

City Council Regular Meeting

City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, September 25, 2023

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the meeting to order at 5:00 p.m.

ROLL CALL

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

Staff Present: City Manager Wynette Reed; City Attorney Roric Massey; Deputy City Clerk Corinne Ferguson; Records Program Coordinator Kristen Benavidez

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER LAURITANO

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

A Goodyear resident, Bryan McCarty, shared his continued concerns regarding the noise created by increased training and operations at Goodyear Airport.

Mayor Pizzillo provided information on upcoming meetings with airport officials to discuss the concerns.

CONSENT

[The request for authorization of expenditure of construction and furniture, fixtures, and equipment (FF&E) funds for approved CIP Project #60105 - Goodyear Municipal Complex Tenant Improvements was removed from the Consent Agenda at the Council's request for additional information.]

Director of Engineering Steve Scinto summarized item #6, the 3-phase Capital Improvement Program Project, which included a request to authorize up to \$3,690,000 for tenant and site improvements at Goodyear Municipal Complex Building D in Phase 1.

The Council requested that larger projects be presented in smaller increments moving forward.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Brannon Hampton to APPROVE Consent Agenda items 1 through 5, 7,8, and 9. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to APPROVE Consent Agenda item 6. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

1. APPROVAL OF MINUTES

Approve the September 8, 2023 Special Meeting draft minutes and September 11, 2023 Regular Meeting draft minutes. (Darcie McCracken, City Clerk)

2. MAP OF DEDICATION FOR COMPASS DATACENTERS YUMA ROAD

RECOMMENDATION

Approve the Map of Dedication for Yuma Road, subject to stipulations. (Marty Crossland, Interim Deputy Director of Development Engineering)

3. AMEND CHAPTER 12 (SEWERS) OF THE GOODYEAR CITY CODE

RECOMMENDATION

1. ADOPT RESOLUTION NO. 2023-2337 DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING CHAPTER 12 (SEWERS) OF THE GOODYEAR CITY CODE."

2. ADOPT ORDINANCE NO. 2023-1583 AMENDING CHAPTER 12 (SEWERS) OF THE GOODYEAR CITY CODE TO AMEND AND REPLACE CHAPTER 12 IN ITS ENTIRETY; PROVIDING FOR CORRECTIONS; SEVERABILITY; PENALTIES AND AN EFFECTIVE DATE. (Todd Carpenter, Deputy Water Services Director and Barbara Chappell, Water Services Director)

4. AMEND CHAPTER 12A (SEWER PRETREATMENT) OF THE GOODYEAR CITY CODE

RECOMMENDATION

1. ADOPT RESOLUTION NO. 2023-2338 DECLARING A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING CHAPTER 12A (SEWER PRETREATMENT) OF THE GOODYEAR CITY CODE."

2. ADOPT ORDINANCE NO. 2023-1584 AMENDING CHAPTER 12A (SEWER PRETREATMENT) OF THE GOODYEAR CITY CODE TO AMEND AND REPLACE IN ITS ENTIRETY; PROVIDING FOR CORRECTIONS; SEVERABILITY; PENALTIES AND AN EFFECTIVE DATE. (Todd Carpenter, Deputy Water Services Director and Barbara Chappell, Water Services Director)

5. **AMEND ARTICLE 14-11 (BACKFLOW CONTROL AND CROSS-CONNECTION PROGRAM) OF THE GOODYEAR CITY CODE**

RECOMMENDATION

1. ADOPT RESOLUTION NO. 2023-2335 DECLARING AS PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND TITLED "AMENDING ARTICLE 14-11 (BACKFLOW CONTROL AND CROSS-CONNECTION PROGRAM) OF THE GOODYEAR CITY CODE."

2. ADOPT ORDINANCE NO. 2023-1582 AMENDING ARTICLE 14-11 (BACKFLOW CONTROL AND CROSS-CONNECTION PROGRAM) OF THE GOODYEAR CITY CODE; PROVIDING FOR CORRECTIONS, SEVERABILITY, PENALTIES, AND AN EFFECTIVE DATE. (Todd Carpenter, Deputy Water Services Director and Barbara Chappell, Water Services Director)

6. **AUTHORIZATION OF EXPENDITURE OF CONSTRUCTION AND FURNITURE, FIXTURES, AND EQUIPMENT (FF&E) FUNDS FOR APPROVED CIP PROJECT #60105 – GOODYEAR MUNICIPAL COMPLEX TENANT IMPROVEMENTS**

RECOMMENDATION

Consider authorization for the expenditure of construction and furniture, fixtures, & equipment (FF&E) funds up to \$3,690,000 for Tenant and Site Improvements for Building D of Goodyear Municipal Complex (GMC) for Capital Improvement Program (CIP) Project #60105 - Goodyear Municipal Complex Tenant Improvements. (Tony Mena, Deputy Public Works Director and Allan Smolko, Senior Project Manager)

7. **WATER INFRASTRUCTURE AND FINANCE AUTHORITY (WIFA) GRANT APPLICATION TO DEPLOY SMART HOME WATER DEVICES FOR 500 WATER CUSTOMERS**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2350 AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR WATER INFRASTRUCTURE AND FINANCE AUTHORITY (WIFA) CONSERVATION FUNDS TO GOODYEAR WATER SERVICES, AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATING TO SAID APPLICATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT (IF GRANT FUNDS ARE AWARDED), AND AUTHORIZING THE CITY MANAGER TO APPROVE THE REQUIRED BUDGET TRANSFER (IF GRANT FUNDS ARE AWARDED). (Andrew Pirrone, Water Conservation Coordinator)

8. **RURAL AND TRIBAL ASSISTANCE PILOT PROGRAM GRANT AND RESOLUTION**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2351 RATIFYING THE CONDITIONAL APPROVAL AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FY 2023-2024 RURAL AND TRIBAL ASSISTANCE PILOT PROGRAM FUNDS TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION (USDOT), 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 THE REQUIRED BUDGET TRANSFER (IF GRANT FUNDS ARE AWARDED). (Chris Bridges, Deputy Director of Engineering)

9. **DEVELOPMENT AGREEMENT FOR AIRPORT GATEWAY SOUTH**

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2354 APPROVING THE FORM OF A DEVELOPMENT AGREEMENT FOR AIRPORT GATEWAY SOUTH, CONDITIONALLY AUTHORIZING ITS EXECUTION, PROVIDING DIRECTION AND AUTHORIZATION, PROVIDING FOR THE TERMINATION OF THE APPROVALS AND AUTHORIZATIONS PROVIDED IN THE RESOLUTION; AND PROVIDING AN EFFECTIVE DATE. (Andy Granger, Deputy City Manager)

PUBLIC HEARINGS

10. **REZONE WEST OF THE SOUTHWEST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET TO FINAL PAD WITH UNDERLYING MF-24 (MULTI-FAMILY) ZONING**

Mayor Pizzillo opened the Public Hearing at 5:16 p.m.

Planning Manager Steve Careccia presented the request for Leon Capital Group (LCG) at Estrella Parkway rezone to PAD with underlying (multifamily) MF-24. He stated the rezoning request is in the Land Use Plan's designated Business and Commerce area, which can include high-density residential locations; however, the site is currently zoned C-2. Mr. Carrecia continued, describing the three and four-story apartment buildings the applicant plans to construct on the property.

Mr. Careccia ended his presentation by providing the Planning and Zoning Commission's recommendation for denial based on meeting locational criteria, deviations for higher density and building height, increased traffic, and several additional concerns. He stated the staff recommendation is to approve the request, subject to stipulations included in the draft ordinance.

Brennan Ray with Burch & Cracchiolo, P.A. spoke on behalf of the applicant, stating the applicant is an award-winning developer who builds high-end, gated multifamily structures. Mr. Ray said the applicant considered several requests from staff and the community members of Hudson Commons, including the reduction from four to three-stories on another complex under construction. He added the development is designed with the Council's desire in mind for above-quality projects in the city, addressed the housing shortage within the city, and requested approval as recommended by staff.

Three citizen comment forms were received supporting the staff recommendation for rezoning, but they did not wish to speak.

Thirteen citizen comment forms were received supporting the Planning and Zoning Commission's recommendation to deny rezoning but did not wish to speak.

The following Goodyear residents spoke in opposition to the rezoning application request. Kevina Devereaux, Domino Prasky, Yusra Millenbaugh, Carol Whitaker, Eugene Habich, Jonathan Schurig, Andres Thimgana, Benjamin Zukowske, Robert Tremble, Christopher Lopez Dominguez. The residents provided concerns with lack of notification, affordability, the potential for increased and unmanageable traffic, the risk for criminal activity with a large population in a small area, over-crowding of schools, lack of adequate parking, loss of views and neighborhood appeal, and loss of privacy for the single-family residences immediately adjacent to the property.

Having no additional speakers, Mayor Pizzillo closed the Public Hearing at 6:10 p.m.

Council requested information on how many multifamily versus single-family residences are in the city and in comparison to neighboring cities, what the status is of streetlight installation in the proposed area, if the proposed developments' parking meets city standards, and if the schools were notified to allow for concerns with overcrowding to be voiced.

Development Services Director Christopher Baker answered there are approximately 19% multifamily within the city, which is similar to other West Valley cities and lower than the East Valley cities.

Director of Engineering Steve Scinto stated the I-10 and Estrella streetlight installation is 90% complete, and the Hudson and Estrella streetlight is scheduled to be done by the end of the fiscal year.

Planning Manager Steve Careccia advised the Council that the parking area meets city standards, and the schools were notified and acknowledged receipt. No comments were provided. He also provided information on the timing of the project and additional review processes as the project moves forward.

Council acknowledged the concerns of the neighbors who came to speak against the project and discussed the difficulty of developing the lot as a commercial development, how multifamily development drives commercial and entertainment development, how the Council requires high standards for the housing units so they are cohesive with the neighborhoods, and that the cost of living is not conducive for younger individuals and many teachers and public safety staff to live in Goodyear without other options than single family homes.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Bill Stipp to ACCEPT the Planning and Zoning Commission's recommendation to deny the request to rezone the property from final planned area development (PAD) with underlying C-2 (General Commercial) zoning to final PAD with underlying MF-24 (Multi-Family) zoning. The motion failed as follows:

AYE: **Mayor Joe Pizzillo**

NAY: **Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis**

Failed

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to ADOPT Resolution 2023-2349 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1593 REZONING APPROXIMATELY 11.37 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET FROM FINAL PLANNED AREA DEVELOPMENT (PAD) WITH UNDERLYING C-2 (GENERAL COMMERCIAL) ZONING TO FINAL PAD WITH UNDERLYING MF-24 (MULTI-FAMILY) ZONING. A verbal vote was taken. The motion carried as follows:

AYE: **Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis**

NAY: **Mayor Joe Pizzillo**

Passed

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to ADOPT Ordinance 2023-1593 CONDITIONALLY REZONING APPROXIMATELY 11.37 ACRES OF LAND LOCATED WEST OF THE SOUTHWEST CORNER OF ESTRELLA PARKWAY AND VAN BUREN STREET FROM FINAL PLANNED AREA DEVELOPMENT (PAD) WITH UNDERLYING C-2 (GENERAL COMMERCIAL) ZONING TO FINAL PAD WITH UNDERLYING MF-24 (MULTI-FAMILY) ZONING; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The Motion carried as follows:

AYE: **Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis**

NAY: **Mayor Joe Pizzillo**

Passed

Mayor Pizzillo called a ten-minute recess.

The Regular Meeting resumed at 7:23 p.m.

11. AMENDMENT TO THE ZONING ORDINANCE TO ESTABLISH A NEW BUSINESS PARK ZONING DISTRICT

Mayor Pizzillo opened the Public Hearing at 7:24 p.m.

Planning Manager Steve Careccia provided a brief overview of the request to amend provisions in Article 3-3 of the Goodyear Zoning Ordinance with the addition of a new Business Park District. He added how the proposed request meets the direction from the community and Council, establishing appropriate areas for the designation, supporting businesses and entertainment development, and maintaining aesthetically pleasing business fronts and transitional areas. The Planning and Zoning Commission recommendation was to approve the request.

Having no speakers, Mayor Pizzillo closed the Public Hearing at 7:29 p.m.

The Council thanked the staff for bringing the modification forward.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to ADOPT Resolution 2023-2345 DECLARING AS PUBLIC RECORD THAT CERTAIN DOCUMENT REFERRED TO AND INCORPORATED IN ORDINANCE NO. 2023-1592 FILED WITH THE CITY CLERK AMENDING PROVISIONS IN ARTICLE 3-3 (COMMERCIAL DISTRICTS) OF THE GOODYEAR ZONING ORDINANCE TO ADD A NEW BUSINESS PARK DISTRICT (BPD). The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Sheri Lauritano to ADOPT Ordinance 2023-1592 AMENDING CITY OF GOODYEAR ZONING ORDINANCE ARTICLE 3-3 (COMMERCIAL DISTRICTS) TO ESTABLISH A NEW BUSINESS PARK ZONING DISTRICT (BPD); PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

12. AMENDMENT TO ZONING ORDINANCE AND SUBDIVISION REGULATIONS RELATED TO FREEWAY SOUND ATTENUATION

Mayor Pizzillo opened the Public Hearing at 7:32 p.m.

Planning Manager Steve Careccia provided a description of the zoning ordinance modification request. Mr. Careccia stated the modification brings the city ordinance up to date with the same requirements for maximum exterior noise levels as the Arizona Department of Transportation (ADOT). He continued noting that no comments were received and the Planning and Zoning Commission recommendation was to approve the request.

Mayor Pizzillo closed the Public Hearing at 7:33 p.m.

The Council questioned if the modification would address previous concerns with noise near the freeways.

Mr. Careccia informed the Council this would address new builds and provide consistency for developers with new projects.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Vicki Gillis to ADOPT Resolution 2023-2341 DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED IN ORDINANCE 2023-1589 FILED WITH THE CITY CLERK AMENDING PROVISIONS IN THE GOODYEAR ZONING ORDINANCE AND THE SUBDIVISION REGULATIONS IN THE GOODYEAR CITY CODE RELATED TO NOISE ATTENUATION REQUIREMENTS NEAR FREEWAYS. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Bill Stipp to ADOPT Ordinance 2023-1589 AMENDING CITY OF GOODYEAR ZONING ORDINANCE ARTICLE 2 (DEFINITIONS) AND ARTICLE 9-1 (FREEWAY DEVELOPMENT OVERLAY DISTRICT) AND CITY OF GOODYEAR CODE OF ORDINANCES CHAPTER 15 (SUBDIVISION REGULATIONS) TO ADD DEFINITIONS AND CHANGE THE EXTERIOR SOUND ATTENUATION REQUIREMENT FOR DWELLING UNITS AND NOISE SENSITIVE USES TO SIXTY-SEVEN (67) DECIBELS; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

13. USE PERMIT FOR A CONVENIENCE STORE AND FUEL STATION 23-300-00002 (LAKIN PARK CONVENIENCE STORE)

Mayor Pizzillo opened the Public Hearing at 7:36 p.m.

Contract Senior Planner David Williams introduced the applicant's request for a convenience store and gas station Use Permit at MC-85 and Cotton Lane. This area is primarily commercial, with one residential structure within 500 feet of the project. He continued by providing the proposal for the site, which includes a 24-hour convenience store, diesel fuel access, the ingress and egress to the property, and the stipulation to comply with the design criteria of the City Code.

Mayor Pizzillo closed the Public Hearing at 7:42 p.m.

The Council requested clarification regarding the property access, concerns with overnight parking, and how restrictions would be enforced.

Mr. Williams clarified that the full access entry was not included in the slide and that there are currently no restrictions in the plan.

With agreement from Councilmember Hampton, Councilmember Stipp modified the motion to include a stipulation prohibiting overnight parking.

The Council concluded the discussion by requesting a map of other commercial and residential uses in the area and stated the site is the most appropriate location to offer diesel fuel and that developers should consider encouraging the installation of electrical charging stations.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Brannon Hampton to APPROVE a Use Permit for a Convenience Use (Convenience Store with gas station) on an approximately 5.22-acre parcel located at the Southwest Corner of MC-85 and S. Cotton Lane (the "Property") to include a stipulation prohibiting overnight parking.

AYE: **Mayor Joe Pizzillo, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis**

NAY: **Vice Mayor Laura Kaino**

Passed

14. **REZONE APPROXIMATELY 47.35 ACRES FROM PRELIMINARY PLANNED AREA DEVELOPMENT (PAD) TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

Mayor Pizzillo opened the Public Hearing at 7:57 p.m.

Principal Planner Christian Williams briefly presented the rezoning application from preliminary planned area development to I-1 light industrial with stipulations for the property at Sarival and MC-85. He continued by providing a history of the area, including the location for State Route 30 and noted the Planning and Zoning Commission recommendation for approval.

Mayor Pizzillo closed the Public Hearing at 8:02 p.m.

The Council stated the project is suitable for the location and questioned how road improvements would be handled.

Mr. Williams confirmed the road is a County road, and the applicant must work with the County on any necessary improvements.

MOTION BY Vice Mayor Laura Kaino, SECONDED BY Councilmember Brannon Hampton to ADOPT Resolution 2023-2329, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS FILED WITH THE CITY CLERK AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1577 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – SEC SARIVAL AND MC-85.2. The motion carried as follows:

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

Passed - Unanimously

MOTION BY Councilmember Sheri Lauritano, SECONDED BY Councilmember Bill Stipp to ADOPT Ordinance 2023-1577, CONDITIONALLY REZONING APPROXIMATELY 47.35 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SARIVAL AVENUE AND MARICOPA COUNTY HIGHWAY 85 TO BE KNOWN AS SEC SARIVAL AND MC-85; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE. The motion carried as follows:

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

Passed - Unanimously

15. **REZONE APPROXIMATELY 47.09 ACRES FROM C-2 GENERAL COMMERCIAL AND AG- AGRICULTURE TO I-1 (LIGHT INDUSTRIAL) WITH PAD OVERLAY**

Mayor Pizzillo opened the Public Hearing at 8:07 p.m.

Principal Planner Christian Williams introduced a 47-acre rezoning request from C-2 to I-1 light industrial for property near Citrus and McDowell Road. He continued with information on the proposed use, which will create a new market center design to include an electric vehicle charging station, a gas station with a car wash, and enhancements that will allow for pedestrian access, landscape buffers, and high-quality design features.

Mr. Williams added that staff recommends stipulation B, included in the agenda attachments, which will modify the ordinance to allow the applicant to receive water services from the adjacent water provider and that the Planning and Zoning Commission recommendation was to approve with the proposed stipulation.

Mayor Pizzillo closed the Public Hearing at 8:11 p.m.

The Council requested clarification regarding the electric charging station and what the location would look like for users waiting for their vehicles.

On behalf of the applicant, Wendy Riddell clarified that the location is not designed like a standard gas station and requires reservations to access the charging facilities. She added that restrooms, a seating area, and vending machines would be available.

The Council supported the project and location and thanked the applicant for bringing it forward.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Brannon Hampton to ADOPT Resolution 2023-2331, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS REFERRED TO AND INCORPORATED BY REFERENCE IN ORDINANCE NO. 2023-1578 FILED WITH THE CITY CLERK RELATED TO THE REZONING CASE FOR – SEC CITRUS AND MCDOWELL. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Wally Campbell to ADOPT Ordinance 2023-1578, CONDITIONALLY REZONING APPROXIMATELY 47.09 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND MCDOWELL ROAD FROM C-2 (GENERAL COMMERCIAL) AND AGRICULTURAL (AG) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF I-1 (LIGHT INDUSTRIAL) WITH PLANNED AREA DEVELOPMENT (PAD) OVERLAY; AMENDING THE ZONING MAP OF THE CITY OF GOODYEAR; PROVIDING FOR NON-ABRIDGEMENT; PROVIDING FOR CORRECTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND DIRECTING THE CITY CLERK TO RECORD A COPY OF THIS ORDINANCE SUBJECT TO THE FOLLOWING AMENDMENTS: STIPULATIONS AS

FOLLOWS: Stipulation 14 is amended to read:"Owner shall construct, at Owner's sole cost and expense, all on-site and off-site infrastructure improvements determined by the City as being necessary to provide wastewater service to the Property, including the improvements identified in the sewer report as required by the EDSPM and the City during review of the Site Plan/ and or construction plans" and Section 1:C:1 will read "The Electric Vehicle charging facility that is to be constructed on all or part of the subject property shall have at the time of Temporary Certificate of Occupancy (TCO) a completed security and screening fence constructed in accordance with city requirements and shall be monitored 24 hours a day, 7 days a week." The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Laura Kaino, Councilmember Sheri Lauritano, Councilmember Wally Campbell, Councilmember Bill Stipp, Councilmember Brannon Hampton, Councilmember Vicki Gillis

Passed - Unanimously

INFORMATION ITEMS

The Council requested the information regarding the airport concerns be provided as it becomes available before any meeting is held, that the Planning and Zoning Commission be invited to the presentation scheduled with Arizona State University (ASU), and congratulated the Communications Department on the three Digital Communications awards they received.

City Manager Wynette Reed provided an update stating the West Valley Mavericks were pleased with the Mavericks Roundup Event, adding that there were 13,000 in attendance, with 50 food truck vendors, two live bands, and a DJ.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

October 16, 2023

Council Meeting

5:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 8:26 p.m.

Darcie McCracken, City Clerk

Joe Pizzillo, 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 September 25, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2023.

SEAL:

Darcie McCracken, City Clerk