

City Council Regular Meeting

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



Monday, February 22, 2021

6:00 p.m.

Meeting Minutes

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER PIZZILLO

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

COMMUNICATIONS

1. 2021 Spring Training Season

Ballpark General Manager Bruce Kessman presented an update to the 2021 Spring Training season. Mr. Kessman stated that a proactive approach was taken to develop an occupancy plan by the Cactus League who worked with host cities, Major League Baseball and the Maricopa County Department of Health Services.

Mr. Kessman went on to present the updated Spring Training schedule with Opening Day beginning on Sunday, February 28. He discussed the fan experience, no bags being allowed, seating, social distancing, parking, and the enhanced cleaning measures taking place to keep fans and staff safe. He added that the website was live now for fans to purchase tickets.

CITIZENS COMMENTS/APPEARANCES FROM THE FLOOR

There were no citizen comments.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to APPROVE Consent Agenda Item 3. 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

2. **APPROVAL OF MINUTES**

This item was pulled from the agenda and will be placed on a future agenda.

3. **APPROVE FY2021 TRANSFERS**

Council asked why the budget transfers were requested now instead of with the mid-year budget changes. Finance Director Doug Sandstrom explained that the two items on the budget transfer were requested in the current FY2022 budget process, but were items that were allowed to be processed in the FY2021 budget process due to timing.

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

4. **PLANNED AREA DEVELOPMENT AMENDMENT TO AMEND THE RESTATED AND AMENDED FINAL PLANNED AREA DEVELOPMENT FOR BALLPARK VILLAGE & BALLPARK VILLAGE - SOUTH**

Mayor Lord opened the Public Hearing at 6:12 p.m. and continued the item to the March 1, 2021 Regular Meeting.

5. **REZONE APPROXIMATELY 139 ACRES LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND VAN BUREN STREET**

Mayor Lord opened the Public Hearing at 6:13 p.m.

Planner Christian Williams provided the background on a zoning ordinance text amendment that made changes to residential zoning categories and standards within the City. Mr. Williams went on to present a request to rezone approximately 139 acres located at the southeast corner of Citrus Road and Van Buren Street for Rose Gardens Final Planned Area Development (PAD) to R1-4 with Silva Trails PAD Overlay. He discussed the history of the property and that in 2008 the property was zoned for a project called Rose Garden.

Mr. Williams provided the details of the proposal for Silva Trails by highlighting amenities, the mix of lots and diversity and streetscapes within the community.

Mayor Lord closed the Public Hearing at 6:22 p.m.

Council asked what was planned for the City property on the southwest corner. Mr. Williams responded that the corner was zoned as a Public Facilities District and was where a fire station would be built.

Council expressed that this was a unique, well-designed project and that it was a good complement to the area.

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Joe Pizzillo to ADOPT RESOLUTION NO. 2021-2131 DECLARING A PUBLIC RECORD THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED “OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-07 CITY OF GOODYEAR, AZ – REZONE CASE”; AND “LEGAL DESCRIPTION – SILVA TRAILS”. 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

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Wally Campbell to ADOPT ORDINANCE NO. 2021-1495 CONDITIONALLY REZONING APPROXIMATELY 139 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND VAN BUREN STREET; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES. 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

6. REZONING FROM PAD (PLANNED AREA DEVELOPMENT) TO R1-4 (SINGLE FAMILY DETACHED) AND R1-C (COURT HOME) FOR CITRUS PARK

Items 6 and 7 were presented together.

Mayor Lord opened the Public Hearing at 6:26 p.m.

Principal Planner Steve Careccia presented a request to rezone and a request to pre-plat Citrus Park. Mr. Careccia noted that the property was located about two miles south of Interstate 10 (I-10) along Citrus Road and Lower Buckeye Road. He added that the property consisted of about 160 acres and was designated as neighborhoods land use in the General Plan.

Mr. Careccia stated the property was zoned as Plan Area Development (PAD) Levinson 160 that was approved in 2007 for 422 homes and a 27-acre commercial corner. He explained the proposal was to replace the Levinson PAD with Citrus Park and to rezone 114 of the 160 acres to R1-4 (Single Family Detached) and the remaining 46 acres to court homes totaling 616 dwelling units. Mr. Careccia went on to provide the details and elements of the proposed development plan.

Mayor Lord closed the Public Hearing at 6:33 p.m.

Council asked if there was a traffic signal proposed at the entry/exit of the property. Ms. Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, PLLC, explained that a traffic signal at that location was not predetermined, but a signal installation could be warranted based on a future traffic study.

Council asked if the round-about's location was to allow drivers to make a left turn. Mr. Careccia responded that it was a unique design enhancement proposed by the developer instead of having the standard four-way stop with stop signs.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Joe Pizzillo to ADOPT RESOLUTION NO. 2021-2129 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND TITLED: "OFFICIAL SUPPLEMENTARY ZONING MAP NO. 20-05"; "LEGAL DESCRIPTION FOR CITRUS PARK"; "LEGAL DESCRIPTION FOR CITRUS PARK R1-4 ZONING DISTRICT"; "LEGAL DESCRIPTION FOR CITRUS PARK R1-C ZONING DISTRICT"; "CITRUS PARK – PARKS AND OPEN SPACE PLAN"; "CITRUS PARK – CIRCULATION PLAN"; "CITRUS PARK – WALL PLAN"; "CITRUS PARK – ENTRY FEATURES AND WALL ELEVATIONS"; "CITRUS PARK – NORTH ENTRY MONUMENT PLAN"; "CITRUS PARK – PEDESTRIAN LIGHTING PLAN"; AND "PRELIMINARY PLAT FOR CITRUS PARK." 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

MOTION BY Vice Mayor Bill Stipp, SECONDED BY Councilmember Joe Pizzillo to ADOPT ORDINANCE NO. 2021-1493 CONDITIONALLY REZONING APPROXIMATELY 160 ACRES OF LAND AT THE SOUTHWEST CORNER OF CITRUS ROAD AND LOWER BUCKEYE ROAD; AMENDING THE ZONING MAP; AND PROVIDING FOR NON-ABRIDGMENT, CORRECTIONS SEVERABILITY, PENALTIES AND AN EFFECTIVE DATE. 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

BUSINESS

7. PRELIMINARY PLAT FOR CITRUS PARK

This item was heard with Item 6.

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Laura Kaino to APPROVE a request for the Preliminary Plat for Citrus Park attached hereto subdividing approximately 160 acres located at the southwest corner of Citrus Road and Lower Buckeye Road (the "Property") subject to the following stipulations. 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

City Manager Julie Arendall reminded everyone about the March 9 Special Election on the proposed Charter changes. She added that the City would be holding a virtual public meeting on February 24 and that it would be available on the City's website, www.goodyearaz.gov/elections, for those who were unable to attend.

Council requested information about the performance evaluation and review for the Municipal Court Judge. Ms. Arendall stated Human Resources and the Judge reached an agreement on the proposed goals and would make sure the goals and review were shared with the Council.

FUTURE MEETINGS

March 1, 2021 Regular Meeting 6:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Lord adjourned the Regular Meeting at 6:44 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 February 22, 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