



City Council Work Session
City Hall - Work Session Room
1900 N. Civic Square
Goodyear, AZ 85338
Monday, October 3, 2022
5:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Laura Kaino

Councilmember
Patrick Bray



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.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (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. DEVELOPMENT SERVICES PROCESS IMPROVEMENTS

Summary

Council will receive a presentation and provide staff with direction regarding proposed improvements to the development review process. (Christopher Baker, Development Services Director)

ADJOURNMENT

POSTING VERIFICATION

This agenda was posted on 9/28/2022 at 4:15 p.m. by PP.

ITEM #: 1.
DATE: 10/03/2022
AI #:987



CITY COUNCIL ACTION REPORT

SUBJECT: DEVELOPMENT SERVICES PROCESS IMPROVEMENTS

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

Summary

Council will receive a presentation and provide staff with direction regarding proposed improvements to the development review process. (Christopher Baker, Development Services Director)

FISCAL IMPACT

There is no direct budget impact from this worksession.

BACKGROUND AND PREVIOUS ACTIONS

At a worksession on April 4, 2022, City Council received a presentation from Home Arizona on the greater Phoenix area housing market. City Council provided direction to conduct a future worksession to discuss solutions for addressing housing affordability concerns.

STAFF ANALYSIS

Staff will provide information about the current status of housing development in Goodyear, the development review process, and proposals for improvements to the development review process. Staff is seeking policy direction from City Council.

Attachments

Staff Presentation

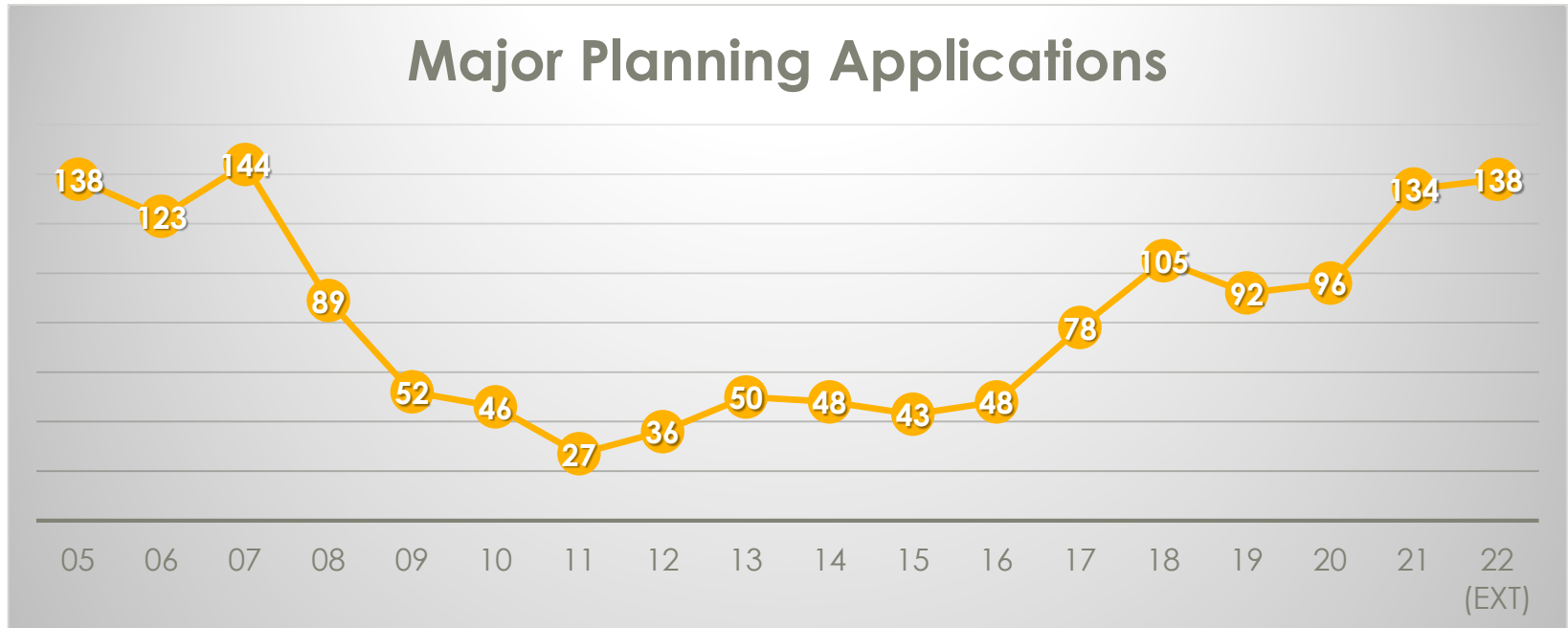


Development Services Process Improvements

Planning Case Activity



REZONES, PRELIMINARY PLATS, USE PERMITS, SITE PLANS

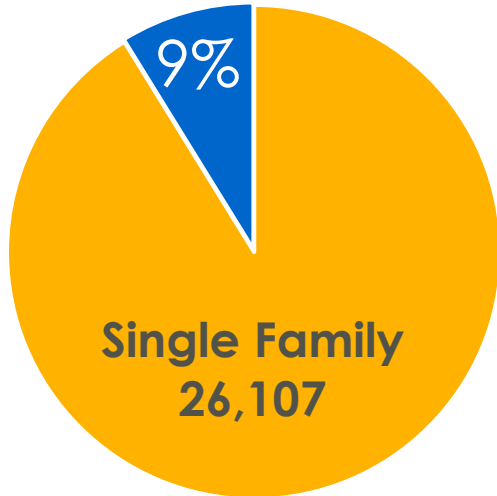


Residential Growth



2015

Multi-Family 2,521

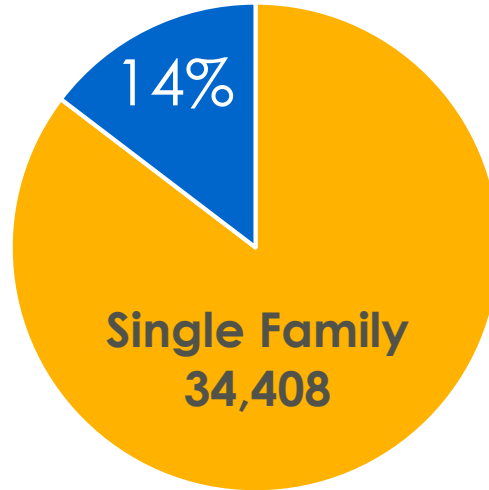


Single Family
26,107

Total units: 28,628

2022

Multi-Family 5,900

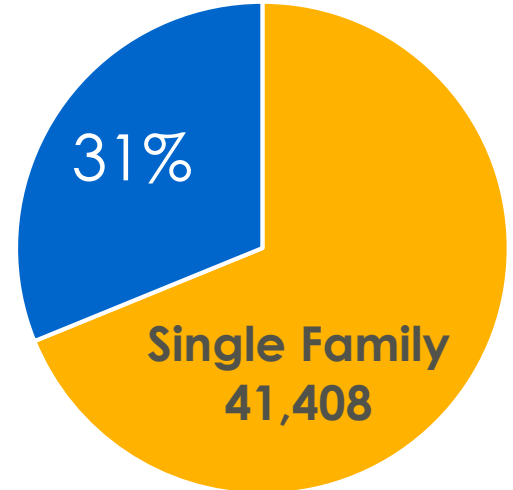


Single Family
34,408

Total units: 35,643

2025

Multi-Family 18,750

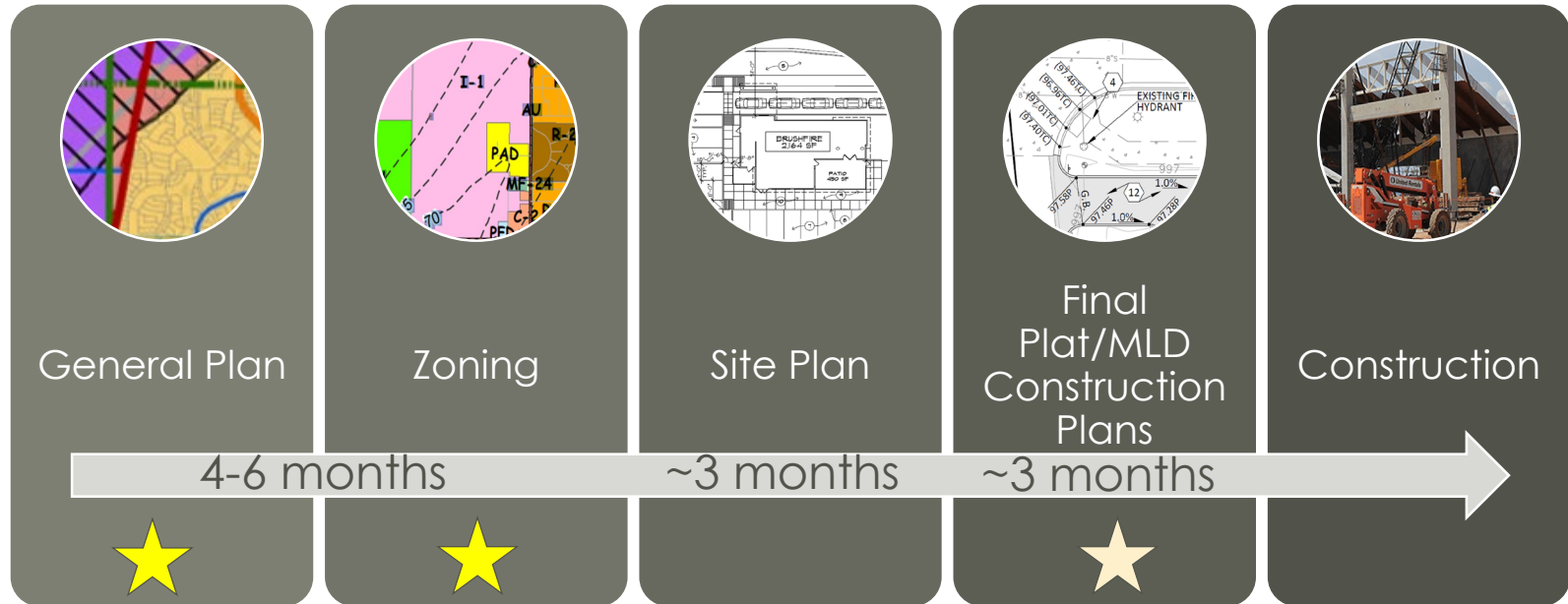


Single Family
41,408

Total units: 61,943

Development Review Process

MULTI-FAMILY

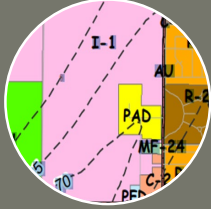


Development Review Process

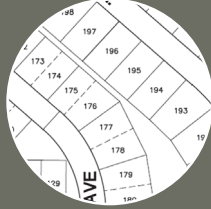
SINGLE FAMILY RESIDENTIAL



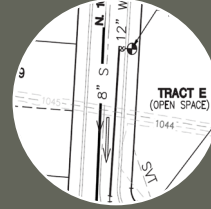
General Plan



Zoning



Preliminary
Plat



Final Plat and
Construction
Plans



Housing
Plans



Construction

4-6 months

4-5 months

4-5 months



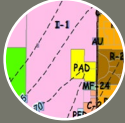
Process Improvements

IMPLEMENTED



General Plan

General
Plan
Amendment
Criteria



Zoning

Use of PADs



Preliminary
Plat

Can waive
for site
plans, on
consent



Final Plat and
Construction
Plans

Easements
administrative



Housing
Plans

Design
Guidelines
update



Construction

Process Improvements

PROPOSED



General Plan



Zoning



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Final Plat and
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Plans



Housing
Plans



Construction

Public
Hearing
Process

Use Permits

Review
Process

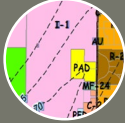
Design
Guidelines

Preliminary Plats

PROPOSED PROCESS IMPROVEMENT



General Plan



Zoning



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Preliminary Plats

Proposal:

Administrative approval for preliminary plats

Impact:

- Reduce review time by 1-2 months
- Reduced application fees
- Certainty for customer

Preliminary Plats - 2020



Administrative Approval



Commission Approval



Council Approval



Preliminary Plats - Current



Administrative Approval



Commission Approval



Council Approval

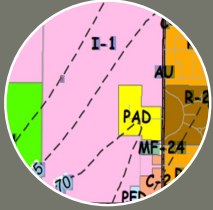


Preliminary Plats

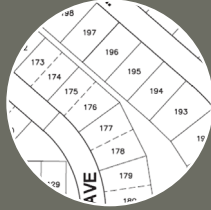
PROPOSED PROCESS IMPROVEMENT



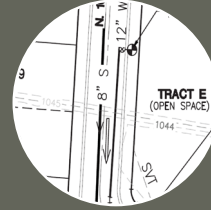
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Construction

4-6 months

~~3~~

~~4-5 months~~

4-5 months



Preliminary Plats:
Would you like to authorize staff to
approve Preliminary Plats?

Public Hearings



PROPOSED PROCESS IMPROVEMENT



General Plan



Zoning

Public
Hearing
Process

Use Permits



Preliminary
Plat

Review
Process



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Plans

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Guidelines



Construction

Public Hearings

REZONE, USE PERMIT, SPECIAL USE PERMITS

Proposal:

Do not hold a 2nd public hearing at City Council if there are no objections

Impact:

- Certainty for customer – fewer team members present
- Efficient Council meetings
- More time for staff and customer to work through concerns

Public Hearings



EXAMPLE SCHEDULE

NOVEMBER						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Planning Commission:

No Objection (on consent):

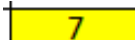
Objection (public hearing):

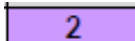
DECEMBER						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2nd

November 14th

December 5th

 Council date

 Commission date

Public Hearings



- From January 1 – June 30:
 - 19 public hearings
 - 4 had objections
 - At 25 minutes each = 6+ hours or 1 hour per meeting
- Applicant can request a 2nd public hearing
- Does not require a change to Zoning Ordinance or City Code

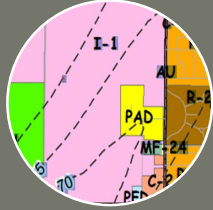
Public Hearings



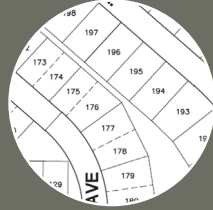
PROPOSED PROCESS IMPROVEMENT



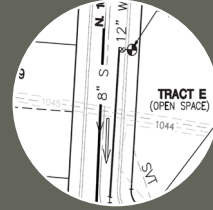
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~~3~~

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4-5 months



Efficiency & Certainty

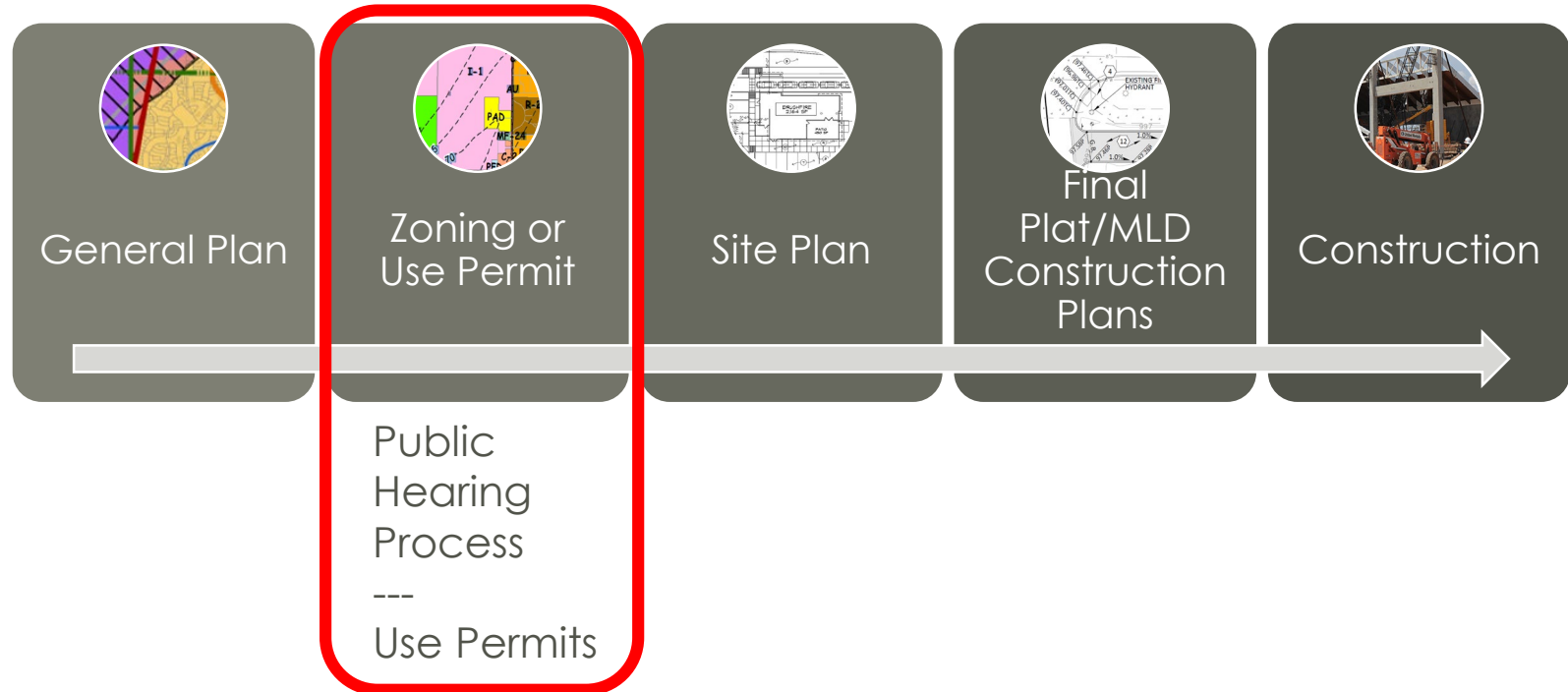
Public Hearings:

Would you like to stop holding a 2nd public hearing when there are no objections?

Use Permits



PROPOSED PROCESS IMPROVEMENT



Use Permits



Proposal:

Give use permit approval authority to Planning Commission

Impact:

- Reduce review time 2+ weeks
- Appeals would go to City Council



Use Permits



Commission Approval



Council Approval

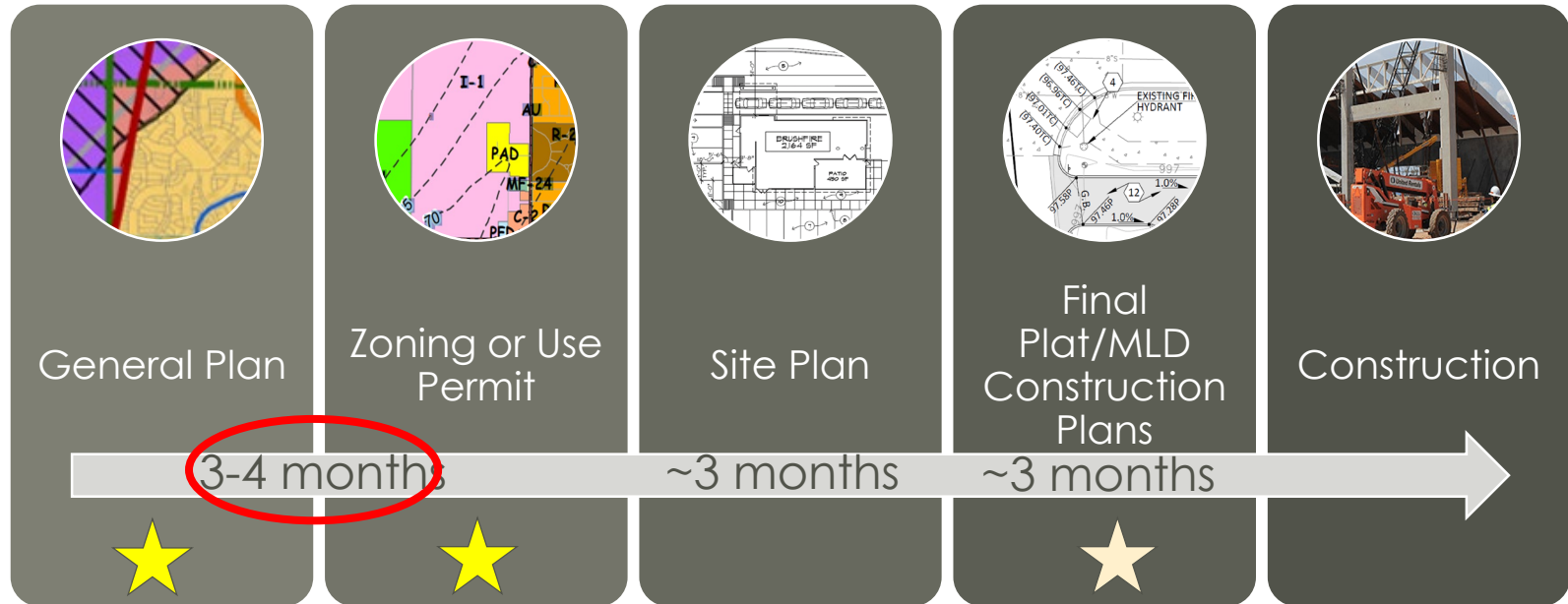


* Phoenix uses a hearing officer. Cases do not go to City Council

Use Permits



PROPOSED PROCESS IMPROVEMENTS



Reduce by 2 weeks

Use Permits:
Would you like to authorize Planning
Commission to approve use permits?



Design and Colors



- Discourage use of grays/bright whites and encourage variety of color
- Will not reject a project due to colors
- Design guidelines must be updated by Council to require/prohibit colors



Design and Colors:
Would you like to update the Design
Guidelines to require/prohibit
certain colors?

Thank You

