



March 31, 2022

City of Goodyear:
Planning & Zoning Department
14455 W. Van Buren Street, Ste. D101
Goodyear, AZ 85338

To whom it may concern:

In January 2018, the attached ordinance was adopted by the City of Goodyear that included stipulation 6 (see attached) which states, in part, the following:

“Park and open spaces area, including the park adjacent to the designated school sites, shall be improved in conjunction with the construction of infrastructure of the parcels by the developer...”

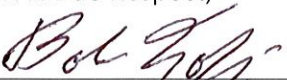
As members of the Boards of Directors for the Estrella Joint Committee and the Villages Community Association, we would like to request consideration for a delay of the development of the proposed 12-acre park in parcel 9.23 (see attached) until a further time frame in future.

There are several reasons we are asking for this delay:

- The location is remote from existing residences and would rarely be used by our current population.
- Maintenance costs for this park area are estimated to exceed \$15,000 per month.
- The Board and Budget Finance Committee have discussed the financial implications of stipulation 6 and prefer to have several hundred additional park-adjacent homes to be occupied and paying association dues to help support the maintenance costs.
- As this parcel is in a remote location, the park and its structures would be at a high risk for graffiti and other types of vandalism, including – but not limited to – damage and defacement of park equipment, benches and lighting, as well as the dumping of trash and other debris. This will result in additional costs for manned park patrols and repair and replacements of damaged equipment and structures.

We would recommend that the development of the park coincide with the development and occupancy of three to five hundred new homes in the area-surrounding parcel 9.23. Once developed, this park will serve as a wonderful new addition to the Estrella Community.

With All Due Respect,

 4/11/22

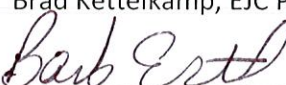
Bob Nobis, VCA President



Jim Ludlow, VCA Secretary/Treasurer



Brad Kettelkamp, EJC President



Barb Ertl, EJC Vice President

2. Parcels 9.13, 9.14, and 9.17 shall have a minimum lot depth of 100 feet;
3. Developer shall provide for the dedication of any necessary easements and rights-of-way, in form and substance acceptable to the City, prior to issuance of any construction permits on the rezoned land within each phase of development;
4. Unless expressly modified in the Montecito Planned Area Development Regulatory Standards Booklet dated January 3, 2018, all development within the Property shall comply with the requirements of Articles 4, 5, 6, 7, 8, and 10 of the City of Goodyear Zoning Ordinance, adopted May 1999, as amended;
5. The maximum amount of dwelling units within the Property shall not exceed 3,634;
6. Park and open spaces area, including the parks adjacent to the designated school sites, shall be improved in conjunction with the construction of infrastructure of the parcels by the developer. Park and open spaces areas, except for those areas (if any) that are conveyed to the City or school district, shall be privately owned and maintained by the Homeowners Associations;
7. The under-grounding of all utilities within and abutting the proposed Montecito development per phase prior to issuance of construction permits, excluding power lines of 69 kv or larger;
8. The developer shall provide an acknowledgement statement in the Public Sales Report and on each final plat of the Montecito development indicating that Montecito is located near the Phoenix/Goodyear Airport and Luke Air Force Base and may be subject to noise caused by aircraft overflights;
9. Failure of the developer to commence development, which shall be defined as any vertical construction in Montecito, within two (2) years of City Council approval of the Final P.A.D. may be cause for the City Council to rescind the rezoning to its former zoning designation;
10. Development shall be limited to those areas with 20% slope or less;
11. All lots adjacent to common open spaces that have view fences will be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy;
12. The developer shall construct or cause construction of trail systems in conjunction with subdivision improvements for parcels abutting the trail system;
13. The developer shall be responsible for full half-street improvements along Estrella Parkway, Willis Road, and Rainbow Valley Road at time of adjacent property development or as otherwise approved through a phasing plan by the City Engineer, or designee;
14. The developer shall provide a waiver agreement for each initial homebuyer to sign, and shall include the following statement in the waiver agreement as