Maricopa County Regional Analysis of Impediments to Fair Housing Choice, the city will:

1. Review Goodyear fair housing complaints data from HUD to identify any patterns in lending discrimination, failure to make reasonable accommodations, and other

discriminatory patterns to identify the need for local investments in education, public services and other vital community investments.

2. Assess conditions in LMI neighborhoods to identify vital community investments.
3. Promote fair housing education by providing information, participating with neighboring jurisdictions to promote fair housing education, and examining opportunities to provide financial literacy classes for prospective homebuyers.
4. Report information to Maricopa County.

Actions planned to reduce lead-based paint hazards

The city will follow a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The city will follow strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances, and require compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors.
2. Public Education. Lead hazard information will be distributed to participants in homeownership and rental programs.

Actions planned to reduce the number of poverty-level families

The city will invest community funding in services that promote stabilization of people in crisis and access to economic opportunity as a forerunner to their movement out of poverty. The city will continue its economic development efforts, working cooperatively with employers, workforce investment agencies, and education agencies to promote jobs-based education and services to help lower-income households attain higher-wage employment.

Actions planned to develop institutional structure

The City of Goodyear recognizes the benefits of increasing administrative efficiencies to improve the delivery system. During the next year, the city will examine methods of utilizing CDBG funds for public services in conjunction with the Community Funding program to expand available services to Goodyear residents, and will assess neighborhood conditions to identify the demand for housing assistance and services.

Actions planned to enhance coordination between public and private housing and social service agencies

The city will continue to work with the Faith and Community Roundtable to facilitate trust and expand the collaborative mindset that honors the contributions, needs and perspectives of local service providers.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l) (1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

AGENDA ITEM #: 16.
DATE: 04/26/2021

CITY COUNCIL ACTION REPORT

SUBJECT: FOREIGN TRADE ZONE POLICY

STAFF PRESENTER(S): Harry Paxton, Economic Development Project Manager

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SUMMARY:

Request adoption of Proposed Foreign Trade Zone Policy

Recommendation:

ADOPT RESOLUTION NO. 2021-2154 APPROVING FOREIGN TRADE ZONE POLICY OF THE CITY OF GOODYEAR DATED APRIL 26, 2021; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF THE RESOLUTION; LIMITING APPLICATION OF TAX POLICY TO FUTURE FTZ SITES; AND PROVIDING FOR AN EFFECTIVE DATE. (Harry Paxton, Economic Development Project Manager)

FISCAL IMPACT:

An activated Foreign Trade Zone (FTZ) site provides a property tax benefit to qualified companies reducing the real and personal property tax assessment ratio from 18% to 5%. Property tax savings to companies are only realized after they are activated FTZ sites. This almost exclusively occurs only after the company has made significant investments increasing the property tax base on property.

BACKGROUND AND PREVIOUS ACTIONS:

7/13/09 - City Council Adopts Resolution 09-1324 supporting the formation of the Greater Maricopa Foreign Trade Zone (GMFTZ); Approves a Foreign Trade Zone application to include the Goodyear Gateway South and Palm Valley 303 sites; Adopts a Foreign Trade Zone Tax Policy; Authorizes City's membership in the GMFTZ Advisory Board.
10/4/10 – City Council Adopts Resolution 10-1404 and 10-1405 amending the FTZ Tax Policy clarifying the circumstances under which a PILOT (i.e. Payment in Lieu of Taxes) Agreement is required and approving the Goodyear Crossings FTZ site.
12/15/2014 – City Council Adopts Resolution 14-1687 amending the FTZ Policy providing administrative approval of FTZ applications for User Driven sites for speculative buildings that met certain requirements by January 1, 2018.

4/12/2021 – Work Session to provide an overview of the proposed FTZ Policy elements and seek Council input and direction. There were no changes proposed to the policy framework that was presented during the work session. Council did request a periodic review of the policy to assess results of the program.

STAFF ANALYSIS

The Goodyear FTZ program was established to spur economic development by attracting speculative infrastructure and building development creating shovel ready sites to help attract quality employment. Since the beginning of the FTZ program it has resulted in thirteen companies that are currently operating or have announced operations within an FTZ. Total job creation within the zones is over 5,000 jobs and has attracted over $1.3 billion in capital investments. T he growth of the Goodyear FTZ program has helped establish the city's industrial sector as a thriving market for new investments with millions of square feet of industrial development under construction now or planned in the near future.

Staff proposes modifications to the City of Goodyear FTZ Policy, which includes modifications to the city's tax policies that will result in full state and federal tax benefits available to certain activated users that meet the requirements of qualified employer. Qualified employers would be a high-wage manufacturer or an internet fulfillment center with substantial end user sales within Arizona while other activated users will receive only full federal tax benefits.

A Qualified High Wage Manufacturing Employer will be required to meets all of the following criteria:

- The manufacturing facility is located within an I-1 zoning district or it is located within a zoning district other than I-1, but the actual use is a permitted use under the I-1 zoning district.
- Employer/Operator provides documentation demonstrating a Capital Expenditure of at least $25,000,000.
- Continuously employs at least 100 Full-Time Employees.
- At least 51% of the operator's Full-Time Employees are paid at least 125% of the median annual wage computed annually by the Arizona Department of Commerce.
- All Full-Time Employees are offered health insurance for which the employer pays at least 65% of the premium or membership costs of such insurance.

A Qualified Internet Fulfillment Center will be required to meets all of the following criteria:

- Employer/Operator provides documentation demonstrating a Capital Expenditure of at least $25,000,000.
- The internet fulfillment center generates a minimum of $25,000,000 of end user sales in Arizona on an annual basis that is sourced from a facility in Goodyear resulting in the transaction privilege tax of 2.5% to be paid to the City of Goodyear for each occurrence.

Employers/Operators of an activated FTZ site would be required to pay a Payment in Lieu of Taxes (PILOT) Fee unless the operator is a Qualified High Wage Manufacturer Employer or a Qualified Internet Fulfillment Center. The policy would require the execution of a Foreign Trade Zone Agreement prior to the Activation of any Zone Site. There would be no PILOT Fee owed during any year that the activated user meets the qualifications for a Qualified High Wage Manufacturing Employer or Qualified Internet Fulfilment Center, otherwise all users will pay a PILOT Fee.

The amount of the PILOT fee shall be the difference between the property taxes that would have been paid had a Zone Site not been activated less the amount of the property taxes owed under the reclassification resulting from the activation unless any of the taxing jurisdictions who receive property taxes have entered into a separate agreement. If a taxing jurisdiction has entered into a separate agreement regarding the payment of property taxes, the amount of the PILOT Fee shall be the difference between the property taxes that would have been paid had the property not been an activated Zone Site, excluding the amount of taxes attributable to the taxing jurisdiction with the separate agreement, less the amount of the property taxes owed under the reclassification resulting from the activation of the Zone Site, excluding the amount of taxes attributable to the taxing jurisdiction with the separate agreement.

The City will distribute to taxing jurisdictions the portion of the PILOT Fee applicable to each of the taxing jurisdictions. The applicant who is seeking to include property as a Zone Site would be responsible for obtaining all letters of support from other taxing jurisdictions whose support is required.

By approving and adopting Resolution 2021-2154, the Council is approving and adopting the Foreign Trade Zone Policy of the City of Goodyear Dated April 26, 2021 (the “FTZ Policy”). The 2021 FTZ Policy shall not apply to zone sites that are included within boundaries of the FTZ No. 277 Western Maricopa County as of April 26, 2021, the date this Resolution is approved. Zone sites that have been included within the boundaries of the FTZ No. 277 Western Maricopa County before April 26, 2021 are subject to the Foreign Trade Zone Policy of the City of Goodyear Dated December 15, 2014.

At the request of Council, staff will provide Council with periodic reviews of the policy to assess results of the program. The first review will be provided by June 1, 2024 and will be provided no less than every three years.

ATTACHMENTS:

1. Resolution 2021-2154

- Exhibit I to Resolution – Foreign Trade Zone Policy of the City of Goodyear Dated April 26, 2021

Attachments

Resolution (FTZ)

FTZ Presentation

RESOLUTION NO. 2021-2154

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING FOREIGN TRADE ZONE POLICY OF THE CITY OF GOODYEAR DATED APRIL 26, 2021; PROVIDING AUTHORIZATION AND DIRECTION TO TAKE ACTIONS AND EXECUTE DOCUMENTS NECESSARY TO CARRY OUT INTENT OF THE RESOLUTION; LIMITING APPLICATION OF TAX POLICY TO FUTURE FTZ SITES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of 19 U.S.C. § 81a *et seq*. (the "FTZ Act") and ARIZ. REV. STAT. § 44-6501, Greater Maricopa Foreign Trade Zone, Inc. (the "Grantee") applied to the Foreign Trade Zone Board of the United States Department of Commerce to approve and activate (the "Application") the formation and operation of a general-purpose foreign trade zone to be created in western and northern Maricopa County and to be known as the Greater Maricopa Foreign Trade Zone; and

WHEREAS, the application was approved and FTZ No. 277 Western Maricopa County, commonly known as the Greater Maricopa Foreign Trade Zone was established;

WHEREAS, pursuant to ARIZ. REV. STAT. § 42-12006, the State of Arizona allows real and personal property located within an approved and activated foreign trade zone ("FTZ") or subzone established under the Foreign Trade Zone Act and ARIZ. REV. STAT. § 44-6501 to be reclassified as Class 6 property and to be assessed for taxation purposes at 5% of its full cash value; and

WHEREAS, the City of Goodyear's support is required for properties to be included within the Greater Maricopa FTZ, and the City of Goodyear's support is conditioned upon compliance with tax policies adopted by the City of Goodyear; and

WHEREAS, pursuant to Resolution 09-1324, the City Council formally supported the formation of the Greater Maricopa FTZ and adopted a Foreign Trade Zone Tax Policy for the City of Goodyear dated July 13, 2009; and

WHEREAS, the Foreign Trade Zone Tax Policy dated July 13, 2009 was replaced and superseded by the Foreign Trade Zone Tax Policy of the City of Goodyear dated October 4, 2010 (the "2010 FTZ Tax Policy"); and

WHEREAS, On December 22, 2010, the Foreign Trade Zone Board approved the formation of FTZ No. 277 Western Maricopa County; and

WHEREAS, operators of activated users in a site included within the boundaries of FTZ No. 277 Western Maricopa County receive federal tax benefits and state tax benefits; and

WHEREAS, the requirement of City Council support for the inclusion of property within the boundaries of FTZ No. 277 Western Maricopa County and the City of Goodyear's FTZ Tax Policy have been used as tools to encourage the development of undeveloped sites within the city and the location of certain types of operations within the city; and

WHEREAS, approximately 221 acres within the 416 acre Airport Gateway at Goodyear Industrial Park, approximately 367 acres within the 1600 acre Palm Valley 303 Industrial Park, approximately 15 acres within the Citation Industrial Park, and approximately 68 acres of Goodyear Crossing Industrial Park have been included within the boundaries of FTZ No. 277 Western Maricopa County; and

WHEREAS, the Goodyear FTZ program was established to spur economic development by attracting speculative infrastructure and building development creating shovel ready sites to help attract quality employment; and

WHEREAS, the Goodyear FTZ program since the beginning of the program has resulted in thirteen companies that are currently operating or have announced operations within an FTZ. Total job creation within the zones is over 5,000 jobs and has attracted over $1.3 billion in capital investments; and

WHERAS, the growth of the Goodyear FTZ program has helped establish the city's industrial sector as a thriving market for new investments with millions of square feet of industrial development under construction now or planned in the near future; and

WHEREAS, the Grantee submitted an application to reorganize FTZ No. 277 Western Maricopa County under the Alternative Site Framework ("ASF"), and FTZ No. 227 Western Maricopa County was reorganized under the Alternative Site Framework on December 16, 2011; and

WHEREAS, under the ASF, user driven sites, which are sites that are tied to a single operator whose operations qualify the site for FTZ status and that lose FTZ status when the operator leaves the site, are eligible to be included within the boundaries of FTZ No. 277 Western Maricopa County; and

WHEREAS, following the reorganization of FTZ No. 277 Western Maricopa County under the Alternative Site Framework, the Goodyear City Council, pursuant to Resolution 2014-1687, approved and adopted the Foreign Trade Zone Policy of the City of Goodyear Dated December 15, 2014; and

WHEREAS, the Foreign Trade Zone Policy of the City of Goodyear Dated December 15, 2014 set forth policies for the city's support of requests for the inclusion with the boundaries of FTZ No. 277 Western Maricopa County and modified the 2010 FTZ Tax Policy; and

WHEREAS, the City of Goodyear has a continued interest in using its ability to support a request for inclusion within the FTZ No. 277 Greater Maricopa County as an economic incentive to encourage development of certain types of FTZ qualified operations, specifically high wage manufacturing employers and internet fulfillment centers with substantial end user sales within Arizona; and

WHEREAS, the proposed modifications to the City of Goodyear FTZ Policy, which includes modifications to the city's tax policies, will result in full state and federal tax benefits available to

an activated user that meets the requirements of a qualified high wage manufacturer employer and internet fulfillment centers with substantial end user sales within Arizona while other activated users will receive only full federal tax benefits; and

WHEREAS, it is in the best interests of the City and its residents to modify the Foreign Trade Zone Policy of the City of Goodyear Dated December 15, 2014 to modify the city's policies regarding the city's support for FTZ Zone Sites and the city's tax policy for FTZ Zone Sites.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, AS FOLLOWS:

Section 1. The Mayor and Council of the City of Goodyear hereby approve and adopt the Foreign Trade Zone Policy of the City of Goodyear Dated April 26, (the "2021 FTZ Policy") attached hereto as Exhibit 1 modifying Foreign Trade Zone Tax Policy for the City of Goodyear dated December 15, 2014.

Section 2. The City Manager or his designee is hereby authorized and directed to take any and all actions and to execute all documents necessary to carry out the intent of this Resolution and the 2021 FTZ Policy attached hereto as Exhibit 1.

Section 3. The 2021 FTZ Policy shall not apply to zone sites that are included within boundaries of the FTZ No. 277 Western Maricopa County as of April 26, 2021, the date this Resolution is approved. Zone sites that have been included within the boundaries of the FTZ No. 277 Western Maricopa County before April 26, 2021 are subject to the Foreign Trade Zone Policy of the City of Goodyear Dated December 15, 2014.

Section 4. The 2021 FTZ Policy shall apply to zone sites that are included within boundaries of the FTZ No. 277 Western Maricopa County after April 26, 2021, the date this Resolution is approved

Section 5. This Resolution shall become effective as provided by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Arizona, this ___ day of _____ , 2021.

_____

Georgia Lord, Mayor

Date:_____

ATTEST:

_____

Darcie McCracken, City Clerk

APPROVED AS TO FORM:

_____

Roric Massey, City Attorney

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

I, the undersigned Darcie McCracken, being the duly appointed, qualified City Clerk of the City of Goodyear, Maricopa County, Arizona, certify that the foregoing Resolution No. _____ is a true, correct and accurate copy of Resolution No. _____, passed and adopted at a regular meeting of the Council of the City of Goodyear, Maricopa County, Arizona, held on the 26th day of April 2021, , at which a quorum was present and, by a _____vote, _____voted in favor of said resolution.

Given under my hand and sealed this _____day of _____, 20____.

_____

seal City Clerk

EXHIBIT 1

FOREIGN TRADE ZONE POLICY
OF THE CITY OF GOODYEAR
DATED APRIL 26, 2021

WHEREAS, the City of Goodyear is located within the boundaries of FTZ No. 277 Western Maricopa County.

WHEREAS, the City of Goodyear hereby establishes this Foreign Trade Zone Policy ("Policy").

WHEREAS, the City reserves the right to amend, modify, supplement and/or terminate this Policy at any time.

POLICY TERMS

A. The City will only support requests for property to be included as Zone Site within the boundaries of FTZ No. 277 Western Maricopa County and upon the condition that the Grantee of FTZ No. 277 Western Maricopa County require as a condition of activation of Zone Site the execution of and compliance with Foreign Trade Zone Agreements, as discussed below, which effectuate the tax policies adopted by the City of Goodyear. This provision shall not be interpreted as conveying any right of support from the City for any request to include property as a Zone Site within the boundaries of FTZ No. 277 Western Maricopa County.

B. Definitions. The following definitions apply to the terms set forth in this Policy:

1. Activate(d) or Activation: shall mean the approval of a Grantee and U.S. Bureau of Customs and Border Protection ("CBP") pursuant to the provisions of 19 CFR Part 146, *et. seq.*, authorizing foreign trade zone operations at a Zone Site (or portion thereof).

2. ASF: means Alternative Site Framework which is the optional approach to designation and management of zone sites adopted by the U.S. Foreign Trade Zones Board, as it may be modified.

3. Capital Expenditure: means the expenditures incurred in the development of a site, which shall include expenditures for: the building, the value of capital equipment, whether leased or purchased, and all on-site and infrastructure needed to serve the site.

4. Full-Time Employee: means a permanent employee whose normal work week would result in the employee working a minimum of 1,750 hours per year.

5. Grantee: shall mean the corporate recipient of a grant of authority to operate FTZ No. 277 Western Maricopa County as provided in 15 CFR Part 400 *et seq*, which currently is Greater Maricopa Foreign Trade Zone, Inc.

6. Magnet Sites: (also known as General Purpose Sites or General Purpose Zones) are Zone Sites that are included within the boundaries of FTZ No. 277 Western Maricopa County consisting of larger tracts of land that are organized and function as an integrated unit, such as all or part of an industrial park or airpark facility, that are intended to be used by multiple users for multiple activities and that are intended to draw future users to that location.

7. Manufacturing Facility shall mean a facility in which raw materials and/or components are processed into finished goods through the use of tools, human labor, machinery, and chemical processing.

8. PILOT Fee: If an annual fee to be paid by the Operator of an activated Zone Site, other than an operator of Qualified High Wage Manufacturer Employer or an operator of a Qualified Internet Fulfillment Center, and the property at the site has been reclassified and is being taxed as property within a foreign trade zone. Unless a taxing jurisdiction has entered into a separate agreement regarding the payment of property taxes, the amount of the PILOT fee shall be the difference between the property taxes that would have been paid had a Zone Site not been activated less the amount of the property taxes owed under the reclassification resulting from the activation. If a taxing jurisdiction has entered into a separate agreement regarding the payment of property taxes, the amount of the PILOT Fee shall be the difference between the property taxes that would have been paid had the property not been an activated Zone Site, excluding the amount of taxes attributable to the taxing jurisdiction with the separate agreement, less the amount of the property taxes owed under the reclassification resulting from the activation of the Zone Site, excluding the amount of taxes attributable to the taxing jurisdiction with the separate agreement.

9. Qualified High Wage Manufacturing Employer: shall mean an operator of a Manufacturing Facility that meets all of the following criteria: (i) the Manufacturing Facility is located within an I-1 zoning district or it is located within a zoning district other than I-1, but the actual use of the User Drive Site is a permitted use under the I-1 zoning district; (ii) operator provides documentation demonstrating a Capital Expenditure of at least $25,000,000 in the developing and/or equipping of the Manufacturing Facility (iii) continuously employs at least 100 Full-Time Employees; (iv) at least 51% of the operator's Full-Time Employees are paid at least 125% of the median annual wage computed annually by the Arizona Department of Commerce; and (v) all Full-Time Employees are offered health insurance for which the employer pays at least 65% of the premium or membership costs of such insurance. Operators who are self-insured for health care shall establish annual up-front fixed costs that is to be paid by employees as described in the Arizona Commerce Authority Qualified Facility Tax Credit Program's requirements for employers who self-insure for employee health care.

10. Qualified Internet Fulfillment Center shall mean an operator of an internet fulfillment center that meets all of the following criteria: (i) operator provides documentation demonstrating a Capital Expenditure of at least $25,000,000 in the developing and/or equipping of the internet fulfillment center; and (ii) the internet fulfillment center generates a minimum of $25,000,000.00 of end user sales in Arizona on an annual basis that is sourced from a facility in Goodyear resulting in the transaction privilege tax of 2.5% to be paid to the City of Goodyear for each occurrence.

11. User Driven Site is a Zone Site that is tied to a single operator or user under the ASF whose operations qualify the site for FTZ status and that is included within the boundaries of FTZ No. 277 Western Maricopa County but that loses its status as a Zone Site when that operator or user leaves the site.

12. Zone Site: property located within the City of Goodyear that has been approved by the Foreign Trade Zone Board to be included within the boundaries of FTZ No. 277 Western Maricopa County and consists of User Driven Sites and Magnet Sites.

E. Inclusion within a Foreign Trade Zone. The City shall not support an Application to include property in Goodyear within a foreign trade zone as a Zone Site unless the following conditions are met:

1. Public Benefit. The Applicant must demonstrate to the satisfaction of the City that a significant public benefit will result from the inclusion of the property within FTZ No. 277 Western Maricopa County.

2. Zoning. The property to be included within FTZ No. 277 Western Maricopa County is zoned I-1 or, for User Driven Sites, the property is located in zoning district other than I-1, but the actual use of the User Driven Site is a permitted use under the I-1 zoning district.

3. Federal Eligibility. The Applicant meets Federal eligibility guidelines found in 15 CFR Part 400 *et. seq*.

4. Grantee Commitment. Grantee of FTZ No. 277 Western Maricopa County requires as a condition of activation of Zone Site the execution of and compliance with Foreign Trade Zone Agreements, as discussed herein, which effectuate the tax policies adopted by the City of Goodyear

F. Activation Requirements. The policy of the City is to require the execution of a Foreign Trade Zone Agreement prior to the Activation of any Zone Site requiring the payment of a PILOT Fee as provided herein. The operator of a Zone Site that wants to activate such Zone Site shall execute a Foreign Trade Zone Agreement provided by the City of Goodyear; and a copy of the fully executed Foreign Trade Zone Agreement shall be submitted to the Grantee with the letter from the operator requesting Activation concurrence from the Grantee as required under 19 CFR Part 146.

G. Foreign Trade Zone Agreement. The Foreign Trade Zone Agreement shall require all operators seeking activation of a Zone Site to pay a PILOT fee unless the operator is a Qualified High Wage Manufacturer Employer or a Qualified Internet Fulfillment Center.

1. Qualified High Wage Manufacturer Employers. For operators claiming status as a Qualified High Wage Manufacturer Employer the Foreign Trade Zone Agreement shall exempt the operator from paying any PILOT Fee except as provided herein. The Foreign Trade Zone Agreement shall require operators claiming status as a Qualified High Wage Manufacturer

Employer to provide the City whatever documentation and records the City requests to verify compliance with the requirements for a Qualified High Wage Employer, and in the event the operator fails to meet those requirements, the operator shall pay a PILOT Fee in the amount that would be owed in absence of its exempt status during the period of non-compliance.

2. Qualified Internet Fulfillment Centers. For operators claiming status as a Qualified Internet Fulfillment Center, the Foreign Trade Zone Agreement shall exempt the operator from paying any PILOT Fee except as provided herein. The Foreign Trade Zone Agreement shall require operators claiming status as a Qualified Internet Fulfillment Center to provide the City whatever documentation and records the City requests to verify compliance with the requirements for a Qualified Internet Fulfillment Center, and in the event the operator fails to meet those requirements, the operator shall pay a PILOT Fee in the amount that would be owed in absence of its exempt status during the period of non-compliance.

3. The PILOT Fee shall be paid only during the years the Zone Site is being taxed under the classification applicable to property within an activated foreign trade Zone Site (or portion thereof).

4. The PILOT Fee shall be paid to the City in two equal payments with half of the PILOT Fee being due on October 1st of each year the PILOT Fee is owed and the second half of the PILOT Fee being due on March 1st of the following year.

5. The City shall distribute, within thirty days of receipt of the PILOT Fee, the portion of the PILOT Fee applicable to each of the taxing jurisdictions

H. Property Tax Assessments. The Maricopa County Assessor's Office will continue to be responsible for assessing the value of activated Zone Sites (or portions thereof).

I. Zoning. This Policy does not create any right to have any property within the City rezoned to make it eligible for FTZ status.

J. Other Taxing Jurisdictions. The applicant who is seeking to include property as a Zone Site within the boundaries of FTZ No. 277 Western Maricopa County shall be responsible for obtaining all letters of support from other taxing jurisdictions whose support is required.

K. Interpretations. The City Attorney is responsible for interpreting the provision of this Policy.


CITY OF
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Proposed Foreign Trade Zone Policy Update

PREVIOUS ACTIONS

July 2009 - City Council approved participation in the Greater Maricopa Foreign Trade Zone (GMFTZ) and designated two Magnet FTZ sites

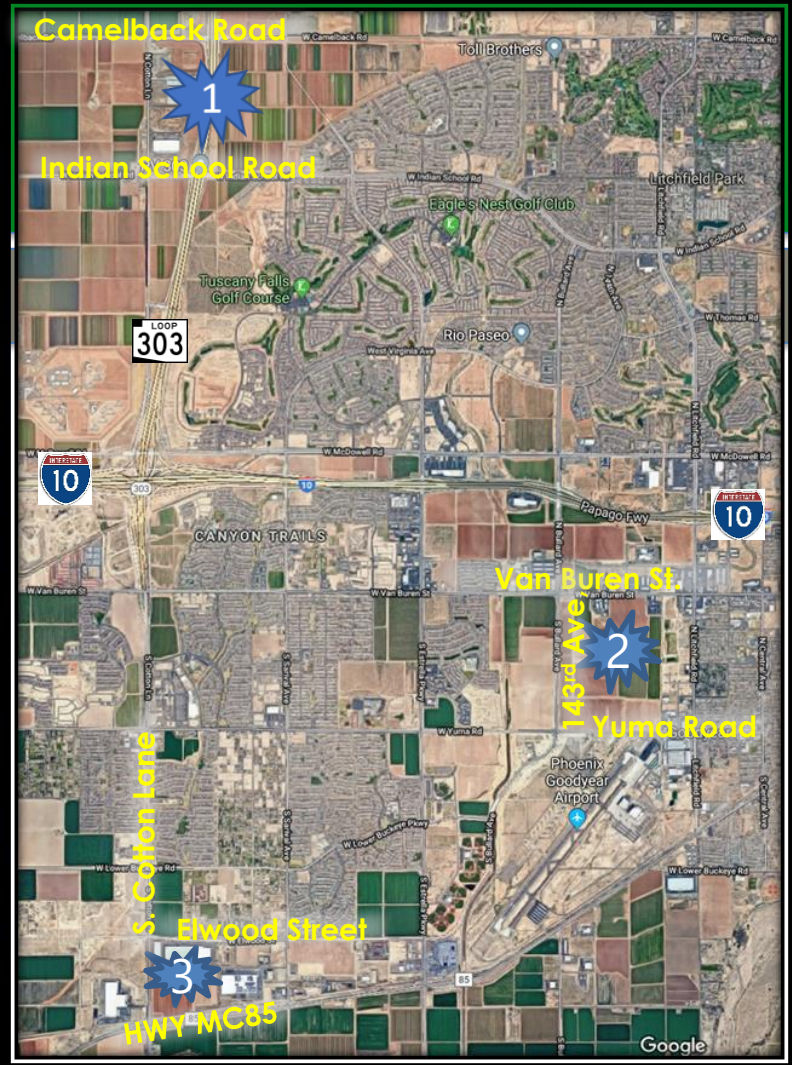
Purpose:

- Assist with attracting quality companies
- Encourage SPEC building development
- Create shovel ready sites

October 2010 – City Council approved an amended policy clarifying the PILOT Fee and approved the Goodyear Crossing Magnet FTZ site

December 2014 – City Council approved an amended FTZ policy providing administrative approval of User Driven FTZ sites with SPEC building requirements thru January 1, 2018

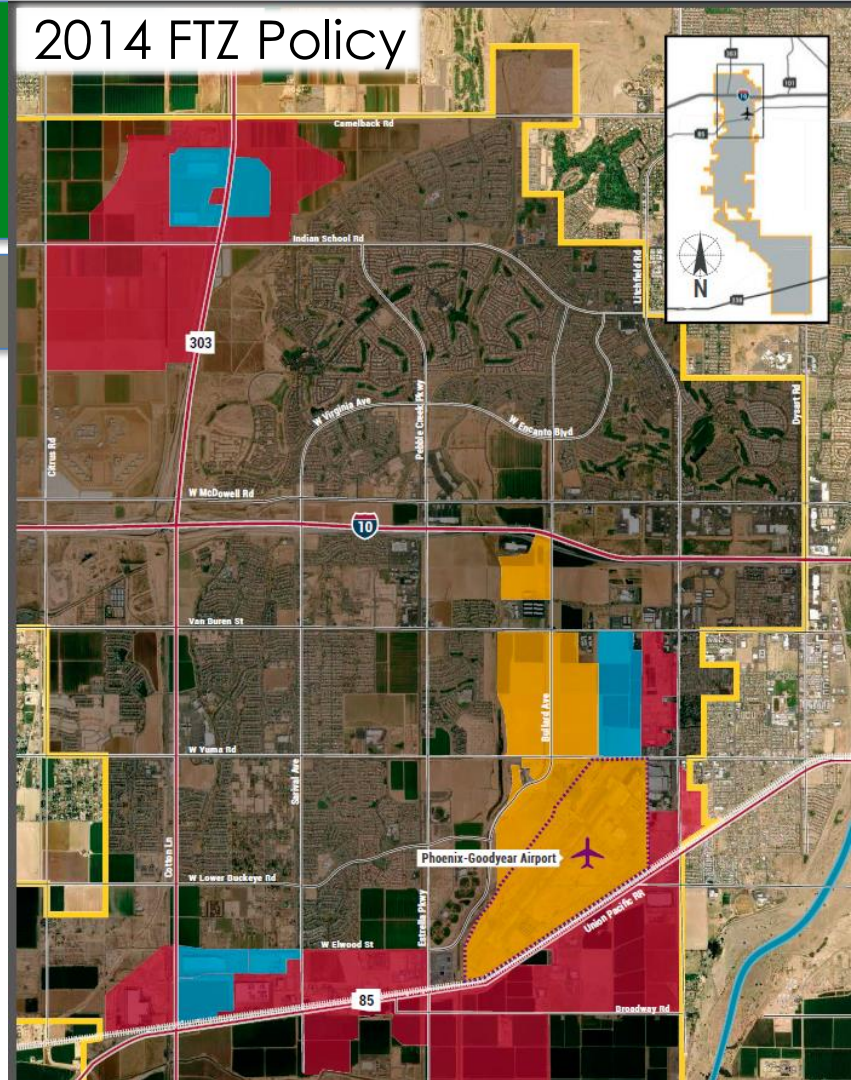
April 2021 - City Council Worksession



Prior Approvals 2014 Policy

USER DRIVEN SITES-SPEC BUILDINGS

- High Wage Employment Requirements (manufacturing)
  - 51% are paid 125% of median annual wage
  - Minimum of 75 jobs
- Internet Fulfillment
  - $25M in AZ End User Sales annually
- $25M Capital Investment
- 75% employer contribution to health insurance



Policy Direction

April 12, 2021 Council Work Session

- Continue to encourage development
- Provide incentives consistent with the City's development policies
- Encourage the location of the City's targeted industries, specifically high-wage jobs
- Provide a periodic review of the policy to Council and assess if the policy may need to be amended

Recommendation

ADOPT RESOLUTION

Proposed New Magnet & User Driven FTZ Policy

- Manufacturing companies
  - employ at least 100
  - pay 51% of employees 125% of the AZ median wage
- Internet fulfillment companies
  - Minimum of $25M in AZ End User sales annually
- Company invests minimum of $25M
- Company pays at least 65% of employees health insurance
- All other companies pay a PILOT fee
- Review of policy provided to Council every three years


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