



Mayor
Georgia Lord

Vice Mayor
Brannon Hampton

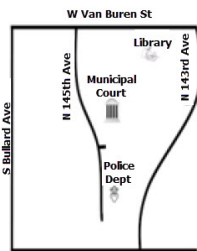
Councilmember
Joe Pizzillo

Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Laura Kaino



City Council Work Session
Municipal Court and Council Chambers
14455 W. Van Buren St., Suite B101
Goodyear, AZ 85338
Monday, December 6, 2021
5:00 PM

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

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.



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>

CALL TO ORDER

ROLL CALL

AGENDA ITEMS FOR DISCUSSION

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

1. TERRASANTE ANNEXATION

Summary

Staff will provide information regarding the 355-acre annexation request for Terrasante.

ADJOURNMENT

POSTING VERIFICATION

This agenda was posted on December 1, 2021 at 4:46 p.m. by vm.

ITEM #: 1.
DATE: 12/06/2021
AI #:499



CITY COUNCIL ACTION REPORT

SUBJECT: TERRASANTE ANNEXATION

STAFF PRESENTER(S): Christopher Baker, Development Services Director

Summary

Staff will provide information regarding the 355-acre annexation request for Terrasante.

FISCAL IMPACT

There is no fiscal impact associated with this discussion.

BACKGROUND AND PREVIOUS ACTIONS

The City has received an annexation request from the owners and representatives of Terrasante in order to bring an additional 355 acres into the city. The additional acreage will expand the size of the Terrasante project to approximately 930 acres. This annexation request has not been previously discussed with Council.

STAFF ANALYSIS

The Council adopted annexation policy requires that staff present the request to council early in the process in order to receive policy direction in order to begin the legal annexation process.

State law requires a plan to deliver services within 10 years of the date of annexation. Staff is proposing to define these elements by development agreement, if Council's direction is to proceed with the annexation request. The contemplated development agreement will address water and sewer, transportation, parks, fire and police services. At this time solutions to these topics have not been resolved or finalized.

Attachments

Presentation



Terrasante Annexation

December 6, 2021



Agenda



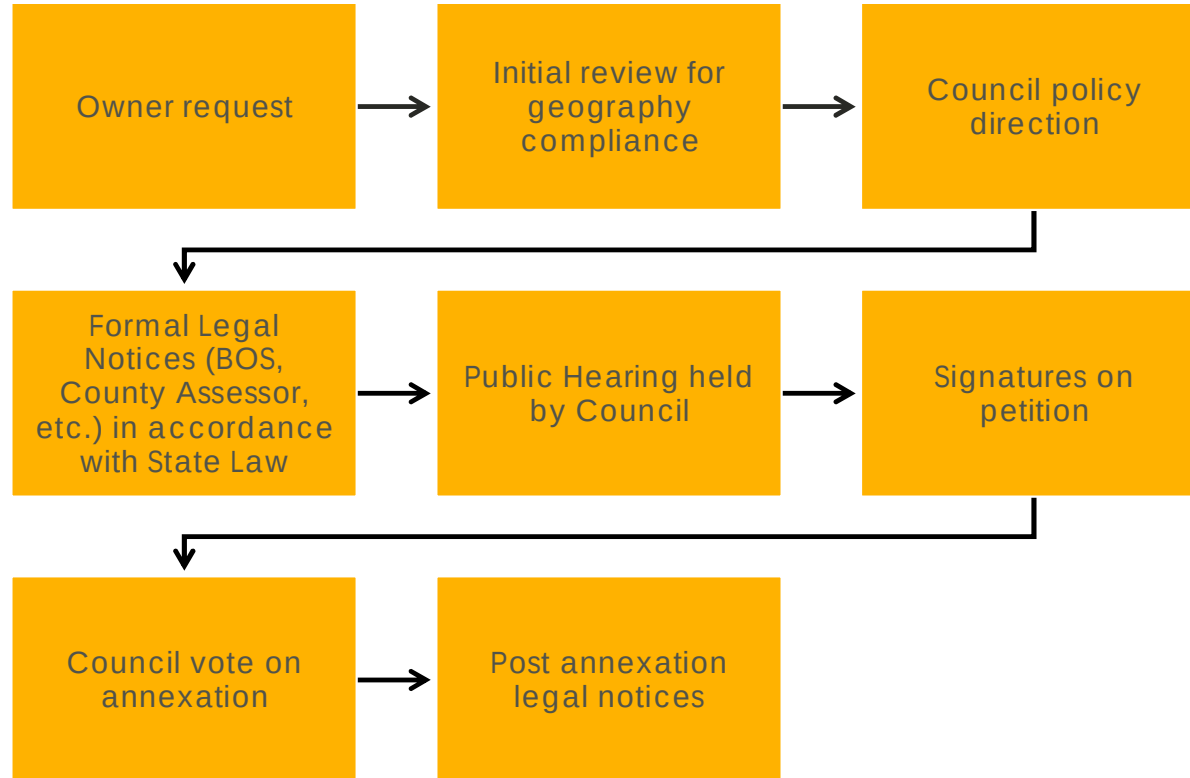
Presentation:

- Current adopted annexation policy and process
- Description of request
- General Plan review
- Staff findings with regard to public service and utility delivery

Desired outcome:

- Clear policy direction to pursue annexation or not

Annexation Process



Annexation Policy



ANNEXATION POLICY

Adopted by Resolution No. 01-768, April 23, 2001

2. Staff provides an impact analysis of the annexation proposal to determine whether the City would be able to provide services to the newly annexed territory, and presents its findings to the Mayor and Council at a regular or special meeting of the Council.
3. Council will consider the annexation proposal, and make a determination on whether to authorize Staff to proceed with the annexation. If authorization is not provided, then no further action on the annexation will be taken and Staff will refund one-half of the fee paid by the applicant.

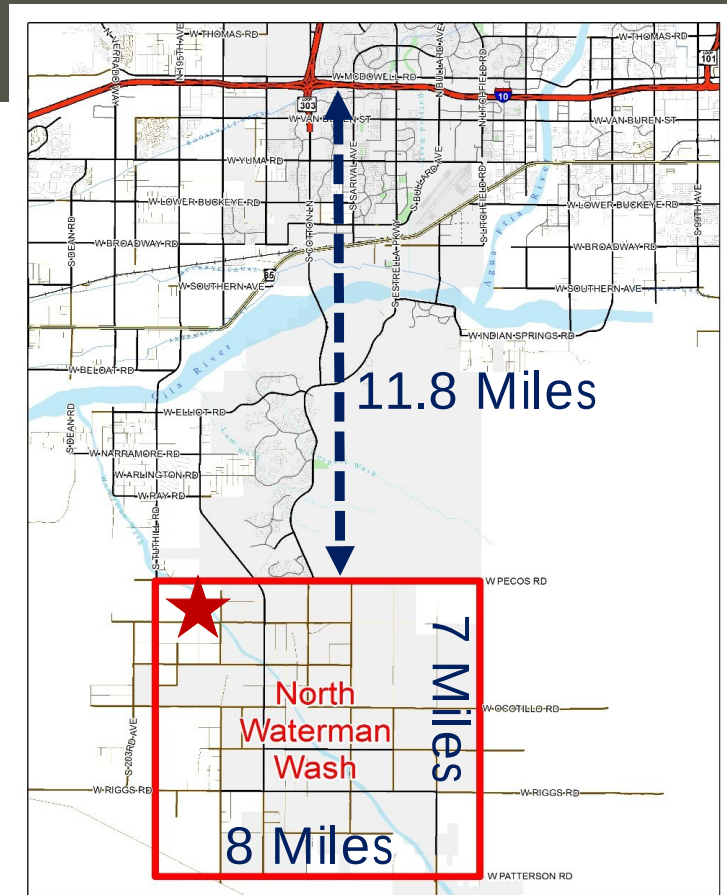
Location and Context



NORTHERN WATERMAN WASH

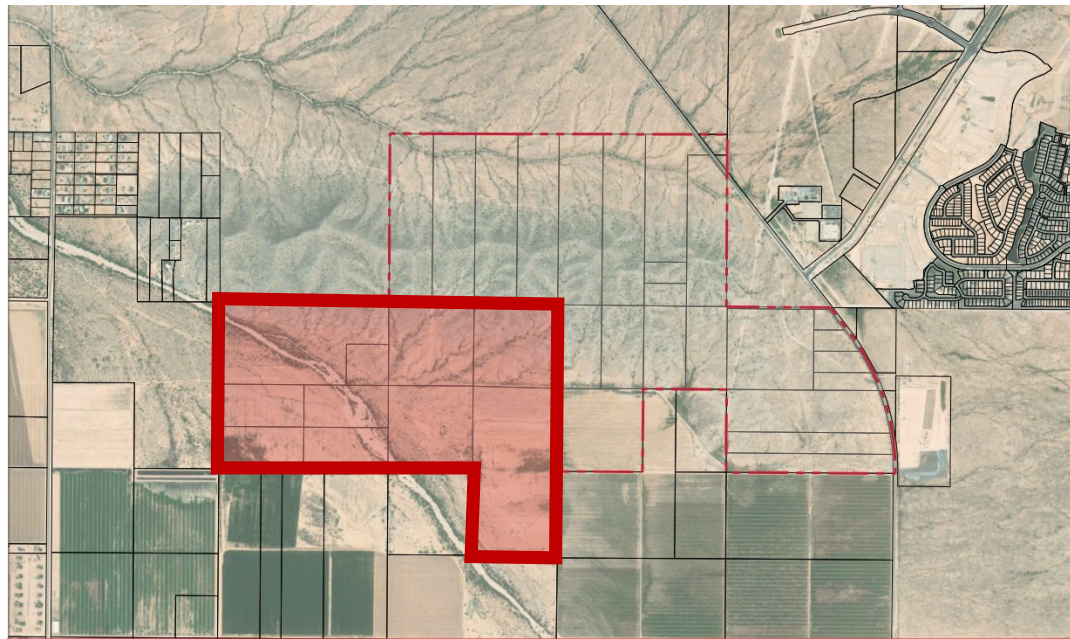
SUMMARY OF DEVELOPMENTS PROPOSED IN NORTHERN WATERMAN WASH AREA 35,800+ acres

Project Name	Acres	Dwelling Units	Comm. Sq. Ft.	Ind. Sq. Ft.
Estrella Region II	1,593	7,007	4,835,160	0
Terrasante	848	2,710	829,903	0
Rainbow Valley	999	2,770	540,500	0
Estrella Highlands	1,332	4,347	570,200	0
SUBTOTAL	3,467	12,231	1,992,353	0
Madeira	2,363	7,004	555,825	0
Estrella Region III	7,492	33,492	2,670,000	3,600,000
ASLD Holdings	7,445	29,553	6,838,920	3,937,000
SUBTOTAL	17,120	64,843	5,577,825	7,537,000
GRAND TOTAL	20,587	77,074	7,570,178	7,537,000

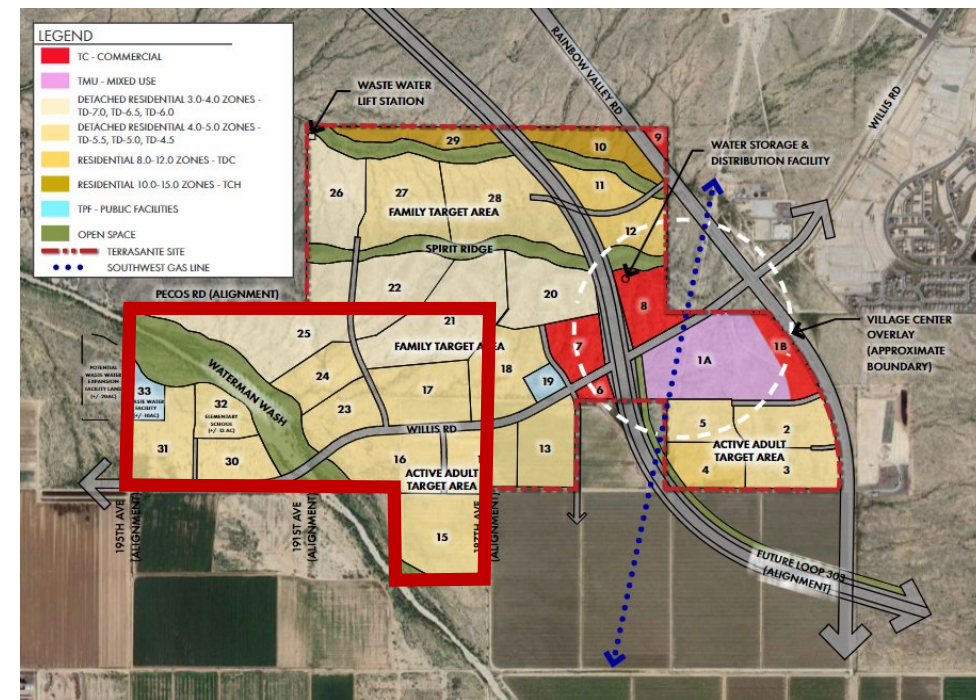


Description of Request

TERRASANTE ANNEXATION



355 acres to be annexed



930 acre project; 7,500 residents ⁷

Activity



TERRASANTE

Active zoning case

Land use

Parks

Trails

Lot sizes

Housing Diversity

Commercial

Active annexation case

Seeks to add 355 acres

Active DA request

Water

Sewer

Fire

Parks

Transportation

If policy direction tonight is to pursue annexation,
all 3 cases will run together for Council consideration

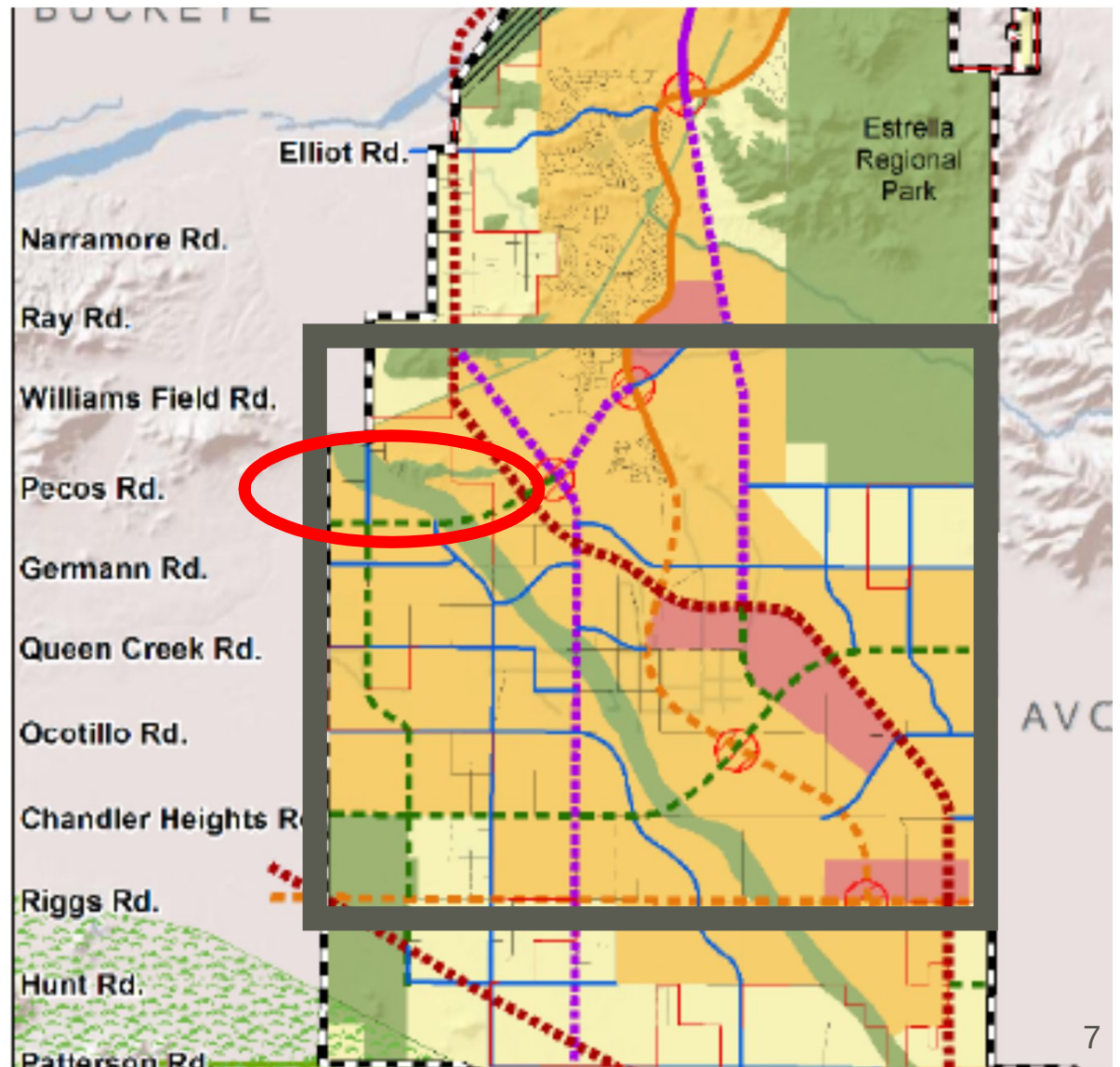
2014 General Plan



Goodyear 2025 General Plan Land Use and Transportation Map

Land Use Categories

- Open Space
- Agriculture
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial



Fire



Fire



CONSIDERATIONS

Timing:

Fire Station study is nearing completion and this geography is the study scope.

Proposed New Station:

Additional future stations pending identification

Response Times:

Without resources in this area, response times will increase based on how the development and roads are aligned

Fire



CONSIDERATIONS

Emergency Communications:

- Radio is difficult in this area of the City; will need an additional communications tower and associated infrastructure. This can be a shared facility with Police.

Patient Transport Time to Abrazo:

- CantaMia is 27 minutes (14.3 miles)



Water & Wastewater



Water & Wastewater

CONSIDERATIONS

1. There is no current readily available “wet water” for the project
2. There is no certificate of physical availability of water for the site

Water

- There is not an ability to simply “tap” into Estrella and extend service to Terrasante.

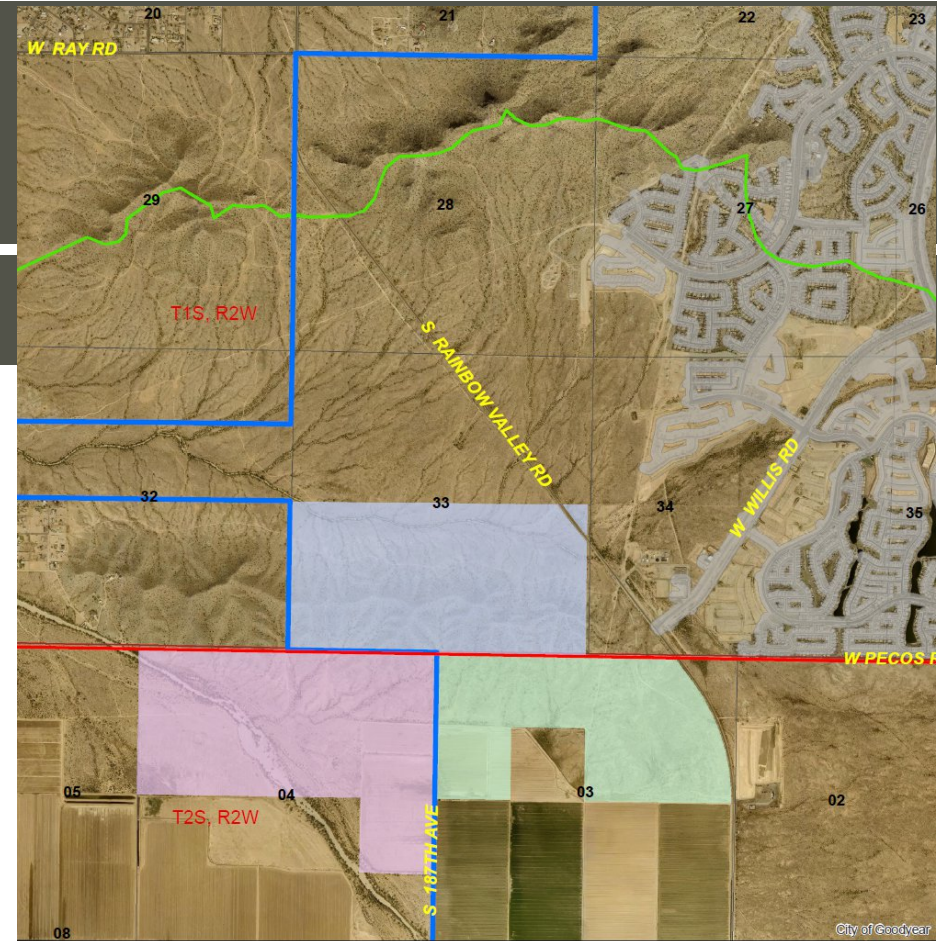
Wastewater

- The RVWRF master plan does not take Terrasante into account

Water & Wastewater

CONSIDERATIONS

Not all of Terrasante is currently in the City's water and sewer service area.



Legend

- City Boundary
- Terrasante - Outside City Boundary
- Terrasante - Inside City Boundary North of Pecos Rd
- Terrasante - Inside City Boundary South of Pecos Road
- Subbasin Boundary
- Existing Water Service 11/15/2021



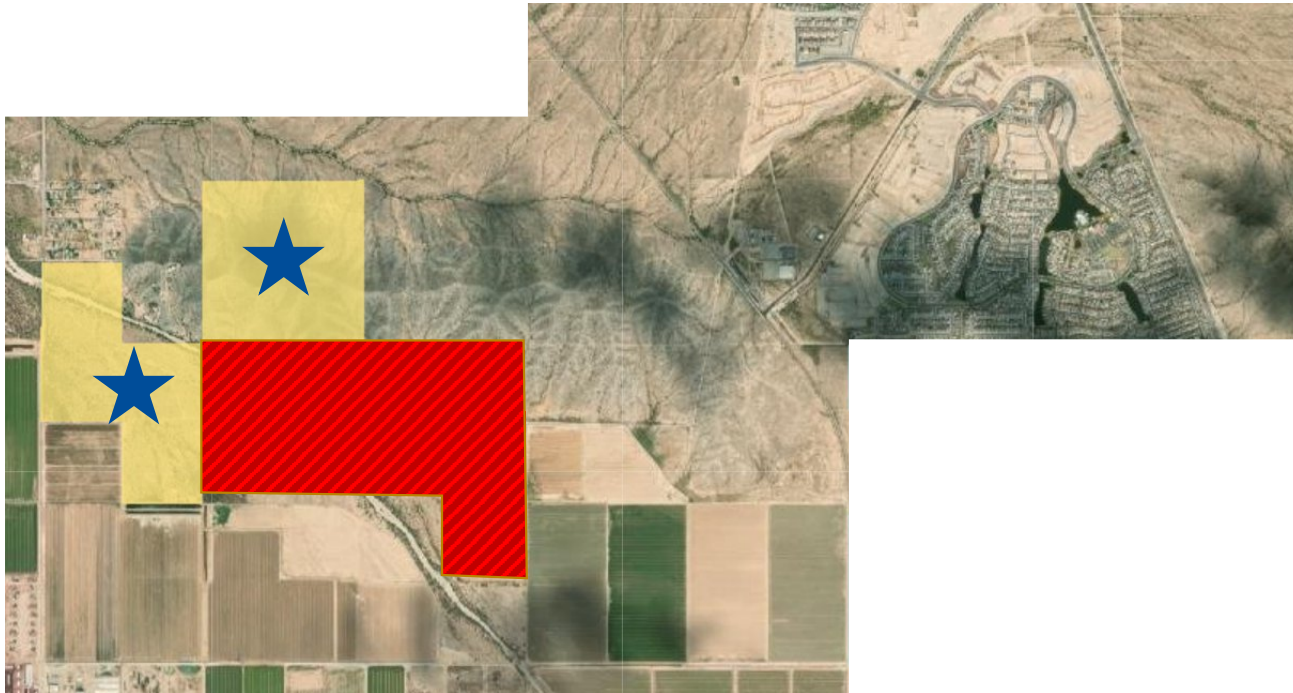
Bureau of Land Management Opportunity



BLM Opportunity



ANNEXATION



Each parcel
is approx. 160
acres

Total 320 acres



Staff Findings

Terrasante



STAFF FINDINGS

In accordance with adopted Council Policy, staff finds:

- Water and sewer solutions are to be determined
- Likely an additional fire station and resources will be needed in the immediate area
- There is currently no regional park programmed, residents will use Foothills Community Park

In order for annexation to proceed, service plans will be created by DA and brought back before Council for consideration.



Policy Direction

Policy Direction



TERRASANTE

1. Does Council desire for staff to spend time and resources working with the owner to annex the 355 acres into the City of Goodyear and the companion service delivery solutions by DA?
2. If yes regarding Terransante, does Council want staff to explore the opportunity to annex the 2 identified BLM properties?