

City Council Regular Meeting

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

Monday, November 27, 2023 Immediately following the Special Meeting that begins at 5:00 PM

Mayor Joe Pizzillo

Vice Mayor Laura Kaino

Councilmember Sheri Lauritano

Councilmember Wally Campbell

Councilmember Bill Stipp

Councilmember Brannon Hampton

Councilmember Vicki Gillis



CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

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.



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

Immediately following the Special Meeting that begins at 5:00 p.m.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE AND INVOCATION BY MAYOR PIZZILLO

COMMUNICATIONS

1. Mayor Pizzillo will make a presentation to the Phoenix Children's Hospital to support the Animal Assisted Therapy Program.

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

CONSENT

2. APPROVAL OF MINUTES RECOMMENDATION

Approve the draft minutes from the November 13, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

3. AUTHORIZE THE DEDICATION OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE (APS) FOR FIRE STATION 188
RECOMMENDATION

Approve and authorize the City Manager to execute the City of Goodyear/APS Utility Easement dedicating to Arizona Public Service a Utility Easement within the City's 8.62-acre parcel located at the northeast corner of Citrus Road and Harrison Street needed to provide electrical service to Fire Station 188. (Kimberly Romero, Real Estate Coordinator)

4. AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED CIP PROJECT #42052 – BULLARD AVENUE IMPROVEMENTS - CELEBRATE LIFE WAY TO ROOSEVELT STREET

RECOMMENDATION

Authorize the expenditure of design funds up to \$662,100 for Capital Improvement Program (CIP) Project #42052 - Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street. (Allan Smolko, Senior Project Manager)

5. FINAL PLAT OF LOTS 2 AND 3 COMPASS DATACENTERS-PHX I RECOMMENDATION

Approve the Final Plat of Lots 2 and 3 Compass Datacenters – PHX I (the "Final Plat"), subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

6. FINAL PLAT OF GOODYEAR FIRE STATION 188 RECOMMENDATION

Approve the Final Plat of Goodyear Fire Station 188, subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

7. AMEND THE CITY OF GOODYEAR MUNICIPAL USER FEE SCHEDULE RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2368 APPROVING THE AMENDMENT TO THE CITY OF GOODYEAR MUNICIPAL USER FEE SCHEDULE DATED JULY 1, 2023, AND PROVIDING AND EFFECTIVE DATE. (Anthony A. Polse, Assistant City Attorney)

8. POLICE DEPARTMENT MID-YEAR BUDGET REQUEST RECOMMENDATION

Approve expenditure of funds up to \$3,312,400 for the addition of 14 new mid-year positions in the Police Department. (Santiago Rodriguez, Chief of Police)

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

9. PROPOSED DEVELOPMENT IMPACT FEES RECOMMENDATION

Review and discuss the proposed development impact fees that were posted on October 16, 2023. (Jared Askelson, Deputy Finance Director)

10. REZONE APPROXIMATELY 24.753 ACRES FROM PLANNED AREA DEVELOPMENT (PAD) TO C-2 and R1-A WITH THE LAS BRISAS CORNER DEVELOPMENT REGULATIONS C-2 and R1-A WITH PAD OVERLAY RECOMMENDATION

- 1. ADOPT RESOLUTION NO. 2023-2326, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1576 RELATED TO THE REZONING CASE FOR LAS BRISAS CORNER.
- 2. ADOPT ORDINANCE NO. 2023-1576, CONDITIONALLY REZONING APPROXIMATELY 24.753 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND BROADWAY ROAD TO BE KNOWN AS LAS BRISAS CORNER, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (GENERAL COMMERCIAL) ON THE SOUTHERN 5.512 ACRES AND AN UNDERLYING ZONING DISTRICT OF R1-A (SINGLE FAMILY ATTACHED) ON THE NORTHERN 19.241 ACRES WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY OVER THE ENTIRE PROPERTY; 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. (Christian M. Williams, AICP, Principal Planner)

BUSINESS

11. COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2372 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. (Lyman Locket, Human Resources Director)

INFORMATION ITEMS

Comments, commendations, report on current events and presentations by Mayor, Councilmembers, staff or members of the public. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. § 38-431.02.

- Reports from the Mayor and City Council
 This may include current events and activities as well as requests for information or future agenda items.
- Report from the City Manager

This may include updates from events, staff summary, update of legislative issues, clarification on items being requested by City Council and Manager's update on Council Related Matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

December 11, 2023

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

- 12. Pursuant to A.R.S. §38-431.03(A) (3) & (4): Discussion and consultation with the City Attorney for legal advice to consider its position and instruct its attorneys regarding the City's position regarding contracts that are the subject of negotiations related to development agreements for the expansion of the Rainbow Valley Water Reclamation Facility.
- 13. Pursuant to A.R.S. §38-431.03(A) (3) & (4): Discussion and consultation with the City Attorney for legal advice to consider its position and instruct its attorneys regarding the City's position regarding contracts that are the subject of negotiations related to an Intergovernmental Agreement with Maricopa County for the allocation of ARPA funds for the development of affordable housing.

ADJOURNMENT OF EXECUTIVE SESSION

RECONVENE REGULAR MEETING

ADJOURNMENT

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.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

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

POSTING VERIFICATION

This agenda was posted on 11/22/2023 at 1:44 p.m. by VM.

ITEM #: 1.

DATE: 11/27/2023

AI #:1767



CITY COUNCIL COMMUNICATION

STAFF PRESENTER(S): Mayor Pizzillo

SUBJECT:

Mayor Pizzillo will make a presentation to the Phoenix Children's Hospital to support the Animal Assisted Therapy Program.

ITEM #: 2.

DATE: 11/27/2023

AI #:1777



APPROVAL OF MINUTES

SUBJECT APPROVAL OF MINUTES

RECOMMENDATION

Approve the draft minutes from the November 13, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

Attachments

November 13, 2023 Regular Meeting draft minutes

City Council Regular Meeting

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



Monday, November 13, 2023 Immediately Following the Work Session

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 7:23 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 City Manager Wynette Reed; City Attorney Roric Massey; City Clerk Darcie

Present: McCracken

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER HAMPTON

CITIZEN COMMENTS/APPEARANCES FROM THE FLOOR

Patricia Miller and James Gordon, Goodyear residents, spoke about the noise and increased plane activity over their homes.

CONSENT

MOTION BY Councilmember Brannon Hampton, SECONDED BY Councilmember Sheri Lauritano to APPROVE Consent Agenda Items 1 through 7. 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 draft minutes from the October 30, 2023 Regular Meeting. (Darcie McCracken, City Clerk)

2. NATIONWIDE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM SUPPLEMENTAL SALARY DEFERRAL PLAN

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2360 ESTABLISHING THE PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM SUPPLEMENTAL SALARY DEFERRAL PLAN; DESIGNATING THE CITY MANAGER AS THE AUTHORIZED AGENT; PROVIDING AUTHORIZATION, DIRECTION, AND PROVIDING AN EFFECTIVE DATE. (Lyman Locket, Human Resources Director)

3. APPROVE AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN ARIZONA DEPARTMENT OF REVENUE AND CITY OF GOODYEAR, ARIZONA

RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2364 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF GOODYEAR AND THE STATE OF ARIZONA DEPARTMENT OF REVENUE FOR THE ADMINISTRATION, COLLECTION, AUDIT, AND LICENSING OF TRANSACTION PRIVILEGE TAXES, USE TAXES, SEVERANCE TAXES, JET FUEL EXCISE AND USE TAXES AND RENTAL OCCUPANCY TAXES IMPOSED BY THE STATE, CITIES OR TOWNS. (Doug Sandstrom, Finance Director)

4. REQUEST FOR 90-DAY EXTENSION FOR APPROVAL OF THE FINAL PLAT FOR ARROYO RANCH

RECOMMENDATION

Approve a 90-day extension of the approval of the Final Plat for Arroyo Ranch approved on May 22, 2023, subject to compliance with Stipulations. (Marty Crossland, Deputy Director of Development Engineering)

5. AUTHORIZATION OF EXPENDITURE OF REMAINING FY2024 EXPENSES FOR WERIDE MICROTRANSIT SERVICE

RECOMMENDATION

Authorize the expenditure of up to \$1,000,000 for the remaining 8 months of FY2024 expenses related to the WeRIDE Microtransit Service. (Christine McMurdy, Project Management Coordinator)

Council asked if there would be additional service areas with this funding. Christine McMurdy, Project Management Coordinator, responded that the funding being approved would be for extending the time of the current service only.

6. CONSENT TO ASSIGNMENT OF KING RANCH AGREEMENTS

RECOMMENDATION

Approve and authorize the Finance Director to execute a Consent to Assignment in the draft form listed as Exhibit 1, providing the District's consent to KR TIC 1 LLC, an Arizona limited liability company, and KR TIC 2 LLC, an Arizona limited liability company (collectively the "KR Entities") taking assignment of the rights, title, interest in, and obligations under the existing "CFD Development Agreement" relating to the King Ranch Community Facilities District. (Jared Askelson, Deputy Finance Director)

Council asked what this action accomplished. Finance Director Doug Sandstrom responded that this action transferred the agreements in place for King Ranch to the new owner.

7. TERMINATION AND RELEASE OF FIVE TEMPORARY DRAINAGE EASEMENTS

RECOMMENDATION

Approve and authorize the City Manager to execute five Termination and Release of Temporary Drainage Easement, terminating five (5) existing temporary drainage easements no longer needed and authorize the City Manager to execute the release and the City Clerk to record the release with the Maricopa County Recorder. (Kevin Spicer, Real Estate Services Specialist)

PUBLIC HEARINGS

8. GENERAL PLAN 2035 GROWING GOODYEAR, PLANNING OUR FUTURE

Planning Manager Steve Careccia introduced Matt Klyszeiko, the General Plan consultant, Michael Baker International. Mr. Klyszeiko reviewed the steps taken to ensure public input on the General Plan and spoke about the next steps needed, including Council approving and sending the plan to the voters.

MOTION BY Councilmember Vicki Gillis, SECONDED BY Councilmember Bill Stipp to ADOPT RESOLUTION NO. 2023-2362 ADOPTING THE CITY OF GOODYEAR GENERAL PLAN 2035 AND SUBMITTING THE CITY OF GOODYEAR GENERAL PLAN 2035 TO THE VOTERS OF THE CITY OF GOODYEAR PURSUANT TO ARS §9-461.06; AND PROVIDING FOR AN EFFECTIVE DATE OF: THIS RESOLUTION, THE CITY COUNCIL'S ADOPTION OF THE CITY OF GOODYEAR GENERAL PLAN 2035, AND THE CITY OF GOODYEAR GENERAL PLAN 2035 AND THE STATUS OF GOODYEAR 2025 GENERAL PLAN UPON THE EFFECTIVE DATE OF THE CITY OF GOODYEAR GENERAL PLAN 2035. 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 Vicki Gillis to ADOPT RESOLUTION NO. 2023-2359 ORDERING THE GENERAL PLAN 2035 BE SUBMITTED TO THE QUALIFIED ELECTORS OF THE CITY OF GOODYEAR WITH REGARD TO THE GENERAL PLAN 2035; PROVIDING NOTICE OF A SPECIAL ELECTION ON MAY 21, 2024; DESIGNATING THE DATE THAT VOTER REGISTRATION CLOSES; AUTHORIZING THE CITY MANAGER, OR HER DESIGNEE, TO ENTER INTO ALL AGREEMENTS TO EFFECTUATE ELECTION SERVICES; DESIGNATING THE PLACE AND BEGINNING AND ENDING DATES TO ACCEPT ARGUMENTS FOR AND AGAINST THE GENERAL PLAN; AND ORDERING THE CITY CLERK TO PUBLISH THIS CALL OF ELECTION. 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

BUSINESS

9. 2023 PARKS AND RECREATION MASTER PLAN

Parks and Recreation Director Nathan Torres presented information on the Parks and Recreation Master Plan. He thanked the Parks and Recreation Advisory Commission for their input and service on this guiding document.

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Sheri Lauritano to ADOPT RESOLUTION NO. 2023-2366 ADOPTING THE 2023 PARKS AND RECREATION MASTER PLAN. 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

10. CITY OF GOODYEAR FY2025-2027 STRATEGIC PLAN

Assistant to the City Manager Jenna Goad reviewed the strategic plan creation and the goal to operationalize the plan.

MOTION BY Councilmember Bill Stipp, SECONDED BY Vice Mayor Laura Kaino to ADOPT RESOLUTION NO. 2023-2363 ADOPTING THE CITY OF GOODYEAR FY2025-2027 STRATEGIC PLAN. 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

Councilmember Gillis expressed her thanks to members of the Police Department for providing information and educating her to issues in the community. She thanked them for working to remove debris in the basins and keeping the city safe.

City Manager Wynette Reed reported that there were over 1,100 attendees at the Veteran's Day event in Civic Square.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

November 20, 2023

Council Meeting

5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

- 11. Pursuant to A.R.S. § 38-431.03(A)(3) & (4): Consultation with the City's Attorney for legal advice and in order to consider its position and instruct its attorneys regarding the public body's position regarding pending or contemplated litigation or in settlement discussions in order to avoid or resolve litigation related to potential or pending transaction privilege tax matters and for legal advice related to proposed rule-making and pending legislation related to the pending transaction privilege tax matters.
- 12. Pursuant to A.R.S. § 38-431.03(A)(3) & (4): Consultation with the City's Attorney for legal advice and in order to consider its position and instruct its attorneys regarding the public body's position regarding pending or contemplated litigation or in settlement discussions in order to avoid or resolve litigation related to pending class action litigation related to PFAS substances.

MOTION BY Councilmember Bill Stipp, SECONDED BY Councilmember Sheri Lauritano to CONVENE an Executive Session. 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

Council moved into Executive Session at 8:35 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 9:06 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 9:06 p.m.

ADJOURNMENT				
There being no further business to dis	cuss, Mayor Pizzillo adjourned the Regular Meeting at 9:06 p.m.			
Darcie McCracken, City Clerk	Joe Pizzillo, Mayor			

Date:			
	CERTIFICA	TION	
I hereby certify that the foregoing m COUNCIL REGULAR MEETING of certify that the meeting was duly ca	the city of Goodyean	r, Arizona, held on November 13	
Dated this day of	, 2023.	SEAL:	
Darcie McCracken, City Clerk	_		

ITEM #: 3.

DATE: 11/27/2023

AI #:1720



CITY COUNCIL ACTION REPORT

SUBJECT: AUTHORIZE THE DEDICATION OF A UTILITY EASEMENT TO ARIZONA PUBLIC SERVICE (APS) FOR FIRE STATION 188

STAFF PRESENTER(S): Kimberly Romero, Real Estate Coordinator

SUMMARY

Dedication of Utility Easement located within the City's 8.62-acre parcel near the northeast corner of Citrus Road and Harrison Street, to Arizona Public Service (APS), to provide necessary service to Fire Station 188.

STRATEGIC PLAN ALIGNMENT







RECOMMENDATION

Approve and authorize the City Manager to execute the City of Goodyear/APS Utility Easement dedicating to Arizona Public Service a Utility Easement within the City's 8.62-acre parcel located at the northeast corner of Citrus Road and Harrison Street needed to provide electrical service to Fire Station 188. (Kimberly Romero, Real Estate Coordinator)

FISCAL IMPACT

There is no fiscal impact to the city for the dedication of this utility easement in FY24 or future years.

BACKGROUND AND PREVIOUS ACTIONS

The city is undertaking the construction of a new fire station in West Goodyear on property owned by the city at the northeast corner of Citrus Road and Harrison Street (FS 188). Arizona Public Service (APS) will be providing electric service to FS 188 and will be constructing, at the city's cost, the improvements necessary to provide such service. APS is requiring an easement from the city that allows it to construct, maintain, operate, repair, and replace the improvements needed for APS to provide electric service to FS 188.

The easement includes terms that prohibit structures from being constructed within the easement area without the prior consent of APS. The landscape plans for the FS 188 site call

for the construction of a wall across a section of the easement area. A copy of the landscape plans and a letter from APS consenting to the construction of the wall as reflected in the landscape plans are attached.

STAFF ANALYSIS

Staff is recommending the dedication of a Utility Easement to APS to provide the necessary electric service to Fire Station 188. Without the dedication of this easement, APS will not have the required utility access to provide electric service to the station.

Attachments

Easement
Wall Encroachment Consent

NW 11 1N 2W 33.443787, -112.442969 APN 502-39-010F CCW-23-151 WA696321 SER RLM

CITY OF GOODYEAR-APS UTILITY EASEMENT

THE CITY OF GOODYEAR, a municipal corporation of the State of Arizona, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement, as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee's own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee Facilities shall consist of underground electric lines and appurtenant facilities including pad mounted equipment. In no event may any overhead electric lines and associated overhead equipment be installed unless in an emergency to restore power. Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials unless materials are an integral part of Grantee Facilities installed within the Easement Premises and subject to Grantee's compliance with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction related material or to park or store of construction related materials or to park or store construction-related vehicles or equipment expect on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee, and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the

relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **THE CITY OF GOODYEAR**, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this _day of__, 2023.

			THE CITY OF GOODYEAR, an Arizona municipal corporation		
			By:Wynette Reed		
			Its: <u>City Manager</u>		
STATE OF		} } ss.			
County of _		}			
	The foregoing instrument (Utility Easement) was acknowledged before me thisday of, 2023 by <u>Wynette Reed</u> , as <u>City Manager</u> of the City of Goodyear, an Arizon municipal corporation, on behalf of said corporation.				
	IN WITNESS WHEREOF I hereunto set my hand and official seal.				
	Notary Seal	_			
			Notary Public		

EXHIBIT "A"

(LEGAL DESCRIPTION OF GRANTOR'S PROPERTY) AS RECORDED IN INSTRUMENT NUMBER 2007 -1270551 M.C.R.

That part of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the West quarter corner of said Section 11, monumented with a brass cap in handhole, from which the Northwest corner of said Section 11, monumented with a brass cap in handhole, bears North 00 degrees 13 minutes 52 seconds East, a distance of 2643.24 feet:

Thence North 00 degrees 13 minutes 52 seconds East, along the West line of said Northwest quarter, a distance of 613.50 feet;

Thence South 89 degrees 46 minutes 08 seconds East, departing said West line, a distance of 667.00 feet to a point on a line which is parallel with and 667.00 feet East, as measured at right angles, from the West line of the Northwest quarter of said Section 11;

Thence South 00 degrees 13 minutes 52 seconds West, along said parallel line, a distance of 614.49 feet to a point on the South line of said Northwest quarter;

Thence North 89 degrees 41 minutes 04 seconds West, departing said parallel line and along said South line, a distance of 667.00 feet to the Point of Beginning.

EXHIBIT "B"

ARIZONA PUBLIC SERVICE JOB #WA696321

A Utility Easement situated within the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 11, from which the Northwest corner of said Section 11, bears North 00 degrees 13 minutes 52 seconds East, a distance of 2643.24 feet:

THENCE North 00 degrees 13 minutes 52 seconds East, along the West line of the Northwest quarter of said Section 11, a distance of 613.50 feet;

THENCE departing the West line of the Northwest quarter of said Section 11, South 89 degrees 46 minutes 08 seconds East, a distance of 667.00 feet;

THENCE South 00 degrees 13 minutes 52 seconds West, a distance of 389.72 feet to the POINT OF BEGINNING of this Utility Easement description;

THENCE continuing South 00 degrees 13 minutes 52 seconds West, a distance of 184.78 feet to the North line of a future 10' wide Public Utility Easement to be dedicated on the final plat for this parcel, per the City of Goodyear;

THENCE North 89 degrees 41 minutes 01 seconds West, along the North line of said future Public Utility Easement, a distance of 8.00 feet;

THENCE departing said future Public Utility Easement, North 00 degrees 13 minutes 52 seconds East, a distance of 175.74 feet;

THENCE North 90 degrees 00 minutes 00 seconds West, a distance of 61.36 feet;

THENCE North 00 degrees 00 minutes 00 seconds East, a distance of 18.25 feet;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 15.33 feet;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 6.06 feet;

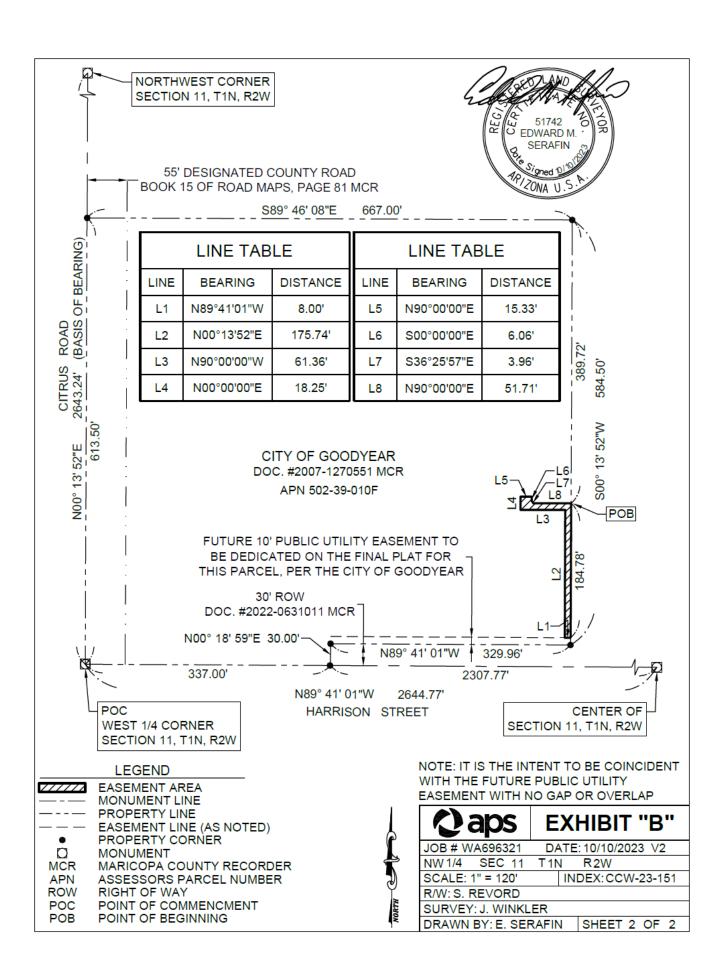
THENCE South 36 degrees 25 minutes 57 seconds East, a distance of 3.96 feet;

THENCE North 90 degrees 00 minutes 00 seconds East, a distance of 51.71 feet to the POINT OF BEGINNING.

Contains an area of 2176.02 square feet, more or less.

51742 OOR SERAFIN SIgned DISA.

SHEET 1 OF 2





Land Services
P.O. Box 53933
Phoenix, Arizona 85072
Mail Station 3286

November 9, 2023

Mario Saldamando City of Goodyear 14455 W. Van Buren Street, Suite D Goodyear, AZ 85338

RE: APS Utility Easement Encroachment

Maricopa County APN 502-39-010F – 17840 W. Harrison Street

Dear Mario Saldamando:

You have requested the consent of Arizona Public Service Company ("APS") to encroach with a new site wall crossing perpendicularly within the future APS Utility Easement on the above-referenced property which is also known as the future site of Fire Station Number 188. The proposed site wall encroachment is shown on a Landscape Plan drawing you provided. The APS Utility Easement will be for the purpose of providing electric service to the new Fire Station.

The City will be constructing the wall reflected in the attached Landscape Plan as consented to and attached hereto. APS has no objection to the site wall encroachment within the future APS Utility Easement as long as the following requirements are met:

- All construction is to take place after a valid 811/Bluestake ticket is marked and the 811/Bluestake digging guidelines are met when digging within the vicinity of any electric lines. Any excavation taking place within 24 inches of a marked utility must be carefully exposed with hand tools. Any damage caused to APS active electric lines or facilities will be repaired at the property owner's cost.
- The safe operation and maintenance of our facilities are not impaired, and the necessary National Electrical Safety Code clearances are met.
- In accordance with the terms of APS' standard Utility Easement document, a copy of which has been provided to you, no trees may be planted within the easement area.

Should you have further questions concerning this matter, please contact me at (602) 371-7847 or james.generoso@aps.com.

Sincerely,

James R. Generoso, SR/WA

Senior Land Agent

From: James.Generoso@aps.com

Kimberly Romero

Cc: Scott.Revord@aps.com; Mario Saldamando; Gerardo Villarraga

Subject: RE: FS-188 APS Utility Easement
Date: Thursday, November 9, 2023 4:53:15 PM

Attachments: image001.png image003.png

mage003.png image006.png image006.png image007.png image008.png image010.png image011.png image012.png image013.png image014.png

FS 188 APS Easement Cord..pdf

COG Fire Station 188 Site Wall Encroachment Rev110923.pdf

This email arrived from an external source - Please exercise caution when opening any attachments or clicking on links

The revised letter is attached along with the landscape plan drawing I was provided with. As a reminder, the trees shown within the APS easement are NOT approved.

-James

From: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Sent: Thursday, November 9, 2023 4:18 PM **To:** Generoso, James <James.Generoso@aps.com>

 $\textbf{Cc:} \ Revord, Scott\ E\ < Scott. Revord@aps.com>;\ Mario\ Saldamando\ < Mario\ Saldamando\ @goodyearaz.gov>;\ Gerardo\ Villarraga\ + Goodyearaz.gov>;\ Gera$

<Gerardo.Villarraga@goodyearaz.gov> **Subject:** RE: FS-188 APS Utility Easement

Importance: High

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Good evening gentlemen,

After a conversation today with our legal counsel, we will retract our revisions and use the easement APS submitted (see copy attached). James would you please add the following language "the city will be constructing the wall reflected in the attached landscaped plans as consented to in this and attached hereto" into your Consent Letter per the request of our legal counsel. I will also need a copy of the plans that were provided to you by Mario, you can just forward the email.

The approval of the easement and authorization to sign, will be presented to City Counsel on 11-27-23 after which, I will email you a copy in pdf format and request your signature. Once the original is sent back to the City, I will have it signed by the City manager and then recorded. Once recorded, I will provide you with the original.

If you have any questions, please let me know.

Kimberly Romero SR/WA

Real Estate Coordinator Civil Division / Legal Services Department City of Goodyear, Arizona

From: James.Generoso@aps.com < James.Generoso@aps.com >

Sent: Wednesday, November 1, 2023 3:16 PM

To: Scott.Revord@aps.com; Kimberly Romero Kimberly.Romero@goodyearaz.gov>

 $\textbf{Cc:}\ Mario\ Saldamando\ < \underline{Mario\ .Saldamando\ @goodyearaz\ .gov};\ Colin\ Harrigan\ < \underline{Colin\ .Harrigan\ @goodyearaz\ .gov};\ Colin\ Harrigan\ < \underline{Colin\ .Harrigan\ @goodyearaz\ .gov};\ Colin\ .Harrigan\ < \underline{Colin\ .Harrigan\ .gov};\ Colin\ .Harrigan\ .gov$

Joshua. Andrews@aps.com

Subject: RE: FS-188 APS Utility Easement

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Attached is the letter that was requested for the site wall. Let me know if you need anything additional.

-James

From: Revord, Scott E < Scott.Revord@aps.com >

Sent: Wednesday, November 1, 2023 10:06 AM

To: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Cc: Mario Saldamando < Mario.Saldamando@goodyearaz.gov >; Generoso, James < <u>James.Generoso@aps.com</u> >; Colin Harrigan

Subject: RE: FS-188 APS Utility Easement

Kimberly

Just for clarification.

APS is currently working on a consent letter for the wall.

APS is not going to consent for the trees to be in the easement.

We should have the letter for the wall sometime today.

I think we should be good to go now.

Thanks, Scott.

From: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Sent: Wednesday, November 1, 2023 10:01 AM **To:** Revord, Scott E < <u>Scott.Revord@aps.com</u>>

Cc: Mario Saldamando < Mario.Saldamando@goodyearaz.gov >; Generoso, James < <u>James.Generoso@aps.com</u> >; Colin Harrigan

<<u>Colin.Harrigan@goodyearaz.gov</u>> **Subject:** RE: FS-188 APS Utility Easement

Importance: High

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Hi Scott, Thank you for that update.

Mario, let me know when these issues get resolved so that I can move forward with the APS easement.

Kimberly Romero SR/WA

Real Estate Coordinator Civil Division / Legal Services Department City of Goodyear, Arizona

From: Scott.Revord@aps.com>

Sent: Wednesday, November 1, 2023 9:55 AM

To: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Cc: Mario Saldamando < Mario. Saldamando @goodyearaz.gov >; James. Generoso @aps.com

Subject: RE: FS-188 APS Utility Easement

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Kimberly

I just got a response concerning the trees. Our forestry department will not consent to the trees being in the easement.

From: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Sent: Wednesday, November 1, 2023 9:47 AM

To: Mario Saldamando < Mario. Saldamando@goodyearaz.gov >; Bret West < bretw@perlmanaz.com >; Christian Williams

<<u>Christian.Williams@goodyearaz.gov</u>>; Logan Hopp <<u>Logan.Hopp@goodyearaz.gov</u>>; Ricardo Jimenez <<u>ricardojimenez@coreconstruction.com</u>>; Feltmann, James G <<u>James.Feltmann@aps.com</u>>

Cc: Gerrald Adams <<u>gerralda@perlmanaz.com</u>>; <u>iknapp@dwlarchitects.com</u>; Revord, Scott E <<u>Scott.Revord@aps.com</u>>; Bill Gasque <<u>bgasque@cdsllc-az.net</u>>; Colin Harrigan <<u>Colin.Harrigan@goodyearaz.goy</u>>

Subject: RE: FS-188 APS Utility Easement

Importance: High

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at ACDC@aps.com.

Mario,

Just following up on the previous chains of emails on October 25, 2023.

Item number 2 has been addressed and APS will be providing Consent letter.

I've not seen any written confirmation that Items 1 & 3 have been resolved.

The APS easement cannot be distributed for signature until all items are resolved.

All – See attached and my assessment below:

- 1. APS easement crosses site wall (perpendicular). Easement states grantor shall not erect any structure without written consent. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
- 2. There is landscaping within the easement, along the property boundary as required by the planning department. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
- 3. Mario I will differ to your input on the clear area requirements for the transformer. Cabinets, and equipment pads.

Kimberly Romero SR/WA

Real Estate Coordinator
Civil Division / Legal Services Department
City of Goodyear, Arizona

From: Mario Saldamando < Mario. Saldamando @goodyearaz.gov >

Sent: Wednesday, October 25, 2023 10:29 AM

To: Bret West < bretw@perlmanaz.com >; Christian Williams < ">, Logan Hopp < Logan.Hopp@goodyearaz.gov>; Ricardo Jimenez circardojimenez@coreconstruction.com>; James.Feltmann@aps.com

Cc: Kimberly Romero Kimberly Romero Kimberly.Romero@goodyearaz.gov; Gerrald Adams gerralda@perlmanaz.com; jknapp@dwlarchitects.com;

Scott.Revord@aps.com; Bill Gasque

bgasque@cdsllc-az.net>

Subject: RE: FS-188 APS Utility Easement

All – APS is drafting a written consent/encroachment agreement for the City of Goodyear for landscaping within our easement. No change to the plan is needed.

Thanks,

Mario Saldamando

Senior Project Manager 14455 West Van Buren Street, Suite D Goodyear, AZ 85338

c 623-693-1097

w goodyearaz.gov

From: Bret West < bretw@perlmanaz.com > Sent: Wednesday, October 25, 2023 9:59 AM

To: Christian Williams < Christian. Williams@goodyearaz.gov>; Logan Hopp < Logan. Hopp@goodyearaz.gov>; Mario Saldamando < Mario. Saldamando@goodyearaz.gov>; Ricardo Jimenez < ricardo Jimenez @coreconstruction.com>; James. Feltmann@aps.com

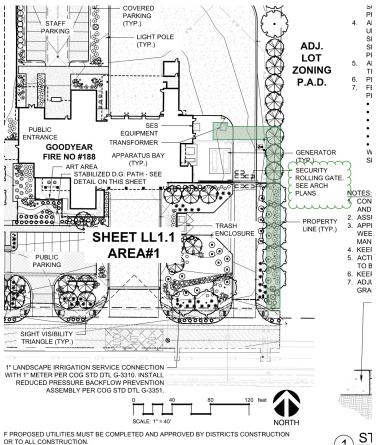
 $\textbf{Cc:} \ Kimberly \ Romero < \underline{Kimberly.Romero@goodyearaz.gov} > ; \ Gerrald \ Adams < \underline{gerralda@perlmanaz.com} > ; \ \underline{jknapp@dwlarchitects.com}; \ \underline{j$

Scott.Revord@aps.com; Bill Gasque <bgasque@cdsllc-az.net>

Subject: RE: FS-188 APS Utility Easement

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Christian, unfortunately, we do not really have that option. The trees are held off the drive aisle, so they do not impede on fire apparatus circulation. If shrubs are allowed, we can shift the easement over to the back of curb so that the root ball of the tree will clear the easement? Do we have any options to make this easement narrower?





Bret West, Architect Designer/Project Manager Perlman Architects of Arizona, Inc. 2929 N. Central Avenue, Suite 1600 Phoenix, AZ 85012-2727 (480) 951-5900 office x4662 (602) 837-4662 direct

Website - Facebook - Instagram

From: Christian Williams < Christian.Williams@goodyearaz.gov>

Sent: Wednesday, October 25, 2023 9:41 AM

 $\textbf{To:} \ Logan \ Hopp < \underline{logan.Hopp@goodyearaz.gov}; \ Mario \ Saldamando < \underline{Mario.Saldamando@goodyearaz.gov}; \ Ricardo \ Jimenez \ Albando < \underline{Mario.Saldamando@goodyearaz.gov}; \ Ricardo \ Albando < \underline{Mario.Saldamando@goodyearaz.gov}; \ Ricardo \ Albando < \underline{Mario.Saldamando@goodyearaz.gov}; \ Ricardo \ Albando < \underline{Mario.Saldamando.gov}; \ Ricardo \ Albando \ Albando < \underline{Mario.Saldamando.gov}; \ Ricardo \ Albando \ Al$

<ri><ricardojimenez@coreconstruction.com>; James.Feltmann@aps.com</ri>

Cc: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>; Bret West < bretw@perlmanaz.com>; Gerrald Adams < gerralda@perlmanaz.com>;

jknapp@dwlarchitects.com; Scott.Revord@aps.com

Subject: RE: FS-188 APS Utility Easement

My recommendation would be to shift the trees and retain them.

Christian M. Williams, AICP o/c 623-882-7960













From: Logan Hopp

Sent: Wednesday, October 25, 2023 9:16 AM

To: Mario Saldamando <<u>Mario.Saldamando@goodyearaz.gov</u>>; Ricardo Jimenez <<u>ricardojimenez@coreconstruction.com</u>>; <u>James.Feltmann@aps.com</u>;

Christian Williams < Christian. Williams@goodyearaz.gov>

Cc: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>; Bret West < BretW@perlmanaz.com>; Gerrald Adams < gerralda@perlmanaz.com>; iknapp@dwlarchitects.com; Scott.Revord@aps.com

Subject: RE: FS-188 APS Utility Easement

Mario – The landscaping changes need to be discussed with planning prior to making any revisions, as I believe there are landscape and tree buffer requirements between commercial and residential zoning districts. Adding Christian to this conversation.

I would assume this will not be an issue if the trees are simply shift a couple feet to the west to avoid the easement, but ultimately needs to be approved by planning.

Thank you,

Logan Hopp, PE Civil Plan Review Supervisor City of Goodyear, Arizona 1900 N. Civic Square Goodyear, AZ 85395 p 623-882-7950 w goodyearaz.gov

e logan.hopp@goodyearaz.gov













The Accela Citizen Access portal (ACA) is coming to the City of Goodyear.

The new permit software implementation is planned for Early 2024!

Visit the <u>Development Center</u> for Resources and Access to the Electronic Plan Review (EPR) system.

If you need technical assistance, send an email to EPRtechsupport@goodyearaz.gov

From: Mario Saldamando

Sent: Wednesday, October 25, 2023 9:09 AM

To: Ricardo Jimenez < ricardojimenez@coreconstruction.com >; James.Feltmann@aps.com

Cc: Logan Hopp < Logan. Hopp@goodyearaz.gov >; Kimberly Romero < Kimberly.Romero@goodyearaz.gov >; Bret West < BretW@perlmanaz.com >; Gerrald

Subject: FW: FS-188 APS Utility Easement

Looping in others from the project team. Scott confirmed that trees are not allowed in the easement.

James - are bushes allowed?

Ricardo – as discussed, can you please follow up with the design team on the revisions needed to address the conflict?

Thanks,

Mario Saldamando

Senior Project Manager 14455 West Van Buren Street, Suite D Goodyear, AZ 85338

c 623-693-1097

w goodyearaz.gov

From: Logan Hopp < Logan. Hopp@goodyearaz.gov >

Sent: Wednesday, October 25, 2023 8:49 AM

To: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>; Scott.Revord@aps.com; Mario Saldamando < Mario.Saldamando@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

All - See attached and my assessment below:

- 1. APS easement crosses site wall (perpendicular). Easement states grantor shall not erect any structure without written consent. My recommendation is for APS to provide a letter of written consent for this prior to recordation of the easement.
- 2. There is landscaping within the easement, along the property boundary as required by the planning department. My recommendation is for APS to

provide a letter of written consent for this prior to recordation of the easement.

3. Mario – I will differ to your input on the clear area requirements for the transformer. Cabinets, and equipment pads.

Thank you,

Logan Hopp, PE

Civil Plan Review Supervisor City of Goodyear, Arizona 1900 N. Civic Square Goodyear, AZ 85395 p 623-882-7950 w goodyearaz.gov e logan.hopp@goodyearaz.gov













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Visit the <u>Development Center</u> for Resources and Access to the Electronic Plan Review (EPR) system.

If you need technical assistance, send an email to EPRtechsupport@goodyearaz.gov

From: Kimberly Romero

Sent: Wednesday, October 25, 2023 6:49 AM

To: Scott.Revord@aps.com

Cc: Logan Hopp < Logan.Hopp@goodyearaz.gov>; Mario Saldamando < Mario.Saldamando@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

Good morning and thank you.

The APS easement has been reviewed by our legal council and she has made some edits and has a couple of questions for the Project Manager and the DSD Reviewer to address. She needs their confirmation that there are no conflicts between of the terms/restrictions in the easement the development site plans for the fires station and/or the final plat.

Once that is resolved, I will provide you with a copy of the Easement that is to be signed by the authorized person at APS and returned to the City for the City manager's signature and City Council approval.

If you have any questions at all regarding the easement document please do not hesitate to contact me.

Thank you.

Kimberly Romero SR/WA

Real Estate Coordinator Civil Division / Legal Services Department City of Goodyear, Arizona

From: Scott.Revord@aps.com < Scott.Revord@aps.com>

Sent: Wednesday, October 25, 2023 5:29 AM

To: Mario Saldamando < Mario. Saldamando @goodyearaz.gov > Cc: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

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My telephone is 623-932-6619

From: Mario Saldamando < Mario. Saldamando @goodyearaz.gov >

Sent: Tuesday, October 24, 2023 2:43 PM To: Revord, Scott E < Scott.Revord@aps.com >

Cc: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Subject: RE: FS-188 APS Utility Easement

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Hi Kimberly, I don't have his telephone, but by way of email I will introduce you to Scott.

Scott - can you please send us your contact information? Kimberly is with our real estate department and is working on the APS easement that was submitted to the city.

Thanks in advance,

Mario Saldamando Senior Project Manager

14455 West Van Buren Street, Suite D

Goodyear, AZ 85338

c 623-693-1097

From: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Sent: Tuesday, October 24, 2023 2:35 PM

To: Mario Saldamando < Mario. Saldamando @goodyearaz.gov >

Subject: RE: FS-188 APS Utility Easement

Mario.

Can I get a phone number for Scott.

Kimberly Romero SR/WA

Real Estate Coordinator Civil Division / Legal Services Department City of Goodyear, Arizona

From: Mario Saldamando < Mario. Saldamando@goodyearaz.gov >

Sent: Tuesday, October 24, 2023 2:29 PM

To: Kimberly Romero <<u>Kimberly.Romero@goodyearaz.gov</u>>; Logan Hopp <<u>Logan.Hopp@goodyearaz.gov</u>>

Subject: RE: FS-188 APS Utility Easement

Will do Kimberly!

Scott Revord is the applicant for the APS easement.

The contact information I have:

Right of Way Rep SCOTT.REVORD@APS.COM SCOTT REVORD

From: Kimberly Romero < Kimberly.Romero@goodyearaz.gov>

Sent: Tuesday, October 24, 2023 9:32 AM

To: Logan Hopp < Logan. Hopp@goodyearaz.gov >; Mario Saldamando < Mario. Saldamando@goodyearaz.gov >

Subject: FS-188 APS Utility Easement

Importance: High

Good morning Logan/Mario,

Sarah has completed her first review of the APS Easement for the FS-188.

Before she can give final approval she needs to have her comments addressed regarding the possible conflicts between APS restrictions written in their easement and the Site Plans and or Development Plans.

Please make your response in the attached document and email it back to me.

Marion, I need to know who you are working with at APS and their contact information.

Thank you.

Kimberly Romero SR/WA

Real Estate Coordinator Civil Division / Legal Services Department City of Goodyear, Arizona

1900 N. Civic Square Goodyear, AZ 85395

v 623-882-7228

w goodyearaz.gov

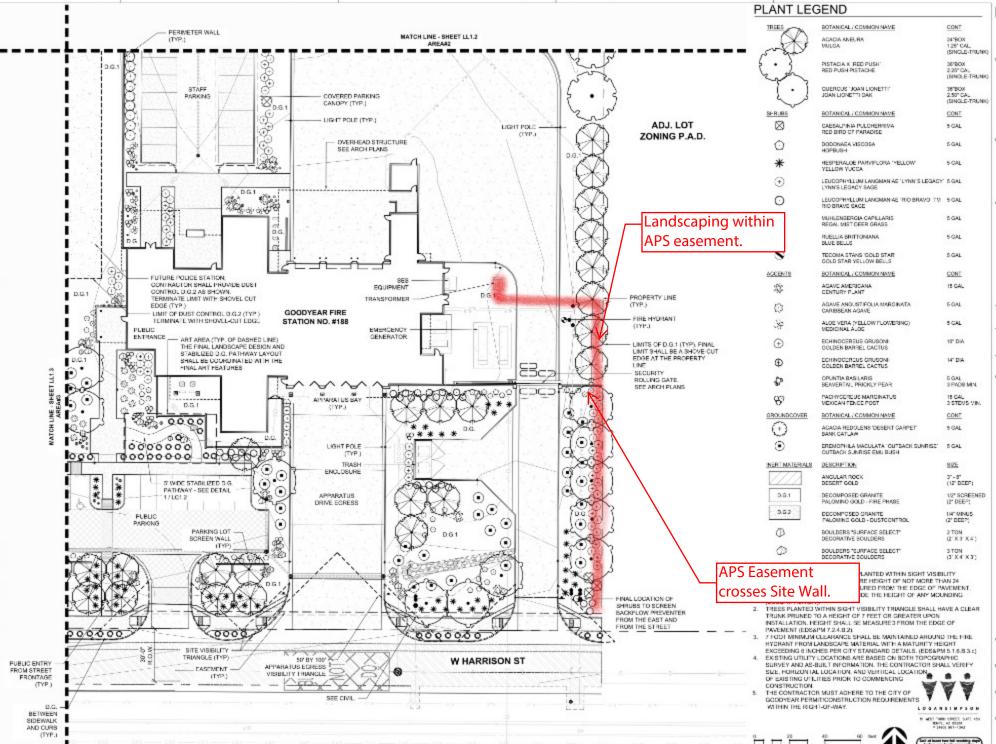
e Kimberly.romero@goodyearaz.gov



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Per Architect

A DE COMPANY DE COMPAN

City of Goodyear Fire No. 188

awn/Checke

to

02/27

321 et Number

LAND PLAN MAG 390 CURB

BY SILVA TRAILS

CONTRACTOR

STOP AND FLUSHING

PIPE TO BE REMOVED

SEWER KEYNOTES

1 SEE SHEETS C4.1 AND C4.2 FOR SANITARY SEWER INFORMATION.

2 AREA DRAINS. SEE PLUMBING PLANS FOR DETAILS AND CONNECTION TO [⁻]BLDG SEWER.

WATER KEYNOTES

- \langle 1 \rangle REMOVE PLUG, CONNECT TO EXISTING 12" D.I. WATER MAIN.
- \langle 2 angle INSTALL DIP CL 350 FITTING W/ POLYWRAP. TYPE AND SIZE PER PLAN. JOINT RESTRAINT PER MAG STD DTL 303-2. SIZE PER PLAN.
- \langle 3 \rangle INSTALL 8" TAPPING SLEEVE AND VALVE PER MAG STD DTL 340.
- \langle 4 \rangle 2" COPPER TYPE K WATER SERVICE LINE TO BUILDING.
- \langle 5 \rangle 8" DOUBLE-CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3352.
- \langle $_{6}$ \rangle REMOVE EXISTING FIRE HYDRANT, EXTEND 6" DIP CL 350 FIRE LINE 19 LF, AND REINSTALL FIRE HYDRANT.
- 7 FIRE LINE WITH FITTINGS, DIP CL 350, W/ POLYWRAP. SIZE AND LENGTH PER
- $^{'}$ 8 $^{'}$ FIRE LINE WITH FITTINGS, C900 PVC DR-18, WITH TRACER WIRE. SIZE AND LENGTH PER PLAN.
- \langle 9 \rangle GATE VALVE AND BOX, TYPE A, PER MAG STD DTL 391-1 W/ COG DEBRIS CAP PER COG STD DTL G-3321. SIZE PER PLAN.
- $\langle 10 \rangle$ FIRE HYDRANT ASSEMBLY PER COG STD DTL G-3330 WITH 6'x6' PCC PAD.
- $\langle 11 \rangle$ FDC LOCATION.
- (12) 1" LANDSCAPE IRRIGATION SERVICE CONNECTION WITH 1" METER IN #2 WATER METER BOX PER COG STD DTL G-3310. 1" DOUBLE CHECK BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3353. SEE LANDSCAPE PLANS.
- \langle 13 \rangle 2" WATER SERVICE WITH 1.5" METER IN #4 WATER METER BOX PER COG STD DTL G-3310. INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY PER COG STD DTL G-3351.
- \langle 14 \rangle CONNECT TO BUILDING PLUMBING AND FIRE PROTECTION SYSTEMS WITH APPROPRIATE FITTINGS. SEE PLUMBING AND FIRE PROTECTION PLANS FOR CONTINUATION.
- $\langle 15 \rangle$ CAP AND BLOCK FOR FUTURE CONNECTION
- (16) INSTALLED BY SILVA TRAILS CONTRACTOR.
- (17) 36" IRRIGATION LINE. SEE R.I.D. PLANS.
- (18) FIRE RISER ROOM. SEE ARCH. PLANS FOR SIGNAGE.
- $\langle 19 \rangle$ EQUIPMENT FOR TRAINING PURPOSES.

DRY UTILITY KEYNOTES

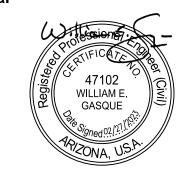
- EMERGENCY GENERATOR LOCATION. SEE ELEC. AND ARCH. PLANS
- \ ELECTRICAL TRANSFORMER AND SES LOCATION. SEE ELEC. PLANS.
- $3 \setminus \mathsf{NATURAL}$ GAS SERVICE. SEE PLUMBING PLANS AND SW GAS DRAWINGS.
- 4 \ INSTALL (3) 3" SCH 80 PVC CONDUITS UNDERNEATH DRIVEWAYS PER COG STD DTL G-3620-11. 24" MIN. COVER.

GENERAL NOTES

- CONTRACTOR TO POTHOLE AND VERIFY ELEVATION OF EXISTING UTILITIES AT CONNECTION AND CROSSING LOCATIONS PRIOR TO EXCAVATION, NOTIFY ENGINEER IF A DISCREPANCY IS FOUND.
- 2. ALL WATER FITTINGS SHALL HAVE RESTRAINED JOINTS PER MAG STD DTL
- 3. ALL WATER SERVICES AND WATER LINES <8" DIAMETER TO HAVE 36" MIN

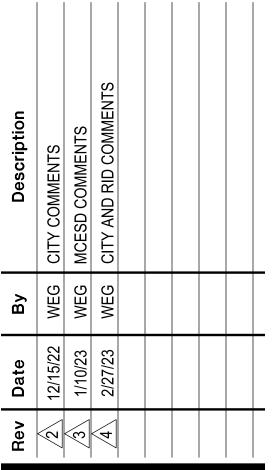


CDS #1182-21 Goodyear Fire Station No. 188 Architects of Arizona 2929 N. Central Avenue, Suite 1600 Phoenix, Arizona 85012 480.951.5900 480.951.3045 f perlmanaz.com



and are the property of Howard Perlman, AIA. law copyright and other property rights to these plans. These plans are not to be assigned to any third party, without first consent of Howard Perlman, AIA. Writter dimensions on these drawings shall have precedence over scaled dimensions.

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Construction Documents

Drawn/Checked By

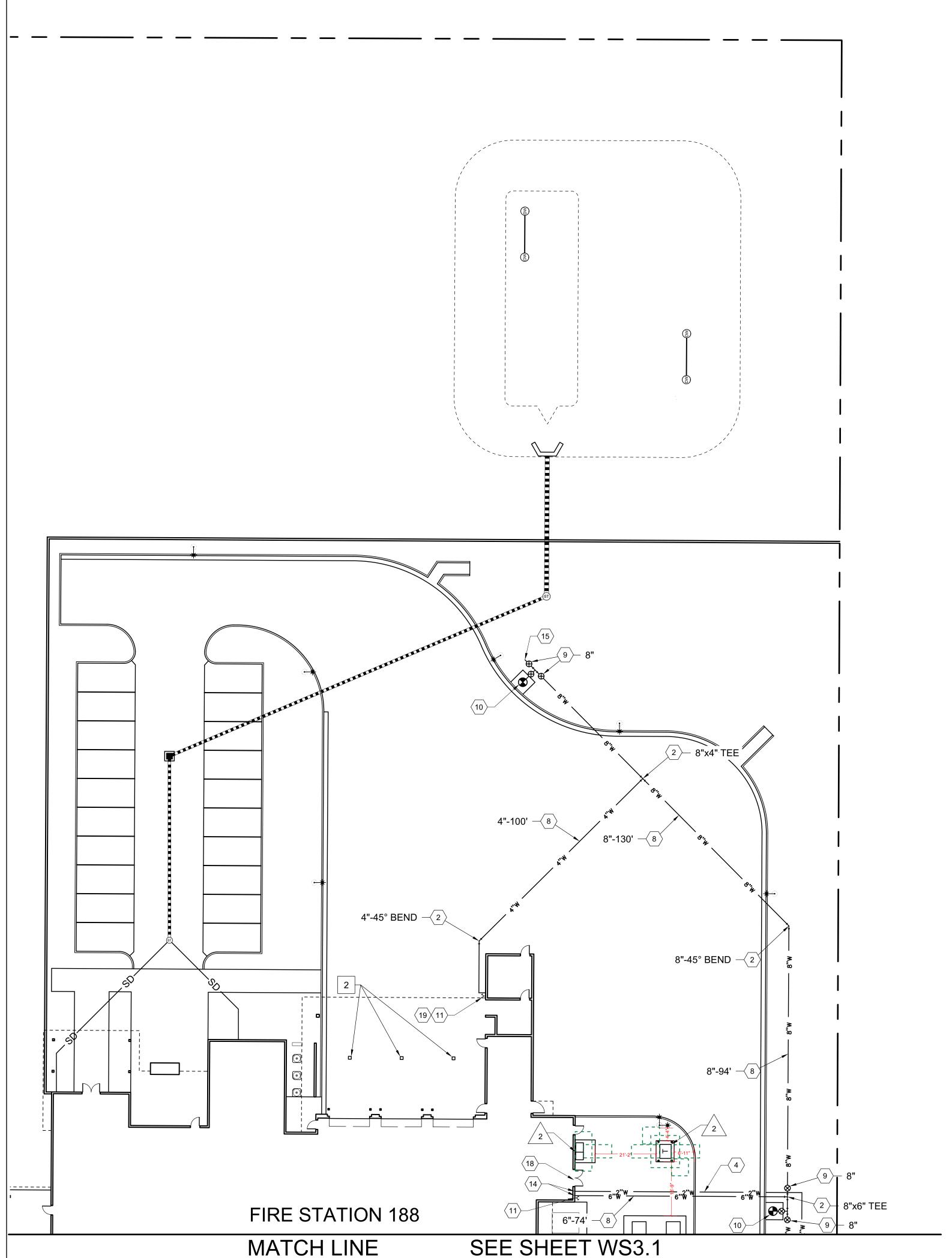
BTB / WEG

February 27, 2023

Project Number CDS #1182-21 §

Sheet Number UTILITY PLAN

WS3.2



ITEM #: 4.

DATE: 11/27/2023

AI #:1744



CITY COUNCIL ACTION REPORT

SUBJECT: AUTHORIZATION OF EXPENDITURE OF DESIGN FUNDS FOR APPROVED CIP PROJECT #42052 – BULLARD AVENUE IMPROVEMENTS - CELEBRATE LIFE WAY TO ROOSEVELT STREET

STAFF PRESENTER(S): Allan Smolko, Senior Project Manager

SUMMARY

A request to authorize an expenditure for design funds up to \$662,100 for Capital Improvement Program (CIP) Project #42052 - Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Authorize the expenditure of design funds up to \$662,100 for Capital Improvement Program (CIP) Project #42052 - Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street. (Allan Smolko, Senior Project Manager)

FISCAL IMPACT

CIP Project #42052 – Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street is currently programmed in the FY2024-FY2028 CIP with a budget of \$662,100 for design with an estimated completion date of December 2024.

BACKGROUND AND PREVIOUS ACTIONS

Per City of Goodyear Resolution 08-1255, all expenditures of budgeted funds in excess of \$500,000 must obtain Council approval.

- May 2023 Request for Qualifications opened.
- October 2023 Consultant selected.

STAFF ANALYSIS

CIP Project #42052 – Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street is described to provide final design services for widening of Bullard Avenue from Celebrate Life Way to Roosevelt Street. In general, the proposed improvements include one additional southbound travel lane from Celebrate Life Way to Roosevelt Street and the dedicated right turn lanes and tapers for approximately one half (0.5) mile of roadway length. Improvements include significant impacts to existing drainage infrastructure, utility coordination and relocation (including RID), traffic signal and land acquisition elements.

This Council Action Request is to seek approval expenditures for the design of Bullard Avenue Improvements - Celebrate Life Way to Roosevelt Street. The selected consultant submitted a proposal with a schedule for design elements for 90% plans to be ready for permit review submittal in September 2024 and design completion in December 2024. Only design services are currently in the approved CIP for FY24. Land and construction elements are programmed in later years.

ITEM #: 5.

DATE: 11/27/2023

AI #:1747



CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT OF LOTS 2 AND 3 COMPASS DATACENTERS-PHX I

STAFF PRESENTER(S): Marty Crossland, Deputy Director of Development Engineering

OTHER PRESENTER(S):

Casey Whiteman, PE HilgartWilson

SUMMARY

A Final Plat subdividing approximately 198 acres into 3 lots at the intersection of Yuma Road and Bullard Avenue.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Approve the Final Plat of Lots 2 and 3 Compass Datacenters – PHX I (the "Final Plat"), subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

STIPULATIONS

- 1. Any technical corrections to this final plat required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat;
- 2. Prior to recordation of the Final Plat, the property owner shall submit an updated title report for the property included within the Final Plat (the "Property") and shall modify the Final Plat to reflect the current ownership and current lender including on the final plat a Lender Consent and Subordination in a form approved by the City Attorney or his/her designee for all lenders with a security interest in the property being platted herein. Owner shall provide documentation acceptable to the City Attorney or his/her designee demonstrating that the party executing this final plat is authorized to do so.
- 3. Prior to the recordation of the Final Plat, the Map of Dedication for Yuma Road shall be recorded, and the recording information shall be inserted into the Final Plat.
- 4. Prior to the recordation of the Final Plat, Owner shall pay an in-lieu payment for the cost to

construct 25% of the Yuma Road Culvert. The in-lieu payment shall be based on the estimated cost of the Yuma Road Culvert of \$912,200.23.

- 5. Prior to recordation of the Final Plat, add the City Engineer signature to the approval block on the cover sheet.
- 6. Prior to recordation of the Final Plat, remove the duplicate paragraphs under the Owner's Statement on the first page of the Final Plat.

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The Property was rezoned in 2019 from Light Industrial (I-1) and General Commercial (C-2) zoning districts to the I-1, Light Industrial Park Zoning District with a PAD Overlay by Ordinance 2019-1429 adopted on March 25th, 2019 recorded on March 29, 2019, with Maricopa County Recorder instrument number 20190213756.

The Property included in the Final Plat is Parcel 1A of a Minor Land Division for Parcel 1 Compass Datacenters-PHX I, recorded on October 21, 2021, with Maricopa County Recorder number 20211123122, Book 1625 Page 19, which is being subdividing into two lots.

STAFF ANALYSIS

The proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

Final Plat of Lots 2 and 3 Compass Datacenters – PHX 1
 Aerial Photo

FINAL PLAT

OWNERS STATEMENT

STATE OF ARIZONA COUNTY OF MARICOPA

KNOW ALL MEN BY THESE PRESENTS

THAT COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "LOTS 2 AND 3 COMPASS DATACENTERS-PHX I". A REDIVISION OF PARCEL 1A OF THE MINOR LAND DIVISION OF PARCEL 1 COMPASS DATACENTERS—PHX I RECORDED AS BOOK 1625. PAGE 19 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN. MARICOPA COUNTY, ARIZONA AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE PARCELS, LOTS AND EASEMENTS CONSTITUTING THE SAME, AND THAT EACH PARCEL, LOT AND EASEMENT SHALL BE KNOWN BY THE NAME GIVEN EACH ON SAID PLAT.

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY HEREBY DEDICATES TO THE CITY OF GOODYEAR PERPETUAL PUBLIC UTILITY EASEMENTS WITHIN. ON. ACROSS. OVER AND UNDER ALL AREAS IDENTIFIED AS P.U.E. DEDICATED HEREON AS SHOWN ON THIS PLAT AND INCLUDED IN THE PREMISES DESCRIBED HEREIN (THE "PUBLIC UTILITY EASEMENT AREAS"). SUCH PUBLIC UTILITY EASEMENTS ARE FOR THE PURPOSES OF: ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING REMOVING, REPAIRING, AND REPLACING, PUBLIC UTILITY IMPROVEMENTS WITHIN. ON. OVER. ACROSS. ABOVE AND UNDER THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES; ENTERING UPON, CONSTRUCTING, INSTALLING, OPERATING, MAINTAINING, INSPECTING, MODIFYING, REMOVING REPAIRING, AND REPLACING, PUBLIC SIDEWALKS OVER AND ABOVE THE PUBLIC UTILITY EASEMENT AREAS BY THE CITY OF GOODYEAR AND ITS PERMITTEES: AND FOR PEDESTRIAN TRAVEL BY THE GENERAL PUBLIC OVER ANY PUBLIC SIDEWALKS LOCATED WITHIN THE PUBLIC UTILITY EASEMENT AREAS. THE PUBLIC UTILITY EASEMENTS DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE PUBLIC UTILITY EASEMENT AREAS.

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER") HEREBY DEDICATES TO THE CITY NON-EXCLUSIVE ACCESS EASEMENTS ON, OVER, ACROSS, ABOVE AND THROUGH ALL AREAS WITHIN THIS FINAL PLAT DESIGNATED AS "EMERGENCY ACCESS EASEMENT DEDICATED HEREON" AS SHOWN ON THIS FINAL PLAT AND INCLUDED WITHIN THE PREMISES DESCRIBED HEREIN (THE "ACCESS EASEMENT AREA"). THE ACCESS EASEMENTS DEDICATED HEREIN ARE FOR USE BY THE CITY OF GOODYEAR AND OTHER ENTITIES FOR THE PURPOSES PROVIDED HEREIN. THE PURPOSE OF THIS EASEMENT IS TO: (I) PROVIDE ACCESS FOR EMERGENCY SERVICES PROVIDERS, INCLUDING THE CITY OF GOODYEAR, TO RESPOND TO CALLS FOR EMERGENCY SERVICES, AND (III) TO ALLOW THE CITY OF GOODYEAR INCLUDING ITS CONTRACTORS THE RIGHT BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN, REPAIR AND/OR REPLACE IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREA AS NEEDED TO PROVIDE ACCESS FOR EMERGENCY SERVICE PROVIDERS. OWNER SHALL CONSTRUCT IMPROVEMENTS WITHIN THE ACCESS EASEMENT AREA IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND/OR LOCAL LAWS, ORDINANCES, POLICIES, PROCEDURES OR OTHER REQUIREMENTS APPLICABLE TO EMERGENCY ACCESS WAYS IN EFFECT AT THE TIME OF THE CONSTRUCTION OF THE EMERGENCY ACCESS IMPROVEMENTS, INCLUDING BY WAY OF EXAMPLE, BUT NOT LIMITED TO, THE REQUIREMENTS IN THE CITY OF GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICIES MANUALS FOR IMPROVEMENTS NEEDED FOR EMERGENCY ACCESS (THE "EMERGENCY ACCESS ROAD"). OWNER SHALL MAINTAIN, THE EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION AND SHALL REPAIR AND REPLACE THE EMERGENCY ACCESS ROAD AS NEEDED TO HAVE AN EMERGENCY ACCESS ROAD IN GOOD WORKING CONDITION. IF OWNER FAILS TO MAINTAIN THE ACCESS FACILITIES AS REQUIRED HEREIN, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN, INSPECT, REPAIR, AND/OR REMOVE AND REPLACE THE ACCESS FACILITIES CONSISTENT WITH THE APPROVED PLANS, AND OWNER SHALL REIMBURSE THE CITY FOR THE COSTS THE CITY INCURS IN DOING SO. THE ACCESS EASEMENT(S) DEDICATED HEREIN RUN WITH THE LAND AND ARE BINDING UPON OWNER AND ALL SUCCESSORS AND ASSIGNS IN INTEREST OR TITLE TO ALL OR PART OF THE ACCESS EASEMENT AREA.

COMPASS DATACENTERS PHX I LLC. A DELAWARE LIMITED LIABILITY COMPANY. WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, THAT COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN AND HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT THE CITY OF GOODYEAR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY INTERESTS BEING CONVEYED HEREIN.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT.

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WARRANTS AND COVENANTS TO THE CITY OF GOODYEAR, THAT COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS LAWFULLY SEIZED AND POSSESSED OF THE PROPERTY DESCRIBED HEREIN AND HAS A GOOD AND LAWFUL RIGHT TO MAKE THE CONVEYANCE DESCRIBED HEREIN; AND THAT THE CITY OF GOODYEAR SHALL HAVE TITLE AND QUIET POSSESSION AGAINST THE CLAIMS OF ALL PERSONS WITH RESPECT TO THE PROPERTY INTERESTS BEING CONVEYED HEREIN.

THE PERSON EXECUTING THIS DOCUMENT ON BEHALF OF COMPASS DATACENTERS PHX I. LLC. A DELAWARE LIMITED LIABILITY COMPANY WARRANTS HIS OR HER AUTHORITY TO DO SO AND THAT ALL PERSONS NECESSARY TO BIND COMPASS DATACENTERS PHX I. LLC. A DELAWARE LIMITED LIABILITY COMPANY HAVE JOINED IN THIS DOCUMENT.

IN WITNESS WHEREOF:

COMPASS DATACENTERS PHX I, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME: JARED DAY TITLE: PRESIDENT & CHIEF FINANCIAL OFFICER

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

, ON THIS DAY, PERSONALLY APPEARED JARED DAY, PROVED TO ME BY HIS TEXAS DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT OF COMPASS DATACENTERS PHX I. LLC. A DELAWARE LIMITED LIABILITY COMPANY AS ITS PRESIDENT AND CHIEF FINANCIAL OFFICER FOR THE PURPOSES EXPRESSED IN THE INSTRUMENT.

GIVEN UNDER MY	HAND A	AND SEAL	OF	OFFICE	THIS	 DAY OF	
20							

(SEAL)

NOTARY PUBLIC SIGNATURE

LOTS 2 AND 3 COMPASS DATACENTERS-PHX I

GOODYEAR, ARIZONA

A REDIVISION OF PARCEL 1A OF THE MINOR LAND DIVISION OF PARCEL 1 COMPASS DATACENTERS-PHX I RECORDED AS BOOK 1625, PAGE 19 RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED WITHIN A PORTION OF THE EAST HALF OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LENDERS RATIFICATION AND CONSENT

TTHE UNDERSIGNED. AS THE BENEFICIARY UNDER A CERTAIN DEED OF TRUST DATED OF MARICOPA COUNTY, AZ AT DOCUMENT NO. ______ (THE "DEED OF TRUST") AND THE ASSIGNMENT OF RENTS DATED

RECORDED IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS DOCUMENT NUMBER 'ASSIGNMENT OF RENTS") ENCUMBERING THE PROPERTY SUBJECT TO THIS FINAL PLAT, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS FINAL PLAT AND DOES HEREBY SUBORDINATE THE DEED OF TRUST AND THE LOAN SECURED THEREBY AND THE ASSIGNMENT OF RENTS TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT AND AGREES THAT ANY ACQUISITION, TRANSFER, OR SALE OF MEANS, SHALL BE BOUND TO THE EASEMENTS DEDICATED TO THE CITY OF GOODYEAR AS SHOWN ON THIS FINAL PLAT. IT IS EXPRESSLY UNDERSTOOD THAT THIS SUBORDINATION APPLIES ONLY TO THE PORTIONS OF THE PROPERTY BEING CONVEYED AND DEDICATED TO THE CITY OF GOODYEAR AND SHALL NOT IN ANY WAY. AFFECT THE LIEN OF THE DEED OF TRUST OR THE ASSIGNMENT OF RENTS UPON THE REMAINDER OF THE PROPERTY. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE LENDER AS BENEFICIARY UNDER THE DEED OF TRUST AND ASSIGNMENT OF RENTS.

(PRINT NAME OF LENDER)

ACKNOWLEDGMENT

AUTHORIZED REPRESENTATIVE

STATE OF TEXAS COUNTY OF DALLAS THE PURPOSES CONTAINED HEREIN

MY COMMISSION EXPIRES

PARENT PARCEL 1A LEGAL DESCRIPTION

PARCEL 1A OF COMPASS DATACENTERS-PHX I RECORDED IN BOOK 1625, PAGE 19, RECORDS OF MARICOPA, ARIZONA.

NOTES

NOTARY PUBLIC

- THIS DEVELOPMENT IS WITHIN THE SERVICE AREA OF THE CITY OF GOODYEAR WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO ARS 45-576 SUBSECTION B. THE CITY OF GOODYEAR'S ASSURED WATER SUPPLY DESIGNATION IS SUPPORTED IN PART BY THE CITY'S MEMBERSHIP IN THE CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT (CAGRD). PROPERTY WITHIN THIS DEVELOPMENT MAY BE ASSESSED A FEE BASED ON ITS PRO RATA SHARE OF THE CITY'S COST FOR CAGRD PARTICIPATION.
- 2. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, ASPHALT PAVING, GRASS, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING. THE CITY OF GOODYEAR SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTIONS, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING OR RECONSTRUCTING UTILITY FACILITIES.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE AND REPAIR OF ALL FACILITIES ASSOCIATED WITH STORMWATER MANAGEMENT ON THE PROPERTY.
- 4. THIS DEVELOPMENT IS ADJACENT TO AGRICULTURAL USES AND IS THEREFORE SUBJECT TO NOISE, DUST AND ODORS ASSOCIATED WITH SUCH A USE.
- 5. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND, EXCLUDING POWER LINES 69 KV AND LARGER.
- 6. ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/3" REBAR WITH CAP. TAG OR OTHER MONUMENTATION AS DESCRIBED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE CITY OF GOODYEAR IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES, OR LANDSCAPED AREAS WITHIN THIS DEVELOPMENT.
- THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE, VIBRATIONS, DUST, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY OVERFLIGHTS AND BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM PHOENIX-GOODYEAR AIRPORT AND LUKE AIR FORCE BASE.
- 9. STRUCTURES WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO A HEIGHT OF THREE (3) FEET; LANDSCAPING WITHIN VISIBILITY EASEMENTS WILL BE LIMITED TO GROUND COVER, FLOWERS AND GRANITE LESS THAN TWO (2) FEET (MATURE) IN HEIGHT AND/OR TREES WITH BRANCHES NOT LESS THAN SEVEN (7) FEET ABOVE THE GROUND. TREES SHALL NOT BE PLACED LESS THAN EIGHT (8) FEET APART.
- 10. THIS DEVELOPMENT IS SUBJECT TO ATTENDANT NOISE CAUSED FROM VEHICULAR TRAFFIC ON INTERSTATE 10 AND THE
- 11. MAINTENANCE OF EASEMENTS THAT LIE WITHIN THE BOUNDARIES OF A SUBDIVISION LOT SHALL BE THE RESPONSIBILITY OF THE OWNER AS LISTED IN THE DEDICATION HEREON...

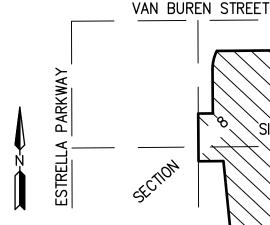
REFERENCE DOCUMENTS

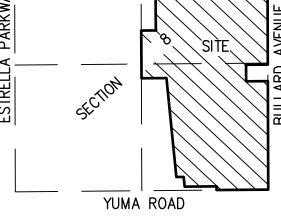
- FINAL PLAT PER BOOK 1011, PAGE 44 MCR
- RESULTS OF SURVEY PER BOOK 1179, PAGE 22 MCR 3. FINAL PLAT PER 1476, PAGE 49 MCR
- 4. MINOR LAND DIVISION PER BOOK 1625, PAGE 19 MCR

LOT TABLE					
LOT NO.	AREA (SQ.FT)	AREA (ACRES)			
LOT 1	696,600	15.99			
LOT 2	686,314	15.76			
LOT 3	686,314	15.76			

PARCEL TABLE					
PARCEL NO.	AREA (SQ.FT)	AREA (ACRES)			
PARCEL 1 PARENT BNDY	8,619,334	197.87			

U	ITILITY PROVIDERS
SEWER	GOODYEAR
WATER	GOODYEAR
FIRE	GOODYEAR
ELECTRIC	APS
NATURAL GAS	SW GAS
TELEPHONE	COX, CENTURY LINK AND AT&T





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NOT	TO	SCAL	

SURVEYOR HILGARTWILSON, LLC 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, ARIZONA 85016 PHONE: (602) 490-0535 CONTACT: KIRK J. PANGUS, RLS

EASEMENT DETAIL FP03-FP04 PLAN SHEETS

BASIS OF BEARING

COMPASS DATACENTERS PHX I LLC

14555 N. DALLAS PARKWAY, STE. 125

<u>OWNER</u>

DALLAS, TX 75254

PHONE: (214) 452-0354

CONTACT: CHRIS CURTIS

BASIS OF BEARING IS SO0'49'43"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: 0.2—PERCENT—ANNUAL—CHANCE FLOODPLAIN AREAS OF 1-PERCENT-ANNUAL-CHANCE (BASE FLOOD) SHEET FLOW FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, AREAS OF BASE FLOOD STREAM FLOODING WITH A CONTRIBUTING DRAINAGE AREA OF LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE BASE FLOOD BY LEVEES. NO BFES OR DEPTHS ARE SHOWN IN THIS ZONE, AND INSURANCE PURCHASE IS NOT REQUIRED. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425. EFFECTIVE DATE OCTOBER 16, 2013.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE" WITH A DEFINITION OF: 1-PERCENT-ANNUAL-CHANCE FLOODPLAINS THAT ARE DETERMINED FOR THE FIS BY DETAILED METHODS OF ANALYSIS. IN MOST INSTANCES, BFES DERIVED INSURANCE PURCHASE REQUIREMENTS APPLY. AE ZONES ARE AREAS OF INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD, INCLUDING AREAS WITH THE 2-PERCENT WAVE RUNUP, ELEVATION LESS THAN 3.0 FEET ABOVE THE GROUND, AND AREAS WITH WAVE HEIGHTS LESS THAN 3.0 FEET. THESE AREAS ARE SUBDIVIDED INTO ELEVATION ZONES WITH BFES ASSIGNED. THE AE ZONE WILL GENERALLY EXTEND INLAND TO THE LIMIT OF THE 1-PERCENT-ANNUAL-CHANCE STILLWATER FLOOD LEVEL (SWEL). DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C2135L, PANEL NUMBER 2135 OF 4425. EFFECTIVE DATE OCTOBER 16, 2013

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA THIS _____, 20___. MAYOR: JOE PIZZILLO CITY CLERK: DARCIE MCCRACKEN

SURVEYOR'S CERTIFICATION

I, KIRK J. PANGUS, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2021; THAT THIS FINAL PLAT MEETS THE MINIMUM STANDARDS FOR ARIZONA LAND BOUNDARY SURVEYS, AND THAT THE SURVEY MONUMENTS REFERENCED HEREON ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

KIRK J. PANGUS RLS# 19344 HILGARTWILSON, LLC 2141 E. HIGHLAND AVE.. STE. 250 PHOENIX, ARIZONA 85016 P: 602.490.0535 kpangus@hilgartwilson.com



A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

SHEET INDEX

COVER SHEET, VICINITY MAP NOTES, LEGAL DESCRIPTION

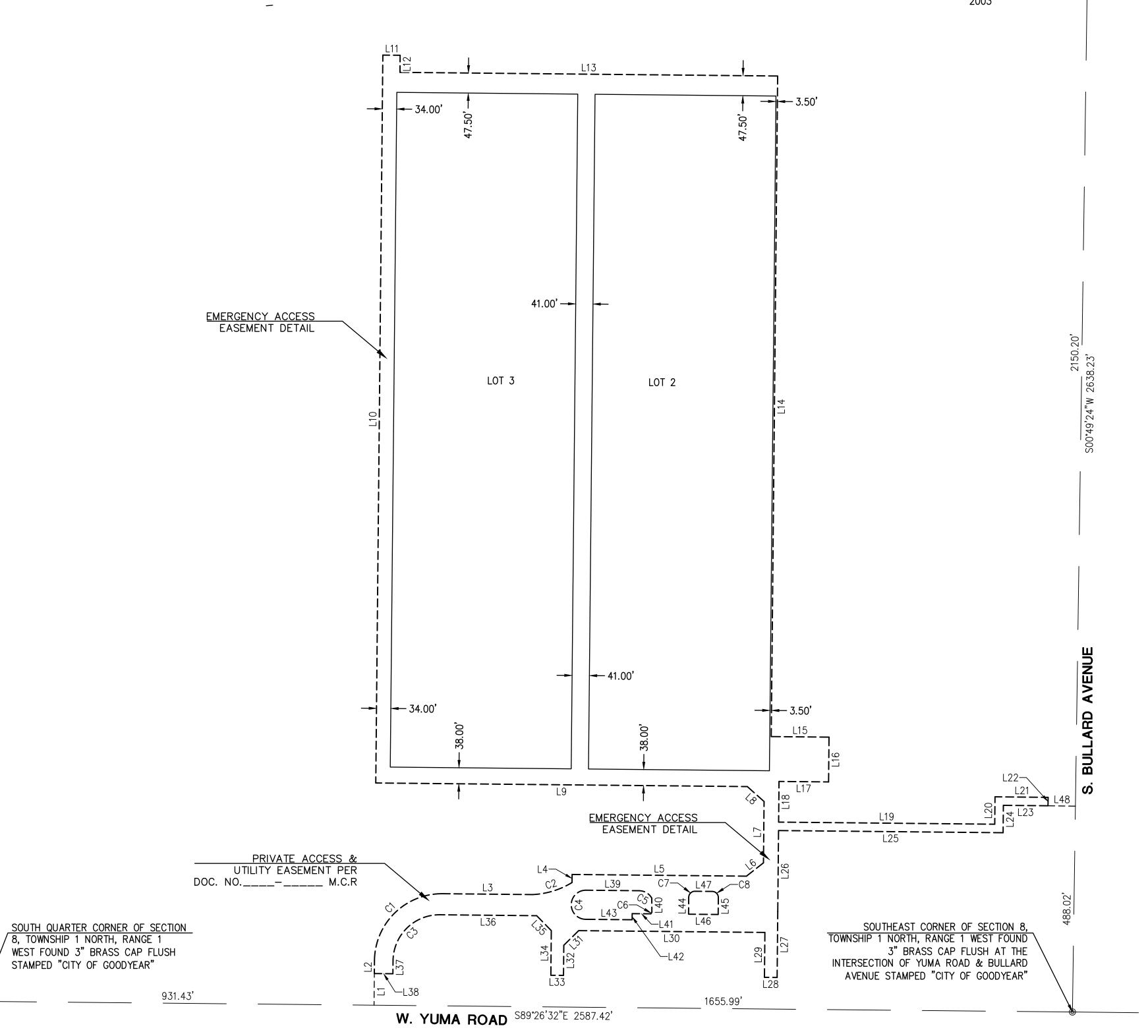
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DWG. NO.

SHT. 1 OF 4

EAST QUARTER CORNER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 WEST
FOUND 3" BRASS CAP IN HAND HOLE,
DOWN 0.80', STAMPED "MARICOPA COUNTY
T1N 1/4 R1W S8 S9 D.O.T. 37174" DATED
2003



	LINE TABLE		LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	S00°33'28"W	75.00'	L25	S89*26'38"E	532.44
L2	S00°33'28"W	30.89'	L26	N00'33'22"E	191.88'
L3	N89*26'38"W	213.60'	L27	N00'33'28"E	156.50'
L4	S00°33'22"W	19.10'	L28	S89°26'32"E	30.00'
L5	N89*26'38"W	413.37	L29	S00°33'28"W	106.50'
L6	S51°53'47"W	51.22'	L30	S89*26'38"E	441.47
L7	S00°33'22"W	145.39	L31	N45*33'25"E	49.50'
L8	S48*15'28"E	53.15'	L32	N00'33'28"E	71.49
L9	S89*26'38"E	881.00'	L33	S89°26'32"E	30.00'
L10	S00°33'22"W	1725.80'	L34	S00°33'28"W	105.90'
L11	N89°26'38"W	41.00'	L35	S44°26'35"E	49.50'
L12	N00°33'22"E	40.50'	L36	S89°26'38"E	229.53
L13	N89*26'38"W	895.50'	L37	N00°33'28"E	30.89
L14	N00'33'22"E	1566.20'	L38	S89°26'32"E	44.00'
L15	N89 ° 26'38"W	137.00'	L39	S89°26'38"E	126.36
L16	N00°33'22"E	106.18'	L40	S00°28'40"E	32.01'
L17	S89°26'38"E	117.50'	L41	N89°26'38"W	44.27
L18	N00°33'22"E	96.43'	L42	S00°33'22"W	14.50'
L19	N89°26'38"W	512.44'	L43	N89°26'38"W	110.17
L20	S00°33'22"W	64.93'	L44	S00°33'22"W	40.00'
L21	N89°26'38"W	125.87'	L45	N00°33'22"E	40.00'
L22	N00°33'22"E	20.00'	L46	S89°26'38"E	70.22
L23	S89°26'38"E	105.87	L47	N89 ° 26'38"W	41.22'
L24	N00°33'22"E	64.93'	L48	S89°10'36"E	64.95

	CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH				
C1	160.00'	89*59'55"	251.32'				
C2	197.43'	28*37'15"	98.62'				
C3	110.00'	89*59'55"	172.78'				
C4	34.50'	179 ° 56'45"	108.35				
C5	34.50'	58*57'39"	35.50'				
C6	34.50'	6 ° 27 ' 31"	3.89'				
C7	14.50'	90°00'00"	22.78'				
C8	14.50'	90°00'00"	22.78'				

NOTE

LINE AND CURVE TABLES
PERTAIN TO THIS SHEET ONLY

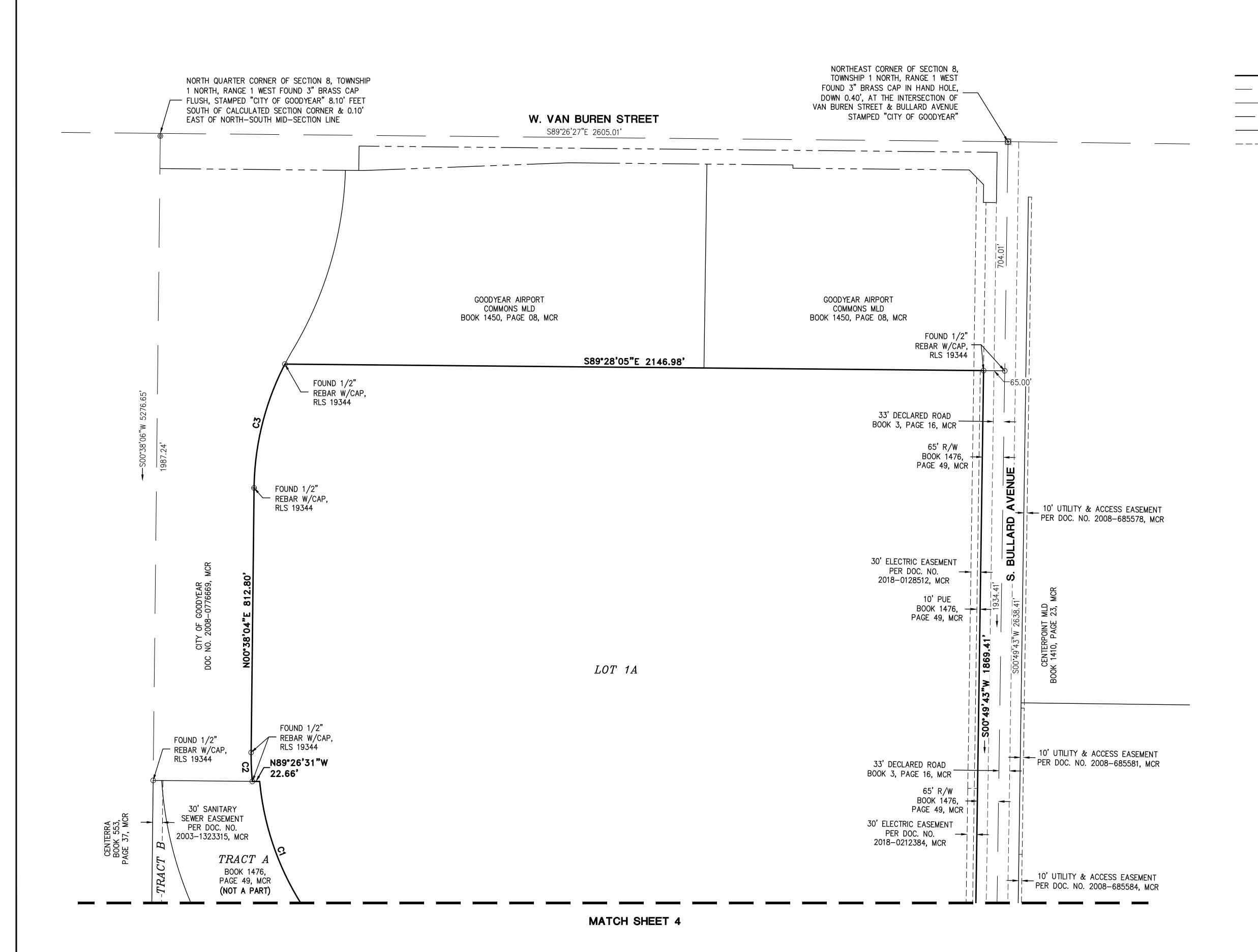


NO.:1854 STATUS:
AUGUST 2023
E: AS SHOWN
MUNICIPAL TRACKING NO:

AND 3
S. BULLA

DWG. NO.

FP02SHT. 2 OF 4



LEGEND

FOUND MONUMENT AS NOTED FOUND BRASS CAP IN HAND HOLE

FOUND BRASS CAP FLUSH

SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED

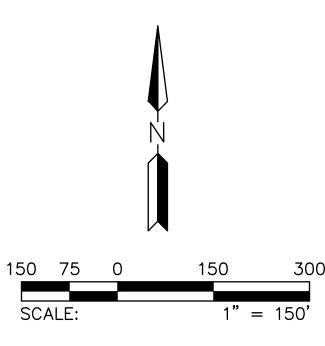
BOUNDARY LINE SECTION LINE CENTER LINE RIGHT OF WAY PARCEL LINE EASEMENT LINE

> R/W RIGHT-OF-WAY PUBLIC UTILITY EASEMENT PUE

DOC. DOCUMENT NO. NUMBER

SWE SIDEWALK EASEMENT MCR MARICOPA COUNTY RECORDS RLS REGISTERED LAND SURVEYOR APN ASSESSOR PARCEL NUMBER P.O.B. POINT OF BEGINNING

	CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH			
C1	850.00'	27*58'23"	414.99'			
C2	850.00'	5*59'47"	88.96'			
C3	849.52	26*41'17"	395.70			





DATACENTERS-PHX W. YUMA ROAD

က 🖰

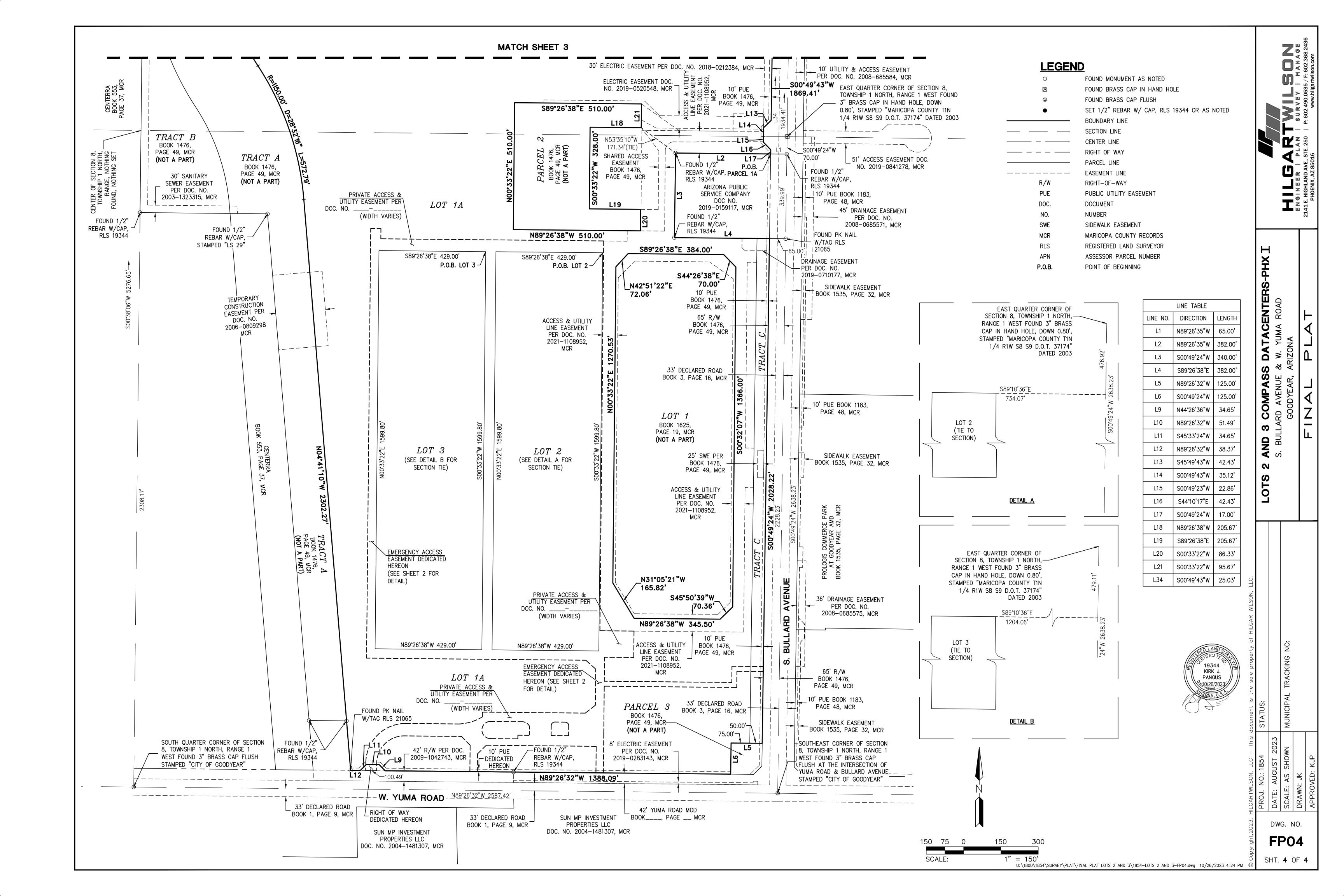
LOTS

DWG. NO.

FP03

SHT. **3** OF **4**

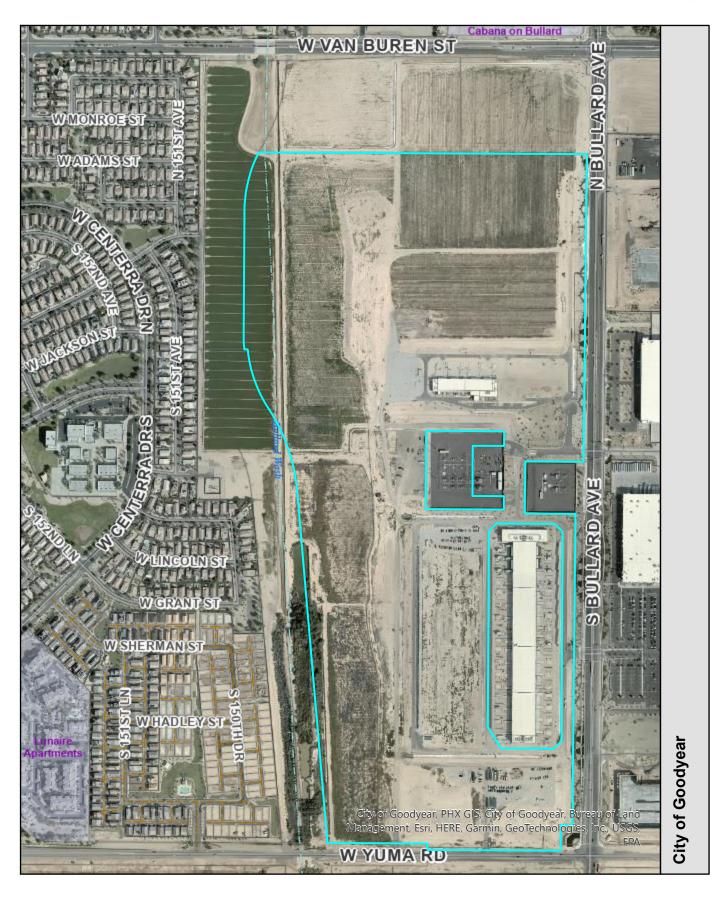
U:\1800\1854\SURVEY\PLAT\FINAL PLAT LOTS 2 AND 3\1854-LOTS 2 AND 3-FP03.dwg 10/26/2023 4:23 PM



Name of Map: Compass Datacenter

Description:





ITEM #: 6.

DATE: 11/27/2023

AI #:1749



CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT OF GOODYEAR FIRE STATION 188

STAFF PRESENTER(S): Marty Crossland, Deputy Director of Development Engineering

OTHER PRESENTER(S):

Mario Saldamando, Senior Project Manager

SUMMARY

A Final Plat subdividing approximately 8.945 acres at the northwest corner of W. Harrison Street and S. Citrus Road into 1 lot.

STRATEGIC PLAN ALIGNMENT



Quality of Life



Fiscal Resource Management



Sense of Community

RECOMMENDATION

Approve the Final Plat of Goodyear Fire Station 188, subject to stipulations. (Marty Crossland, Deputy Director of Development Engineering)

STIPULATIONS

- 1. Any technical corrections to this final plat required by the City Engineer or his designee shall be made prior to the recordation of the Final Plat;
- 2. Prior to recordation of the Final Plat, Owner shall submit an updated title report for the property included within the Final Plat (the "Property").

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any

areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The property included within the Final Plat of Goodyear Fire Station 188 (the "Property") was zoned Planned Area Development (PAD) District on October 16, 2008 by the adoption of Ordinance 2008-1144. The PAD was for a project then known as Rose Gardens and included residential districts and Public Facilities District (PFD).

The City acquired the Property for the development of a fire station. The development of the fire station on the Property and the adjacent half-street road improvements required the relocation of an existing Roosevelt Irrigation District ("RID") well site. On August 28th, 2023 Council approved an agreement with Roosevelt Irrigation Improvement District (RID) to relocate RID Well No. 33 and provide a replacement wellsite. The replacement wellsite, known as the "New Replacement RID Well No. 33 Wellsite" was conveyed to Roosevelt Irrigation District by Special Warrant Deed as recorded with the Maricopa County Recorder (MCR 20230550683) and includes an Access Drive and Underground Utility easement for access to the New Replacement RID Well No. 33 Wellsite from Citrus Road. This final plat excludes the New Replacement RID Well No. 33 Wellsite parcel.

STAFF ANALYSIS

The proposed subdivision is consistent with the General Plan and will not adversely impact the surrounding area. Further, the proposed subdivision is consistent with the technical requirements of the city's subdivision regulations and engineering standards, and provides for the orderly development of the property by identifying the required infrastructure needed to serve the development.

Attachments

Aerial Map
Zoning Ordinance
RID Special Warranty Deed Access Drive Underground Utility Easement
Final Plat

Name of Map: City of Goodyear

Description: FS 188





Recording Number 20111029481
Time of Recording 12/15/2011 09 22
Filename 081144-13-1-1-Affidavit N
Official Records of
Maricopa County Recorder
Helen Purcell

Electronic Recording

Ordinance 08-1144

Goodyear City Clerk's Office 190 N. Litchfield Rd Goodyear, AZ 85338 623-882-7830

ORDINANCE 08-1144

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA PROVIDING FOR CONDITIONAL REZONING OF 157.23 ACRES OF PROPERTY FROM THE AGRICULTURAL URBAN (AU) ZONING DISTRICT TO THE FINAL PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT FOR A RESIDENTIAL AND COMMERCIAL DEVELOPMENT KNOWN AS THE ROSE GARDENS LOCATED AT THE SOUTHEAST CORNER OF CITRUS ROAD AND VAN BUREN STREET; ADOPTING SUPPLEMENTARY ZONING MAP NO. 07-024 TO PROVIDE FOR THE CHANGE IN ZONING; PROVIDING SEPARABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Goodyear Planning and Zoning Commission held a public hearing on Zoning Case 08-200-00024 on October 15, 2008, in the manner prescribed by law, for the purpose of considering the rezoning of a parcel of land containing 157.23 from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district;

WHEREAS, due and proper notice of such public hearings before the City of Goodyear Planning and Zoning Commission was given in the time, form, substance and manner provided by law, including publication of such notices in THE WEST VALLEY VIEW on September 31, 2008; and,

WHEREAS, the City of Goodyear Planning and Zoning Commission has recommended to the Mayor and Council of the City of Goodyear, Arizona, that it conditionally rezone the property as aforesaid; and,

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona desire to accept the recommendation of the Planning and Zoning Commission, and conditionally rezone the property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Goodyear, Arizona that:

SECTION I. <u>Rezoning.</u> A parcel of land of 157.23 acres, as described in Exhibit A and attached hereto, is hereby conditionally rezoned from the Agricultural Urban (AU) Zoning District to the Final Planned Area Development (PAD) zoning district as provided in the Zoning Code.

SECTION II. <u>Conditions</u>. The rezoning of 157.23 acres herein provided for is subject to the following conditions:

- 1. Compliance with the Planned Area Development (PAD) zoning district criteria, the City of Goodyear's Engineering Design Standards for public works construction, and Maricopa County Association of Governments standards for public works construction, except as modified by the City Engineer;
- 2. Compliance with the development concepts and standards contained in the Rose Gardens Final PAD Development Plan dated September 17, 2008;
- 3. A development agreement between the owner/developer of the Rose Gardens shall be approved prior to, or concurrent with, City Council approval of the Final PAD;
- 4. If the developer fails to comply with any of the stipulations contained in the Ordinance that rezones the property, or fails to comply with any other City codes and regulations in the development of Rose Gardens, then the Community Development Director, or his designee, may suspend issuance of building or construction permits for the Rose Gardens project until the Developer cures the item in default;
- 5. The developer shall apply to the Department of Water Resources (DWR) for the extinguishment of the Type 1 Rights appurtenant to Rose Gardens and request that any assured water supply credits issued by DWR as a result of any such extinguishment be credited to the City of Goodyear. Said extinguishment shall occur prior to recordation of any final plat for the development;
- 6. Minor amendments to the PAD may be administratively approved by the Community Development Director, or his designee. A minor amendment is defined as a change not permitting an increase in the number of total dwelling units in excess of 432, nor permitting arterial street intersections at locations other than presented in the PAD, nor changes that permit uses, densities, and intensities not included in the PAD, nor the relocation of intended uses to the proposed land use concept and configuration;
- 7. The maximum number of residential dwelling units permitted within the rezoned area shall not exceed 432;
- 8. The underground placement of all permanent utilities, excluding power lines 69 kv or larger, within the proposed development and abutting the development's portion of perimeter arterial streets per phase prior to issuance of the first certificate of occupancy for that phase of development;
- 9. The developer shall construct off-site improvements in accordance with a phasing plan approved by the City Engineer;
- 10. The developer shall comply with the approved West Goodyear Planning Area Master Water, Sewer, and Water Reports;
- 11. The developer shall control dust as required by the State, City, and the County Bureau of Air Pollution on temporary access ways during construction;

- 12. The developer shall keep the property weed and debris free;
- 13. The developer shall provide for the dedication of the following rights-of-way, in form and substance acceptable to the City Engineer, or his designee, prior to or concurrent with recordation of any final plat:
 - a. East half of Citrus Road right-of-way, 55 feet from centerline;
 - b. South half of Van Buren Street right-of-way, 65 feet from centerline;
 - c. North half of Harrison Street right-of-way, 40 feet from centerline;
- 14. Improvements made on all arterial, collector and local roads within and abutting Rose Gardens shall comply with the City of Goodyear's prevailing engineering design standards, except as modified by the City Engineer;
- 15. The development will be responsible for the half-street and half-median improvements along those portions of Van Buren Street, Citrus Road, and Harrison Street adjacent to this development including the commercial parcel. An Engineer's estimate that meets City of Goodyear requirements shall be provided to determine costs for any improvements that are not required to be constructed along with the site's development. The half-streets for Van Buren Street, Citrus Road, and Harrison Street shall be constructed with the following minimum improvements: two 12-foot travel lanes, one four-foot wide bike lane, and curb, gutter and a sidewalk adjacent to the development;
- 16. If the residential development portion of Rose Gardens precedes the development of the commercial parcel, then those portions of Citrus Road and Van Buren Street adjacent to the commercial parcel shall be fully improved concurrent with the improvements of said roadways adjacent to the residential development;
- 17. If the residential development portion of Rose Gardens precedes the development of the City's fire station and water Campus site, then the developer agrees to construct those portions of Citrus Road and Harrison Street adjacent to the City's fire station and water campus site concurrent with the improvements of said roadways adjacent to the residential development. The developer would then be subject to full reimbursement subject to the cost recovery provisions contained in the Rose Gardens Development Agreement;
- 18. The developer or successor shall warranty all public and private improvements constructed by the developer or successors within the City of Goodyear rights-of-way, tracts and easements for a period of not less than two (2) years from the date of acceptance by the City Engineer, or his designee;
- 19. The developer shall be responsible for a proportionate share (25%) of the cost for a traffic signal to be installed at the intersection of Van Buren Street and Citrus Road. pursuant to the provisions of the development agreement for Rose Gardens between Silva Farming Enterprises and the City of Goodyear;

- 20. The developer shall submit a current Phase I Environmental Survey designating the City of Goodyear as a named party to whom such survey is delivered and to whom such certification is made, together with any additional environmental surveys which the City Engineer deems necessary dependent upon the contents of the Phase I survey. Such survey shall cover publicly dedicated rights-of-way, easements, or other parcels of land dedicated to the public and shall be submitted with the final plat for the project. Any environmental conditions identified by the Phase I Environmental Site Assessment shall be addressed and remediated to the satisfaction of the City Engineer, or his designee, prior to approval of any final plat for the project;
- 21. The developer shall ensure that all on-site and off-site water lines are part of a looped system that will be connected to at least two City of Goodyear water sources at all times;
- 22. This development will be required to construct 24-inch off-site water lines adjacent to their property as set forth in the City approved Integrated water master plan;
- 23. Any modifications to existing irrigation facilities within the project site are to be coordinated with the appropriate irrigation district;
- 24. If the required retention basins do not drain within the time frame required, the developer shall be responsible for implementing alternative corrective measures for the duration of the project's warranty period and shall identify such alternative method or methods on the grading and drainage plans submitted to the City Engineer, or his designee, for review and approval prior to the issuance of the grading permit for the project;
- 25. The developer shall provide for a waiver agreement, which shall run with the land, for each initial homebuyer to sign, and shall include the following statement in the waiver agreement: "Rose Gardens is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflights and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix-Goodyear Airport. The owner does release and discharge the City of Goodyear and the developer from any liability for any and all claims for future damages to persons or property and complaints of any kind that may arise at any time in the future from the operation of such aircraft near and over the area;"
- 26. The public sales report and final plat shall include a statement that Rose Gardens is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at, or taking off from, Luke Air Force Base and/or the Phoenix Goodyear Airport;
- 27. The developer shall post signage within all subdivision sales offices identifying the location of the Luke Air Force Base Accident Potential Zones (APZs), 65 Ldn and higher noise contours, and departure corridors, as well as the Phoenix/Goodyear Airport Traffic Pattern Area and noise contours per the Goodyear General Plan 2003-2013 (Policy B-3e of Section 9.2). This display

- shall include a 24-inch by 36-inch map at the main entrance of such sales facility and shall include the approximate locations of the homes or apartments being sold or leased clearly depicted. The required contents of the map shall be provided by the City of Goodyear;
- 28. The following information shall be disclosed in the public sales report and final plat and shall be provided in a separate acknowledgment, which shall run with the land, for each initial homebuyer to sign: Rose Gardens is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses;
- 29. Building elevations and color schemes for all homes to be constructed within Rose Gardens shall be submitted to the City for design review and approval prior to submittal of single family standard (or custom) construction plans;
- 30. All development on the subject property shall comply with the prevailing City of Goodyear Design Guidelines;
- 31. The developer shall de-emphasize the garage element of all dwelling units by using techniques such as front porches and livable areas of the home that project forward of the garage, side entry or recessed garages, or other design elements acceptable to the Community Development Director, or his designee;
- 32. Four-sided architecture is required for all dwelling units within the Rose Gardens PAD. Architectural details provided on the front elevation shall also be provided on the side and rear elevations of the building;
- 33. Dwelling units with the same elevation or color scheme within the Rose Gardens PAD shall not be placed side by side or across the street from each other, unless the elevation is fundamentally different as determined by the Community Development Director, or his designee;
- 34. The developer shall provide and install a front yard landscape package for each dwelling within 60 days of issuance of the certificate of occupancy for that dwelling. The CC&Rs shall contain language reflecting this requirement;
- 35. For conventional single family parcels no more than three two-story homes shall be permitted side by side, and three consecutive two-story homes must be followed by a minimum of two single-story homes;
- 36. No two-story homes shall be permitted along an arterial street unless there is a 35-foot wide landscape tract between said right-of-way and the lot line, and the final plat shall clearly identify all lots that are subject to this single-story restriction;
- 37. Driveways upon key lots shall be located on the opposite side of the lot from the view obstruction;
- 38. The developer shall establish a homeowners' association (HOA) for Rose Gardens, with said HOA owning and maintaining all open space areas, trails, and

- other community amenities and maintaining all arterial and collector road rightsof-way landscaping except for arterial median landscaping. A note shall be placed on each final plat indicating HOA ownership and maintenance responsibilities of these tracts;
- 39. The developer shall submit a copy of the legal documents pertaining to the establishment of the HOA and any Conditions, Covenants and Restrictions (CC&Rs) associated with the proposed development for City Staff review and comment prior to approval of any final plat;
- 40. All lots adjacent to internal open space areas shall have rear yard view fences. Those lots that have view fences shall be required to complete their rear yard landscaping within ninety (90) days of the issuance of a certificate of occupancy for the dwelling;
- 41. The developer shall improve all tot lots within the project with an approved shade canopy over the play equipment;
- 42. The developer shall provide pedestrian scale security lighting for all trails and active recreational areas within the project;
- 43. The developer shall provide sports court lighting for the basketball courts in the central open space tract containing the community ramada;
- 44. The location of mail boxes is to be integrated within the development and their design shall utilize the same types of building materials used throughout the development;
- 45. The developer shall ensure that all perimeter walls viewable from public roadways have an exposed face not to exceed eight feet in height;
- 46. Construction plans for all open space, landscape, hardscape, entry monuments, walls and other subdivision amenity improvements described within the Rose Gardens Planned Area Development document, dated September 17, 2008, shall be submitted for review and approval at the time of final plat; and,
- 47. The developer shall cause the installation of two temporary signs on the planned commercial site, one sign along Citrus Road and one sign along Van Buren Street, each with a maximum copy area of 32 square feet and a maximum height of eight feet, providing notice of the future commercial development. The signs shall be installed prior to final plat approval of any residential parcel, and shall be maintained by the developer until such time as the commercial property is developed.

SECTION III. <u>Amendment of Zoning Map</u>. The Zoning Map of the City of Goodyear is herewith conditionally amended to reflect the change in districts referred to in Section I and the adoption of Supplementary Zoning Map No. 07-024, a copy of which is attached and

which shall be filed with the City in the same manner as the Zoning Map of the City of Goodyear.

SECTION IV. <u>Separability</u>. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION V. <u>Effective Date.</u> This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Arizona, this lo day of November, 2008.

James M. Cavanaugh, Mayor

Date: 11/17/09

ATTEST:

Roric Massey, City Attorney

APPROVED AS TO FORM:

CERTIFICATION OF RECORDING OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)
Goodyear, Arizona, certify that the City Council Meeting of the Council	ng the duly appointed, qualified City Clerk of the City of foregoing Ordinance 08-1144 passed and adopted at a cil of the City of Goodyear, Maricopa County, Arizona cmb-ev, 2008, at which a quorum was present and, by of said ordinance.
Given under my hand and seal, this J	7 day of November, 2008.
City Clerk	<u>) </u>
	1946 1946 1946 1946
	THEAR, ARIZONINI

Replacement Page

Ordinance 08-1144 Official Supplementary Zoning Map Page 10

On File at the Goodyear City Clerk's Office 190 N Litchfield Rd Goodyear AZ 85338 623-882-7830

EXHIBIT "A"

PARCEL NO. 1:

The Northeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

The Northwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING that portion thereof described as follows:

COMMENCING at the Northwest corner of said Section 11;

Thence East along the North line of said Section 11, a distance of 520.00 feet to a point;

Thence South along a line parrallel with and 520.00 feet East of the West line of said Section 11, a distance of 520.00 feet to a point;

Thence West along a line parallel with and 520.00 feet South of the North line of said Section 11, a distance of 520.00 feet to a point on the West line of said Section 11;

Thence North along the West line of said Section 11, a distance of 520.00 feet to the POINT OF BEGINNING;

EXCEPTING the North 55 feet and the West 55 feet thereof for highway and/or roadway purposes; and

EXCEPTING that portion thereof described as follows:

BEGINNING at a point South 55 feet and East 55 feet from the Northwest corner of said Section 11;

Thence East parallel with the North line of said Section 11, a distance of 30 feet;

Thence Southwest to a point 55 feet East of the West line and 85 feet South of the North line of aid Section 11;

Thence North 30 feet to the POINT OF BEGINNING for highway purposes.

PARCEL NO. 3;

The East half of the Southeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 4:

That part of the Northwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 11:

Thence East along the North line of said Section 11, a distance of 520.00 feet to a point;

Thence South along a line parallel with and 520.00 feet East of the West line of said Section 11, a distance of 520.00 feet to a point;

Thence West along a line parallel with and 520.00 feet South of the North line of said Section 11, a distance of 520.00 feet to a point on the West line of said Section 11;

Thence North along the West line of said Section11, a distance of 520.00 feet to the POINT OF BEGINNING;

EXCEPTING the North 55 feet and the West 55 feet thereof for highway and/or roadway purposes; and

EXCEPTING that portion thereof decribed as follows:

BEGINNING at a point South 55 feet and East 55 feet from the Northwest corner of said Section 11;

Thence East parallel with the North line of said Section 11, a distance of 30 feet:

Thence Southwest to a point 55 feet East of the West line and 85 feet South of the North line of said Section 11;

Thence North 30 feet to the POINT OF BEGINNING for highway purposes.

PARCEL NO. 5:

The West half of the Southeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

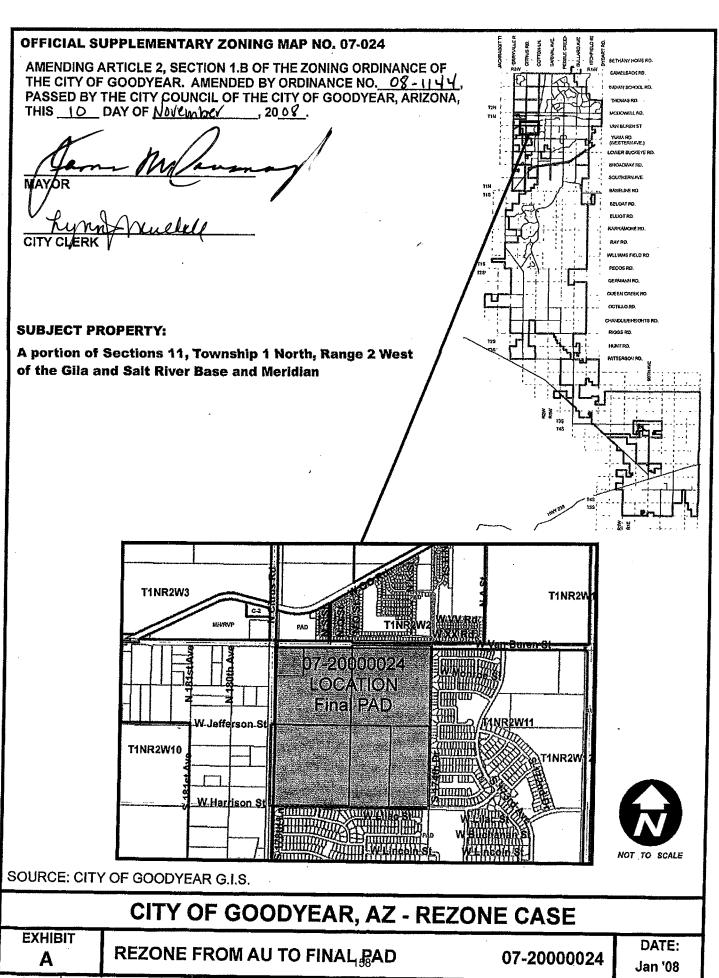
PARCEL NO. 6:

The Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

END OF EXHIBIT "A"

Ordinance 2008-1144

The Rose Gardens Final PAD Development Plan dated September 17, 2008, referenced in Section II, Condition 2 of Ordinance 2008-1144 is on file with the City of Goodyear City Clerk.



NE CHATTIE

AGENDA ITEM # 8.D.

DATE: <u>November 10, 2008</u> COAC NUMBER: <u>08-3994</u>

CITY OF GOODYEAR CITY COUNCIL ACTION FORM

SUBJECT: Ordinance No. 08-1144 to rezone property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district.

STAFF PRESENTER: Rick Williams,

Planner II

CASE NUMBER: 07-200-00024

CONTACT: Andy Moore, Earl, Curley,

and Lagarde, P.C.

RECOMMENDATION:

Adopt Ordinance No. 08-1144 providing for conditional rezoning of approximately 157.23 acres of property from the Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district for a residential and commercial development known as Rose Gardens located at the southeast corner of Citrus Road and Van Buren Street; adopting Supplementary Zoning Map No. 07-024 to provide for the change in zoning; and providing for an effective date.

EXECUTIVE SUMMARY:

This is a request to rezone approximately 157.23 acres from Agricultural Urban (AU) zoning district to the Final Planned Area Development (PAD) zoning district for a residential and commercial development known as Rose Gardens. The development proposes a mixture of single family residences, court homes, and an 8.36-acre commercial parcel located at the southeast corner of Van Buren Street and Citrus Roads. The Rose Gardens development proposes 432 residential lots (360 single family lots and 72 court homes) on 136.3 net acres resulting in a net residential density of 3.17 units per acre. Approximately 32.4 acres (23.8% of net site acreage) of open space are proposed within the development. The proposed PAD also contains a 9.41-acre PFD parcel that is to be a future City of Goodyear water campus and fire station site.

The Planning and Zoning Commission conducted a public hearing for this rezoning request at their regular meeting held on October 15, 2008. At the meeting, the Commission recommended approval of the rezoning, subject to the recommended stipulations, by a unanimous (6-0) vote. No one from the public spoke at the meeting.

COMMUNITY BENEFIT:

This proposed Planned Area Development (PAD) provides for the orderly development and extension of basic infrastructure to 157.23 acres at the City's western boundary. The developer has agreed to make certain prepayment contributions for expanding wastewater treatment capacity as well as advancing funds for constructing and operating a fire station. Advancing funds for expanding the City's wastewater facilities will reduce the amount of funds that the City needs to borrow for installing this basic infrastructure.

CURRENT POLICY:

Article 3-5 of the City of Goodyear Zoning Ordinance provides a Planned Area Development District that can be used to accommodate, encourage and promote developments with innovative design involving residential and nonresidential land uses, which together form an attractive, harmonious unit in the community. Such a planned development may be designed as a large-scale separate entity, able to function as an individual community or neighborhood; as a small-scale project which requires flexibility because of unique circumstances or design characteristics; or as a transitional area between dissimilar land uses. The planned development, if so specified at the time of zoning approval, may include standards or criteria that differ from those regulations pertaining to other districts (including deviations from the development standards prescribed in Section 3-2-7.A) when warranted by circumstances such as, but not limited to: alternative residential lot design, innovative architectural or subdivision design features, retirement housing, in-fill development involving a small or irregularly shaped parcel, or other circumstances found by the City through the PAD approval to merit departure from the regulations pertaining to other districts. The City Council may approve a PAD upon finding that the proposal meets the intent, objectives and general requirements of the PAD district; and is in conformance with the City of Goodyear General Plan and all pertinent codes and policies.

The City has a policy that development pays its own way. This rezoning request adheres to this policy in that the developer will be paying his proportionate share of the infrastructure costs to serve the properties proposed for development in the area generally bounded by Interstate 10 on the north, MC85 on the south, Cotton Lane on the east, and Perryville Road on the west. This area is referred to as the West Goodyear Central Planning Area (WGCPA). A development agreement formalizing the costs and contributions for this project will be approved prior to, or concurrent with, the approval of the proposed rezoning.

The General Plan Land Use Map designates the subject property as Low Density Residential. This land use classification permits a density of 2 to 4 dwelling units per acre with a target density of 2 dwelling units per acre. The General Plan permits the target density to be exceeded if the development proposal includes facilities and/or amenities that support the City's desired community character and vision.

HISTORICAL INFORMATION:

On May 23, 2005, the City Council adopted resolution No. 2005-981, approving a memorandum of understanding (MOU) with 16 owners of property located in the West Goodyear Central Planning Area. The MOU addressed the funding and provision of fire service, wastewater treatment plant capacity, and water and sewer infrastructure to the area. A density bonus of 0.85 dwelling units per acre was awarded to participating property owners in return for their commitment to pre-pay specified development fees. The MOU also streamlines the development review process by allowing the submittal of Preliminary and Final PADs concurrently for City Council approval. Development agreements formalizing the terms of the MOU are to be approved in conjunction with rezoning of the properties. The owner of the subject property is a participant in the MOU.

The City Council approved the annexation (Ordinance No. 99-650) of the subject property in June 25, 1999.

DISCUSSION:

<u>Background</u> – Existing and planned land uses surrounding the subject property include the following:

- North Van Buren Street and then vacant undeveloped land zoned General Commercial (C-2).
- South The Canyon Trails single family residential development with an approved density of 3.5 du/ac.
- West Citrus Road and then Maricopa County single family residences zoned Rural Residential (R-43).
- East The Canyon Trails single family residential development with an approved density of 3.5 du/ac.

<u>Details of the Request</u> – The applicant is requesting a rezoning from the Agricultural/Urban (AU) zoning district to the Final PAD zoning district for a residential, commercial, and public facilities project known as Rose Gardens, which consists of 157.23 gross acres located at the southeast corner of Van Buren Street and Citrus Road. The development proposes a mixture of single family residences, court homes, a commercial parcel located at the southeast corner of Van Buren Street and Citrus Road, and a Public Facilities District (PFD) parcel at the northeast corner of Citrus Road and Harrison Street. The Rose Gardens development proposes a maximum lot yield of 432 residential lots (360 single family lots and 72 court homes) on 136.3 net acres resulting in a net residential density of 3.17 units per acre. Rose Gardens will be comprised of four different lot sizes, three single family residential lots and one court home lot. The development proposes a court home lot size of 4,050 square feet, with the standard residential lots being a minimum of 6,900 square feet (60'x115'), and a maximum of 8,400 square feet (70'x120').

The proposed Planned Area Development also contains a request for 8.36 net acres of commercial development and 9.41 acres of PFD for a future City of Goodyear Water Campus and Fire Station. The commercial parcel would be subject to the prevailing General Commercial District (C-2) development standards, as well as prevailing standards outlined in the City of Goodyear Design Guidelines.

The Rose Gardens project is proposing the following development:

Use	Lot Size	Avg. Lot	Yield	Net	Net
	Sq. Ft	Sq. Ft		Acres	Density
Residential	60 x 115	6,900	142 lots	38.49	3.69 du/ac
Residential	65 x 115	7,475	87 lots	30.90	2.82 du/ac
Residential	70 x 120	8,400	131 lots	50.86	2.58 du/ac
Residential	Court Home	4,050	72 lots	16.07	4.48 du/ac
		Total	432 lots	136.32	3.17 du/ac

The proposed PAD development standards are identified in the following table:

		T		T	
	60sf x 115sf	65sf x 115sf	70sf x 120sf	Court Homes	Commercial
Minimum Lot Area	6,900 sf	7,475 sf	8,400 sf	4,050 sf	10,000 sf
Minimum Lot Width	60 feet	65 feet	70 feet	40 -50 feet	150 feet
Minimum Lot Depth	115 feet	115 feet	120 feet	90 feet	Na
Maximum Lot Coverage	45%	45%	45%	NA	50%
Minimum Setbacks					
Front	20 feet*	20 feet*	20 feet*	10 feet	30 feet
Rear	20 feet	20 feet	20 feet	15 feet	20 feet**
Total Both Sides	15 feet	15 feet	15 feet	10 feet	NA
Minimum Side Yard	5/10 feet	5/10 feet	5/10 feet	5 feet	20 feet**
Street Side	10 feet	10 feet	10 feet	10 feet	30 feet***
Maximum Height	30 feet	30 feet	30 feet	30 feet	35 feet

^{*} Ten foot setback for side entry garage or living area

Van Buren Street to the north and Citrus Road to the west serve as the arterial street connections for this proposed development. There are two main entrances into the

^{**} Thirty foot setback when adjacent to residential development

^{***} Buildings in excess of 30-feet shall provide 1-foot of additional setback for each foot of building height over 30-feet

development, one via Van Buren Street east of the proposed commercial development, and the other via Citrus Road south of the proposed commercial development. Each of these entrance roads are classified as minor collector streets with 60-feet of right-of-way. All roadways within the development will be built to public road standards and will be dedicated to the City.

Approximately 32.40 acres (23.8% of net site acreage) of open space are proposed within the development. The 5.1-acre central neighborhood park will serve as the focal point for community activities. Amenities proposed within this neighborhood park include shaded ramadas, sports courts, playground areas, picnic and barbeque areas, tot lots, and open turf areas. In addition to the central park, Rose Gardens proposes four additional pocket parks/tot lots located throughout the development. A total of 19.48 acres of open space are proposed outside of the retention areas. A homeowners' association (HOA) will maintain all community open space tracts, amenities, and right-of-way landscaping.

<u>Staff Analysis and Findings</u> – The Rose Gardens development must proceed through the normal development review process, as modified by the MOU. This will include completion and approval of the final PAD zoning, preliminary and final subdivision plats for all residential parcels and site plan review and approval for the commercial development.

The proposed Final PAD is consistent with the property's Low Density Residential land use designation as specified on the General Plan Land Use Map. This land use was intended for residential development of the type and intensity proposed with the Rose Gardens development.

The proposed project residential density of 3.17 du/ac is supported by the amenities and infrastructure proposed with the Rose Gardens development. The developer is entitled to a density bonus of 0.85 dwelling units per acre as a participant in the MOU. Additionally, the 32.40 acres of open space, landscaped entries, and open space amenities support a density bonus in accordance with Section 2.3.5 of the General Plan.

The proposed development will be compatible with the surrounding area. Properties designated for residential development to the east and south are developing with similar densities and uses to those proposed with Rose Gardens.

The Zoning Ordinance requires that 12% of the project area be reserved as open space. The 32.40 acres (23.8% of net acreage) of open space proposed for the Final PAD will exceed this requirement and is consistent with the goals established within the Parks, Trails, and Open Space Master Plan.

A development agreement will be required for this project prior to or concurrent with zoning approval by the City Council that addresses the construction of infrastructure and the provision of City services to the property in accordance with the terms of the approved MOU. The developer will pre-pay specified fees for fire service, wastewater treatment plant capacity, and water and sewer infrastructure upon recordation of the first final plat for the development. The City's obligation will be to construct and operate the necessary infrastructure and facilities specified in the MOU in return for the pre-payment of the fees. The pre-payment of the fire contribution will entitle the developer to receive building permits and certificates of occupancy whether or not the four-minute response time goal is met.

DEPARTMENTAL/FUNCTIONAL IMPACTS:

Phoenix Goodyear Airport Impact:

The subject property is located within the Phoenix Goodyear Airport Traffic Pattern Airspace. However, the property is located over three miles from the 65 LDN noise contour line and should not be significantly impacted by airport noise.

Luke AFB Impact:

The subject property is located in the vicinity of a military airport and is approximately one mile from the 65 LDN noise contour and 2 miles from the accident potential zones of Luke AFB. Luke AFB has commented that the proposed Rose Gardens development complies with the recommended densities as stated in the Graduated Density Concept, and recommends that the developer pursue an aggressive notification procedure to inform potential homebuyers of base operations.

Electric Impact:

Electric Service will be provided by APS. A substation to serve the area within the vicinity of Rose Gardens is anticipated along Yuma Road, west of Citrus Road. A specific location for the substation has yet to be determined by APS.

Fire/Response Times Impact:

Two fire stations are contemplated in the WGCPA. The developers agreed in the MOU to fund the construction of one new Fire/EMT facility by advancing \$625 per residential unit $(432 \times $625 = $270,000)$. In addition, the developer will pay \$738 per residential unit to offset the cost of operating and maintaining the Fire/EMT facility $(432 \times $738 = $318,816)$. These funds will be paid after approval of the first final plat for Rose Gardens. The operational and maintenance funds are not subject to any reimbursement, offset or cost recovery. In consideration of these contributions, the City is obligated to provide fire service to Rose Gardens, and the developer will be entitled to building permits and certificates of occupancy even if the City has not completed the fire station.

Currently Rose Gardens is not within the desired four-minute response time goal for fire and emergency services and will be serviced by Fire Station No. 4 at Yuma Road and Wildflower Drive approximately 2.5 miles from the proposed development. In November of 2007, the City of Goodyear purchased 8.3 acres of land at the northwest corner of Citrus Road and Harrison Street for a future fire station and water campus that will ultimately serve the Rose Gardens development.

Police Impact:

At time of building permit issuance, a development fee for police service will be collected. The current fee is \$606 per detached residential unit $(432 \times $606 = $261,792)$.

Schools Impact:

The planned Rose Gardens development lies within the jurisdiction of the Avondale Elementary School District and the Agua Fria High School District. The developer has entered into an agreement with the school districts allocating \$1,300.00 per residential lot, \$845.00 to the Avondale Elementary School District and \$445.00 to the Agua Fria High School District.

Solid Waste Impact:

Residential solid waste and recyclables collection will be provided at curbside by the City of Goodyear in accordance with standard solid waste collection policy.

Storm Water Impact:

The developer will be required to retain all storm water drainage generated by this development on the site. Off-site flows that currently pass through the site will need to be accommodated. The acceptance and discharge facilities proposed for the off-site flows are considered conceptual as preliminary calculations, sizes, depths, elevations, etc, have not been provided. It shall be understood that based on the conceptual nature of the information provided, the project layout approved with the PAD and preliminary plat may need to be modified during the construction plan review to provide facilities that meet the City of Goodyear's requirements. These issues will be addressed during construction plan review and prior to recording of any final plats for the project.

Streets/Transportation/Access Impact:

At time of building permit issuance, an arterial streets development fee will be collected. The current fee is \$651 per detached residential unit $(432 \times $651 = $281,232)$.

Wastewater Impact:

The City has agreed to design, build and operate at least a two million gallon per day expansion to the City's Water Reclamation Facilities (WRF). The developer will fund his portion of this WRF expansion by contributing \$3,730 for each detached residential unit (432 x \$3,730 = \$1,611,360). If the City adopts a new wastewater treatment capacity fee which exceeds \$3,730, then the developer (owner) will pay any difference at time of building permit issuance.

The 16 developers within the MOU are responsible for constructing any regional wastewater trunk lines. If the Rose Gardens developer or another developer within the West Goodyear Central Planning Area advances this infrastructure, then the City has agreed to use the Cost Recovery Ordinance to provide a mechanism for that developer to be reimbursed from other benefited property owners.

Water Impact:

The 16 developers associated with the MOU will fund a water study to determine the water facilities (wells, storage tanks, treatment, and transmission lines) needed to serve the properties within the WGCP area. The estimated cost of water facilities is \$2,289.06 per residential unit. However, the water study may increase the cost for each dwelling unit. The developer has committed to an advance payment of \$2,289.06 per residential unit after approval of the first final plat, and to make up any difference in cost at time of building permit issuance ($432 \times $2,289 = $988,874$). The final amount of the water contribution will be subject to City approval.

The 16 developers are responsible for constructing any water delivery mains. If the developer of Rose Gardens or another developer within the West Goodyear Central Planning Area advances this infrastructure, then the City has agreed to use the cost recovery ordinance to provide a mechanism for that developer to be reimbursed from other benefited property owners.

The Developer will be required to extinguish any irrigation groundwater rights and transfer them to the City as part of the final subdivision platting process.

In November of 2007, the City of Goodyear purchased 8.3 acres of land at the northeast corner of Citrus Road and Harrison Street for a future fire station and water campus. It is anticipated that the water campus portion of the site will be operational in the year 2011.

CITIZEN PARTICIPATION:

Citizen Review Meeting:

A citizen review meeting was held regarding the Rose Gardens development on May 28, 2008. Adjacent property owners were notified in writing and a notice was published in the West Valley View. There were two property owners from the Canyon Trails residential development, whose homes backed up to the proposed development that participated in the meeting. At this meeting, the residents voiced concern about having a collector road adjacent to the rear of their properties. The applicant stated that there would only be one entrance into the proposed development via Van Buren Street and that there would be no street adjacent to existing homes to the east.

Planning and Zoning Commission Meeting:

The Planning and Zoning Commission conducted a public hearing for this rezoning request at their regular meeting held on October 15, 2008. At the meeting, the Commission recommended approval of the rezoning, subject to the recommended stipulations, by a unanimous (6-0) vote. No one from the public spoke at the meeting.

FISCAL IMPACT:

The economic impact analysis for the residential portion of this proposal indicates a negative cumulative impact on the General Fund of \$255,645 net present value, which includes construction sales tax.

In accordance with the approved MOU, the developer will pre-pay specified development fees to the City of Goodyear upon recording of the first final plat for the development. Shown below are the projected funds to be paid to the City:

- Wastewater Treatment Plant Expansion: 432 units x \$3,730 = \$1,611,360
- Fire/EMT Facility: 432 units x \$625 = \$270,000
- Fire O&M: $432 \text{ units } \times \$738 = \$318,816$

The proposed development contains 8.36 acres of commercial land use that will have a net positive impact to the General Fund through increased sales tax revenue, as well as provide additional employment opportunities within the City. The commercial development is not addressed in the MOU and there for will be required pay prevailing commercial development fees.

ATTACHMENTS:

- 1. Rose Gardens Planned Area Development, dated September 17, 2008
- 2. Area Vicinity Map
- 3. General Plan Land Use Map
- 4. Existing Zoning Map
- 5. November 15, 2007, Letter from Luke AFB

Aerial Vicinity Map Rose Garden PAD Case No. 07-200-00024



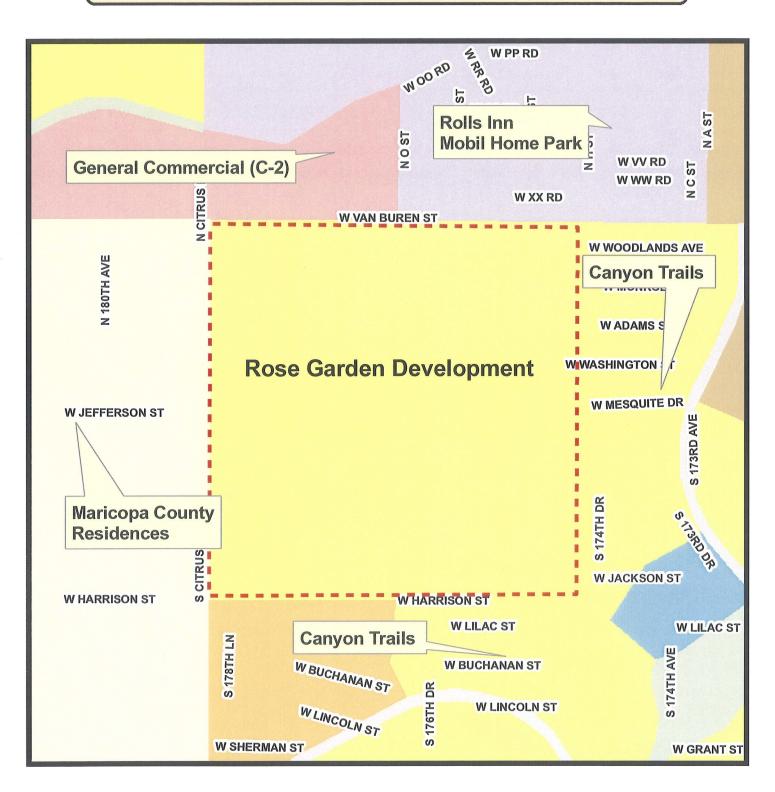
Drawn By: Rick Williams

City of Goodyear Community Development Department

September 23, 2008



Land Use Map Rose Garden PAD Case No. 07-200-00024



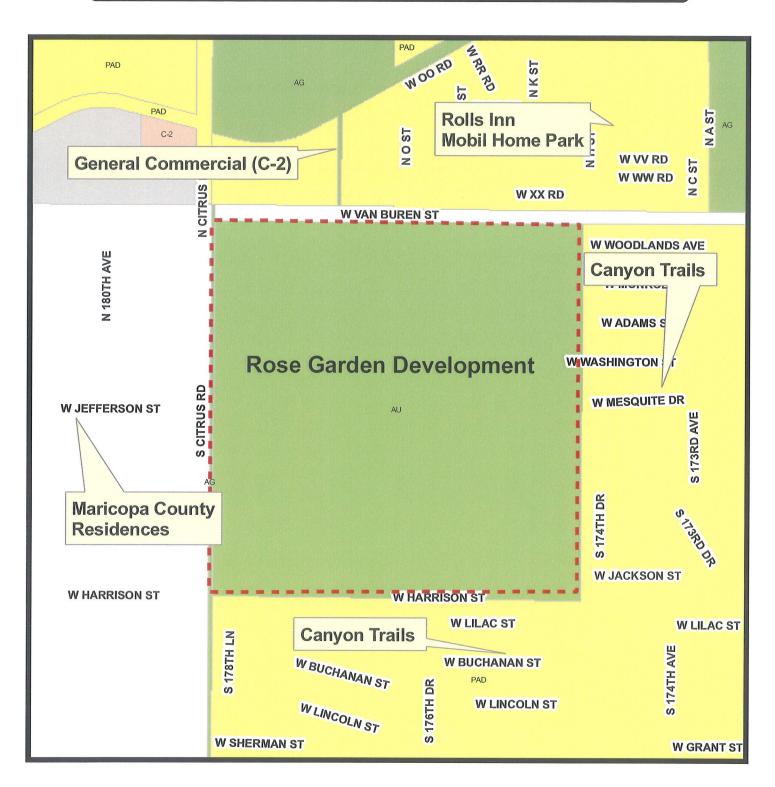
Drawn By: Rick Williams

City of Goodyear Community Development Department

September 23, 2008



Zoning Map Rose Garden PAD Case No. 07-200-00024



Drawn By: Rick Williams

City of Goodyear Community Development Department

September 23, 2008



EXHIBIT "A"

PARCEL NO. 1:

The Northeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 2:

The Northwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPTING that portion thereof described as follows:

COMMENCING at the Northwest corner of said Section 11;

Thence East along the North line of said Section 11, a distance of 520.00 feet to a point;

Thence South along a line parrallel with and 520.00 feet East of the West line of said Section 11, a distance of 520.00 feet to a point;

Thence West along a line parallel with and 520.00 feet South of the North line of said Section 11, a distance of 520.00 feet to a point on the West line of said Section 11;

Thence North along the West line of said Section 11, a distance of 520.00 feet to the POINT OF BEGINNING;

EXCEPTING the North 55 feet and the West 55 feet thereof for highway and/or roadway purposes; and

EXCEPTING that portion thereof described as follows:

BEGINNING at a point South 55 feet and East 55 feet from the Northwest corner of said Section 11;

Thence East parallel with the North line of said Section 11, a distance of 30 feet;

Thence Southwest to a point 55 feet East of the West line and 85 feet South of the North line of aid Section 11;

Thence North 30 feet to the POINT OF BEGINNING for highway purposes.

PARCEL NO. 3;

The East half of the Southeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 4:

That part of the Northwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 11:

Thence East along the North line of said Section 11, a distance of 520.00 feet to a point;

Thence South along a line parallel with and 520.00 feet East of the West line of said Section 11, a distance of 520.00 feet to a point;

Thence West along a line parallel with and 520.00 feet South of the North line of said Section 11, a distance of 520.00 feet to a point on the West line of said Section 11;

Thence North along the West line of said Section11, a distance of 520.00 feet to the POINT OF BEGINNING;

EXCEPTING the North 55 feet and the West 55 feet thereof for highway and/or roadway purposes; and

EXCEPTING that portion thereof decribed as follows:

BEGINNING at a point South 55 feet and East 55 feet from the Northwest corner of said Section 11;

Thence East parallel with the North line of said Section 11, a distance of 30 feet:

Thence Southwest to a point 55 feet East of the West line and 85 feet South of the North line of said Section 11;

Thence North 30 feet to the POINT OF BEGINNING for highway purposes.

PARCEL NO. 5:

The West half of the Southeast quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

PARCEL NO. 6:

The Southwest quarter of the Northwest quarter of Section 11, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

END OF EXHIBIT "A"

City	of Good	year Apr	lication	No.	•

AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY

THIS AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY (the "Agreement") is made in favor of the City of Goodyear ("City") by SILVA FARMING ENTERPRISES, L.L.L.P.("Owner").

RECITALS

- A. Owner is the fee title owner of property, described in <u>Exhibit A</u> ("Legal Description of Property) and located at the southeast corner of Citrus Road and Van Buren Street (the "Property").
- B. Owner acknowledges that he/she has made a request to the City for application of its land use laws for the development of the Property and is under no compulsion, economic or otherwise, to enter into this Agreement.
- C. Arizona statute ARS § 12-1134.A provides that a city must pay just compensation to a land owner, in some cases, if the city approves a land use law that reduces the fair market value of the owner's property. This law is sometimes referred to as "Proposition 207" or the "Private Property Rights Protection Act". (ARS 12-1131, et.seq.)
- D. The Private Property Rights Protection Act (e.g., A.R.S. § 12-1134.I) authorizes private property owners to enter into agreements with political subdivisions to waive any claim for diminution in value of their property in connection with any action requested by the property owner.
- E. City and Owner seek to resolve whether the application of the City's land use laws to the Property constitute a "diminution in value" of the Property or other harm entitling Owner, now or in the future, to seek compensation from the City under the Private Property Rights Protection Act.

IT IS AGREED AS FOLLOWS:

Owner hereby makes the following acknowledgements and representations:

- 1. Owner acknowledges that:
 - a. The recitals set forth above are true and correct and are incorporated herein by this reference.
 - b. Owner is aware of the Private Property Rights Protection Act. (ARS 12-1131, et.seq.)
 - c. Owner has independently determined and believes that the application of the City's land use laws to the Property will not reduce the fair market value of the Property.
 - d. Owner is aware that, as a condition of receiving approvals under the City's land use laws, the City may impose various requirements upon the Property, such as requirements for right-of-way dedications, time limitations for development, and other zoning ordinance stipulations and conditions.
- 2. The undersigned Owner agrees as follows:
 - a. The Owner agrees and consents to all of the conditions and/or stipulations recommended by the Goodyear Planning and Zoning Commission and City staff that are to be enacted by the City Council

in conjunction with the City's approval of the Owner's request for application of the city's land use laws to the Owner's Property. Owner agrees that compliance with these conditions and/or stipulations will govern development of the property. Owner further understands and agrees that stipulations and conditions may be added or modified by the City Council during the public hearing process, and that any added or modified stipulations and conditions would need to be incorporated into an amendment to this Agreement, and that the Owner's execution of such amendment to the Agreement shall be a further condition or stipulation to the City Council's approval of the Owner's request.

- b. Owner hereby waives and fully releases any and all financial loss, injury, claims and causes of action that Owner may have, now or in the future, for any "diminution in value" and for any "just compensation" under the Private Property Rights Protection Act in connection with the application of the City's land use laws to Owner's Property. This waiver constitutes a complete release of any and all claims and causes of action that may arise or may be asserted under the Private Property Rights Protection Act.
- c. Owner hereby agrees to indemnify, hold harmless and defend City, its officers, employees and agents, from any and all claims, causes of actions, demands, losses and expenses, including reasonable attorney's fees and litigation costs asserted by or resulting from any of the present owners of any interest in the Property seeking any potential compensation, damages, attorney's fees or costs under the Private Property Rights Protection Act that they may have, as a result of the application of the City's land use laws on the Property.
- d. This Waiver Agreement shall run with the land and shall be binding upon all present and future owners of any interest in the Property.
- e. The Owner agrees that, as of the effective date of this Agreement, he/she has received equal protection of the laws and due process of all claims and requests, and has not suffered any compensable regulatory taking (as those terms and their related claims are defined by Arizona state and federal constitutional jurisprudence).
- 3. Owner warrants and represents that Owner is the owner of the fee title to the Property.

July 14,2010

that he has legal power to b	ind Owner to this Agr	eement.	•
Owner: John F (Print Nam	SILYH	By: (Signature of Owner)	2
STATE OF ARIZONA)) ss.		
County of Maricopa) 55.		
Subscribed, sworn to and a 27th day of Ochber	acknowledged before , 200_8	me by John Silva	on this
My commission expires:		Notary Public	to

4. The person who signs this Agreement on behalf of Owner personally warrants and guarantees to City

NATALIE SHARP
tary Public, State of Arizona
Maricopa County
My Commission Expires
July 14, 2010



DEPARTMENT OF THE AIR FORCE AIR EDUCATION AND TRAINING COMMAND

14 May 2008

Mr. James R. Mitchell Director, Community Initiatives Team 56th Fighter Wing 14185 W. Falcon Street Luke AFB AZ 85309-1629

Ms. Lucia Perrault City of Goodyear P.O. Box 5100 Goodyear AZ 85338-5100

Re: Case #08-50000001 Rose Gardens

Dear Ms. Perrault

Thank you for the opportunity to comment on the Preliminary Plat Application for Rose Gardens, a Planned Area Development. Rose Gardens is located on 151.11 gross acres at the southeast corner of Citrus and Van Buren Roads. Plans call for the development of 457 residential dwelling units (du) with a gross density of 3.02 du/acre. The development is approximately 1-2 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above gross density of 3.02 du/acre falls within these guidelines.

Since Rose Gardens will be located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights per day, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations. We also recommend a review of the Luke AFB web site at http://www.luke.af.mil, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsky, at (623) 856-6195.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Henry M. Reed III, Vice Commander, 56th Fighter Wing



08/3994

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20230550683 10/24/2023 08:10
ELECTRONIC RECORDING

When recorded return to:

2024032-6-3-3-morenoa

Roosevelt Irrigation District Attention: Board President 103 West Baseline Road Buckeye, Arizona 85326

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED AND ACCESS DRIVE AND UNDERGROUND UTILITY EASEMENT

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City of Goodyear, an Arizona municipal corporation ("City") does hereby grant and convey to the Roosevelt Irrigation District, an Arizona municipal corporation, ("RID"), the following real property (hereinafter referred to as the "New Replacement RID Well No. 33 Wellsite"), together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

See Exhibit "A" for the legal description and depiction of the New Replacement RID Well No. 33 Wellsite, said Exhibit "A" is attached hereto and made a part hereof.

This New Replacement RID Well No. 33 Wellsite is subject to current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the City hereby binds itself to warrant and defend the title as against all acts of the City herein and no other.

This New Replacement RID Well No. 33 Wellsite is also subject to the City's right granted herein by RID for the City to repurchase the New Replacement RID Well No. 33 Wellsite subject to all of the following conditions: (i) RID determines that the New Replacement RID Well No. 33 Wellsite is no longer needed for RID purposes; and (ii) the City pays RID the then-appraised value of the New Replacement RID Well No. 33 Wellsite. Upon satisfaction of these conditions, RID shall deliver a quit claim deed to the City for the New Replacement RID Well No. 33 Wellsite. If the City shall determine that it does not want to exercise this right to repurchase the New Replacement RID Well No. 33 Wellsite, the City agrees to deliver a quit claim deed to RID for the New Replacement RID Well No. 33 Wellsite to extinguish the City's right to repurchase the New Replacement RID Well No. 33 Wellsite. RID hereby grants the City the above described right to repurchase the New Replacement RID Well No. 33 Wellsite upon its acceptance of this Special Warranty Deed, and RID agrees to not offer for sale or convey the New Replacement RID Well No. 33 Wellsite to a third party unless or until RID shall receive a quit claim deed from the City pursuant to the terms above to extinguish the City's right to repurchase the New Replacement RID Well No. 33 Wellsite. The City and RID agree to provide reasonable notice and to act within a reasonable timeframe to exercise or extinguish the City's right to repurchase the New Replacement RID Well No. 33 Wellsite provided that RID determines that the New Replacement RID Well No. 33 Wellsite is no longer needed for RID purposes at some point in the future.

20230550683

The City further grants and conveys to RID a non-exclusive easement over, upon, across, and under the real property described and depicted in Exhibit "B" attached hereto and made a part hereof (the "Access Easement") for the following purposes and subject to the following terms: (i) providing ingress and egress to and from the New Replacement RID Well No. 33 Wellsite by RID and its permitees to and from N. Citrus Road right-of-way; (ii) constructing, operating, maintaining, repairing, and replacing underground utility improvements as needed for the operation of wells and equipment installed within the New Replacement RID Well No. 33 Wellsite by RID and its permitees; and (iii) for constructing, maintaining, repairing and replacing above ground access surfaces and facilities by RID and its permitees. No fencing shall be installed around the Access Easement. RID shall be responsible for the operation and maintenance of all improvements RID constructs or causes to be constructed within the Access Easement.

IN WITNESS WHEREOF, this instrument is executed this 1 day of 00000, 2023.

Signatures, Acknowledgements and Exhibits on Following Pages

City of Goodyear, an Arizona municipal corporation:
By: Joe Pizzillo
Title: Mayor
State of Arizona)
)ss. County of Maricopa)
The foregoing instrument (Special Warranty Deed) was acknowledged before me this day of hugust, 2023 by Joe Pizzillo, as the Mayor of the City of Goodyear, an Arizona municipal corporation, on behalf of said corporation.
DARCIE MCCRACKEN Notary Public - State of Arizona MARICOPA COUNTY Commission # 592972 Expires January 3, 2025 DARCIE MCCRACKEN Notary Public Notary Public
Attest:
By: Darcie McCracken
Title: City Clerk
Approved as to form:
By: Roric Massey
Title: City Attorney

Roosevelt Irrigation District, an Arizona municipal corporation:

Accepted by the Roosevelt Irrigation District, an Arizona municipal corporation, the day of the local day of
By: W. Bruce Heiden
Title: Board President
State of Arizona))ss.
County of Maricopa)
The foregoing instrument (Special Warranty Deed) was acknowledged before me this 1 day of October, 2023 by W. Bruce Heiden, as the Board President of the Roosevelt Irrigation District, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

Exhibit "A"

Legal Description and Depiction of the New Replacement RID Well No. 33 Wellsite

A PORTION OF THE LAND DESCRIBED IN "SPECIAL WARRANTY DEED", RECORDED IN DOCUMENT NUMBER 2007-1270551, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 2007-1270551, M.C.R., MARKED BY A PK NAIL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 11, MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 00°13'53" EAST, A DISTANCE OF 613.53 FEET;

THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE EAST LINE OF THE COUNTY ROAD DESCRIBED IN BOOK 15 OF MAP, PAGE 81, M.C.R.;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 60.00 FEET, TO A POINT ON SAID LINE, BEING THE **POINT OF BEGINNING (P.O.B.)**:

THENCE CONTINUING ALONG SAID LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 100.00 FEET:

THENCE DEPARTING SAID LINE, SOUTH 00°13'53" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89°46'07" WEST, A DISTANCE OF 100.00 FEET:

THENCE NORTH 00°13'53" EAST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10,000 SOUARE FEET OR 0.230 ACRES, MORE OR LESS.

Exhibit "B"

Legal Description and Depiction of the Access Easement

A PORTION OF THE LAND DESCRIBED IN "SPECIAL WARRANTY DEED", RECORDED IN DOCUMENT NUMBER 2007-1270551, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATE IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DOCUMENT NUMBER 2007-1270551, M.C.R., MARKED BY A PK NAIL, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 11, MARKED BY A BRASS CAP IN HANDHOLE, BEARS SOUTH 00°13'53" EAST, A DISTANCE OF 613.53 FEET:

THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 55.00 FEET, TO A POINT ON THE EAST LINE OF THE COUNTY ROAD DESCRIBED IN BOOK 15 OF MAP, PAGE 81, M.C.R.;

THENCE ALONG SAID EAST LINE, SOUTH 00°13'52" WEST, A DISTANCE OF 30.00 FEET, TO A POINT ON SAID LINE, BEING THE **POINT OF BEGINNING** (**P.O.B.**):

THENCE DEPARTING SAID LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 00°13'53" WEST, A DISTANCE OF 35.00 FEET;

THENCE NORTH 89°46'07" WEST, A DISTANCE OF 60.00 FEET:

THENCE NORTH 00°13'52" EAST, A DISTANCE OF 35.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,100 SQUARE FEET OR 0.048 ACRES, MORE OR LESS.

THIS FINAL PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF

GOODYEAR ENGINEERING DESIGN STANDARDS AND POLICY MANUAL

CITY DEVELOPMENT SERVICE DIRECTOR

CITY ENGINEER

FOUND BRASS CAP IN

HANDHOLE

FINAL PLAT "GOODYEAR FIRE STATION 188"

A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA;

SURVEYOR RLF CONSULTING, LLC	OWNER: CITY OF GOODYEAR				LINE TABLI	=
2165 W. PECOS RD. SUITE 5 CHANDLER, AZ 85224	190 N. LITCHFIELD RD. BOX 5100 GOODYEAR, AZ 85338	LOT AREA TAB		LINE	BEARING	LENG
HONE: (480) 445-9189 AX: (480) 445-9185	SITE ADDRESS:	LOT # SQUARE FEET (SF)	ACRES (AC)	L1	N35° 23' 41"W	48.0
ONTACT: MICHAEL E. FONDREN, R.L.S.	NE. COR. OF HARRISON ST. & CITRUS RD.	1 389,646 +/-	8.945 +/-	L2	N0° 18' 49"E	30.0
NORTHWEST CORNER SECTION 11, T1N, R2W			RTER CORNER — N 11, T1N, R2W		LINE TABLE	
FOUND BRASS CAP IN HANDHOLE	S89° 42' 49"E 2644.18'	FOUND BRA	SS CAP FLUSH		LINE TABLI	
() 	:D		<i>' '</i>	LINE E1	BEARING S0° 13' 53"W	30.0
110' COUNTY ROAD PE 800K 15, PAGE 81, MC 66' COUNTY ROAD PE				E2	S89° 46' 07"E	60.0
66' COUNTY ROAD PE BOOK 3, PAGE 16, MC	Α <u>ΡΝ: 502-30-01</u> 2Κ			E3	N0° 13' 53"E	30.0
22' HIGHWAY ESMT PER DKT 5386, PG 29, MCR	ELECTRICAL LINE EASEMENT			E4	N0° 13' 53"E	35.00
5: 15.00'	PER BOOK 3676, PAGE 420, MCR		ı	E5	N89° 46' 07"W	60.0
55.00' 45.00' 100.00'	S89° 46' 07"E 667.00' NOT A PART 452.00'			E6	N0° 13' 52"E	35.0
- + 233	ROOSEVELT IRRIGATION DISTRICT WELL SITE EASEMENT DEDICATED			E7	S0° 13' 53"W	194.2
17.74' 	WELL SITE EASEMENT DEDICATED PER DOC# 2023-0550683			E8	S89° 46' 07"E	10.00
	SOS .			E9	S0° 13' 53"W	222.0
/ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	ACCESS EASEMENT DEDICATED			E10	N89° 46' 07"W	10.00
	PER DOC# 2023-0550683			E11	S0° 13' 53"W	132.1
15' PUE	PARTIAL RELEASE OF EASEMENT DOC# 2023-0121342, MCR SUPERSEDES			E12	S35° 23' 41"E	31.07
	ELECTRICAL LINE EASEMENT PER BOOK 3676, PAGE 420, MCR			E13	S89° 41' 11"E	468.3
165.23' 3' 53"E 83				E14	N0° 18' 49"E	6.00
13, 5			l	E15	S89° 41' 11"E	8.00
00		= L SE = L		E16	S0° 18' 49"W	6.00
110' COUNTY ROAD PE BOOK 15, PAGE 81, MC		1.49' - PHA		E17	S89° 41' 11"E	87.12
66' COUNTY ROAD BOOK 3, PAGE 16, N	OWNER: CITY OF GOODYEAR	74.49 7 6149 7	()	E18	N0° 20' 42"E	10.00
i l l l l l l l	AREA: 389646 SQ. FT. OR 8.945 ACRES ±	584 53"W 500DYE	N Y	E19 E20	S89° 39' 18"E S0° 20' 42"W	6.00
22' HIGHWAY ESMT PE DKT 5386, PG 29, MCR	ER .)° 13'	ARIZONA INC	E21	S89° 41' 11"E	9.45
25' PUE	GRAPHIC SCAL	E SOS TW TW	3 OF A	LZI	000 41 11 E	3.40
	60 0 30 60 120	ALS ALS				
	(IN FEET)	T &	35 F F 13'			
	1 inch = 60 ft.		NO NO			
OECLARED HEREON 15' PUE		PART	K 1691, JER: ME AY MCR			
L L L EASEMENT FOR OPE	RATION AND MAINTENANCE	NOT A TRACT	.00K)WNE =-WA\ 37, M			
OF WELLS, PUMPS, I	MACHINERY AND OK 9487, PAGE 31, MCR		<u> </u>			
ABANDONED PER DO	DC# 2023-0550681	510	30' RIGH BK 1691			
10' P	JE DECLARED HEREON E13	E15 E19 E20 E14 F17 E27	$0 \longrightarrow $ $-$		TER CORNER — 11, T1N, R2W	
		$\frac{}{} = \frac{17}{10.}$			DUND PK NAIL	
/ 337.00'	329.96' 330.00'	30.00'—	1977.54'	. S89° 41' 1	1"E 2639.28' -	
	(DAGIO OF DEADING)	ST HARRISON STREET (PUBLIC-RIGHT-OF-WAY)	1 -1			7
		<u>г-</u> ОF-WAY				
	PAGE 46, MCR NOT A PART	22-0631011	26	T1N, R2W	SECTION 11,	
P.O.C. & P.O.B. WEST QUARTER CORNER	CANYON TRAILS UNIT 4 WEST PARCEL F		. 24" <u>E</u>		ED POSITION OUND OR SET	
SECTION 11, T1N, R2W FOUND BRASS CAP IN HAI	NDHOLE		13			
 	S89° 37' 54"E 2645.31'		Ž \			
SOUTHWEST CORNER		SOUTH QUARTER (SECTION 11, T				
	RENCE DOCUMENTS	FOUND BRASS CA			LAND	SUR'

FINAL PLAT OF "CANYON TRAILS UNIT 4 WEST PARCEL F", RECORDED IN BOOK

905 OF MAPS, PAGE 48, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.)

(R1) FINAL PLAT OF "CANYON TRAILS UNIT 4 WEST PARCEL B3", RECORDED IN BOOK

(R3) SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO: 2007-1270551, M.C.R.

(R2) RECORD OF SURVEY "ROSE GARDEN" RECORDED IN BOOK 1158 OF MAPS.

906 OF MAPS, PAGE 02, M.C.R.

YUMA RD

PROJECT AREA

HARRISON ST

VICINITY MAP

CITRUS RD SUT.S

GENERAL NOTES

- . MEASUREMENTS SHOWN HEREON FALL WITHIN ACCEPTABLE TOLERANCES AS DEFINED BY THE ARIZONA MINIMUM BOUNDARY STANDARDS UNLESS OTHERWISE NOTED.
- 2. DISTANCES AND BEARINGS ARE MEASURED VALUES UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

A PORTION OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 2007-1270551, MARICOPA COUNTY RECORDER'S OFFICE (M.C.R.), SITUATED IN THE NORTHWEST QUARTER CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AND BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 11, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL, MARKED BY A BRASS CAP IN HANDHOLE; FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION, BEARS SOUTH 89°41'11" EAST (BASIS OF BEARING), A DISTANCE OF 5,283.82 FEET;

THENCE ALONG THE WEST SECTION LINE, NORTH 00°13'53" EAST, A DISTANCE OF 613.53 FEET, TO THE NORTHWEST PROPERTY CORNER;

THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 115.00 FEET;

THENCE SOUTH 00°13'53" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°46'07" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°13'53" EAST, A DISTANCE OF 100.00 FEET; THENCE ALONG THE NORTH PROPERTY LINE, SOUTH 89°46'07" EAST, A DISTANCE OF 452.00 FEET; TO THE NORTHEAST PROPERTY CORNER;

THENCE ALONG THE EAST PROPERTY LINE, SOUTH 00°13'53" WEST, A DISTANCE OF 584.49 FEET, TO THE NORTHEAST CORNER OF THE DEDICATED RIGHT-OF-WAY AS DESCRIBED IN RESOLUTION NO. 2022-2258, RECORDED IN DOCUMENT NO. 2022-0631011, M.C.R.;

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT-OF-WAY, BEING PARALLEL TO AND 30.00 NORTH OF THE MIDSECTION LINE, NORTH 89°41'11" WEST, A DISTANCE OF 329.96 FEET, TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY;

THENCE ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, SOUTH 00°18'49" WEST, A DISTANCE OF 30.00 FEET, TO THE MIDSECTION LINE;

THENCE ALONG SAID LINE, NORTH 89°41'11" WEST, A DISTANCE OF 337.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 389,646 SQUARE FEET OR 8.945 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHTS-OF-WAY AND EASEMENTS.

UTIL ITIES

·	
ELECTRIC:	ARIZONA PUBLIC SERVICE
TELEPHONE:	COX & CENTURYLINK
WATER:	CITY OF GOODYEAR
SEWER:	CITY OF GOODYEAR
SOLID WASTE:	CITY OF GOODYEAR
POLICE:	CITY OF GOODYEAR
FIRE:	CITY OF GOODYEAR
GAS:	SOUTHWEST GAS

LEGEND

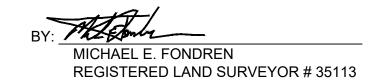
0	BRASS CAP FLUSH	PUE	PUBLIC UTILITY EASEMENT
\odot	BRASS CAP IN HANDHOLE	MCR	MARICOPA COUNTY RECORDS
A	FOUND PK NAIL	ESMT	EASEMENT
lacktriangle	FOUND 5/8" REBAR	P.O.B.	POINT OF BEGINNING
•	SET 5/8" REBAR RLS 35113	P.O.C.	POINT OF COMMENCEMENT
			PROPERTY LINE
			—— ADJACENT PROPERTY LIN
			RIGHT-OF-WAY LINE
			——— MONUMENT LINE
			CENTERLINE
			─ ─ ─ EASEMENT LINE

BASIS OF BEARING

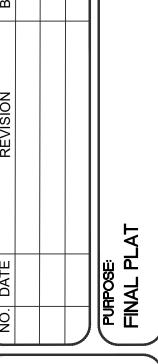
SOUTH 89° 41' 11" EAST ALONG THE EAST-WEST MID-SECTION LINE OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST.

LAND SURVEYOR'S CERTIFICATION:

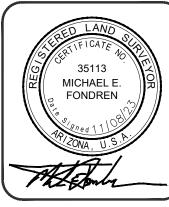
THE IS TO CERTIFY THAT THE SURVEY AND PLAT OF THE PREMISES DESCRIBED HEREON WERE MADE UNDER MY DIRECTION AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.







DRAWN BY: STB CHECKED BY: MEF



SECTION 11, TOWNSHIP 1

"GOODYEAR FIRE STATION 188"
PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWN
NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIC

SECTION: 11 TWNSHP: 1 N. RANGE: 2 W.

> JOB NO.: 18008015

SCALE 1" = 60'

SHEET 1

ITEM #: 7.

DATE: 11/27/2023

AI #:1773



CITY COUNCIL ACTION REPORT

SUBJECT: AMEND THE CITY OF GOODYEAR MUNICIPAL USER FEE **SCHEDULE**

STAFF PRESENTER(S): Anthony A. Polse, Assistant City Attorney

SUMMARY

Amend the City of Goodyear Municipal User Fee Schedule to increase fees for body-worn camera video record requests pursuant to A.R.S. § 39-129.

STRATEGIC PLAN ALIGNMENT







RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2368 APPROVING THE AMENDMENT TO THE CITY OF GOODYEAR MUNICIPAL USER FEE SCHEDULE DATED JULY 1, 2023, AND PROVIDING AND EFFECTIVE DATE. (Anthony A. Polse, Assistant City Attorney)

FISCAL IMPACT

There is no fiscal impact to the City with the adoption of this Resolution in FY24 or future years. However, this increase in fees will offset the personnel, equipment, and technology costs to address the increasing and continuous requests for the redacted body-worn camera (BWC) videos that are used daily by the Goodyear Police Department.

BACKGROUND AND PREVIOUS ACTIONS

On May 22, 2023, Council adopted Resolution No. 2023-2307 approving the Goodyear Municipal User Fee Schedule to be effective July 1, 2023.

STAFF ANALYSIS

After the legislature adjourned in the 2023 session, A.R.S. § 39-129 was passed as a result of police departments seeking relief to offset the personnel, equipment and technology costs in complying with public record requests for BWC video. Currently, the fee is \$25.00 per video, which includes the reviewing, transmitting, making a copy of, and redaction time. All of the aforementioned factors were considered when coming to this conclusion for the increase of \$46.00 per video hour reviewed.

Per A.R.S. §9-499.15 Public Notice of the fee increase was posted to the City of Goodyear website on September 7, 2023, with a copy provided to the Clerk's office, complying with all required notification procedures.

Attachments

Resolution w-Exhibit Notice of Intent

RESOLUTION NO. 2023-2368

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AN AMENDMENT TO THE CITY OF GOODYEAR MUNICIPAL USER FEE SCHEDULE DATED JULY 1, 2023 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on May 22, 2023, Goodyear City Council adopted Resolution 2023-2307 approving and adopting a document titled, the "Goodyear Municipal User Fee Schedule," which became effective July 1, 2023; and

WHEREAS, the Goodyear Municipal User Fee Schedule (Fee Schedule) is a comprehensive schedule of all user fees charged by the City of Goodyear, which include fees charged for various services provided by the Goodyear Police Department; and

WHEREAS, the fee identified for Requests for Body Worn Camera (BWC) Video in the current Fee Schedule indicates a flat per video charge of \$25.00, which includes the time for reviewing, transmitting, making a copy of, and as necessary, redacting the video recording, which in most cases can take several hours to provide; and

WHEREAS, as a result of police departments seeking relief to offset the personnel, equipment, and technology costs in complying with public record requests for BWC video, the 2023 Legislature passed A.R.S. § 39-129; and

WHEREAS, A.R.S. § 39-129 provides that, a county, a city, a town, or any political subdivision of this state may establish a one-time fee per copy not to exceed \$46 per video-hour reviewed, that is charged to a person who submits a public records requests to a local law enforcement agency for a copy of a video recording; and

WHEREAS, To offset the personnel costs, which include the reviewing, transmitting, making a copy of, redaction time, and technology costs in complying with public record requests for BWC video the increase is justified. Currently, the mid-range hourly wage plus benefits of a Records Specialist at Goodyear PD is \$45.10 per hour. BWC redaction typically takes at least twice the number of hours of the video. A ten-hour BWC video redaction would cost the city approximately \$902 in personnel costs. With the new fee schedule, the City of Goodyear would save approximately \$18 per redaction hour on the personnel costs associated with complying with these requests, which are frequent and pervasive. This would also alleviate some of the financial technological burden in obtaining electronic media to transfer the finished product for release to the requestor; and

WHEREAS, Public Notice was duly made as required by A.R.S. § 9-499.15, of proposed amendment to the Goodyear Municipal User Fee Schedule together with a notice that the City Council would consider adoption of the advertised fee increase at the City Council Meeting on November 27, 2023, at 5:00 P.M., located at 1900 N. Civic Square, Goodyear, AZ, 85395; and

WHEREAS, the Mayor and City Council have determined that the fees presented and proposed are reasonable, appropriate, and in the best interests of the City at this time.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

ATTEST:		
		APPROVED AS TO FORM:
		Date:
		Joe Pizzillo, Mayor
		or and Council of the City of Goodyear, Maricopa County, day of, 2022.
SECTION 2.	the Amendment of th	S shall become effective upon the date of its adoption and the Goodyear Municipal User Fee Schedule dated July 1, as Exhibit "A" shall become effective and implemented or
		User Fee Schedule dated July 1, 2023, a copy of which ed hereto as Exhibit "A", and the fee amendment as se

EXHIBIT "A"

Amendment to the City of Goodyear Municipal User Fee Schedule dated July 1, 2023

Amendment Effective November 28, 2023, Per Resolution 2023-2368

POLIC	E FEE TYPE			urrent er Unit
PD4 PD5 PD6 PD7	Request for Media (per tape, DVD or CD, etc.) Request for Body Camera Video Fingerprinting	Per tape, DVD, CD, etc Per video HOUR REVIEWED Per set	\$ \$ \$	10.00 46.00 <mark>25.00</mark> 17.00 150.00
PD7 PD9 PD11 PD12	Towing Administration Fee (in addition to towing company fees) Photograph per print Hourly Rate - Police Officer Hourly Rate - Police Sergeant	Set by State Per print Hourly rate Hourly rate	\$ \$ \$	10.00 10.00 120.00 151.00



NOTICE OF INTENT- PROPOSED NEW OR INCREASED FEES FOR PUBLIC RECORD REQUESTS FOR VIDEO RECORDINGS

In accordance with A.R.S. § 9-499.15, notice is hereby given that the City of Goodyear will consider a one-time fee (per copy) of \$46 per video-hour reviewed ("Fee"), charged by the City of Goodyear and its departments for the time reviewing, transmitting, making a copy of and, as necessary, redacting a video recording for public records requests filed for a copy of a law enforcement video recording. The Fee will apply to all persons who submit a public record request for a copy of a law enforcement video recording, except a victim of the criminal offense related to the recording, the victim's attorney on behalf of the victim, or an immediate family member of the victim if the victim is killed or incapacitated, as further delineated in Arizona Revised Statutes § 39-127.

If approved, the Fee will apply effective November 28, 2023, in order to recover the costs (including all personnel and equipment costs and any other relevant costs) that will be incurred by the City of Goodyear to process (including reviewing, transmitting, making a copy of and, as necessary, redacting a video recording) public record requests for law enforcement video recordings; Fee is pursuant to Senate Bill 1148 of the 2023 Fifty-sixth Legislature – First Regular Session, which states, in relevant part:

Arizona Revised Statutes § 39-129. Local law enforcement; video recordings; fee: Except as provided in section 39-127, a county, a city, a town, or any political subdivision of this state may establish a one-time fee per copy, not to exceed \$46 per video-hour reviewed, that is charged to a person who submits a public records request to a local law enforcement agency for a copy of a video recording. A county, a city, a town, or any political subdivision of this state may take into consideration the following information when determining the amount of the one-time fee per copy:

- 1. The reasonable cost of reviewing, transmitting, making a copy of, and, as necessary, redacting the video recording.
- 2. Any other relevant information.

The Fee will be considered by the City Council at the regular City Council meeting on Monday, November 27, 2023, at 5:00 P.M., located at 1900 North Civic Square, Goodyear, AZ 85395.

DATE POSTED ON CITY OF GOODYEAR WEBSITE: Thursday, September 7, 2023.

PROPOSED SCHEDULE OF FEES FOR PUBLIC RECORD REQUESTS FROM GOODYEAR POLICE DEPARTMENT

 Video requests fee - \$46 per hour, this fee will be in addition to the medium of delivery (CD, DVD, thumb drive, etc.).

Arizona Revised Statutes § 39-129. Local law enforcement; video recordings; fee:

Except as provided in section 39-127, a county, a city, a town or any political subdivision of this state may establish a onetime fee per copy, not to exceed \$46 per video-hour reviewed, that is charged to a person who submits a public records request to a local law enforcement agency for a copy of a video recording. A county, a city, a town or any political subdivision of this state may take into consideration the following information when determining the amount of the onetime fee per copy:

- 1. The reasonable cost of reviewing, transmitting, making a copy of, and as necessary, redacting the video recording.
- 2. Any other relevant information.

ITEM #: 8.

DATE: 11/27/2023

AI #:1758



CITY COUNCIL ACTION REPORT

SUBJECT: POLICE DEPARTMENT MID-YEAR BUDGET REQUEST

STAFF PRESENTER(S): Santiago Rodriguez, Chief of Police

SUMMARY

As a result of the 10-year staffing study conducted by Matrix Consulting Group, the police department is requesting an additional 14 new positions at mid-year to support the department's immediate operational needs. This request aligns with the consultants' recommendations provided to Council during the September 18, 2023 Work Session.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Approve expenditure of funds up to \$3,312,400 for the addition of 14 new mid-year positions in the Police Department. (Santiago Rodriguez, Chief of Police)

FISCAL IMPACT

The City's FY2024 Adopted Budget allocated police department operational and one-time funding to be used for implementation of mid-year staffing recommendations. This expenditure of \$3,312,400 includes \$2,112,100 in ongoing funding, \$398,300 in one-time funding, and \$802,000 in development impact fees.

With this modification, the total authorized full-time equivalents (FTE) for the city will increase to 961.18 and to 231.05 for the Police Department.

BACKGROUND AND PREVIOUS ACTIONS

The city requires that the police department is structured and properly staffed to support the rapid growth that the city is experiencing. To assist with the police department's strategic planning, Matrix Consulting Group (Matrix) was contracted to provide a 10-year staffing study. The report's recommendations were analyzed against the immediate needs of the department. The department's final recommendations for FY2024 were presented to Council on September 18, 2023 which included a recommendation to add 14 new positions to the department in the

current fiscal year.

STAFF ANALYSIS

Staff worked with Matrix Consulting Group to evaluate operations and staffing in the police department. Information provided in the study included staff interviews and surveys, analysis of workload and service data, review of operational and organizational structure and future planning documents. Recommendations from the staffing study were to increase staffing within the department in both the short and long term in order to provide the same level of service that Goodyear residents currently expect. Short-term recommendations include the following 14 new positions, to be added in the current fiscal year:

- 1 Motor Officer
- 1 Motor Sergeant
- 3 Detectives
- 1 Commander
- 2 Training Officers
- 3 Police Assistants
- 1 Victim Advocate
- 1 Background Investigator
- 1 Records Specialist

ITEM #: 9.

DATE: 11/27/2023

AI #:1654



CITY COUNCIL ACTION REPORT

SUBJECT: PROPOSED DEVELOPMENT IMPACT FEES

STAFF PRESENTER(S): Jared Askelson, Deputy Finance Director

SUMMARY

The public hearing on the proposed development impact fees is the third of four Council items related to the update of development impact fees and is consistent with state requirements.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Review and discuss the proposed development impact fees that were posted on October 16, 2023. (Jared Askelson, Deputy Finance Director)

FISCAL IMPACT

There is not an immediate budget impact related to holding this public hearing.

This is a step in the process of updating development impact fees. The updated fees and associated reports will help form revenue forecasting for capital projects and the resulting capital improvement plan (CIP). It is anticipated that the updated fees will be effective on April 1, 2024, with a state mandated fee moratorium beginning at that time, as applicable.

BACKGROUND AND PREVIOUS ACTIONS

Development impact fees (DIF) are established to ensure that new construction pays for an appropriate share of growth related infrastructure. The process for updating DIFs is outlined in Arizona Revised Statute 9-463.05. One requirement is a review of existing Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) at least every five years. The current fees became effective in April 2019 and the underlying LUA and IIP were approved in October 2018.

As required by state law, a consulting firm, TischlerBise, Inc., was selected to perform the update. Staff from several departments worked with the consultant to develop ten year growth

assumptions, assess current infrastructure service levels, and to identify and prepare costs for the infrastructure needs associated with growth projections. City staff and the consultant have held five stakeholder outreach meetings to gather feedback from the development community. The result of this work is an updated draft LUA and IIP document. On September 11, 2023, a public hearing was held to receive public comments on the draft documents. The LUA and IIP document was adopted by Council on October 16, 2023. On that same day, a public notice for this public hearing was posted.

STAFF ANALYSIS

A public hearing and subsequent adoption of the LUA and IIP document occurred on September 11 and October 16, respectively, satisfying the first two requirements for Council action in the update of DIFs. This public hearing on the proposed fees is the third of four Council items related to the DIF update.

The following table summarizes the next steps to adopting the fees and fee implementation:

Date	Activity
January 8, 2024	Adoption of Fees
April 1, 2024	Effective Date of Fees

Attachments

LUA, IIP and Development Fee Report Presentation

Land Use Assumptions, Infrastructure Improvements Plan, and DRAFT Development Fee Report

Prepared for: Goodyear, Arizona

October 16, 2023



4701 Sangamore Road Suite S240 Bethesda, MD 20816 301.320.6900 www.TischlerBise.com





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EXECUTIVE SUMMARY

The City of Goodyear, Arizona, contracted with TischlerBise to document land use assumptions, prepare the Infrastructure Improvements Plan (hereinafter referred to as the "IIP"), and update development fees pursuant to Arizona Revised Statutes ("ARS") § 9-436.05 (hereafter referred to as the "Enabling Legislation"). Municipalities in Arizona may assess development fees to offset infrastructure costs to a municipality for necessary public services. The development fees must be based on an Infrastructure Improvements Plan and Land Use Assumptions. The IIP for each type of infrastructure is in the middle section of this document. The proposed development fees are displayed in the Development Fee Report in the next section.

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development's proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies. This update of Goodyear's Infrastructure Improvements Plan and associated update to its development fees includes the following necessary public services:

- 1. Fire Facilities
- 2. Parks and Recreational Facilities
- 3. Police Facilities
- 4. Street Facilities
- 5. Water Facilities
- 6. Wastewater Facilities

This plan includes all necessary elements required to be in full compliance with SB 1525.

ARIZONA DEVELOPMENT FEE ENABLING LEGISLATION

The Enabling Legislation governs how development fees are calculated for municipalities in Arizona.

Necessary Public Services

Under the requirements of the Enabling Legislation, development fees may only be used for construction, acquisition or expansion of public facilities that are necessary public services. "Necessary public service" means any of the following categories of facilities that have a life expectancy of three or more years and that are owned and operated on behalf of the municipality: water, wastewater, storm water, library, street, fire, police, and parks and recreational. Additionally, a necessary public service includes any facility that was financed before June 1, 2011, and that meets the following requirements:

- 1. Development fees were pledged to repay debt service obligations related to the construction of the facility.
- 2. After August 1, 2014, any development fees collected are used solely for the payment of principal and interest on the portion of the bonds, notes, or other debt service obligations issued before June 1, 2011, to finance construction of the facility.



Infrastructure Improvements Plan

Development fees must be calculated pursuant to an IIP. For each necessary public service that is the subject of a development fee, by law, the IIP shall include the following seven elements:

- 1. A description of the existing necessary public services in the service area and the costs to update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable.
- 2. An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable.
- 3. A description of all or the parts of the necessary public services or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved Land Use Assumptions, including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services, which shall be prepared by qualified professionals licensed in this state, as applicable.
- 4. A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, and industrial.
- 5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved Land Use Assumptions and calculated pursuant to generally accepted engineering and planning criteria.
- 6. The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years.
- 7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved Land Use Assumptions and a plan to include these contributions in determining the extent of the burden imposed by the development.

Qualified Professionals

The IIP must be developed by qualified professionals using generally accepted engineering and planning practices. A qualified professional is defined as "a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education, or experience." TischlerBise is a fiscal, economic, and planning consulting firm specializing in the cost of growth services. Our services include development fees, fiscal impact analysis, infrastructure financing analyses, user fee/cost of service studies, capital improvement plans, and fiscal software. TischlerBise has prepared over 800 development fee studies over the past 30 years for local governments across the United States.



Conceptual Development Fee Calculation

In contrast to project-level improvements, development fees fund growth-related infrastructure that will benefit multiple development projects, or the entire service area (usually referred to as system improvements). The first step is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of service units for each unit of development. For example, an appropriate indicator of the demand for parks is population growth and the increase in population can be estimated from the average number of persons per housing unit. The second step in the development fee formula is to determine infrastructure improvement units per service unit, typically called level-of-service (LOS) standards. In keeping with the park example, a common LOS standard is improved park acres per thousand people. The third step in the development fee formula is the cost of various infrastructure units. To complete the park example, this part of the formula would establish a cost per acre for land acquisition and/ or park amenities.

Evaluation of Credits/Offsets

Regardless of the methodology, a consideration of credits/offsets is integral to the development of a legally defensible development fee. There are two types of credits/offsets that should be addressed in development fee studies and ordinances. The first is a revenue credit/offset due to possible double payment situations, which could occur when other revenues may contribute to the capital costs of infrastructure covered by the development fee. This type of credit/offset is integrated into the fee calculation, thus reducing the fee amount. The second is a site-specific credit or developer reimbursement for dedication of land or construction of system improvements. This type of credit is addressed in the administration and implementation of the development fee program. For ease of administration, TischlerBise normally recommends developer reimbursements for system improvements.

INTRODUCTION TO DEVELOPMENT FEES

Development fees are one-time payments used to fund capital improvements necessitated by future development. Development fees have been utilized by local governments in various forms for at least fifty years. Development fees do have limitations and should not be regarded as the total solution for infrastructure financing needs. Rather, they should be considered one component of a comprehensive portfolio to ensure adequate provision of public facilities with the goal of maintaining current levels of service in a community. Any community considering facility fees should note the following limitations:

- 1) Fees can only be used to finance capital infrastructure and cannot be used to finance ongoing operations and / or maintenance and rehabilitation costs.
- 2) Fees cannot be deposited in the General Fund. The funds must be accounted for separately in individual accounts and earmarked for the capital expenses for which they were collected.
- 3) Fees cannot be used to correct existing infrastructure deficiencies unless there is a funding plan in place to correct the deficiency for all current residents and businesses in the community.



REQUIRED FINDINGS

There are three reasonable relationship requirements for development fees that are closely related to "rational nexus" or "reasonable relationship" requirements enunciated by a number of state courts. Although the term "dual rational nexus" is often used to characterize the standard by which courts evaluate the validity of development fees under the U. S. Constitution, we prefer a more rigorous formulation that recognizes three elements: "impact or need," "benefit," and "proportionality." The dual rational nexus test explicitly addresses only the first two, although proportionality is reasonably implied, and was specifically mentioned by the U.S. Supreme Court in the *Dolan* case. The reasonable relationship language of the statute is considered less strict than the rational nexus standard used by many courts. Individual elements of the nexus standard are discussed further in the following paragraphs.

Demonstrating an Impact. All future development in a community creates additional demands on some, or all, public facilities provided by local government. If the supply of facilities is not increased to satisfy that additional demand, the quality or availability of public services for the entire community will deteriorate. Development fees may be used to recover the cost of development-related facilities, but only to the extent that the need for facilities is a consequence of development that is subject to the fees. The *Nollan* decision reinforced the principle that development exactions may be used only to mitigate conditions created by the developments upon which they are imposed. That principle clearly applies to development fees. In this study, the impact of development on improvement needs is analyzed in terms of quantifiable relationships between various types of development and the demand for specific facilities, based on applicable level-of-service standards.

Demonstrating a Benefit. A sufficient benefit relationship requires that development fee revenues be segregated from other funds and expended only on the facilities for which the fees were charged. Fees must be expended in a timely manner and the facilities funded by the fees must serve the development paying the fees. However, nothing in the U.S. Constitution or the State enabling Act authorizing development fees requires that facilities funded with fee revenues be available *exclusively* to development paying the fees. In other words, existing development may benefit from these improvements as well.

Procedures for the earmarking and expenditure of fee revenues are typically mandated by the State Enabling Legislation, as are procedures to ensure that the fees are expended expeditiously or refunded. All requirements are intended to ensure that developments benefit from the fees they are required to pay. Thus, an adequate showing of benefit must address procedural as well as substantive issues.

Demonstrating Proportionality. The requirement that exactions be proportional to the impacts of development was clearly stated by the U.S. Supreme Court in the *Dolan* case (although the relevance of that decision to development fees has been debated) and is logically necessary to establish a proper nexus. Proportionality is established through the procedures used to identify development-related facility costs, and in the methods used to calculate development fees for various types of facilities and categories of development. The demand for facilities is measured in terms of relevant and measurable attributes of development.



DEVELOPMENT FEE REPORT

Development fees for the necessary public services made necessary by new development must be based on the same level of service (LOS) provided to existing development in the service area. There are three basic methodologies used to calculate development fees. They examine the past, present, and future status of infrastructure. The objective of evaluating these different methodologies is to determine the best measure of the demand created by new development for additional infrastructure capacity. Each methodology has advantages and disadvantages in a particular situation and can be used simultaneously for different cost components.

Reduced to its simplest terms, the process of calculating development fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss basic methodologies for calculating development fees and how those methodologies can be applied.

- Cost Recovery (past improvements) The rationale for recoupment, often called cost recovery, is
 that new development is paying for its share of the useful life and remaining capacity of facilities
 already built, or land already purchased, from which new growth will benefit. This methodology
 is often used for utility systems that must provide adequate capacity before new development
 can take place.
- Incremental Expansion (concurrent improvements) The incremental expansion methodology documents current LOS standards for each type of public facility, using both quantitative and qualitative measures. This approach assumes there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments to keep pace with development.
- Plan-Based (future improvements) The plan-based methodology allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two basic options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).



DEVELOPMENT FEE COMPONENTS

Shown below, Figure 1 summarizes service areas, methodologies, and infrastructure cost components for the proposed fees.

Figure 1: Proposed Development Fee Service Areas, Methodologies, and Cost Components

Necessary Public Service	Service Area	Cost Recovery	Incremental Expansion	Plan-Based	Cost Allocation
Fire	Citywide	N/A	Fire Apparatus	Fire Facilities, Development Fee Report	Population, Jobs
Parks and Recreational	North	N/A	Park Land, Park Amenities, Recreation Facilities	Development Fee Report	Population, Jobs
Recreational	South	N/A	Park Amenities	Development Fee Report	Population, Jobs
Police	Citywide	N/A	Police Vehicles, Communication Equipment	Police Facilities, Development Fee Report	Population, Jobs
Street	North	N/A	N/A	Street Improvements, Development Fee Report	VMT
Succe	South	N/A	N/A	Street Improvements, Development Fee Report	VMT
Water	North	GRIC Water Lease, Surface Water Treatment	N/A	Distribution / Storage, Development Fee Report	Gallons
watei	South	Surface Water Treatment	N/A	Distribution / Storage, Development Fee Report	Gallons
Wastewater	North	N/A	N/A	Water Reclamation, Collection, Development Fee Report	Gallons
vvastewater	South	N/A	N/A	Water Reclamation, Collection, Development Fee Report	Gallons

Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using two, three, and four decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sum or product if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).



CURRENT DEVELOPMENT FEES

Current development fees are assessed per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development. Current development fees for water and wastewater are assessed by meter size and type.

North Service Area

Figure 2: Current Development Fees

Residential Fees per Unit					
Development Type	velopment Type Fire Parks & Police				Current
Development Type	THE	Recreational		Street	Fees
Single Family	\$911	\$1,375	\$820	\$2,669	\$5 <i>,</i> 775
Multi-Family	\$682	\$1,030	\$616	\$2,069	\$4,397

Nonresidential Fees per 1,000 Square Feet						
Development Type	Fire	Parks & Recreational	Police	Street	Current Fees	
Industrial	\$362	\$23	\$333	\$303	\$1,021	
Commercial / Retail	\$467	\$29	\$429	\$3,621	\$4,546	
Office & Other Services	\$816	\$50	\$751	\$1,698	\$3,315	
Institutional	\$934	\$57	\$859	\$2,247	\$4,097	

Fees per Meter					
Meter Size	Water	Wastewater	Current Fees		
3/4-inch displacement	\$7,553	\$2,818	\$10,371		
1.0-inch displacement	\$12,613	\$4,706	\$17,319		
1.5-inch displacement	\$25,151	\$9,383	\$34,534		
1.5-inch turbine l/s	\$25,151	\$0	\$25,151		
2.0-inch displacement	\$40,257	\$15,019	\$55,276		
2.0-inch turbine l/s	\$40,257	\$0	\$40,257		
3.0-inch compound	\$80,590	\$30,068	\$110,658		
3.0-inch turbine l/s	\$80,590	\$0	\$80,590		
4.0-inch compound	\$125,908	\$46,976	\$172,884		
4.0-inch turbine l/s	\$125,908	\$0	\$125,908		
6.0-inch compound	\$251,741	\$93,923	\$345,664		
8.0-inch compound	\$402,801	\$150,283	\$553,084		



South Service Area

Figure 3: Current Development Fees

Residential Fees per Unit					
Development Type	nt Type Fire Parks & Police			Street	Current
Development Type	riie	Recreational		Street	Fees
Single Family	\$971	\$2,255	\$820	\$3,330	\$7,376
Multi-Family	\$728	\$1,690	\$616	\$2,582	\$5,616

Nonresidential Fees per 1,000 Square Feet					
Development Type	Fire	Parks & Recreational	Police	Street	Current Fees
Industrial	\$408	\$110	\$333	\$378	\$1,229
Commercial / Retail	\$526	\$142	\$429	\$4,517	\$5,614
Office & Other Services	\$919	\$247	\$751	\$2,119	\$4,036
Institutional	\$1,052	\$284	\$859	\$2,803	\$4,998

Fees per Meter						
Meter Size	Water Wastewater		Current Fees			
3/4-inch displacement	\$7,843	\$2,538	\$10,381			
1.0-inch displacement	\$13,097	\$4,238	\$17,335			
1.5-inch displacement	\$26,117	\$8,451	\$34,568			
1.5-inch turbine l/s	\$26,117	\$0	\$26,117			
2.0-inch displacement	\$41,803	\$13,257	\$55,060			
2.0-inch turbine l/s	\$41,803	\$0	\$41,803			
3.0-inch compound	\$83,684	\$27,080	\$110,764			
3.0-inch turbine l/s	\$83,684	\$0	\$83,684			
4.0-inch compound	\$130,742	\$42,308	\$173,050			
4.0-inch turbine l/s	\$130,742	\$0	\$130,742			
6.0-inch compound	\$261,407	\$84,591	\$345,998			
8.0-inch compound	\$418,267	\$135,351	\$553,618			



PROPOSED DEVELOPMENT FEES

Proposed development fees will be assessed per dwelling unit for residential development and per 1,000 square feet of floor area for nonresidential development. Proposed development fees for water and wastewater will be assessed by meter size and type. The proposed street facilities fees include a credit/offset, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications.

The proposed fees represent the maximum allowable fees. Goodyear may adopt fees that are less than the amounts shown; however, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital improvements, and/or a decrease in level-of-service standards. All costs in the Development Fee Report represent current dollars with no assumed inflation over time. If costs change significantly over time, development fees should be recalculated.

North Service Area

Figure 4: Proposed Development Fees

Residential Fees per Unit					
Development Type	Fire	Parks & Recreational	Police	Street	Proposed Fees
Single Family	\$1,647	\$1,360	\$1,198	\$0	\$4,205
Multi-Family	\$1,022	\$843	\$743	\$0	\$2,608

Nonresidential Fees per 1,000 Square Feet					
Development Type	Fire	Parks & Recreational	Police	Street	Proposed Fees
Industrial	\$625	\$32	\$464	\$0	\$1,121
Commercial	\$1,147	\$58	\$851	\$0	\$2,056
Office & Other Services	\$1,758	\$90	\$1,303	\$0	\$3,151
Institutional	\$1,638	\$83	\$1,214	\$0	\$2,935

Fees per Meter							
Meter Size	Water	Wastewater	Proposed				
			Fees ¹				
0.75-inch	\$8,317	\$3,886	\$12,203				
1.00-inch	\$13,890	\$6,490	\$20,380				
1.50-inch	\$27,696	\$12,942	\$40,638				

^{1.} Meters larger than 1.50 inches calculated using \$21.21 per gallon (water) and \$27.76 per gallon (wastewater) for the north service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand/wastewater flow.



South Service Area

Figure 5: Proposed Development Fees

Residential Fees per Unit					
Development Type Fire Parks & Police Street Fees					· ·
Single Family	\$1,647	\$728	\$1,198	\$0	\$3,573
Multi-Family	\$1,022	\$452	\$743	\$0	\$2,217

Nonresidential Fees per 1,000 Square Feet					
Development Type	Fire	Parks & Recreational	Police	Street	Proposed Fees
Industrial	\$625	\$41	\$464	\$0	\$1,130
Commercial	\$1,147	\$75	\$851	\$0	\$2,073
Office & Other Services	\$1,758	\$116	\$1,303	\$0	\$3,177
Institutional	\$1,638	\$107	\$1,214	\$0	\$2,959

Fees per Meter							
Meter Size	Water Wastewater Proposed Fees ¹						
0.75-inch	\$8,836	\$5,918	\$14,754				
1.00-inch	\$14,756	\$9,883	\$24,639				
1.50-inch	\$29,424	\$19,706	\$49,130				

^{1.} Meters larger than 1.50 inches calculated using \$21.98 per gallon (water) and \$42.27 per gallon (wastewater) for the south service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand/wastewater flow.



DIFFERENCE BETWEEN PROPOSED AND CURRENT DEVELOPMENT FEES

North Service Area

The differences between the proposed and current development fees are displayed below in Figure 6.

Figure 6: Difference Between Proposed and Current Development Fees

Residential Fees per Unit					
Development Type	Fire	Parks & Recreational	Police	Street	Difference
Single Family	\$736	(\$15)	\$378	(\$2,669)	(\$1,570)
Multi-Family	\$340	(\$187)	\$127	(\$2,069)	(\$1,789)

Nonresidential Fees per 1,000 Square Feet					
Development Type	Fire	Parks & Recreational	Police	Street	Difference
Industrial	\$263	\$9	\$131	(\$303)	\$100
Commercial	\$680	\$29	\$422	(\$3,621)	(\$2,490)
Office & Other Services	\$942	\$40	\$552	(\$1,698)	(\$164)
Institutional	\$704	\$26	\$355	(\$2,247)	(\$1,162)

Fees per Meter							
Meter Size	Water Wastewater Difference						
0.75-inch	\$764	\$1,068	\$1,832				
1.00-inch	\$1,277	\$1,784	\$3,061				
1.50-inch	\$2,545	\$3,559	\$6,104				



South Service Area

The differences between the proposed and current development fees are displayed below in Figure 7.

Figure 7: Difference Between Proposed and Current Development Fees

Residential Fees per Unit					
Development Type Fire Parks & Police Street Difference					Difference
Single Family	\$676	(\$1,527)	\$378	(\$3,330)	(\$3,803)
Multi-Family	\$294	(\$1,238)	\$127	(\$2,582)	(\$3,399)

Nonresidential Fees per 1,000 Square Feet					
Development Type	Fire	Parks & Recreational	Police	Street	Difference
Industrial	\$217	(\$69)	\$131	(\$378)	(\$99)
Commercial	\$621	(\$67)	\$422	(\$4,517)	(\$3,541)
Office & Other Services	\$839	(\$131)	\$552	(\$2,119)	(\$859)
Institutional	\$586	(\$177)	\$355	(\$2,803)	(\$2,039)

Fees per Meter						
Meter Size	Water Wastewater Difference					
0.75-inch	\$993	\$3,380	\$4,373			
1.00-inch	\$1,659	\$5,645	\$7,304			
1.50-inch	\$3,307	\$11,255	\$14,562			

LAND USE ASSUMPTIONS

Arizona's Development Fee Act requires the preparation of Land Use Assumptions, which are defined in Arizona Revised Statutes § 9-463.05(T)(6) as:

"projections of changes in land uses, densities, intensities and population for a specified service area over a period of at least ten years and pursuant to the General Plan of the municipality."

The estimates and projections of residential and nonresidential development in this <u>Land Use Assumptions</u> document are for all areas within Goodyear. The current demographic estimates and future development projections will be used in the Infrastructure Improvements Plan (IIP) and in the calculation of development fees. Current demographic data estimates for 2023 are used in calculating levels of service (LOS) provided to existing development in Goodyear. Arizona's Enabling Legislation requires fees to be updated at least every five years and limits the IIP to a maximum of 10 years.

The Infrastructure Improvements Plan and the Development Fee Report include multiple service areas. The service area for the Fire Facilities IIP and the Police Facilities IIP is shown in Figure L1. The service area for the Parks and Recreational Facilities IIP is shown in Figure L2, and the service area for the Street Facilities IIP is shown in Figure L3. The service area for the Water Facilities IIP and the Wastewater Facilities IIP is shown in Figure L4.

SUMMARY OF GROWTH INDICATORS

Key land use assumptions include population, housing units, and employment projections. For areas north of the Gila River, TischlerBise projects development based on a combination of Maricopa Association of Governments (MAG) projections and staff recommendations based on recent and planned development. For areas south of the Gila River, the analysis uses development projections included in the Conceptual Master Water Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022).

Development projections are summarized in Figure L21 through Figure L29. These projections will be used to estimate fee revenue and to indicate the anticipated need for growth-related infrastructure. However, development fee methodologies are designed to reduce sensitivity to development projections in the determination of the proportionate share fee amounts. If actual development occurs at a slower rate than projected, fee revenue will decline, but so will the need for growth-related infrastructure. In contrast, if development occurs at a faster rate than anticipated, fee revenue will increase, but Goodyear will also need to accelerate infrastructure improvements to keep pace with the actual rate of development. During the next 10 years, residential development projections indicate a population increase of 64,015 persons in 29,518 housing units, and nonresidential development projections indicate an employment increase of 10,262 jobs in approximately 3,990,000 square feet of floor area.



Figure L1: Fire and Police Development Impact Fee Service Area

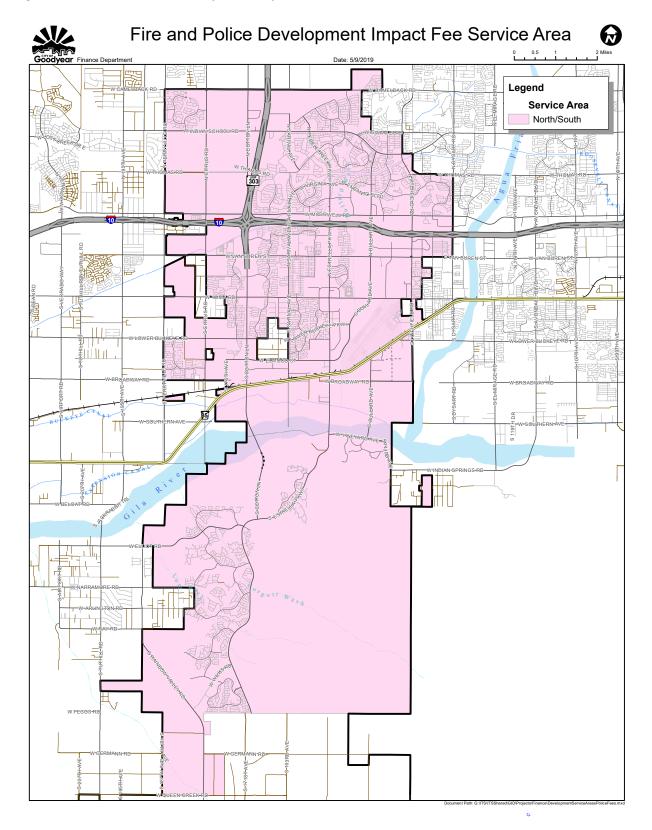


Figure L2: Parks Development Impact Fee Service Area

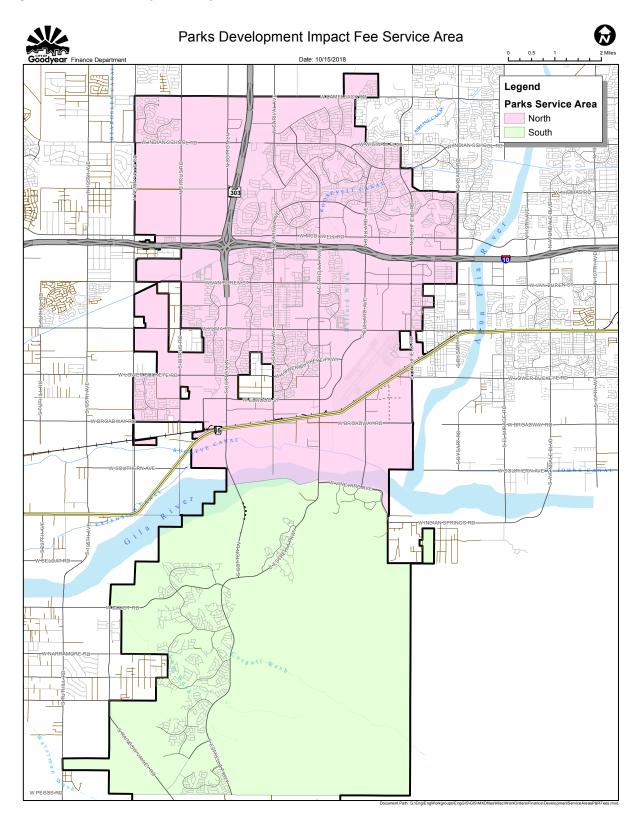




Figure L3: Street Development Impact Fee Service Area

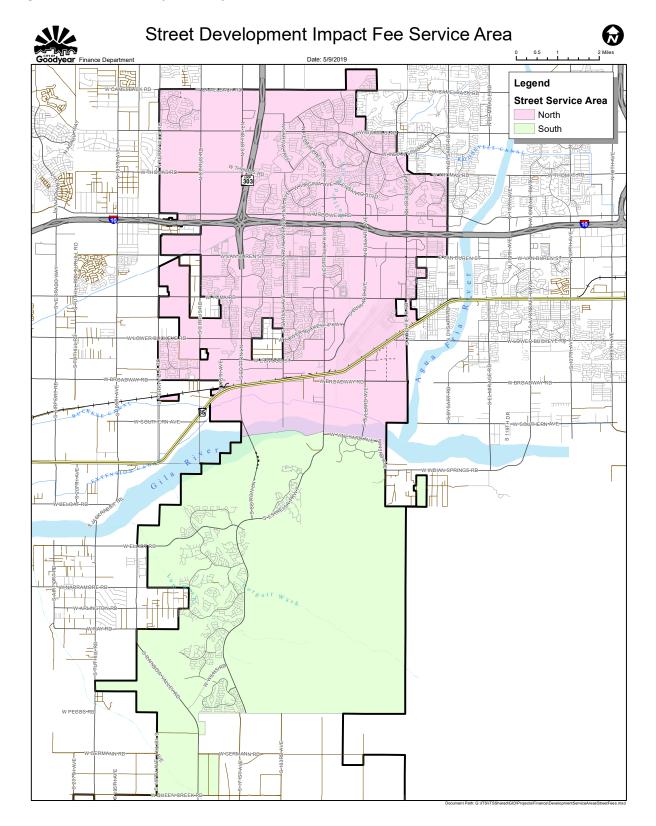
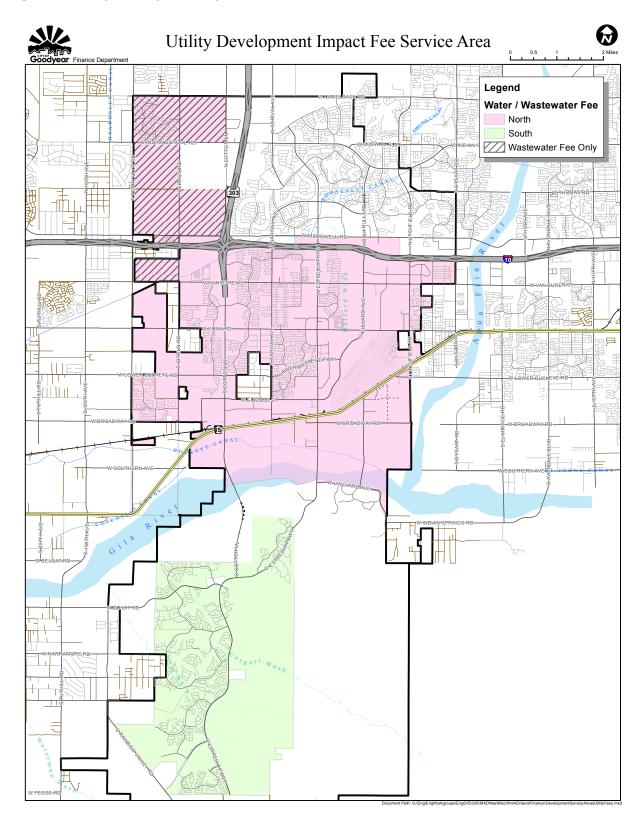


Figure L4: Utility Development Impact Fee Service Area





RESIDENTIAL DEVELOPMENT

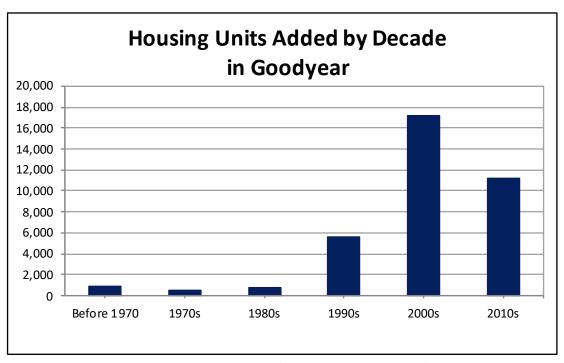
This section details current estimates and future projections of residential development including population and housing units.

Recent Residential Construction

Development fees require an analysis of current levels of service. For residential development, current levels of service are determined using estimates of population and housing units. Shown below, Figure L5 indicates the estimated number of housing units added by decade according to data obtained from the U.S. Census Bureau. In the previous decade, Goodyear's housing stock grew by an average of 1,118 housing units per year.

Figure L5: Housing Units by Decade

Census 2010 Housing Units	25,027	Goodyear's housing stock grew by an
Census 2020 Housing Units	36,205	average of 1,118 housing units per
New Housing Units 2010 to 2020	11,178	year from 2010 to 2020.



Source: U.S. Census Bureau, Census 2020 Summary File 1, Census 2010 Summary File 1, 2016-2020 5-Year American Community Survey (for 2000s and earlier, adjusted to yield total units in 2010).



Occupancy Factors

According to the U.S. Census Bureau, a household is a housing unit occupied by year-round residents. Development fees often use per capita standards and persons per housing unit (PPHU) or persons per household (PPH) to derive proportionate share fee amounts. When PPHU is used in the fee calculations, infrastructure standards are derived using year-round population. When PPH is used in the fee calculations, the development fee methodology assumes a higher percentage of housing units will be occupied, thus requiring seasonal or peak population to be used when deriving infrastructure standards. TischlerBise recommends that development fees for residential development be imposed according to the number of persons per housing unit.

Occupancy calculations require data on population and the types of units by structure. The 2010 census did not obtain detailed information using a "long-form" questionnaire. Instead, the U.S. Census Bureau switched to a continuous monthly mailing of surveys, known as the American Community Survey (ACS), which has limitations due to sample-size constraints. For example, data on detached housing units are now combined with attached single units (commonly known as townhouses, which share a common sidewall, but are constructed on an individual parcel of land). For development fees in Goodyear, detached units and attached units are included in the "Single-Family" category. The second residential category includes duplexes, all structures with two or more units on an individual parcel of land, mobile home units, recreational vehicles, and all other units.

Figure L6 below shows the occupancy estimates for Goodyear based on 2017-2021 American Community Survey 5-Year Estimates. Single-family units averaged 2.66 persons per housing unit and multi-family units averaged 1.65 persons per housing unit. The estimates shown below are used only to calculate occupancy factors and may not match population and housing unit estimates shown throughout this report.

Figure L6: Occupancy Factors

Housing Type	Persons	Households	Persons per Household	Housing Units	Persons per Housing Unit	Housing Mix	Vacancy Rate
Single-Family ¹	83,888	28,462	2.95	31,573	2.66	90.6%	9.85%
Multi-Family ²	5,395	2,894	1.86	3,268	1.65	9.4%	11.44%
Total	89,283	31,356	2.85	34,841	2.56	100.0%	10.00%

Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

- 1. Includes detached and attached (i.e., townhouses) units.
- 2. Includes dwellings in structures with two or more units, mobile homes, RVs, and all other units.



Residential Estimates

For 2020, data published by the U.S. Census Bureau includes 95,294 persons living in 36,205 housing units citywide. Using multi-family construction data provided by Goodyear staff and single-family construction data published by the Maricopa Association of Governments (MAG), TischlerBise estimates there are currently 43,287 housing units. Converting additional housing units to population using the occupancy factors shown in Figure L6 results in a 2023 population estimate of 106,642 persons. For this study, the analysis assumes the occupancy factors shown in Figure L6 will remain constant throughout the 10-year projection period.

Residential Projections

Population and housing unit projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

Non-Utility Service Areas

TischlerBise projects residential development north of the Gila River based on approved / planned multifamily units in the development pipeline and single-family construction data published by the Maricopa Association of Governments (MAG). Projected residential development over the next 10 years includes an additional 6,957 single-family units and 14,247 multi-family units in the north service area.

To convert housing units to population, occupancy factors shown in Figure L6 are applied to the housing unit projections shown in Figure L7. For example, the 10-year increase of 6,957 single-family units multiplied by 2.66 persons per housing unit equals 18,507 persons in new single-family units. Based on these assumptions, the 10-year projections include an increase of 42,015 persons and 21,205 housing units in the north service area.

Figure L7: Residential Projections – Non-Utility Service Area (North)

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Resident Population								
Single Family	72,308	74,090	75,872	78,054	80,235	82,416	90,815	18,507
Multi-Family	16,344	20,220	24,093	26,063	28,032	30,002	39,852	23,508
Total	88,652	94,310	99,965	104,116	108,267	112,418	130,667	42,015
Housing Units								
Single Family	28,826	29,496	30,166	30,986	31,806	32,626	35,783	6,957
Multi-Family	6,367	8,716	11,063	12,257	13,451	14,645	20,614	14,247
Total	35,193	38,212	41,229	43,243	45,257	47,271	56,398	21,205



Goodyear, Arizona

For development south of the Gila River, TischlerBise projects residential development using housing unit projections included in the Conceptual Master Water Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022). Projected residential development over the next 10 years includes an additional 8,202 single-family units and 111 multi-family units in the south service area. Applying the occupancy factors shown in Figure L6 to projected housing units shown below, the 10-year projections include an increase of 22,000 persons and 8,313 housing units in the south service area.

Figure L8: Residential Projections – Non-Utility Service Area (South)

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
South	Base Year	1	2	3	4	5	10	Increase
Resident Population								
Single Family	17,990	20,172	22,353	24,535	26,717	28,899	39,807	21,817
Multi-Family	0	18	37	55	73	92	183	183
Total	17,990	20,190	22,390	24,590	26,790	28,990	39,991	22,000
Total Housing Units	17,990	20,190	22,390	24,590	26,790	28,990	39,991	22,000
	17,990 8,094	20,190 8,914	,	,	26,790 11,374	,	39,991 16,296	
Housing Units	,		,	,	,	,	,	,

Utility Service Areas

For utility service areas, TischlerBise projects residential development north of the Gila River using the same methodology used for non-utility service areas; however, the utility service areas exclude some areas located near and north of Interstate 10. There is no difference between the south service areas.

For the north water service area (Figure L4), projected residential development over the next 10 years includes an additional 6,086 single-family units and 8,839 multi-family units. Applying the occupancy factors shown in Figure L6 to projected housing units shown below, the 10-year projections include an increase of 30,773 persons and 14,925 housing units in the north water service area.

Figure L9: Residential Projections – Water Service Area (North)

Water Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Resident Population								
Single Family	42,691	44,634	46,578	48,368	50,158	51,949	58,879	16,188
Multi-Family	8,776	11,185	13,593	14,814	16,035	17,256	23,361	14,584
Total	51,467	55,820	60,171	63,182	66,193	69,204	82,240	30,773
Housing Units								
Single Family	15,125	15,855	16,586	17,259	17,932	18,605	21,210	6,086
Multi-Family	3,377	4,837	6,296	7,036	7,776	8,516	12,216	8,839
Total	18,502	20,692	22,882	24,295	25,708	27,121	33,426	14,925



For the north wastewater service area, projected residential development over the next 10 years includes an additional 6,526 single-family units and 8,839 multi-family units. Applying the occupancy factors shown in Figure L6 to projected housing units shown below, the 10-year projections include an increase of 31,944 persons and 15,365 housing units in the north wastewater service area.

Figure L10: Residential Projections – Wastewater Service Area (North)

Wastewater Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Resident Population								
Single Family	43,010	45,060	47,110	49,029	50,948	52,867	60,369	17,359
Multi-Family	9,463	11,872	14,279	15,500	16,721	17,942	24,047	14,584
Total	52,472	56,932	61,389	64,529	67,669	70,809	84,416	31,944
Housing Units								
Single Family	15,979	16,749	17,520	18,241	18,963	19,684	22,505	6,526
Multi-Family	3,793	5,253	6,712	7,452	8,192	8,932	12,632	8,839
Total	19,772	22,002	24,232	25,693	27,155	28,616	35,137	15,365

NONRESIDENTIAL DEVELOPMENT

This section details current estimates and future projections of nonresidential development including jobs and nonresidential floor area.

Nonresidential Demand Factors

TischlerBise uses the term jobs to refer to employment by place of work. In Figure L11, gray shading indicates the nonresidential development prototypes used to derive employment densities. For nonresidential development, TischlerBise uses data published in <u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) with 864 square feet of floor area per employee. For office development, the proxy is General Office (ITE 710) with 307 square feet of floor area per employee. Institutional development uses Government Office (ITE 730) with 330 square feet of floor area per employee. The prototype for commercial development is Shopping Center (ITE 820) with 471 square feet of floor area per employee.

Figure L11: Nonresidential Demand Units

ITE	Land Use / Size	Demand	Wkdy Trip Ends	Wkdy Trip Ends	Emp Per	Sq Ft
Code	Land Ose/ Size	Unit	Per Dmd Unit ¹	Per Employee ¹	Dmd Unit	Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

^{1. &}lt;u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021).



Nonresidential Estimates

Shown below, 2022 MAG estimates for Goodyear equal 35,742 jobs. Applying the employment multipliers shown in Figure L11 to employment estimates shown in Figure L12 results in a nonresidential floor area estimate of 14,288,055 square feet.

Figure L12: Nonresidential Estimates

Nonresidential Category	2022 Jobs¹	Percent of Total Jobs	Square Feet per Job ²	2022 Estimated Floor Area ³	Jobs per 1,000 Sq. Ft. ²
Industrial ⁴	6,610	18%	864	5,710,982	1.16
Commercial ⁵	10,328	29%	471	4,864,300	2.12
Office & Other Service ⁶	9,042	25%	307	2,775,771	3.26
Institutional ⁷	2,839	8%	330	937,002	3.03
Non-Site Based	6,923	19%	-	-	-
Total	35,742	100%		14,288,055	

- 1. Maricopa Association of Governments (MAG), Spring Conformity, 2021.
- 2. Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).
- 3. TischlerBise calculation (2022 jobs X square feet per job).
- 4. Major sectors are Industrial; Construction.
- 5. Major sector is Retail.
- 6. Major sectors are Real Estate, Rental & Leasing; Other Services.
- 7. Major sectors are Health Care; Public Administration.



Nonresidential Projections

Employment and floor area projections are used to illustrate the possible future pace of service demands, revenues, and expenditures. To the extent these factors change, the projected need for infrastructure will also change. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease.

Non-Utility Service Areas

TischlerBise projects nonresidential development using employment data published by the Maricopa Association of Governments (MAG). Projected employment growth over the next 10 years includes an additional 9,874 jobs in the north service area.

To convert employment to nonresidential floor area, nonresidential demand factors shown in Figure L11 are applied to the employment projections shown below. For example, the 10-year increase of 1,108 industrial jobs multiplied by 864 square feet per industrial job equals approximately 957,000 square feet of industrial development. Based on these assumptions, the 10-year projections include an increase of approximately 3,826,000 square feet in the north service area.

Figure L13: Nonresidential Projections – Non-Utility Service Area (North)

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	8,796	8,866	8,936	9,046	9,156	9,266	9,904	1,108
Commercial	9,983	10,091	10,198	10,288	10,378	10,468	10,881	898
Office & Other Services	12,241	12,551	12,861	13,580	14,298	15,017	18,780	6,539
Institutional	2,699	2,832	2,964	3,085	3,206	3,327	4,029	1,329
Total	33,719	34,339	34,959	35,999	37,038	38,078	43,594	9,874
Nonres. Floor Area (x1,000)								
Industrial	5,762	5,822	5,883	5,978	6,073	6,168	6,719	957
Commercial	4,702	4,753	4,803	4,846	4,888	4,930	5,125	423
Office & Other Services	2,801	2,896	2,991	3,211	3,432	3,653	4,808	2,007
Institutional	891	934	978	1,018	1,058	1,098	1,329	439
Total	14,155	14,405	14,655	15,053	15,451	15,849	17,982	3,826



For development south of the Gila River, TischlerBise projects nonresidential development using nonresidential projections included in the Conceptual Master Water Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022). Projected nonresidential development over the next 10 years includes an additional 387 jobs in the south service area. Applying the occupancy factors shown in Figure L11 to projected employment shown below, the 10-year projections include an increase of approximately 207,000 square feet in the south service area.

Figure D1: Nonresidential Projections – Non-Utility Service Area (South)

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
South	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	1,397	1,399	1,400	1,401	1,402	1,404	1,410	13
Commercial	453	455	456	470	485	499	676	222
Office & Other Services	695	704	713	722	731	739	782	87
Institutional	292	299	306	312	319	325	358	66
Total	2,838	2,856	2,874	2,905	2,936	2,968	3,225	387
Nonres. Floor Area (x1,000)								
Industrial	11	12	13	14	15	17	22	11
Commercial	213	214	215	222	228	235	318	105
Office & Other Services	73	76	79	81	84	87	100	27
Institutional	96	99	101	103	105	107	118	22
Total	394	401	407	420	433	446	558	164

Utility Service Areas

For utility service areas, TischlerBise projects nonresidential development north of the Gila River using the same methodology used for non-utility service areas; however, the utility service areas exclude some areas located near and north of Interstate 10. There is no difference between the south service areas.

For the north water service area (Figure L4), projected nonresidential development over the next 10 years includes an additional 7,085 jobs. Applying the occupancy factors shown in Figure L11 to projected employment shown below, the 10-year projections include an increase of approximately 2,865,000 square feet in the north water service area.

Figure L14: Nonresidential Projections – Water Service Area (North)

Water Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	6,579	6,643	6,708	6,809	6,910	7,011	7,605	1,026
Commercial	4,266	4,333	4,401	4,467	4,534	4,600	4,920	654
Office & Other Services	3,719	3,875	4,030	4,577	5,123	5,670	8,636	4,917
Institutional	3,102	3,143	3,183	3,219	3,255	3,291	3,590	488
Total	17,666	17,994	18,322	19,072	19,822	20,573	24,751	7,085
Nonres. Floor Area (x1,000)								
Industrial	4,274	4,329	4,385	4,472	4,560	4,647	5,160	887
Commercial	2,009	2,041	2,073	2,104	2,135	2,167	2,317	308
Office & Other Services	1,142	1,190	1,237	1,405	1,573	1,741	2,651	1,510
Institutional	493	506	520	532	544	555	654	161
Total	7,918	8,066	8,215	8,513	8,811	9,110	10,783	2,865



For the north wastewater service area (Figure L4), projected nonresidential development over the next 10 years includes an additional 8,463 jobs. Applying the occupancy factors shown in Figure L11 to projected employment shown below, the 10-year projections include an increase of approximately 3,335,000 square feet in the north wastewater service area.

Figure L15: Nonresidential Projections – Wastewater Service Area (North)

Wastewater Service Area -	2023	2024	2025	2026	2027	2028	2033	10-Year
North	Base Year	1	2	3	4	5	10	Increase
Employment								
Industrial	8,100	8,168	8,236	8,343	8,450	8,557	9,175	1,075
Commercial	4,272	4,342	4,412	4,481	4,550	4,619	4,950	678
Office & Other Services	4,953	5,162	5,370	5,987	6,604	7,220	10,490	5,537
Institutional	3,507	3,584	3,661	3,776	3,891	4,006	4,680	1,174
Total	20,833	21,256	21,679	22,587	23,495	24,402	29,295	8,463
Nonres. Floor Area (x1,000)								
Industrial	5,445	5,504	5,562	5,655	5,747	5,840	6,374	929
Commercial	2,012	2,045	2,078	2,111	2,143	2,176	2,332	319
Office & Other Services	1,521	1,585	1,649	1,838	2,027	2,217	3,220	1,700
Institutional	557	582	608	646	684	722	944	387
Total	9,535	9,716	9,897	10,249	10,601	10,953	12,870	3,335



AVERAGE WEEKDAY VEHICLE TRIPS

Goodyear will use average weekday vehicle trips (AWVT) for fire facilities fees and police facilities fees. Components used to determine AWVT include average weekday vehicle trip generation rates, adjustments for commuting patterns, and adjustments for pass-by trips.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in <u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in <u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Government Office (ITE 730) and generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area.

Figure L16: Average Weekday Vehicle Trip Ends by Land Use

ITE	Land Use / Size	Demand	Wkdy Trip Ends	Wkdy Trip Ends	Emp Per	Sq Ft
Code	Laitu 03e/ 312e	Unit	Per Dmd Unit ¹	Per Employee ¹	Dmd Unit	Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

^{1.} Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).



Trip Rate Adjustments

To calculate street facilities fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 64 percent to account for commuters leaving Goodyear for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure L17, the U.S. Census Bureau's OnTheMap web application indicates 91 percent of resident workers traveled outside of Goodyear for work in 2019. In combination, these factors $(0.31 \times 0.50 \times 0.91 = 0.14)$ support the additional 14 percent allocation of trips to residential development.

Figure L17: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters ¹	
Employed Residents	36,611
Residents Living and Working in Goodyear	3,180
Residents Commuting Outside Goodyear for Work	33,431
Percent Commuting out of Goodyear	91%
Additional Production Trips ²	14%
Residential Trip Adjustment Factor	64%

^{1.} U.S. Census Bureau, OnTheMap Application (version 6.8.1) and LEHD Origin-Destination Employment Statistics, 2019.

Adjustment for Pass-By Trips

For commercial and institutional development, the trip adjustment factor is less than 50 percent because these types of development attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.



^{2.} According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2019 indicate that 91 percent of Goodyear's workers travel outside the city for work. In combination, these factors $(0.3099 \times 0.50 \times 0.91 = 0.14)$ account for 14 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (14 percent of production trips) for a total of 64 percent.

^{*}http://nhts.ornl.gov/publications.shtml; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Average Weekday Vehicle Trips

Shown below in Figure L18, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Goodyear's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, Goodyear's existing citywide development generates 342,978 vehicle trips on an average weekday.

Figure L18: Average Weekday Vehicle Trips by Land Use – Citywide

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Type	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	36,920	222,817
Multi-Family	HU	220	6.74	64%	6,367	27,465
Industrial	KSF	130	3.37	50%	5,773	9,727
Commercial	KSF	820	37.01	33%	4,916	60,035
Office & Other Services	KSF	710	10.84	50%	2,874	15,575
Institutional	KSF	610	22.59	33%	987	7,359
Total						342,978

Shown below in Figure L19, Goodyear's existing development in the north service area generates 290,391 vehicle trips on an average weekday.

Figure L19: Average Weekday Vehicle Trips by Land Use - North

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Туре	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	28,826	173,971
Multi-Family	HU	220	6.74	64%	6,367	27,465
Industrial	KSF	130	3.37	50%	5,762	9,708
Commercial	KSF	820	37.01	33%	4,702	57,428
Office & Other Services	KSF	710	10.84	50%	2,801	15,179
Institutional	KSF	610	22.59	33%	891	6,640
Total						290,391

Shown below in Figure L20, Goodyear's existing development in the south service area generates 52,587 vehicle trips on an average weekday.

Figure L20: Average Weekday Vehicle Trips by Land Use - South

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Туре	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	8,094	48,846
Multi-Family	HU	220	6.74	64%	0	0
Industrial	KSF	130	3.37	50%	11	19
Commercial	KSF	820	37.01	33%	213	2,607
Office & Other Services	KSF	710	10.84	50%	73	396
Institutional	KSF	610	22.59	33%	96	719
Total						52,587



DEVELOPMENT PROJECTIONS

Non-Utility Service Area

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2023 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. TischlerBise uses the projections shown below for fire and police service areas.

Figure L21: Development Projections Summary

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
Non-Utility Service Area	Base Year	1	2025	3	4	5	6	7	8	9	10	Increase
Baridant Bandatian	Dase real	1	2	3	4	5	O	/	0	9	10	increase
Resident Population												
Single Family	90,298	94,262	98,226	102,589	106,952	111,315	115,678	120,040	123,568	127,095	130,622	40,324
Multi-Family	16,344	20,238	24,129	26,118	28,106	30,094	32,082	34,071	36,059	38,047	40,035	23,691
Total	106,642	114,500	122,355	128,706	135,057	141,409	147,760	154,111	159,626	165,142	170,657	64,015
Housing Units												
Single Family	36,920	38,410	39,900	41,540	43,180	44,821	46,461	48,101	49,427	50,753	52,079	15,159
Multi-Family	6,367	8,727	11,085	12,290	13,495	14,700	15,905	17,110	18,315	19,520	20,725	14,358
Total	43,287	47,137	50,985	53,830	56,676	59,521	62,366	65,211	67,742	70,273	72,804	29,518
Employment												
Industrial	10,193	10,264	10,336	10,447	10,558	10,670	10,781	10,892	11,033	11,173	11,314	1,121
Commercial	10,436	10,545	10,654	10,758	10,863	10,967	11,072	11,176	11,303	11,430	11,557	1,121
Office & Other Services	12,936	13,255	13,574	14,301	15,029	15,756	16,484	17,211	17,995	18,778	19,562	6,625
Institutional	2,992	3,131	3,270	3,397	3,525	3,652	3,780	3,907	4,067	4,227	4,387	1,395
Total	36,557	37,195	37,833	38,904	39,975	41,045	42,116	43,187	44,397	45,608	46,819	10,262
Nonres. Floor Area (x1,000)												
Industrial	5,773	5,834	5,896	5,992	6,088	6,185	6,281	6,377	6,498	6,620	6,741	968
Commercial	4,916	4,967	5,018	5,067	5,116	5,166	5,215	5,264	5,324	5,384	5,443	528
Office & Other Services	2,874	2,972	3,069	3,293	3,516	3,739	3,963	4,186	4,427	4,667	4,908	2,034
Institutional	987	1,033	1,079	1,121	1,163	1,205	1,247	1,289	1,342	1,395	1,448	460
Total	14,549	14,806	15,063	15,473	15,884	16,295	16,705	17,116	17,591	18,065	18,540	3,990



North Service Area

TischlerBise uses the projections shown below for the north parks service area.

Figure L22: Development Projections Summary

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
North	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	72,308	74,090	75,872	78,054	80,235	82,416	84,597	86,778	88,124	89,469	90,815	18,507
Multi-Family	16,344	20,220	24,093	26,063	28,032	30,002	31,972	33,942	35,912	37,882	39,852	23,508
Total	88,652	94,310	99,965	104,116	108,267	112,418	116,569	120,721	124,036	127,351	130,667	42,015
Housing Units												
Single Family	28,826	29,496	30,166	30,986	31,806	32,626	33,446	34,266	34,772	35,278	35,783	6,957
Multi-Family	6,367	8,716	11,063	12,257	13,451	14,645	15,839	17,033	18,226	19,420	20,614	14,247
Total	35,193	38,212	41,229	43,243	45,257	47,271	49,285	51,299	52,998	54,698	56,398	21,205
Employment												
Industrial	8,796	8,866	8,936	9,046	9,156	9,266	9,376	9,486	9,625	9,764	9,904	1,108
Commercial	9,983	10,091	10,198	10,288	10,378	10,468	10,558	10,648	10,726	10,804	10,881	898
Office & Other Services	12,241	12,551	12,861	13,580	14,298	15,017	15,735	16,454	17,229	18,005	18,780	6,539
Institutional	2,699	2,832	2,964	3,085	3,206	3,327	3,448	3,569	3,722	3,875	4,029	1,329
Total	33,719	34,339	34,959	35,999	37,038	38,078	39,117	40,157	41,303	42,448	43,594	9,874
Nonres. Floor Area (x1,000)												
Industrial	5,762	5,822	5,883	5,978	6,073	6,168	6,263	6,358	6,478	6,599	6,719	957
Commercial	4,702	4,753	4,803	4,846	4,888	4,930	4,973	5,015	5,052	5,088	5,125	423
Office & Other Services	2,801	2,896	2,991	3,211	3,432	3,653	3,873	4,094	4,332	4,570	4,808	2,007
Institutional	891	934	978	1,018	1,058	1,098	1,138	1,178	1,228	1,279	1,329	439
Total	14,155	14,405	14,655	15,053	15,451	15,849	16,247	16,645	17,091	17,536	17,982	3,826



South Service Area

TischlerBise uses the projections shown below for the south parks service area.

Figure L23: Development Projections Summary

Non-Utility Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
South	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	17,990	20,172	22,353	24,535	26,717	28,899	31,080	33,262	35,444	37,626	39,807	21,817
Multi-Family	0	18	37	55	73	92	110	128	147	165	183	183
Total	17,990	20,190	22,390	24,590	26,790	28,990	31,190	33,390	35,590	37,790	39,991	22,000
Housing Units												
Single Family	8,094	8,914	9,734	10,554	11,374	12,195	13,015	13,835	14,655	15,475	16,296	8,202
Multi-Family	0	11	22	33	44	56	67	78	89	100	111	111
Total	8,094	8,925	9,756	10,587	11,419	12,250	13,081	13,913	14,744	15,575	16,407	8,313
Employment												
Industrial	1,397	1,399	1,400	1,401	1,402	1,404	1,405	1,406	1,408	1,409	1,410	13
Commercial	453	455	456	470	485	499	514	528	577	626	676	222
Office & Other Services	695	704	713	722	731	739	748	757	765	773	782	87
Institutional	292	299	306	312	319	325	332	338	345	351	358	66
Total	2,838	2,856	2,874	2,905	2,936	2,968	2,999	3,030	3,095	3,160	3,225	387
Nonres. Floor Area (x1,000)												
Industrial	11	12	13	14	15	17	18	19	20	21	22	11
Commercial	213	214	215	222	228	235	242	249	272	295	318	105
Office & Other Services	73	76	79	81	84	87	89	92	95	97	100	27
Institutional	96	99	101	103	105	107	109	112	114	116	118	22
Total	394	401	407	420	433	446	458	471	500	529	558	164



Water Service Area

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2023 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. TischlerBise uses the projections shown below for water service areas.

Figure L24: Development Projections Summary

Water Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
Water Service Area	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	60,681	64,806	68,932	72,904	76,875	80,847	84,819	88,791	92,090	95,388	98,686	38,006
Multi-Family	8,776	11,204	13,629	14,869	16,108	17,347	18,587	19,826	21,065	22,304	23,544	14,768
Total	69,457	76,010	82,561	87,772	92,983	98,195	103,406	108,617	113,155	117,692	122,230	52,773
Housing Units												
Single Family	23,218	24,769	26,320	27,813	29,306	30,800	32,293	33,786	35,026	36,266	37,506	14,288
Multi-Family	3,377	4,848	6,318	7,069	7,820	8,572	9,323	10,074	10,825	11,576	12,327	8,950
Total	26,595	29,617	32,638	34,882	37,127	39,371	41,615	43,860	45,851	47,842	49,833	23,238
Employment												
Industrial	7,977	8,042	8,108	8,210	8,312	8,415	8,517	8,620	8,752	8,884	9,015	1,039
Commercial	4,719	4,788	4,857	4,938	5,019	5,099	5,180	5,261	5,373	5,484	5,596	877
Office & Other Services	4,414	4,579	4,743	5,298	5,854	6,409	6,965	7,520	8,153	8,785	9,418	5,004
Institutional	3,394	3,442	3,489	3,531	3,574	3,617	3,659	3,702	3,784	3,866	3,948	553
Total	20,504	20,850	21,196	21,978	22,759	23,540	24,321	25,103	26,061	27,019	27,977	7,473
Nonres. Floor Area (x1,000)												
Industrial	4,285	4,341	4,398	4,487	4,575	4,664	4,752	4,841	4,955	5,069	5,183	898
Commercial	2,223	2,255	2,288	2,326	2,364	2,402	2,440	2,478	2,530	2,583	2,636	413
Office & Other Services	1,215	1,265	1,316	1,486	1,657	1,827	1,998	2,168	2,363	2,557	2,751	1,536
Institutional	589	609	629	648	666	684	703	721	753	784	815	226
Total	8,312	8,471	8,631	8,946	9,262	9,577	9,893	10,208	10,600	10,992	11,384	3,073



North Service Area

TischlerBise uses the projections shown below for the north water service area.

Figure L25: Development Projections Summary

Water Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
North	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	42,691	44,634	46,578	48,368	50,158	51,949	53,739	55,529	56,646	57,762	58,879	16,188
Multi-Family	8,776	11,185	13,593	14,814	16,035	17,256	18,477	19,698	20,919	22,140	23,361	14,584
Total	51,467	55,820	60,171	63,182	66,193	69,204	72,215	75,227	77,564	79,902	82,240	30,773
Housing Units												
Single Family	15,125	15,855	16,586	17,259	17,932	18,605	19,278	19,951	20,371	20,791	21,210	6,086
Multi-Family	3,377	4,837	6,296	7,036	7,776	8,516	9,256	9,996	10,736	11,476	12,216	8,839
Total	18,502	20,692	22,882	24,295	25,708	27,121	28,534	29,947	31,107	32,267	33,426	14,925
Employment												
Industrial	6,579	6,643	6,708	6,809	6,910	7,011	7,112	7,214	7,344	7,475	7,605	1,026
Commercial	4,266	4,333	4,401	4,467	4,534	4,600	4,667	4,733	4,795	4,858	4,920	654
Office & Other Services	3,719	3,875	4,030	4,577	5,123	5,670	6,216	6,763	7,387	8,012	8,636	4,917
Institutional	3,102	3,143	3,183	3,219	3,255	3,291	3,327	3,363	3,439	3,514	3,590	488
Total	17,666	17,994	18,322	19,072	19,822	20,573	21,323	22,073	22,966	23,859	24,751	7,085
Nonres. Floor Area (x1,000)												
Industrial	4,274	4,329	4,385	4,472	4,560	4,647	4,735	4,822	4,935	5,048	5,160	887
Commercial	2,009	2,041	2,073	2,104	2,135	2,167	2,198	2,229	2,259	2,288	2,317	308
Office & Other Services	1,142	1,190	1,237	1,405	1,573	1,741	1,908	2,076	2,268	2,460	2,651	1,510
Institutional	493	506	520	532	544	555	567	579	604	629	654	161
Total	7,918	8,066	8,215	8,513	8,811	9,110	9,408	9,707	10,065	10,424	10,783	2,865



South Service Area

TischlerBise uses the projections shown below for the south water service area.

Figure L26: Development Projections Summary

Water Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
South	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	17,990	20,172	22,353	24,535	26,717	28,899	31,080	33,262	35,444	37,626	39,807	21,817
Multi-Family	0	18	37	55	73	92	110	128	147	165	183	183
Total	17,990	20,190	22,390	24,590	26,790	28,990	31,190	33,390	35,590	37,790	39,991	22,000
Housing Units												
Single Family	8,094	8,914	9,734	10,554	11,374	12,195	13,015	13,835	14,655	15,475	16,296	8,202
Multi-Family	0	11	22	33	44	56	67	78	89	100	111	111
Total	8,094	8,925	9,756	10,587	11,419	12,250	13,081	13,913	14,744	15,575	16,407	8,313
Employment												
Industrial	1,397	1,399	1,400	1,401	1,402	1,404	1,405	1,406	1,408	1,409	1,410	13
Commercial	453	455	456	470	485	499	514	528	577	626	676	222
Office & Other Services	695	704	713	722	731	739	748	757	765	773	782	87
Institutional	292	299	306	312	319	325	332	338	345	351	358	66
Total	2,838	2,856	2,874	2,905	2,936	2,968	2,999	3,030	3,095	3,160	3,225	387
Nonres. Floor Area (x1,000)												
Industrial	11	12	13	14	15	17	18	19	20	21	22	11
Commercial	213	214	215	222	228	235	242	249	272	295	318	105
Office & Other Services	73	76	79	81	84	87	89	92	95	97	100	27
Institutional	96	103	109	116	122	129	135	142	148	155	161	65
Total	394	405	416	433	450	467	484	502	535	568	601	207



Wastewater Service Area

Provided below is a summary of development projections used in the Development Fee Report. Base year estimates for 2023 are used in the fee calculations. Development projections are used to illustrate a possible future pace of demand for service units and cash flows resulting from revenues and expenditures associated with those demands. TischlerBise uses the projections shown below for wastewater service areas.

Figure L27: Development Projections Summary

Wastewater Service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
wastewater Service Area	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	61,000	65,232	69,464	73,564	77,665	81,766	85,866	89,967	93,370	96,773	100,176	39,177
Multi-Family	9,463	11,890	14,316	15,555	16,794	18,034	19,273	20,512	21,752	22,991	24,230	14,768
Total	70,462	77,122	83,779	89,119	94,459	99,799	105,139	110,479	115,122	119,764	124,407	53,944
Housing Units												
Single Family	24,072	25,663	27,254	28,796	30,337	31,879	33,420	34,962	36,241	37,521	38,800	14,728
Multi-Family	3,793	5,264	6,734	7,485	8,236	8,988	9,739	10,490	11,241	11,992	12,743	8,950
Total	27,865	30,927	33,988	36,281	38,574	40,866	43,159	45,452	47,482	49,513	51,543	23,678
Employment												
Industrial	9,498	9,567	9,636	9,744	9,853	9,961	10,069	10,177	10,313	10,449	10,585	1,087
Commercial	4,726	4,797	4,868	4,951	5,035	5,118	5,202	5,285	5,399	5,512	5,626	900
Office & Other Services	5,648	5,866	6,083	6,709	7,334	7,960	8,585	9,211	9,898	10,585	11,271	5,623
Institutional	3,799	3,883	3,967	4,088	4,209	4,331	4,452	4,574	4,728	4,883	5,038	1,239
Total	23,671	24,112	24,554	25,492	26,431	27,370	28,308	29,247	30,338	31,429	32,521	8,850
Nonres. Floor Area (x1,000)												
Industrial	5,456	5,516	5,576	5,669	5,763	5,856	5,950	6,043	6,161	6,278	6,396	940
Commercial	2,226	2,259	2,293	2,332	2,371	2,411	2,450	2,489	2,543	2,596	2,650	424
Office & Other Services	1,594	1,660	1,727	1,919	2,111	2,303	2,495	2,687	2,898	3,109	3,320	1,726
Institutional	653	685	717	762	806	851	895	939	995	1,050	1,106	452
Total	9,929	10,121	10,313	10,682	11,052	11,421	11,790	12,159	12,597	13,034	13,471	3,542



North Service Area

TischlerBise uses the projections shown below for the north wastewater service area.

Figure L28: Development Projections Summary

Wastewater Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
North	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	43,010	45,060	47,110	49,029	50,948	52,867	54,786	56,705	57,926	59,148	60,369	17,359
Multi-Family	9,463	11,872	14,279	15,500	16,721	17,942	19,163	20,384	21,605	22,826	24,047	14,584
Total	52,472	56,932	61,389	64,529	67,669	70,809	73,949	77,089	79,531	81,974	84,416	31,944
Housing Units												
Single Family	15,979	16,749	17,520	18,241	18,963	19,684	20,406	21,127	21,586	22,045	22,505	6,526
Multi-Family	3,793	5,253	6,712	7,452	8,192	8,932	9,672	10,412	11,152	11,892	12,632	8,839
Total	19,772	22,002	24,232	25,693	27,155	28,616	30,078	31,539	32,738	33,937	35,137	15,365
Employment												
Industrial	8,100	8,168	8,236	8,343	8,450	8,557	8,664	8,771	8,906	9,040	9,175	1,075
Commercial	4,272	4,342	4,412	4,481	4,550	4,619	4,688	4,757	4,821	4,886	4,950	678
Office & Other Services	4,953	5,162	5,370	5,987	6,604	7,220	7,837	8,454	9,133	9,811	10,490	5,537
Institutional	3,507	3,584	3,661	3,776	3,891	4,006	4,120	4,235	4,384	4,532	4,680	1,174
Total	20,833	21,256	21,679	22,587	23,495	24,402	25,310	26,217	27,243	28,269	29,295	8,463
Nonres. Floor Area (x1,000)												
Industrial	5,445	5,504	5,562	5,655	5,747	5,840	5,932	6,025	6,141	6,257	6,374	929
Commercial	2,012	2,045	2,078	2,111	2,143	2,176	2,208	2,241	2,271	2,301	2,332	319
Office & Other Services	1,521	1,585	1,649	1,838	2,027	2,217	2,406	2,595	2,804	3,012	3,220	1,700
Institutional	557	582	608	646	684	722	759	797	846	895	944	387
Total	9,535	9,716	9,897	10,249	10,601	10,953	11,306	11,658	12,062	12,466	12,870	3,335



South Service Area

TischlerBise uses the projections shown below for the south wastewater service area.

Figure L29: Development Projections Summary

Wastewater Service Area -	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year
South	Base Year	1	2	3	4	5	6	7	8	9	10	Increase
Resident Population												
Single Family	17,990	20,172	22,353	24,535	26,717	28,899	31,080	33,262	35,444	37,626	39,807	21,817
Multi-Family	0	18	37	55	73	92	110	128	147	165	183	183
Total	17,990	20,190	22,390	24,590	26,790	28,990	31,190	33,390	35,590	37,790	39,991	22,000
Housing Units												
Single Family	8,094	8,914	9,734	10,554	11,374	12,195	13,015	13,835	14,655	15,475	16,296	8,202
Multi-Family	0	11	22	33	44	56	67	78	89	100	111	111
Total	8,094	8,925	9,756	10,587	11,419	12,250	13,081	13,913	14,744	15,575	16,407	8,313
Employment												
Industrial	1,397	1,399	1,400	1,401	1,402	1,404	1,405	1,406	1,408	1,409	1,410	13
Commercial	453	455	456	470	485	499	514	528	577	626	676	222
Office & Other Services	695	704	713	722	731	739	748	757	765	773	782	87
Institutional	292	299	306	312	319	325	332	338	345	351	358	66
Total	2,838	2,856	2,874	2,905	2,936	2,968	2,999	3,030	3,095	3,160	3,225	387
Nonres. Floor Area (x1,000)												
Industrial	11	12	13	14	15	17	18	19	20	21	22	11
Commercial	213	214	215	222	228	235	242	249	272	295	318	105
Office & Other Services	73	76	79	81	84	87	89	92	95	97	100	27
Institutional	96	103	109	116	122	129	135	142	148	155	161	65
Total	394	405	416	433	450	467	484	502	535	568	601	207



Average Weekday Vehicle Trips

TischlerBise uses the projections shown below for the street service areas.

Figure L30: Average Weekday Vehicle Trips Summary

	Non-Utility Service Area	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	Non-othity service Area	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Increase
	Single Family Units	36,920	38,410	39,900	41,540	43,180	44,821	46,461	48,101	49,427	50,753	52,079	15,159
ent	Multi-Family Units	6,367	8,727	11,085	12,290	13,495	14,700	15,905	17,110	18,315	19,520	20,725	14,358
mdo	Industrial KSF	5,773	5,834	5,896	5,992	6,088	6,185	6,281	6,377	6,498	6,620	6,741	968
Developm	Commercial KSF	4,916	4,967	5,018	5,067	5,116	5,166	5,215	5,264	5,324	5,384	5,443	528
De	Office & Other Services KSF	2,874	2,972	3,069	3,293	3,516	3,739	3,963	4,186	4,427	4,667	4,908	2,034
	Institutional KSF	987	1,037	1,088	1,134	1,180	1,227	1,273	1,320	1,377	1,434	1,491	504
2	Single-Family Trips	222,817	231,810	240,804	250,703	260,602	270,501	280,400	290,299	298,301	306,304	314,307	91,490
Trips	Multi-Family Trips	27,465	37,645	47,817	53,015	58,213	63,411	68,609	73,807	79,004	84,202	89,400	61,936
cle -	Residential Trips	250,281	269,455	288,621	303,718	318,815	333,911	349,008	364,105	377,306	390,506	403,707	153,426
Vehicle	Industrial Trips	9,727	9,831	9,935	10,097	10,259	10,421	10,583	10,745	10,950	11,154	11,359	1,632
	Commercial Trips	60,035	60,661	61,287	61,887	62,488	63,088	63,689	64,290	65,020	65,751	66,481	6,446
Weekday	Office & Other Services Trips	15,575	16,106	16,636	17,846	19,057	20,267	21,477	22,688	23,992	25,296	26,599	11,024
	Institutional Trips	7,359	7,734	8,108	8,454	8,800	9,146	9,492	9,838	10,264	10,689	11,114	3,755
Avg	Nonresidential Trips	92,697	94,331	95,966	98,285	100,604	102,923	105,242	107,561	110,225	112,889	115,554	22,857
,	Total Vehicle Trips	342,978	363,787	384,587	402,003	419,418	436,834	454,250	471,666	487,531	503,396	519,260	176,282
VMC	Vehicle Miles of Capacity (VMC)	4,024,285	4,287,300	4,550,203	4,765,695	4,981,187	5,196,678	5,412,170	5,627,662	5,821,302	6,014,943	6,208,583	2,184,298
Need	Arterial Lane Miles		29.2	29.2	23.9	23.9	23.9	23.9	23.9	21.5	21.5	21.5	242.7



TischlerBise uses the projections shown below for the north street service area.

Figure L31: Average Weekday Vehicle Trips Summary

	Non-Utility Service Area - North	Base	1	2	3	4	5	6	7	8	9	10	10-Year
ı	Non-othity Service Area - North	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Increase
	Single Family Units	28,826	29,496	30,166	30,986	31,806	32,626	33,446	34,266	34,772	35,278	35,783	6,957
ent	Multi-Family Units	6,367	8,716	11,063	12,257	13,451	14,645	15,839	17,033	18,226	19,420	20,614	14,247
elopm	Industrial KSF	5,762	5,822	5,883	5,978	6,073	6,168	6,263	6,358	6,478	6,599	6,719	957
>	Commercial KSF	4,702	4,753	4,803	4,846	4,888	4,930	4,973	5,015	5,052	5,088	5,125	423
De	Office & Other Services KSF	2,801	2,896	2,991	3,211	3,432	3,653	3,873	4,094	4,332	4,570	4,808	2,007
	Institutional KSF	891	934	978	1,018	1,058	1,098	1,138	1,178	1,228	1,279	1,329	439
S	Single-Family Trips	173,971	178,014	182,058	187,007	191,956	196,904	201,853	206,802	209,855	212,907	215,960	41,989
Trips	Multi-Family Trips	27,465	37,597	47,721	52,871	58,021	63,171	68,321	73,471	78,621	83,771	88,921	61,457
	Residential Trips	201,435	215,612	229,779	239,878	249,977	260,076	270,175	280,274	288,476	296,679	304,881	103,446
Vehicle	Industrial Trips	9,708	9,811	9,913	10,073	10,233	10,393	10,553	10,714	10,916	11,119	11,321	1,613
day \	Commercial Trips	57,428	58,046	58,664	59,181	59,699	60,217	60,735	61,252	61,700	62,147	62,595	5,167
eekd	Office & Other Services Trips	15,179	15,695	16,210	17,406	18,602	19,797	20,993	22,189	23,479	24,769	26,059	10,880
≥	Institutional Trips	6,640	6,966	7,292	7,589	7,887	8,185	8,482	8,780	9,157	9,534	9,911	3,270
Avg	Nonresidential Trips	88,956	90,517	92,078	94,249	96,421	98,592	100,763	102,934	105,252	107,569	109,886	20,930
	Total Vehicle Trips	290,391	306,129	321,857	334,127	346,398	358,668	370,938	383,208	393,728	404,248	414,768	124,377
VMC	Vehicle Miles of Capacity (VMC)	3,357,468	3,554,825	3,752,070	3,901,282	4,050,494	4,199,707	4,348,919	4,498,131	4,623,829	4,749,528	4,875,226	1,517,758
Need	Arterial Lane Miles		21.9	21.9	16.6	16.6	16.6	16.6	16.6	14.0	14.0	14.0	168.6

TischlerBise uses the projections shown below for the south street service area.

Figure L32: Average Weekday Vehicle Trips Summary

	lan Hiliku Camilaa Awaa Caush	Base	1	2	3	4	5	6	7	8	9	10	10-Year
	Ion-Utility Service Area - South	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Increase
	Single Family Units	8,094	8,914	9,734	10,554	11,374	12,195	13,015	13,835	14,655	15,475	16,296	8,202
ent	Multi-Family Units	0	11	22	33	44	56	67	78	89	100	111	111
elopm	Industrial KSF	11	12	13	14	15	17	18	19	20	21	22	11
velc	Commercial KSF	213	214	215	222	228	235	242	249	272	295	318	105
De	Office & Other Services KSF	73	76	79	81	84	87	89	92	95	97	100	27
	Institutional KSF	96	103	109	116	122	129	135	142	148	155	161	65
2	Single-Family Trips	48,846	53,796	58,746	63,696	68,646	73,596	78,546	83,496	88,446	93,397	98,347	49,501
Trips	Multi-Family Trips	0	48	96	144	192	239	287	335	383	431	479	479
ehicle ·	Residential Trips	48,846	53,844	58,842	63,840	68,838	73,836	78,834	83,832	88,830	93,827	98,825	49,980
Vehi	Industrial Trips	19	20	22	24	26	28	30	32	33	35	37	18
-	Commercial Trips	2,607	2,615	2,623	2,706	2,789	2,872	2,954	3,037	3,320	3,603	3,886	1,279
Weekday	Office & Other Services Trips	396	411	426	441	455	470	485	499	513	526	540	144
	Institutional Trips	719	768	816	865	913	962	1,010	1,059	1,107	1,155	1,204	485
Avg	Nonresidential Trips	3,741	3,814	3,888	4,035	4,183	4,331	4,479	4,627	4,973	5,320	5,667	1,926
	Total Vehicle Trips	52,587	57,658	62,729	67,875	73,021	78,167	83,312	88,458	93,803	99,148	104,493	51,906
VMC	Vehicle Miles of Capacity (VMC)	666,817	732,475	798,133	864,413	930,692	996,972	1,063,252	1,129,531	1,197,473	1,265,415	1,333,357	666,540
Need	Arterial Lane Miles		7.3	7.3	7.4	7.4	7.4	7.4	7.4	7.5	7.5	7.5	74.1

FIRE FACILITIES

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for the Fire Facilities IIP:

"Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation."

The Fire Facilities IIP includes components for fire facilities, fire apparatus, and the cost of preparing the Fire Facilities IIP and related development fee report. The incremental expansion methodology is used for fire apparatus. The plan-based methodology is used for fire facilities and the development fee report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Fire Facilities IIP and development fees will allocate the cost of fire services between residential and nonresidential based on functional population. Based on 2019 estimates from the U.S. Census Bureau's OnTheMap web application, residential development accounts for approximately 77 percent of functional population and nonresidential development accounts for the remaining 23 percent.

Figure F1: Proportionate Share

		Dema	nd Units in 20	19			
Residential			_		Demand	Person	
	Population	92,584	5		Hours/Day	Hours	
	Residents Not Wor Employed Residen	•	55,973 36,611	5	20	1,119,460	
	Employed in Good	year		3,180	14	44,520	
	Employed outside	Goodyear		33,431	14	468,034	
			Reside	ential Subtotal	1,632,014		
				Res	sidential Share	77%	
Nonresident	ial						
	Non-working Resid	lents	55,973		4	223,892	
	Jobs Located in Go	odyear	26,504	\supset			
	Residents Employe	d in Goodyear		3,180	10	31,800	
	Non-Resident Wor	kers (inflow co	ommuters)	23,324	10	233,240	
				Nonreside	Nonresidential Subtotal		
				Nonres	23%		
					Total	2,120,946	

Source: Arizona Office of Economic Opportunity (population), U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.8.1 (employment).

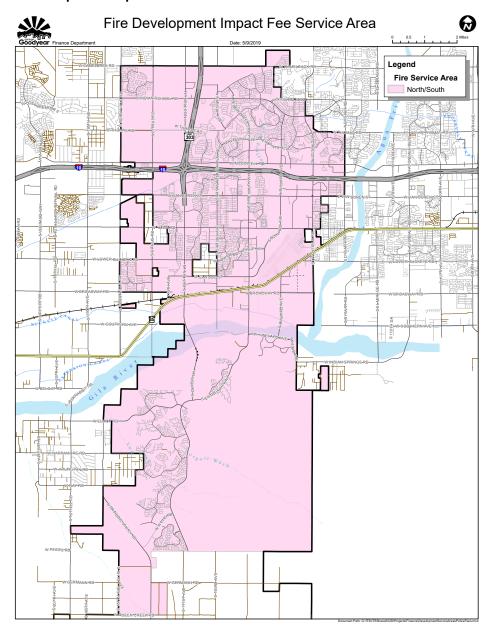


The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential calls for service were unavailable by specific nonresidential use, TischlerBise recommends using jobs as the demand indicator for nonresidential demand for fire services. Employment density is highest for office development and lowest for industrial development. Commercial and institutional densities fall between the other two categories. This ranking of employment densities is consistent with the relative demand for fire services from nonresidential development.

SERVICE AREA

Goodyear's Fire Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Fire Facilities IIP.

Figure F2: Fire Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

Figure F3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of jobs per thousand square feet of floor area.

Figure F3: Ratio of Service Unit to Development Unit

Residential Development						
Development True	Persons per					
Development Type	Housing Unit ¹					
Single Family	2.66					
Multi-Family	1.65					

Nonresidential Development							
Davelanment Type	Jobs per						
Development Type	1,000 Sq Ft ¹						
Industrial	1.16						
Commercial	2.12						
Office & Other Services	3.26						
Institutional	3.03						

^{1.} See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."



Fire Facilities - Plan-Based

Goodyear currently provides 105,322 square feet of fire facilities to existing development, and Goodyear plans to construct additional fire facilities to serve future development. Goodyear constructed Station 186 through a development agreement and will repay the developer through future development fee revenue. The existing level of service shown below excludes 8,932 square feet of Station 186 related to the outstanding development agreement.

To allocate the proportionate share of demand for fire facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure F1. Goodyear's existing level of service for residential development is 0.6960 square feet per person (96,390 square feet X 77 percent residential share / 106,642 persons). The nonresidential level of service is 0.6064 square feet per job (96,390 square feet X 23 percent nonresidential share / 36,557 jobs).

Figure F4: Existing Fire Facilities

Description	Square Feet
Headquarters	14,634
Fire Resource	13,094
Station 181	16,126
Station 182	10,870
Station 183	12,653
Station 184	13,476
Station 185	9,712
Station 186	14,757
Total	105,322

Level-of-Service (LOS) Standards								
Existing Square Feet ¹	96,390							
Residential								
Residential Share	77%							
2023 Population	106,642							
Square Feet per Person	0.6960							
Nonresidential	Nonresidential							
Nonresidential Share	23%							
2023 Jobs	36,557							
Square Feet per Job	0.6064							

Source: Goodyear Fire Department

1. Excludes Station 186 reimbursement share



If Goodyear maintains its existing level of service over the next 10 years, future development will demand approximately 50,776 square feet of fire facilities.

Figure F5: Projected Demand for Fire Facilities

Demand for Fire Facilities					
Year	Population	Jobs	Square Feet		
Tear	ropulation	1003	Residential	Nonresidential	Total
2023	106,642	36,557	74,220.2	22,169.7	96,389.9
2024	114,500	37,195	79,689.3	22,556.6	102,245.9
2025	122,355	37,833	85,156.0	22,943.5	108,099.5
2026	128,706	38,904	89,576.3	23,592.8	113,169.1
2027	135,057	39,975	93,996.5	24,242.1	118,238.6
2028	141,409	41,045	98,416.8	24,891.3	123,308.1
2029	147,760	42,116	102,837.1	25,540.6	128,377.6
2030	154,111	43,187	107,257.3	26,189.8	133,447.2
2031	159,626	44,397	111,095.9	26,924.1	138,020.0
2032	165,142	45,608	114,934.5	27,658.4	142,592.9
2033	170,657	46,819	118,773.1	28,392.7	147,165.8
10-Yr Increase	64,015	10,262	44,552.8	6,223.0	50,775.8

As shown below in Figure F6, Goodyear plans to repay outstanding obligations related to Station 186 and to construct 30,000 square feet of fire facilities during the next 10 years. The associated cost related to 38,932 of fire facilities is \$37,169,703. Since Goodyear plans to construct fewer square feet of fire facilities than supported by the existing level-of-service projections shown in Figure F5, the analysis will use an adjustment factor of approximately 77 percent (38,932 planned square feet / 50,776 projected square feet) to calculate the adjusted level of service.

Figure F6: Planned Fire Facilities

Description	Square Feet	Cost	Cost per Sq Ft
Station 186 ¹	8,932	\$4,208,612	\$471
Station 188	15,000	\$16,159,600	\$1,077
Station 189	15,000	\$16,801,491	\$1,120
Total	38,932	\$37,169,703	\$955

Source: Goodyear Finance Department

1. Represents share related to city and developer reimbursement



Adjusted Level of Service

As discussed on the previous page, the analysis uses an adjustment factor of 77 percent to account for the planned level of service. The level-of-service standards shown below include 73,906 adjusted square feet (96,390 square feet X 77 percent adjustment factor). To allocate the proportionate share of demand for fire facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure F1. Goodyear's adjusted level of service for residential development is 0.5336 square feet per person (73,906 adjusted square feet X 77 percent residential share / 106,642 persons). The nonresidential level of service is 0.4650 square feet per job (73,906 adjusted square feet X 23 percent nonresidential share / 36,557 jobs).

Based on the outstanding balance for Station 186 and the construction cost estimates for future fire facilities, the construction cost is \$955 per square foot (\$37,169,703 cost / 38,932 square feet). For fire facilities, the cost is \$509.48 per person (0.5336 square feet per person X \$955 per square foot) and \$443.93 per job (0.4650 square feet per job X \$955 per square foot).

Figure F7: Existing Level of Service

Cost Factors	
Cost per Square Foot	\$955

Level-of-Service (LOS) Standards					
Existing Square Feet ¹	96,390				
LOS Adjustment	77%				
Adjusted Square Feet	73,906				
Residential					
Residential Share	77%				
2023 Population	106,642				
Square Feet per Person	0.5336				
Cost per Person	\$509.48				
Nonresidential					
Nonresidential Share	23%				
2023 Jobs	36,557				
Square Feet per Job	0.4650				
Cost per Job	\$443.93				

Source: Goodyear Fire Department

1. Excludes share related to city and developer reimbursement



Fire Apparatus - Incremental Expansion

Goodyear currently serves existing development with 50 fire apparatus, and Goodyear plans to acquire additional fire apparatus to serve future development. The replacement cost of the existing fleet is \$15,132,000.

Figure F8: Existing Fire Apparatus

Description	Units	Unit Cost	Total Cost
Ladder	1	\$1,450,000	\$1,450,000
Pumper	6	\$950,000	\$5,700,000
Backup Pumper	4	\$950,000	\$3,800,000
Hazmat Truck	2	\$645,000	\$1,290,000
Wildland Truck	1	\$540,000	\$540,000
Hazmat Support	1	\$212,000	\$212,000
Brush Truck	2	\$195,000	\$390,000
BC Truck	2	\$105,000	\$210,000
Sport Utility Vehicle	2	\$82,000	\$164,000
Truck	18	\$65,000	\$1,170,000
Car	3	\$35,000	\$105,000
Forklift	1	\$25,000	\$25,000
UTV	2	\$23,000	\$46,000
Trailer	5	\$6,000	\$30,000
Total	50	\$302,640	\$15,132,000



To allocate the proportionate share of demand for fire apparatus to residential and nonresidential development, this analysis uses functional population outlined in Figure F1. Goodyear's existing level of service for residential development is 0.0004 units per person (50 units X 77 percent residential share / 106,642 persons). The nonresidential level of service is 0.0003 units per job (50 units X 23 percent nonresidential share / 36,557 jobs).

Based on the total cost of Goodyear's existing fire apparatus, the weighted average cost for a new fire apparatus is \$302,640 per unit (\$15,132,000 total cost / 50 units). Goodyear may use development fees to expand its fire apparatus fleet. For fire apparatus, the cost is \$109.26 per person (0.0004 units per person X \$302,640 per unit) and \$95.20 per job (0.0003 units per job X \$302,640 per unit).

Figure F9: Existing Level of Service

Cost Factors	
Weighted Average per Unit	\$302,640

Level-of-Service (LOS) Standards					
Existing Units	50				
Residential					
Residential Share	77%				
2023 Population	106,642				
Units per Person	0.0004				
Cost per Person	\$109.26				
Nonresidential					
Nonresidential Share	23%				
2023 Jobs	36,557				
Units per Job	0.0003				
Cost per Job	\$95.20				



Development Fee Report - Plan-Based

The cost to prepare the Fire Facilities IIP and related development fee report totals \$18,000. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of future development from the *Land Use Assumptions* document, the cost is \$0.40 per person and \$0.92 per job.

Figure F10: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
		Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."

As shown in the *Land Use Assumptions* document, Goodyear's population is expected to increase by 64,015 persons and employment is expected to increase by 10,262 jobs over the next 10 years. To reach the planned level of service, Goodyear will need to construct 30,000 square feet of fire facilities over the next 10 years. To maintain the existing level of service, Goodyear will need to expand the apparatus fleet by approximately 26 units over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Fire Facilities IIP.



Fire Facilities - Plan-Based

Goodyear will use development fees to repay costs associated with Station 186 (\$3,401,226 for developer reimbursement and \$807,386 for Goodyear reimbursement). Goodyear will also use development fees to construct Station 188 and Station 189 over the next 10 years. Based on a projected population increase of 64,015 persons, future residential development demands approximately 34,161 square feet of planned fire facilities (64,015 additional persons X 0.5336 square feet per person). With projected nonresidential growth of 10,262 jobs, future nonresidential development demands approximately 4,771 square feet of planned fire facilities (10,262 additional jobs X 0.4650 square feet per job). Future development demands 38,932 square feet of fire facilities at a cost of \$37,169,703 (38,932 square feet X \$955 per square foot). This includes Station 186 (8,932 square feet), Station 188 (15,000 square feet), and Station 189 (15,000 square feet) for a total of 38,923 square feet.

Figure F11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Fire Facilities	0.5336 Square Feet	per Person	\$955
Fire Facilities	0.4650 Square Feet	per Job	\$322

Demand for Fire Facilities					
Year	Population	Jobs	Square Feet		
Teal	Fopulation	1002	Residential	Nonresidential	Total
2023	106,642	36,557	56,907.7	16,998.4	73,906.1
2024	114,500	37,195	61,101.0	17,295.1	78,396.1
2025	122,355	37,833	65,292.6	17,591.7	82,884.3
2026	128,706	38,904	68,681.8	18,089.6	86,771.3
2027	135,057	39,975	72,071.0	18,587.4	90,658.3
2028	141,409	41,045	75,460.2	19,085.2	94,545.3
2029	147,760	42,116	78,849.4	19,583.0	98,432.4
2030	154,111	43,187	82,238.6	20,080.8	102,319.4
2031	159,626	44,397	85,181.7	20,643.8	105,825.6
2032	165,142	45,608	88,124.9	21,206.8	109,331.8
2033	170,657	46,819	91,068.1	21,769.8	112,838.0
10-Yr Increase	64,015	10,262	34,160.5	4,771.4	38,931.9

Growth-Related Expenditures \$32,614,154 \$4,555,449 \$37,169,603



Fire Apparatus - Incremental Expansion

Goodyear plans to maintain its level of service for fire apparatus over the next 10 years. Based on a projected population increase of 64,015 persons, future residential development demands approximately 23 fire apparatus (64,015 additional persons X 0.0004 units per person). With projected nonresidential growth of 10,262 jobs, future nonresidential development demands approximately three fire apparatus (10,262 additional jobs X 0.0003 units per job). Future development demands approximately 26 fire apparatus at a cost of \$7,971,166 (26.3 units X \$302,640 per unit). Goodyear may use development fees to expand its fire apparatus fleet.

Figure F12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit	
Fire Apparatus	0.0004 Units	per Person	\$302,640	
Fire Apparatus	0.0003 Units	per Job	\$302,040	

Demand for Fire Apparatus					
Year Populatio		opulation Jobs -	Units		
real	Population	1002	Residential	Nonresidential	Total
2023	106,642	36,557	38.5	11.5	50.0
2024	114,500	37,195	41.3	11.7	53.0
2025	122,355	37,833	44.2	11.9	56.1
2026	128,706	38,904	46.5	12.2	58.7
2027	135,057	39,975	48.8	12.6	61.3
2028	141,409	41,045	51.1	12.9	64.0
2029	147,760	42,116	53.3	13.2	66.6
2030	154,111	43,187	55.6	13.6	69.2
2031	159,626	44,397	57.6	14.0	71.6
2032	165,142	45,608	59.6	14.3	74.0
2033	170,657	46,819	61.6	14.7	76.3
10-Yr Increase	64,015	10,262	23.1	3.2	26.3



FIRE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Fire Facilities Development Fees

Infrastructure components and cost factors for fire facilities are summarized in the upper portion of Figure F13. The cost per service unit for fire facilities is \$619.14 per person and \$540.05 per job.

Fire facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of \$1,647 for a single-family unit is calculated using a cost per service unit of \$619.14 per person multiplied by a demand unit of 2.66 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$625 per 1,000 square feet of industrial development is derived from a cost per service unit of \$540.05 per job multiplied by a demand unit of 1.16 jobs per 1,000 square feet.

Figure F13: Fire Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Fire Facilities	\$509.48	\$443.93
Fire Apparatus	\$109.26	\$95.20
Development Fee Report	\$0.40	\$0.92
Total	\$619.14	\$540.05

Residential Fees per Unit				
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference
Single Family	2.66	\$1,647	\$911	\$736
Multi-Family	1.65	\$1,022	\$682	\$340

Nonresidential Fees per 1,000 Square Feet					
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference	
Industrial	1.16	\$625	\$362	\$263	
Commercial	2.12	\$1,147	\$467	\$680	
Office & Other Services	3.26	\$1,758	\$816	\$942	
Institutional	3.03	\$1,638	\$934	\$704	

^{1.} See Land Use Assumptions



FIRE FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's enabling legislation (ARS § 9-463.05(E)(7)). In accordance with state law, this report includes an IIP for fire facilities needed to accommodate future development. Projected fee revenue shown in Figure F14 is based on the development projections in the *Land Use Assumptions* document and the updated fire facilities development fees. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals \$45,158,243 and projected expenditures equal \$45,158,869.

Figure F14: Fire Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Fire Facilities	\$37,169,703	\$0	\$37,169,703
Fire Apparatus	\$7,971,166	\$0	\$7,971,166
Development Fee Report	\$18,000	\$0	\$18,000
Total	\$45,158,869	\$0	\$45,158,869

		Single Family	Multi-Family	Industrial	Commercial	Office & Other	Institutional
		\$1,647	\$1,022	\$625	\$1,147	\$1,758	\$1,638
		per unit	per unit	per 1,000 sq ft			
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	36,920	6,367	5,773	4,916	2,874	987
Year 1	2024	38,410	8,727	5,834	4,967	2,972	1,033
Year 2	2025	39,900	11,085	5,896	5,018	3,069	1,079
Year 3	2026	41,540	12,290	5,992	5,067	3,293	1,121
Year 4	2027	43,180	13,495	6,088	5,116	3,516	1,163
Year 5	2028	44,821	14,700	6,185	5,166	3,739	1,205
Year 6	2029	46,461	15,905	6,281	5,215	3,963	1,247
Year 7	2030	48,101	17,110	6,377	5,264	4,186	1,289
Year 8	2031	49,427	18,315	6,498	5,324	4,427	1,342
Year 9	2032	50,753	19,520	6,620	5,384	4,667	1,395
Year 10	2033	52,079	20,725	6,741	5,443	4,908	1,448
10-Year I	ncrease	15,159	14,358	968	528	2,034	460
Projected	Revenue	\$24,958,481	\$14,664,088	\$604,973	\$605,270	\$3,572,274	\$753,157

Projected Fee Revenue	\$45,158,243
Total Expenditures	\$45,158,869



PARKS AND RECREATIONAL FACILITIES IIP

ARS § 9-463.05 (T)(7)(g) defines the facilities and assets that can be included in the Parks and Recreational Facilities IIP:

"Neighborhood parks and recreational facilities on real property up to thirty acres in area, or parks and recreational facilities larger than thirty acres if the facilities provide a direct benefit to the development. Park and recreational facilities do not include vehicles, equipment or that portion of any facility that is used for amusement parks, aquariums, aquatic centers, auditoriums, arenas, arts and cultural facilities, bandstand and orchestra facilities, bathhouses, boathouses, clubhouses, community centers greater than three thousand square feet in floor area, environmental education centers, equestrian facilities, golf course facilities, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, zoo facilities or similar recreational facilities, but may include swimming pools."

The Parks and Recreational Facilities IIP includes components for park land (north only), park amenities, recreation facilities (north only), and the cost of preparing the Parks and Recreational Facilities IIP and related Development Fee Report. The incremental expansion methodology is used for park land, park amenities, and recreation facilities. The plan-based methodology is used for the Development Fee Report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Parks and Recreational Facilities IIP and development fees allocate the cost of necessary public services between residential and nonresidential based on functional population. The Arizona Office of Economic Opportunity estimates Goodyear's 2019 population equal to 92,584 persons. Based on 2019 estimates from the U.S. Census Bureau's OnTheMap web application, 23,324 inflow commuters traveled to Goodyear for work in 2019. The proportionate share is based on cumulative impact hours per year with a resident potentially impacting parks and recreational facilities 5,840 hours per year and an inflow commuter potentially impacting parks and recreational facilities 500 hours per year. For parks and recreational facilities, residential development generates 98 percent of demand and nonresidential development generates the remaining two percent of demand.

Figure PR1: Proportionate Share

Development Type	Service Unit	Impact Hours per Year	Cumulative Impact Hours per Year	Proportionate Share
Residential	92,584 residents ¹	5,840	540,690,560	98%
Nonresidential	23,324 inflow commuters ²	500	11,662,000	2%
Total			552,352,560	100%

^{1.} Arizona Office of Economic Opportunity, 2019

Residential Impact: 16 hours per day X 365 per year

Nonresidential Impact: 2 hours per day X 5 days per week X 50 weeks per year

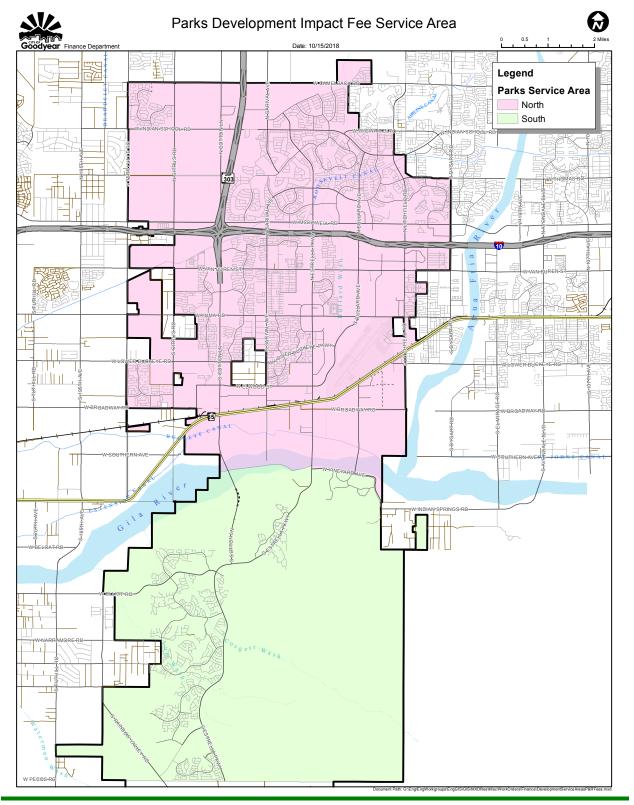


^{2.} U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, Version 6.8.1, 2019

SERVICE AREA

Due to different levels of service, there are two service areas for the Parks and Recreational Facilities IIP.

Figure PR2: Parks Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

Figure PR3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the number of persons per housing unit. For nonresidential development, the table displays the number of employees per thousand square feet of floor area.

Figure PR3: Ratio of Service Unit to Development Unit

Residential Development		
Development Time	Persons per	
Development Type	Housing Unit ¹	
Single Family	2.66	
Multi-Family	1.65	

Nonresidential Development		
Davidanment Type	Jobs per	
Development Type	1,000 Sq Ft ¹	
Industrial	1.16	
Commercial	2.12	
Office & Other Services	3.26	
Institutional	3.03	

^{1.} See Land Use Assumptions

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."



North Service Area

Park Land - Incremental Expansion

Goodyear currently provides 113.0 acres of park land in the north service area and plans to acquire additional park land to serve future development. To allocate the proportionate share of demand for park land to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Goodyear's existing LOS for residential development is 0.00125 acres per person (113.0 acres X 98 percent residential share / 88,652 persons). For nonresidential development, the existing LOS is 0.00007 acres per job (113.0 acres X two percent nonresidential share / 33,719 jobs).

Based on estimates provided by the Goodyear Finance Department, the cost for park land is \$200,000 per acre. For park land, the cost is \$249.83 per person (0.00125 acres per person X \$200,000 per acre) and \$13.40 per job (0.00007 acres per job X \$200,000 per acre).

Figure PR4: Existing Level of Service

Description	Acres	
Goodyear Community Park	36.0	
Goodyear Recreation Campus ¹	30.0	
Portales	17.0	
Falcon	16.0	
Rio Paseo	14.0	
Total	113.0	

Cost Factors	
Cost per Acre	\$200,000

Level-of-Service (LOS) Standards				
Existing Acres	113.0			
Residential				
Residential Share	98%			
2023 Population - North	88,652			
Acres per Person	0.00125			
Cost per Person \$249.8				
Nonresidential				
Nonresidential Share	2%			
2023 Jobs - North	33,719			
Acres per Job	0.00007			
Cost per Job	\$13.40			

Source: Goodyear Parks and Recreation Department

1. Excludes portion in excess of 30 acres



Park Amenities – Incremental Expansion

Goodyear currently provides 46 park amenities in its existing parks in the north service area and plans to construct additional park amenities to serve future development. Based on costs provided by Goodyear's Parks and Recreation Department to construct recent park amenities, the total cost of Goodyear's existing park amenities in the north service area is \$22,397,701.

To allocate the proportionate share of demand for park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Goodyear's existing LOS for residential development is 0.00051 units per person (46 units X 98 percent residential share / 88,652 persons). For nonresidential development, the existing LOS is 0.00003 units per job (46 units X two percent nonresidential share / 33,719 jobs).

Based on the total cost of Goodyear's existing park amenities in the north service area, the weighted average cost for park amenities is \$486,907 per unit (\$22,397,701 total cost / 46 units). Goodyear may use development fees to construct additional park amenities in existing or future parks. For park amenities, the cost is \$247.59 per person (0.00051 units per person X \$486,907 per unit) and \$13.28 per job (0.00003 units per job X \$486,907 per unit).

Figure PR5: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Ball Field	7	\$945,501	\$6,618,507
Soccer Field	2	\$706,327	\$1,412,654
Basketball Court	6	\$106,380	\$638,280
Tennis Court	6	\$156,300	\$937,800
Pickelball Court	10	\$116,696	\$1,166,960
Restroom	6	\$553,500	\$3,321,000
Playground	9	\$922,500	\$8,302,500
Total	46	\$486,907	\$22,397,701

Cost Factors	
Weighted Average per Unit	\$486,907

Level-of-Service (LOS) Standards				
Existing Units	46			
Residential				
Residential Share	98%			
2023 Population - North	88,652			
Units per Person	0.00051			
Cost per Person \$247.59				
Nonresidential				
Nonresidential Share	2%			
2023 Jobs - North	33,719			
Units per Job	0.00003			
Cost per Job	\$13.28			

Source: Goodyear Parks and Recreation Department



Recreation Facilities – Incremental Expansion

Goodyear currently provides 48,000 square feet of recreation facilities and plans to construct additional recreation facilities to serve future development. The Enabling Legislation limits recreation facilities to "three thousand square feet that provide a direct benefit to development." To comply with the Enabling Legislation, Goodyear will use 3,000 square feet in the level-of-service standards.

To allocate the proportionate share of demand for recreation facilities to residential and nonresidential development, this analysis uses proportionate share shown in Figure PR1. Goodyear's eligible level of service for residential development is 0.0332 eligible square feet per person (3,000 eligible square feet X 98 percent residential share / 88,652 persons). The nonresidential level of service is 0.0018 eligible square feet per job (3,000 eligible square feet X two percent nonresidential share / 33,719 jobs).

Goodyear provided a construction cost of \$400 per square foot. For recreation facilities, the cost is \$13.27 per person (0.0332 eligible square feet per person X \$400 per square foot) and \$0.71 per job (0.0018 eligible square feet per job X \$400 per square foot).

Figure PR6: Existing Level of Service

Description	Total	Eligible	
	Square Feet	Square Feet	
Goodyear Recreation Center	48,000	3,000	

Cost Factors	
Cost per Square Foot	\$400

Level-of-Service (LOS) Standards			
Eligible Square Feet	3,000		
Residential			
Residential Share	98%		
2023 Population - North	88,652		
Eligible Square Feet per Person	0.0332		
Cost per Person	\$13.27		
Nonresidential			
Nonresidential Share	2%		
2023 Jobs - North	33,719		
Eligible Square Feet per Job	0.0018		
Cost per Job	\$0.71		

Source: Goodyear Parks and Recreation Department



South Service Area

Park Amenities - Incremental Expansion

Goodyear currently provides six park amenities in its existing parks in the south service area and plans to construct additional park amenities to serve future development. Based on costs provided by Goodyear's Parks and Recreation Department to construct recent park amenities, the total cost of Goodyear's existing park amenities in the south service area is \$5,018,830.

To allocate the proportionate share of demand for park amenities to residential and nonresidential development, this analysis uses the proportionate share shown in Figure PR1. Goodyear's existing LOS for residential development is 0.00033 units per person (six units X 98 percent residential share / 17,990 persons). For nonresidential development, the existing LOS is 0.00004 units per job (six units X two percent nonresidential share / 2,838 jobs).

Based on the total cost of Goodyear's existing park amenities in the south service area, the weighted average cost for park amenities is \$836,472 per unit (\$5,018,830 total cost / six units). Goodyear may use development fees to construct additional park amenities in existing or future parks. For park amenities, the cost is \$273.40 per person (0.00033 units per person X \$836,472 per unit) and \$35.37 per job (0.00004 units per job X \$836,472 per unit).

Figure PR7: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Ball Field	3	\$945,501	\$2,836,503
Soccer Field	1	\$706,327	\$706,327
Restroom	1	\$553,500	\$553,500
Playground	1	\$922,500	\$922,500
Total	6	\$836,472	\$5,018,830

Cost Factors	
Weighted Average per Unit	\$836,472

Level-of-Service (LOS) Standards			
Existing Units	6		
Residential			
Residential Share	98%		
2023 Population - South	17,990		
Units per Person	0.00033		
Cost per Person	\$273.40		
Nonresidential			
Nonresidential Share	2%		
2023 Jobs - South	2,838		
Units per Job	0.00004		
Cost per Job	\$35.37		

Source: Goodyear Parks and Recreation Department



Development Fee Report - Plan-Based

The cost to prepare the Parks and Recreational Facilities IIP and development fees totals \$15,500. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new development from the *Land Use Assumptions* document, the cost is \$0.44 per person and \$0.07 per job.

Figure PR8: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate	Share	Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$10,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."

As shown in the *Land Use Assumptions* document, Goodyear's population in the north service area is expected to increase by 42,015 persons and employment is expected to increase by 9,874 jobs over the next 10 years. Goodyear's population in the south service area is expected to increase by 22,000 persons and employment is expected to increase by 387 jobs over the next 10 years. To maintain the existing levels of service in the north service area, Goodyear will need to acquire approximately 53 acres of park land, construct approximately 22 park amenities, and construct approximately 1,400 square feet of recreation facilities over the next 10 years. To maintain the existing level of service in the south service area, Goodyear will need to construct approximately seven park amenities over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Parks and Recreational Facilities IIP.



North Service Area

Park Land - Incremental Expansion

Goodyear plans to maintain its existing level of service for park land in the north service area over the next 10 years. Based on a projected population increase of 42,015 persons, future residential development demands an additional 52.5 acres of park land (42,015 additional persons X 0.00125 acres per person). With projected employment growth of 9,874 jobs, future nonresidential development demands an additional 0.7 acres of park land (9,874 additional jobs X 0.00007 acres per job). Future development demands 53.1 additional acres of park land at a cost of \$10,628,877 (53.1 acres X \$200,000 per acre). Goodyear may use development fees to acquire additional park land.

Figure PR9: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Acre
Park Land	0.00125 Acres	per Person	\$200,000
	0.00007 Acres	per Job	\$200,000

	Demand for Park Land					
Year	Population	Jobs	Acres			
Teal	(North)	(North)	Residential	Nonresidential	Total	
2023	88,652	33,719	110.7	2.3	113.0	
2024	94,310	34,339	117.8	2.3	120.1	
2025	99,965	34,959	124.9	2.3	127.2	
2026	104,116	35,999	130.1	2.4	132.5	
2027	108,267	37,038	135.2	2.5	137.7	
2028	112,418	38,078	140.4	2.6	143.0	
2029	116,569	39,117	145.6	2.6	148.2	
2030	120,721	40,157	150.8	2.7	153.5	
2031	124,036	41,303	154.9	2.8	157.7	
2032	127,351	42,448	159.1	2.8	161.9	
2033	130,667	43,594	163.2	2.9	166.1	
10-Yr Increase	42,015	9,874	52.5	0.7	53.1	

Growth-Related Expenditures \$10,496,513 \$132,364 \$10,628,877



Park Amenities - Incremental Expansion

Goodyear plans to maintain its existing level of service for park amenities in the north service area over the next 10 years. Based on a projected population increase of 42,015 persons, future residential development demands an additional 21.4 park amenities (42,015 additional persons X 0.00051 amenities per person). With projected employment growth of 9,874 jobs, future nonresidential development demands an additional 0.3 park amenities (9,874 additional jobs X 0.00003 amenities per job). Future development demands 21.6 additional park amenities at a cost of \$10,533,735 (21.6 amenities X \$486,907 per amenity). Goodyear may use development fees to construct additional park amenities.

Figure PR10: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Amenities	0.00051 Units	per Person	\$486,907
	0.00003 Units	per Job	3400,90 <i>1</i>

Demand for Park Amenities					
Year	Population	Jobs	Units		
Teal	(North)	(North)	Residential	Nonresidential	Total
2023	88,652	33,719	45.1	0.9	46.0
2024	94,310	34,339	48.0	0.9	48.9
2025	99,965	34,959	50.8	1.0	51.8
2026	104,116	35,999	52.9	1.0	53.9
2027	108,267	37,038	55.1	1.0	56.1
2028	112,418	38,078	57.2	1.0	58.2
2029	116,569	39,117	59.3	1.1	60.3
2030	120,721	40,157	61.4	1.1	62.5
2031	124,036	41,303	63.1	1.1	64.2
2032	127,351	42,448	64.8	1.2	65.9
2033	130,667	43,594	66.4	1.2	67.6
10-Yr Increase	42,015	9,874	21.4	0.3	21.6

Growth-Related Expenditures \$10,402,556 \$131,179 \$10,533,735



Recreation Facilities - Incremental Expansion

Goodyear plans to maintain its eligible level of service for recreation facilities in the north service area over the next 10 years. Based on a projected population increase of 42,015 persons, future residential development demands approximately 1,393 square feet of recreation facilities (42,015 additional persons X 0.0332 square feet per person). With projected employment growth of 9,874 jobs, future nonresidential development demands approximately 18 square feet of recreation facilities (9,874 additional jobs X 0.0018 square feet per job). Future development demands approximately 1,411 square feet of recreation facilities at a cost of \$564,365 (1,410.9 square feet X \$400 per square foot). Goodyear may use development fees to construct additional recreation facilities.

Figure PR11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Recreation Facilities	0.0332 Square Feet	per Person	\$400
	0.0018 Square Feet	per Job	\$ 4 00

Demand for Recreation Facilities					
Year	Population	Jobs	Square Feet		
real	(North)	(North)	Residential	Nonresidential	Total
2023	88,652	33,719	2,940.0	60.0	3,000.0
2024	94,310	34,339	3,127.6	61.1	3,188.7
2025	99,965	34,959	3,315.2	62.2	3,377.4
2026	104,116	35,999	3,452.8	64.1	3,516.9
2027	108,267	37,038	3,590.5	65.9	3,656.4
2028	112,418	38,078	3,728.2	67.8	3,795.9
2029	116,569	39,117	3,865.8	69.6	3,935.4
2030	120,721	40,157	4,003.5	71.5	4,075.0
2031	124,036	41,303	4,113.4	73.5	4,186.9
2032	127,351	42,448	4,223.4	75.5	4,298.9
2033	130,667	43,594	4,333.3	77.6	4,410.9
10-Yr Increase	42,015	9,874	1,393.3	17.6	1,410.9

Growth-Related Expenditures	\$557,337	\$7,028	\$564,365
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South Service Area

Park Amenities – Incremental Expansion

Goodyear plans to maintain its existing level of service for park amenities in the south service area over the next 10 years. Based on a projected population increase of 22,000 persons, future residential development demands an additional 7.2 park amenities (22,000 additional persons X 0.00033 amenities per person). With projected employment growth of 387 jobs, future nonresidential development demands approximately 0.02 park amenities (387 additional jobs X 0.00004 amenities per job). Future development demands 7.2 additional park amenities at a cost of \$6,028,598 (7.2 amenities X \$836,472 per amenity). Goodyear may use development fees to construct additional park amenities.

Figure PR12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Park Amenities	0.00033 Units	per Person	\$836.472
	0.00004 Units	per Job	3030,47Z

Demand for Park Amenities						
Year	Population	Jobs		Units		
real	(South)	(South)	Residential	Nonresidential	Total	
2023	17,990	2,838	5.9	0.1	6.0	
2024	20,190	2,856	6.6	0.1	6.7	
2025	22,390	2,874	7.3	0.1	7.4	
2026	24,590	2,905	8.0	0.1	8.2	
2027	26,790	2,936	8.8	0.1	8.9	
2028	28,990	2,968	9.5	0.1	9.6	
2029	31,190	2,999	10.2	0.1	10.3	
2030	33,390	3,030	10.9	0.1	11.0	
2031	35,590	3,095	11.6	0.1	11.8	
2032	37,790	3,160	12.4	0.1	12.5	
2033	39,991	3,225	13.1	0.1	13.2	
10-Yr Increase	22,000	387	7.2	0.0	7.2	

Growth-Related Expenditures \$6,014,902	\$13,696	\$6,028,598
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PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Parks and Recreational Facilities Development Fees

North Service Area

Infrastructure components and cost factors for parks and recreational facilities in the north service area are summarized in the upper portion of Figure PR13. The cost per service unit is \$511.13 per person and \$27.46 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of \$1,360 for a single-family unit is calculated using a cost per service unit of \$511.13 per person multiplied by a demand unit of 2.66 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$32 per 1,000 square feet of industrial development is derived from a cost per service unit of \$27.46 per job multiplied by a demand unit of 1.16 jobs per 1,000 square feet.

Figure PR13: Parks and Recreational Facilities Development Fees - North Service Area

Fee Component	Cost per Person	Cost per Job
Park Land	\$249.83	\$13.40
Park Amenities	\$247.59	\$13.28
Recreation Facilities	\$13.27	\$0.71
Development Fee Report	\$0.44	\$0.07
Total	\$511.13	\$27.46

Residential Fees per Unit					
Development Type Persons per Proposed Current Differer Housing Unit ¹ Fees Fees					
Single Family	2.66	\$1,360	\$1,375	(\$15)	
Multi-Family	1.65	\$843	\$1,030	(\$187)	

Nonresidential Fees per 1,000 Square Feet						
Development Type Jobs per Proposed Current 1,000 Sq Ft ¹ Fees Fees						
Industrial	1.16	\$32	\$23	\$9		
Commercial	2.12	\$58	\$29	\$29		
Office & Other Services	3.26	\$90	\$50	\$40		
Institutional	3.03	\$83	\$57	\$26		

^{1.} See Land Use Assumptions



South Service Area

Infrastructure components and cost factors for parks and recreational facilities in the south service area are summarized in the upper portion of Figure PR14. The cost per service unit is \$273.84 per person and \$35.44 per job.

Parks and recreational facilities fees for residential development are assessed according to the number of persons per housing unit. The fee of \$728 for a single-family unit is calculated using a cost per service unit of \$273.84 per person multiplied by a demand unit of 2.66 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$41 per 1,000 square feet of industrial development is derived from a cost per service unit of \$35.44 per job multiplied by a demand unit of 1.16 jobs per 1,000 square feet.

Figure PR14: Parks and Recreational Facilities Development Fees – South Service Area

Fee Component	Cost per Person	Cost per Job
Park Amenities	\$273.40	\$35.37
Development Fee Report	\$0.44	\$0.07
Total	\$273.84	\$35.44

Residential Fees per Unit					
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference	
Single Family	2.66	\$728	\$2,255	(\$1,527)	
Multi-Family	1.65	\$452	\$1,690	(\$1,238)	

Nonresidential Fees per 1,000 Square Feet					
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference	
Industrial	1.16	\$41	\$110	(\$69)	
Commercial	2.12	\$75	\$142	(\$67)	
Office & Other Services	3.26	\$116	\$247	(\$131)	
Institutional	3.03	\$107	\$284	(\$177)	

1. See Land Use Assumptions



PARKS AND RECREATIONAL FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

North Service Area

In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate new development in the north service area. Projected fee revenue shown in Figure PR15 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR13. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals \$21,737,596, and projected expenditures equal \$21,737,611.

Figure PR15: Parks and Recreational Facilities Development Fee Revenue – North Service Area

Fee Component	Growth Share	Existing Share	Total
Park Land	\$10,628,877	\$0	\$10,628,877
Park Amenities	\$10,533,735	\$0	\$10,533,735
Recreation Facilities	\$564,365	\$0	\$564,365
Development Fee Report	\$10,633	\$0	\$10,633
Total	\$21,737,611	\$0	\$21,737,611

		Single Family	Multi-Family	Industrial	Commercial	Office & Other	Institutional
		\$1,360	\$843	\$32	\$58	\$90	\$83
		per unit	per unit	per 1,000 sq ft			
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	28,826	6,367	5,762	4,702	2,801	891
Year 1	2024	29,496	8,716	5,822	4,753	2,896	934
Year 2	2025	30,166	11,063	5,883	4,803	2,991	978
Year 3	2026	30,986	12,257	5,978	4,846	3,211	1,018
Year 4	2027	31,806	13,451	6,073	4,888	3,432	1,058
Year 5	2028	32,626	14,645	6,168	4,930	3,653	1,098
Year 6	2029	33,446	15,839	6,263	4,973	3,873	1,138
Year 7	2030	34,266	17,033	6,358	5,015	4,094	1,178
Year 8	2031	34,772	18,226	6,478	5,052	4,332	1,228
Year 9	2032	35,278	19,420	6,599	5,088	4,570	1,279
Year 10	2033	35,783	20,614	6,719	5,125	4,808	1,329
10-Year I	ncrease	6,957	14,247	957	423	2,007	439
Projected	Revenue	\$9,455,626	\$12,011,080	\$30,439	\$24,596	\$179,402	\$36,453

Projected Fee Revenue	\$21,737,596
Total Expenditures	\$21,737,611



South Service Area

In accordance with state law, this report includes an IIP for parks and recreational facilities needed to accommodate new development in the south service area. Projected fee revenue shown in Figure PR16 is based on the development projections in the *Land Use Assumptions* document and the updated development fees for parks and recreational facilities shown in Figure PR14. If development occurs at a more rapid rate than projected, the demand for infrastructure will increase and development fee revenue will increase at a corresponding rate. If development occurs at a slower rate than projected, the demand for infrastructure will also decrease, along with development fee revenue. Projected development fee revenue equals \$6,033,465, and projected expenditures equal \$6,033,465.

Figure PR16: Parks and Recreational Facilities Development Fee Revenue - South Service Area

Fee Component	Growth Share	Existing Share	Total
Park Amenities	\$6,028,598	\$0	\$6,028,598
Development Fee Report	\$4,867	\$0	\$4,867
Total	\$6,033,465	\$0	\$6,033,465

		Single Family \$728	Multi-Family \$452	Industrial \$41	Commercial \$75	Office & Other \$116	Institutional \$107
		per unit	per unit	· ·	per 1,000 sq ft	· ·	·
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	8,094	0	11	213	73	96
Year 1	2024	8,914	11	12	214	76	99
Year 2	2025	9,734	22	13	215	79	101
Year 3	2026	10,554	33	14	222	81	103
Year 4	2027	11,374	44	15	228	84	105
Year 5	2028	12,195	56	17	235	87	107
Year 6	2029	13,015	67	18	242	89	109
Year 7	2030	13,835	78	19	249	92	112
Year 8	2031	14,655	89	20	272	95	114
Year 9	2032	15,475	100	21	295	97	116
Year 10	2033	16,296	111	22	318	100	118
10-Year I	ncrease	8,202	111	11	105	27	22
Projected	Revenue	\$5,969,654	\$50,114	\$449	\$7,858	\$3,069	\$2,322

Projected Fee Revenue	\$6,033,465
Total Expenditures	\$6,033,465



POLICE FACILITIES IIP

ARS § 9-463.05 (T)(7)(f) defines the eligible facilities and assets for the Police Facilities IIP:

"Fire and police facilities, including all appurtenances, equipment and vehicles. Fire and police facilities do not include a facility or portion of a facility that is used to replace services that were once provided elsewhere in the municipality, vehicles and equipment used to provide administrative services, helicopters or airplanes or a facility that is used for training firefighters or officers from more than one station or substation."

The Police Facilities IIP includes components for police facilities, police vehicles, communication equipment, and the cost of preparing the Police Facilities IIP and related Development Fee Report. The incremental expansion methodology, based on the current level of service, is used for police vehicles and communication equipment. The plan-based methodology is used for police facilities and the Development Fee Report.

PROPORTIONATE SHARE

ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Police Facilities IIP and development fees will allocate the cost of police infrastructure between residential and nonresidential using calls for service. Based on 2019-2021 call data provided by the Goodyear Police Department, residential development accounts for approximately 79 percent of demand and nonresidential development accounts for the remaining 21 percent of demand.

Figure P1: Proportionate Share

Development Type	2019	2020	2021	Total
Residential	35,994	24,707	29,377	90,078
Nonresidential	7,847	7,275	9,395	24,517
Total	43,841	31,982	38,772	114,595

Development Type	2019	2020	2021	Total
Residential	82%	77%	76%	79%
Nonresidential	18%	23%	24%	21%
Total	100%	100%	100%	100%

Source: Goodyear Police Department

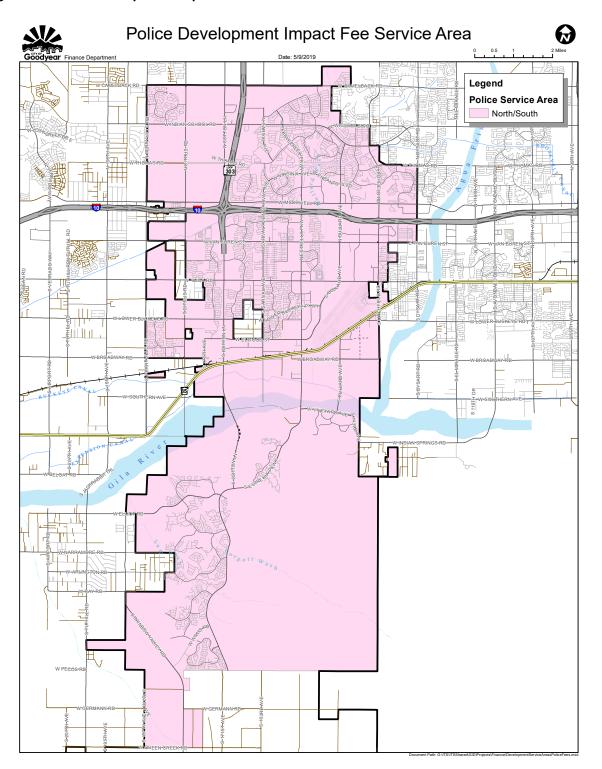
The proportionate share of costs attributable to residential development will be allocated to population and then converted to an appropriate amount by type of housing unit. Since nonresidential calls for service were unavailable by specific nonresidential use, TischlerBise recommends using jobs as the demand indicator for nonresidential demand for police services. Employment density is highest for office development and lowest for industrial development. Commercial and institutional densities fall between the other two categories. This ranking of employment densities is consistent with the relative demand for police services from nonresidential development.



SERVICE AREA

Goodyear's Police Department strives to provide a uniform response time within the city limits; therefore, there is a single service area for the Police Facilities IIP.

Figure P2: Police Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

Figure P3 displays the demand indicators for residential and nonresidential land uses. For residential development, the table displays the persons per housing unit. For nonresidential development, the table displays the number of jobs per thousand square feet of floor area.

Figure P3: Ratio of Service Unit to Development Unit

Residential Development			
Davidanment Tuna	Persons per		
Development Type	Housing Unit ¹		
Single Family	2.66		
Multi-Family	1.65		

Nonresidential Development		
Davelanment Type	Jobs per	
Development Type	1,000 Sq Ft ¹	
Industrial	1.16	
Commercial	2.12	
Office & Other Services	3.26	
Institutional	3.03	

1. See Land Use Assumptions



ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."

Police Facilities - Plan-Based

Goodyear currently provides 32,750 square feet of police facilities to existing development.

Figure P4: Existing Police Facilities

Description	Square Feet
Operations Building - Phase I	21,000
Estrella Substation	5,000
Telecom	6,750
Total	32,750

Goodyear plans to construct an additional 17,860 square feet of police facilities at a cost of \$25,709,400 to serve all development in 2033. Goodyear's existing police development fee fund balance is \$5,745,704 as of June 20, 3023, and Goodyear will use the available fund balance to fund a portion of the planned police facilities. After accounting for the existing fund balance, the remaining capital cost of planned police facilities is \$19,963,696. The weighted average cost for planned police facilities is \$1,118 per square foot (\$19,963,696 remaining capital cost / 17,860 square feet).

Figure P5: Planned Police Facilities

Description	Square Feet	Cost	Cost per Sq Ft
Operations Building Phase II	8,700	\$11,389,800	\$1,309
New Substation	9,160	\$14,319,600	\$1,563
Fund Balance (6/30/2023)	n/a	(\$5,745,704)	n/a
Total	17,860	\$19,963,696	\$1,118



To allocate the proportionate share of demand for police facilities to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. Goodyear's planned level of service for residential development is 0.2343 square feet per person (50,610 square feet X 79 percent residential share / 170,657 persons). The nonresidential level of service is 0.2270 square feet per job (50,610 square feet X 21 percent nonresidential share / 46,819 jobs).

Based on planned police facilities shown in Figure P5, the construction cost is \$1,118 per square foot (\$19,963,696 remaining capital cost / 17,860 square feet). For police facilities, the cost is \$261.88 per person (0.2343 square feet per person X \$1,118 per square foot) and \$253.74 per job (0.2270 square feet per job X \$1,118 per square foot).

Figure P6: Planned Level of Service

Cost Factors	
Cost per Square Foot	\$1,118

Level-of-Service (LOS) Standards				
2023 Square Feet	32,750			
Additional Square Feet	17,860			
2033 Square Feet (Planned)	50,610			
Residential				
Residential Share	79%			
2033 Population	170,657			
Square Feet per Person	0.2343			
Cost per Person \$261.8				
Nonresidential				
Nonresidential Share	21%			
2033 Jobs	46,819			
Square Feet per Job	0.2270			
Cost per Job	\$253.74			



Police Vehicles - Incremental Expansion

Goodyear has 166 police vehicles with a total cost of \$14,305,936, and Goodyear plans to acquire additional police vehicles to serve future development. To allocate the proportionate share of demand for police vehicles to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. Goodyear's existing level of service for residential development is 0.0012 units per person (166 vehicles X 79 percent residential share / 106,642 persons). The nonresidential level of service is 0.0010 units per job (166 vehicles X 21 percent nonresidential share / 36,557 jobs).

Based on the total cost of Goodyear's existing police vehicles, the weighted average cost for a new police vehicle is \$86,180 per vehicle (\$14,305,936 total cost / 166 vehicles). Goodyear may use development fees to expand its police vehicle fleet. For police vehicles, the cost is \$105.98 per person (0.0012 units per person X \$86,180 per vehicle) and \$82.18 per job (0.0010 units per job X \$86,180 per vehicle).

Figure P7: Existing Level of Service

Description	Units	Unit Cost	Total Cost
Sport Utility Vehicle	109	\$85,000	\$9,265,000
Car	26	\$50,000	\$1,300,000
Truck	15	\$65,000	\$975,000
Van	4	\$80,100	\$320,400
Motorcycle	5	\$49,300	\$246,500
Command	1	\$620,256	\$620,256
Command Trailer	1	\$227,080	\$227,080
Personal Transporter	2	\$16,900	\$33,800
UTV	1	\$21,900	\$21,900
Armored	2	\$648,000	\$1,296,000
Total	166	\$86,180	\$14,305,936

Cost Factors	
Weighted Average per Unit	\$86,180

Level-of-Service (LOS) Standards			
Existing Units	166		
Residential			
Residential Share	79%		
2023 Population	106,642		
Units per Person	0.0012		
Cost per Person	\$105.98		
Nonresidential			
Nonresidential Share	21%		
2023 Jobs	36,557		
Units per Job	0.0010		
Cost per Job	\$82.18		



Communication Equipment - Incremental Expansion

Goodyear has 50 units of communication equipment with a total cost of \$11,067,410, and Goodyear plans to acquire additional units to serve future development. To allocate the proportionate share of demand for communication equipment to residential and nonresidential development, this analysis uses calls for service outlined in Figure P1. Goodyear's existing level of service for residential development is 0.0004 units per person (50 units X 79 percent residential share / 106,642 persons). The nonresidential level of service is 0.0003 units per job (50 units X 21 percent nonresidential share / 36,557 jobs).

Based on the total cost of Goodyear's existing communication equipment, the weighted average cost for a new unit is \$221,348 per unit (\$11,067,410 total cost / 50 units). Goodyear may use development fees to acquire additional communication equipment. For communication equipment, the cost is \$81.99 per person (0.0004 units per person X \$221,348 per unit) and \$63.58 per job (0.0003 units per job X \$221,348 per unit).

Figure P8: Existing Level of Service

Description	Units	Unit Cost	Total Cost	
Communication Equipment	50	\$221,348	\$11,067,410	

Cost Factors	
Weighted Average per Unit	\$221,348

Level-of-Service (LOS) Standards			
Existing Units	50		
Residential			
Residential Share	79%		
2023 Population	106,642		
Units per Person	0.0004		
Cost per Person	\$81.99		
Nonresidential			
Nonresidential Share	21%		
2023 Jobs	36,557		
Units per Job	0.0003		
Cost per Job	\$63.58		



Development Fee Report - Plan-Based

The cost to prepare the Police Facilities IIP and related Development Fee Report totals \$18,000. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.41 per person and \$0.84 per job.

Figure P9: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$18,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."

As shown in the *Land Use Assumptions* document, Goodyear's population is expected to increase by 64,015 persons and employment is expected to increase by 10,262 jobs over the next 10 years. To reach the planned level of service for police facilities, Goodyear will construct 17,860 square feet over the next 10 years. To maintain the existing levels of service, Goodyear will need to acquire approximately 89 police vehicles and approximately 27 units of communication equipment over the next 10 years. The following pages include a more detailed projection of demand for services and costs for the Police Facilities IIP.



Police Facilities - Plan-Based

Goodyear plans to construct 17,860 square feet of police facilities over the next 10 years. Based on a projected population increase of 64,015 persons, future residential development demands approximately 14,998 square feet of police facilities (64,015 additional persons X 0.2343 square feet per person). With projected employment growth of 10,262 jobs, future nonresidential development demands approximately 2,329 square feet of police facilities (10,262 additional jobs X 0.2270 square feet per job). Future development demands approximately 17,327 square feet of police facilities at a cost of \$19,367,910 (17,327.0 square feet X \$1,118 per square foot).

Existing residential development demands approximately 24,984 square feet of police facilities (106,642 persons X 0.2343 square feet per person) and existing nonresidential development demands approximately 8,299 square feet of police facilities (36,557 jobs X 0.2270 square feet per job). Since Goodyear currently provides 32,750 square feet of police facilities, existing development currently demands an additional 533 square feet of police facilities (33,283 square feet demanded by existing development – 32,750 square feet available to existing development) to reach the planned level of service. Existing development's share of planned police facilities is approximately \$595,785 (533 square feet X \$1,118 per square foot).

Figure P10: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Facilities	0.2343 Square Feet	per Person	\$1.118
	0.2270 Square Feet	per Job	\$1,110

Demand for Police Facilities					
Year	Donulation	Jobs	Square Feet		
real	Population	1002	Residential	Nonresidential	Total
2023	106,642	36,557	24,984.3	8,298.7	33,283.0
2024	114,500	37,195	26,825.3	8,443.5	35,268.8
2025	122,355	37,833	28,665.6	8,588.3	37,253.9
2026	128,706	38,904	30,153.5	8,831.4	38,984.9
2027	135,057	39,975	31,641.5	9,074.4	40,715.9
2028	141,409	41,045	33,129.5	9,317.4	42,446.9
2029	147,760	42,116	34,617.5	9,560.5	44,177.9
2030	154,111	43,187	36,105.4	9,803.5	45,908.9
2031	159,626	44,397	37,397.6	10,078.4	47,476.0
2032	165,142	45,608	38,689.7	10,353.2	49,043.0
2033	170,657	46,819	39,981.9	10,628.1	50,610.0
10-Yr Increase	64,015	10,262	14,997.6	2,329.4	17,327.0

Growth-Related Expenditures	\$16,764,099	\$2,603,811	\$19,367,910
Non-Growth Expenditures	\$447,234	\$148,551	\$595,785
Total Expenditures	\$17,211,333	\$2,752,362	\$19,963,696



Police Vehicles - Incremental Expansion

Goodyear plans to maintain its existing level of service for police vehicles over the next 10 years. Based on a projected population increase of 64,015 persons, future residential development demands an additional 78.7 vehicles (64,015 additional persons X 0.0012 vehicles per person). With projected employment growth of 10,262 jobs, future nonresidential development demands an additional 9.8 vehicles (10,262 additional jobs X 0.0010 vehicles per job). Future development demands approximately 89 police vehicles at a cost of \$7,627,454 (88.5 units X \$86,180 per vehicle). Goodyear may use development fees to expand its police vehicle fleet.

Figure P11: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Police Vehicles	0.0012 Units	per Person	¢96 190
	0.0010 Units	per Job	\$86,180

Demand for Police Vehicles					
Year	Population	Jobs	Units		
real	Population	1002	Residential	Nonresidential	Total
2023	106,642	36,557	131.1	34.9	166.0
2024	114,500	37,195	140.8	35.5	176.3
2025	122,355	37,833	150.5	36.1	186.5
2026	128,706	38,904	158.3	37.1	195.4
2027	135,057	39,975	166.1	38.1	204.2
2028	141,409	41,045	173.9	39.1	213.0
2029	147,760	42,116	181.7	40.2	221.9
2030	154,111	43,187	189.5	41.2	230.7
2031	159,626	44,397	196.3	42.3	238.6
2032	165,142	45,608	203.1	43.5	246.6
2033	170,657	46,819	209.9	44.6	254.5
10-Yr Increase	64,015	10,262	78.7	9.8	88.5

Growth-Related Expenditures \$6,784,163 \$843,291 \$7,627,454



Communication Equipment - Incremental Expansion

Goodyear plans to maintain its existing level of service for communication equipment over the next 10 years. Based on a projected population increase of 64,015 persons, future residential development demands an additional 23.7 units (64,015 additional persons X 0.0004 units per person). With projected employment growth of 10,262 jobs, future nonresidential development demands an additional 2.9 units (10,262 additional jobs X 0.0003 units per job). Future development demands approximately 26.7 units at a cost of \$5,900,778 (26.7 units X \$221,348 per unit).

Figure P12: Projected Demand

Type of Infrastructure	Level of Service	Demand Unit	Cost per Unit
Communication Equipment	0.0004 Units	per Person	\$221,348
	0.0003 Units	per Job	3221,348

Demand for Communication Equipment					
Year	Population	Jobs	Units		
real	Population	1002	Residential	Nonresidential	Total
2023	106,642	36,557	39.5	10.5	50.0
2024	114,500	37,195	42.4	10.7	53.1
2025	122,355	37,833	45.3	10.9	56.2
2026	128,706	38,904	47.7	11.2	58.8
2027	135,057	39,975	50.0	11.5	61.5
2028	141,409	41,045	52.4	11.8	64.2
2029	147,760	42,116	54.7	12.1	66.8
2030	154,111	43,187	57.1	12.4	69.5
2031	159,626	44,397	59.1	12.8	71.9
2032	165,142	45,608	61.2	13.1	74.3
2033	170,657	46,819	63.2	13.4	76.7
10-Yr Increase	64,015	10,262	23.7	2.9	26.7

Growth-Related Expenditures \$5,248,389 \$652,389 \$5,900,778



POLICE FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Police Facilities Development Fees

Infrastructure components and cost factors for police facilities are summarized in the upper portion of Figure P13. The cost per service unit for police facilities is \$450.26 per person and \$400.34 per job.

Police facilities development fees for residential development are assessed according to the number of persons per housing unit. The fee of \$1,198 for single-family unit is calculated using a cost per service unit of \$450.26 per person multiplied by a demand unit of 2.66 persons per housing unit.

Nonresidential development fees are calculated using jobs as the service unit. The fee of \$464 per 1,000 square feet of industrial development is derived from a cost per service unit of \$400.34 per job multiplied by a demand unit of 1.16 jobs per 1,000 square feet.

Figure P13: Police Facilities Development Fees

Fee Component	Cost per Person	Cost per Job
Police Facilities	\$261.88	\$253.74
Police Vehicles	\$105.98	\$82.18
Communication Equipment	\$81.99	\$63.58
Development Fee Report	\$0.41	\$0.84
Total	\$450.26	\$400.34

Residential Fees per Unit						
Development Type	Persons per Housing Unit ¹	Proposed Fees	Current Fees	Difference		
Single Family	2.66	\$1,198	\$820	\$378		
Multi-Family	1.65	\$743	\$616	\$127		

Nonresidential Fees per 1,000 Square Feet						
Development Type	Jobs per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference		
Industrial	1.16	\$464	\$333	\$131		
Commercial	2.12	\$851	\$429	\$422		
Office & Other Services	3.26	\$1,303	\$751	\$552		
Institutional	3.03	\$1,214	\$859	\$355		

^{1.} See Land Use Assumptions



POLICE FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)). Projected fee revenue shown in Figure P14 is based on the development projections in the *Land Use Assumptions* document and the updated police facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals \$32,913,939, and projected expenditures equal \$33,509,928.

Figure P14: Police Facilities Development Fee Revenue

Fee Component	Growth Share	Existing Share	Total
Police Facilities	\$19,367,910	\$595,785	\$19,963,696
Police Vehicles	\$7,627,454	\$0	\$7,627,454
Communication Equipment	\$5,900,778	\$0	\$5,900,778
Development Fee Report	\$18,000	\$0	\$18,000
Total	\$32,914,142	\$595,785	\$33,509,928

		Single Family	Multi-Family	Industrial	Commercial	Office & Other	Institutional
		\$1,198	\$743	\$464	\$851	\$1,303	\$1,214
		per unit	per unit	per 1,000 sq ft			
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	36,920	6,367	5,773	4,916	2,874	987
Year 1	2024	38,410	8,727	5,834	4,967	2,972	1,033
Year 2	2025	39,900	11,085	5,896	5,018	3,069	1,079
Year 3	2026	41,540	12,290	5,992	5,067	3,293	1,121
Year 4	2027	43,180	13,495	6,088	5,116	3,516	1,163
Year 5	2028	44,821	14,700	6,185	5,166	3,739	1,205
Year 6	2029	46,461	15,905	6,281	5,215	3,963	1,247
Year 7	2030	48,101	17,110	6,377	5,264	4,186	1,289
Year 8	2031	49,427	18,315	6,498	5,324	4,427	1,342
Year 9	2032	50,753	19,520	6,620	5,384	4,667	1,395
Year 10	2033	52,079	20,725	6,741	5,443	4,908	1,448
10-Year I	ncrease	15,159	14,358	968	528	2,034	460
Projected	Revenue	\$18,148,370	\$10,663,047	\$448,365	\$448,427	\$2,647,529	\$558,200

Projected Fee Revenue	\$32,913,939
Total Expenditures	\$33,509,928



STREET FACILITIES IIP

ARS § 9-463.05 (T)(7)(e) defines the eligible facilities and assets for the Street Facilities IIP:

"Street facilities located in the service area, including arterial or collector streets or roads that have been designated on an officially adopted plan of the municipality, traffic signals and rights-of-way and improvements thereon."

The Street Facilities IIP includes components for street improvements and the cost of preparing the Street Facilities IIP and related Development Fee Report. The plan-based methodology is used for street improvements and the Development Fee Report.

PROPORTIONATE SHARE

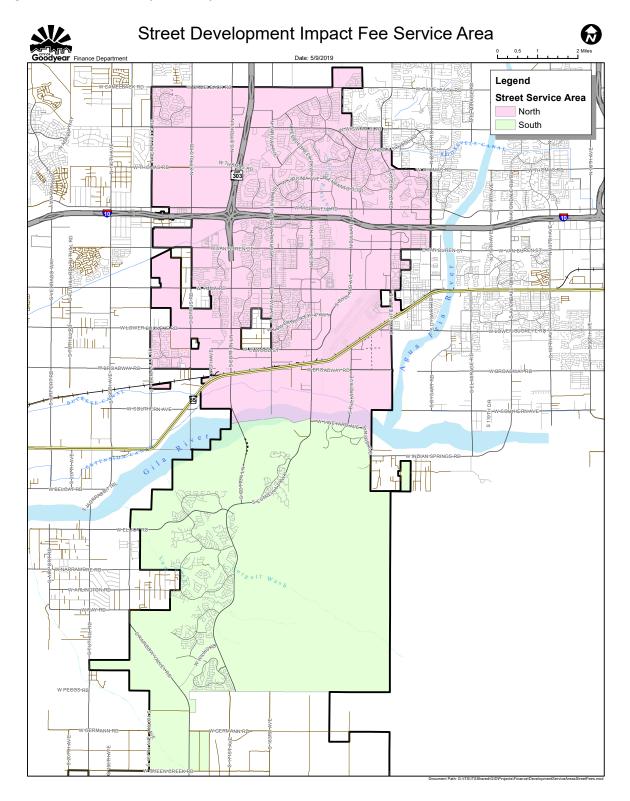
ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Street Facilities IIP and development fees will allocate the cost of necessary public services between residential and nonresidential based on trip generation rates, trip adjustment factors, and trip lengths.

SERVICE AREA

As shown in Figure S1, there are two service areas for the Street Facilities IIP.



Figure S1: Street Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

Goodyear will use vehicle miles traveled (VMT) as the demand units for street facilities fees. Components used to determine VMT include average weekday vehicle trip generation rates, adjustments for commuting patterns and pass-by trips, and trip length weighting factors.

Residential Trip Generation Rates

For residential development, TischlerBise uses trip generation rates published in <u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021). For single-family development, the proxy is Single Family Detached Housing (ITE 210), and this type of development generates 9.43 average weekday vehicle trip ends per unit. For multi-family development, the proxy is Multifamily Housing Low-Rise (ITE 220), and this type of development generates 6.74 average weekday vehicle trip ends per unit.

Nonresidential Trip Generation Rates

For nonresidential development, TischlerBise uses trip generation rates published in <u>Trip Generation</u>, Institute of Transportation Engineers, 11th Edition (2021). The prototype for industrial development is Industrial Park (ITE 130) which generates 3.37 average weekday vehicle trip ends per 1,000 square feet of floor area. The prototype for commercial development is Shopping Center (ITE 820) which generates 37.01 average weekday vehicle trips per 1,000 square feet of floor area. For office & other services development, the proxy is General Office (ITE 710), and it generates 10.84 average weekday vehicle trip ends per 1,000 square feet of floor area. Institutional development uses Government Office (ITE 730) and generates 22.59 average weekday vehicle trip ends per 1,000 square feet of floor area.

Figure S2: Average Weekday Vehicle Trip Ends by Land Use

ITE	Land Use / Size	Demand	Wkdy Trip Ends	Wkdy Trip Ends	Emp Per	Sq Ft
Code	Laitu Ose/ 3ize	Unit	Per Dmd Unit ¹	Per Employee ¹	Dmd Unit	Per Emp
110	Light Industrial	1,000 Sq Ft	4.87	3.10	1.57	637
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
140	Manufacturing	1,000 Sq Ft	4.75	2.51	1.89	528
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
254	Assisted Living	bed	2.60	4.24	0.61	na
310	Hotel	room	7.99	14.34	0.56	na
565	Day Care	student	4.09	21.38	0.19	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
620	Nursing Home	bed	3.06	3.31	0.92	na
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
720	Medical-Dental Office	1,000 Sq Ft	36.00	8.71	4.13	242
730	Government Office	1,000 Sq Ft	22.59	7.45	3.03	330
770	Business Park	1,000 Sq Ft	12.44	4.04	3.08	325
820	Shopping Center (avg size)	1,000 Sq Ft	37.01	17.42	2.12	471

^{1.} Trip Generation, Institute of Transportation Engineers, 11th Edition (2021).



Trip Rate Adjustments

To calculate street facilities fees, trip generation rates require an adjustment factor to avoid double counting each trip at both the origin and destination points. Therefore, the basic trip adjustment factor is 50 percent. As discussed further in this section, the development fee methodology includes additional adjustments to make the fees proportionate to the infrastructure demand for particular types of development.

Commuter Trip Adjustment

Residential development has a larger trip adjustment factor of 64 percent to account for commuters leaving Goodyear for work. According to the 2009 National Household Travel Survey (see Table 30) weekday work trips are typically 31 percent of production trips (i.e., all out-bound trips, which are 50 percent of all trip ends). As shown in Figure S3, the U.S. Census Bureau's OnTheMap web application indicates 91 percent of resident workers traveled outside of Goodyear for work in 2019. In combination, these factors $(0.31 \times 0.50 \times 0.91 = 0.14)$ support the additional 14 percent allocation of trips to residential development.

Figure S3: Commuter Trip Adjustment

Trip Adjustment Factor for Commuters ¹	
Employed Residents	36,611
Residents Living and Working in Goodyear	3,180
Residents Commuting Outside Goodyear for Work	33,431
Percent Commuting out of Goodyear	91%
Additional Production Trips ²	14%
Residential Trip Adjustment Factor	64%

^{1.} U.S. Census Bureau, OnTheMap Application (version 6.8.1) and LEHD Origin-Destination Employment Statistics, 2019.

Adjustment for Pass-By Trips

For commercial and institutional development, the trip adjustment factor is less than 50 percent because these types of development attract vehicles as they pass by on arterial and collector roads. For example, when someone stops at a convenience store on the way home from work, the convenience store is not the primary destination. For the average shopping center, ITE data indicate 34 percent of the vehicles that enter are passing by on their way to some other primary destination. The remaining 66 percent of attraction trips have the commercial site as their primary destination. Because attraction trips are half of all trips, the trip adjustment factor is 66 percent multiplied by 50 percent, or approximately 33 percent of the trip ends.



^{2.} According to the National Household Travel Survey (2009)*, published in December 2011 (see Table 30), home-based work trips are typically 30.99 percent of "production" trips, in other words, out-bound trips (which are 50 percent of all trip ends). Also, LED OnTheMap data from 2019 indicate that 91 percent of Goodyear's workers travel outside the city for work. In combination, these factors $(0.3099 \times 0.50 \times 0.91 = 0.14)$ account for 14 percent of additional production trips. The total adjustment factor for residential includes attraction trips (50 percent of trip ends) plus the journey-to-work commuting adjustment (14 percent of production trips) for a total of 64 percent.

^{*}http://nhts.ornl.gov/publications.shtml; Summary of Travel Trends - Table "Daily Travel Statistics by Weekday vs. Weekend"

Average Weekday Vehicle Trips

Shown below in Figure S4, multiplying average weekday vehicle trip ends and trip adjustment factors (discussed on the previous page) by Goodyear's existing development units provides the average weekday vehicle trips generated by existing development. As shown below, Goodyear's existing citywide development generates 342,978 vehicle trips on an average weekday.

Figure S4: Average Weekday Vehicle Trips by Land Use - Citywide

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Туре	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	36,920	222,817
Multi-Family	HU	220	6.74	64%	6,367	27,465
Industrial	KSF	130	3.37	50%	5,773	9,727
Commercial	KSF	820	37.01	33%	4,916	60,035
Office & Other Services	KSF	710	10.84	50%	2,874	15,575
Institutional	KSF	610	22.59	33%	987	7,359
Total						342,978

Shown below in Figure S5, Goodyear's existing development in the north service area generates 290,391 vehicle trips on an average weekday.

Figure S5: Average Weekday Vehicle Trips by Land Use - North

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Туре	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	28,826	173,971
Multi-Family	HU	220	6.74	64%	6,367	27,465
Industrial	KSF	130	3.37	50%	5,762	9,708
Commercial	KSF	820	37.01	33%	4,702	57,428
Office & Other Services	KSF	710	10.84	50%	2,801	15,179
Institutional	KSF	610	22.59	33%	891	6,640
Total						290,391

Shown below in Figure S6, Goodyear's existing development in the south service area generates 52,587 vehicle trips on an average weekday.

Figure S6: Average Weekday Vehicle Trips by Land Use - South

Development	Development	ITE	Avg Wkday	Trip	2023	2023
Туре	Unit	Code	VTE	Adjustment	Dev Units	Veh Trips
Single Family	HU	210	9.43	64%	8,094	48,846
Multi-Family	HU	220	6.74	64%	0	0
Industrial	KSF	130	3.37	50%	11	19
Commercial	KSF	820	37.01	33%	213	2,607
Office & Other Services	KSF	710	10.84	50%	73	396
Institutional	KSF	610	22.59	33%	96	719
Total						52,587



Local Trip Lengths

According to recent estimates, Goodyear provides 424 lane miles of arterials. Using a capacity standard of 9,000 vehicles per lane mile, Goodyear's existing arterial network provides 3,816,000 vehicle miles of capacity (424 lane miles X 9,000 vehicles per lane mile). To calculate the local trip length, TischlerBise divides estimated vehicle miles of capacity by estimated average weekday vehicle trips. The local average trip length is 11.13 miles (3,816,000 vehicle miles of capacity / 342,978 average weekday vehicle trips. The analysis will use the local trip length shown below to calculate VMT.

Figure S7: Local Trip Lengths

Average Trip Length					
Total Arterial Lane Miles ¹	424.00				
Capacity per Lane Mile ¹	9,000				
Vehicle Miles of Capacity	3,816,000				
Avg Wkday Vehicle Trips	342,978				
Avg Trip Length	11.13				

Trip Length Weighting Factor

The street facilities development fee methodology includes a percentage adjustment, or weighting factor, to account for trip length variation by type of land use. As documented in Table 6a, Table 6b, and Table 6c of the 2017 National Household Travel Survey, vehicle trips from residential development are approximately 117 percent of the average trip length. The residential trip length adjustment factor includes data on home-based work trips, social, and recreational purposes. Conversely, shopping trips associated with commercial development are roughly 75 percent of the average trip length while other nonresidential development typically accounts for trips that are 73 percent of the average for all trips.

Local Vehicle Miles Traveled

Shown below are the demand indicators for residential and nonresidential land uses related to vehicle miles traveled (VMT). For residential development, the table displays VMT per housing unit. For nonresidential development, the table displays VMT generated per 1,000 square feet of floor area (per room for lodging, and per bed for assisted living).

Figure S8: Ratio of Service Unit to Development Unit

Residential Development						
Dayalanmant Typa	AWVTE	Trip	Average Trip	Trip Length	Avg Wkdy VMT	
Development Type	per unit ¹	Adjustment ¹	Length (miles)	Adjustment	per Unit	
Single Family	9.43	64%	11.13	117%	78.56	
Multi-Family	6.74	64%	11.13	117%	56.15	

Nonresidential Development						
Douglanment Type	AWVTE per	Trip	Average Trip	Trip Length	Avg Wkdy VMT	
Development Type	1,000 Sq Ft ¹	Adjustment ¹	Length (miles)	Adjustment	per 1,000 Sq Ft ¹	
Industrial	3.37	50%	11.13	73%	13.69	
Commercial	37.01	33%	11.13	75%	101.91	
Office & Other Services	10.84	50%	11.13	73%	44.02	
Institutional	22.59	33%	11.13	73%	60.55	

^{1.} See Land Use Assumptions



PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."

North Service Area

As shown in the *Land Use Assumptions* document, Goodyear's housing stock in the north service area is expected to increase by 21,205 units and nonresidential floor area is expected to increase by 3,826,000 square feet over the next 10 years. Based on the trip generation factors discussed in this section, projected development demands an additional 1,517,758 vehicle miles of capacity over the next 10 years. Shown below in Figure S9, Goodyear will need to construct approximately 168.6 lane miles of street improvements over the next 10 years to maintain the existing levels of service. Goodyear plans to construct 6.30 lane miles of street improvements over the next 10 years; therefore, the analysis allocates the eligible cost to construct 6.30 lane miles to the 10-year projected demand for capacity.

Figure S9: Projected Travel Demand – North Service Area

Development	Development	ITE	Weekday	Local	Trip	Weekday
Туре	Unit	Code	Veh Trips	Trip Length	Adj	VMT
Single Family	HU	210	6.04	11.13	117%	78.56
Multi-Family	HU	220	4.31	11.13	117%	56.15
Industrial	KSF	130	1.69	11.13	73%	13.69
Commercial	KSF	820	12.21	11.13	75%	101.91
Office & Other Services	KSF	710	5.42	11.13	73%	44.02
Institutional	KSF	610	7.45	11.13	73%	60.55

VMC Per Lane Mile	9,000
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	Non-Utility Service Area - North	Base	1	2	3	4	5	10	10-Year
	Non-othity Service Area - North	2023	2024	2025	2026	2027	2028	2033	Increase
	Single Family Units	28,826	29,496	30,166	30,986	31,806	32,626	35,783	6,957
ent	Multi-Family Units	6,367	8,716	11,063	12,257	13,451	14,645	20,614	14,247
Development	Industrial KSF	5,762	5,822	5,883	5,978	6,073	6,168	6,719	957
velc	Commercial KSF	4,702	4,753	4,803	4,846	4,888	4,930	5,125	423
De	Office & Other Services KSF	2,801	2,896	2,991	3,211	3,432	3,653	4,808	2,007
	Institutional KSF	891	934	978	1,018	1,058	1,098	1,329	439
(0	Single-Family Trips	173,971	178,014	182,058	187,007	191,956	196,904	215,960	41,989
Trips	Multi-Family Trips	27,465	37,597	47,721	52,871	58,021	63,171	88,921	61,457
icle	Residential Trips	201,435	215,612	229,779	239,878	249,977	260,076	304,881	103,446
Vehicle	Industrial Trips	9,708	9,811	9,913	10,073	10,233	10,393	11,321	1,613
	Commercial Trips	57,428	58,046	58,664	59,181	59,699	60,217	62,595	5,167
Weekday	Office & Other Services Trips	15,179	15,695	16,210	17,406	18,602	19,797	26,059	10,880
	Institutional Trips	6,640	6,966	7,292	7,589	7,887	8,185	9,911	3,270
Avg	Nonresidential Trips	88,956	90,517	92,078	94,249	96,421	98,592	109,886	20,930
	Total Vehicle Trips	290,391	306,129	321,857	334,127	346,398	358,668	414,768	124,377
VMC	Vehicle Miles of Capacity (VMC)	3,357,468	3,554,825	3,752,070	3,901,282	4,050,494	4,199,707	4,875,226	1,517,758
Need	Arterial Lane Miles		21.9	21.9	16.6	16.6	16.6	14.0	168.6



South Service Area

As shown in the *Land Use Assumptions* document, Goodyear's housing stock in the north service area is expected to increase by 8,313 units and nonresidential floor area is expected to increase by 207,000 square feet over the next 10 years. Based on the trip generation factors discussed in this section, projected development demands an additional 666,540 vehicle miles of capacity over the next 10 years. Shown below in Figure S10, Goodyear will need to construct approximately 74.1 lane miles of street improvements over the next 10 years to maintain the existing levels of service. Goodyear plans to construct 1.75 lane miles of street improvements over the next 10 years; therefore, the analysis allocates the eligible cost to construct 1.75 lane miles to the 10-year projected demand for capacity.

Figure S10: Projected Travel Demand – South Service Area

Development	Development	ITE	Weekday	Local	Trip	Weekday
Туре	Unit	Code	Veh Trips	Trip Length	Adj	VMT
Single Family	HU	210	6.04	11.13	117%	78.56
Multi-Family	HU	220	4.31	11.13	117%	56.15
Industrial	KSF	130	1.69	11.13	73%	13.69
Commercial	KSF	820	12.21	11.13	75%	101.91
Office & Other Services	KSF	710	5.42	11.13	73%	44.02
Institutional	KSF	610	7.45	11.13	73%	60.55

VMC Per Lane Mile 9,000	VMC Per Lane Mile	9,000
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	Non-Utility Service Area - South	Base	1	2	3	4	5	10	10-Year
ľ	Non-Othrty Service Area - South	2023	2024	2025	2026	2027	2028	2033	Increase
	Single Family Units	8,094	8,914	9,734	10,554	11,374	12,195	16,296	8,202
ent	Multi-Family Units	0	11	22	33	44	56	111	111
Development	Industrial KSF	11	12	13	14	15	17	22	11
velc	Commercial KSF	213	214	215	222	228	235	318	105
De	Office & Other Services KSF	73	76	79	81	84	87	100	27
	Institutional KSF	96	103	109	116	122	129	161	65
	Single-Family Trips	48,846	53,796	58,746	63,696	68,646	73,596	98,347	49,501
Trips	Multi-Family Trips	0	48	96	144	192	239	479	479
	Residential Trips	48,846	53,844	58,842	63,840	68,838	73,836	98,825	49,980
Vehicle	Industrial Trips	19	20	22	24	26	28	37	18
	Commercial Trips	2,607	2,615	2,623	2,706	2,789	2,872	3,886	1,279
Weekday	Office & Other Services Trips	396	411	426	441	455	470	540	144
	Institutional Trips	719	768	816	865	913	962	1,204	485
Avg	Nonresidential Trips	3,741	3,814	3,888	4,035	4,183	4,331	5,667	1,926
	Total Vehicle Trips	52,587	57,658	62,729	67,875	73,021	78,167	104,493	51,906
VMC	Vehicle Miles of Capacity (VMC)	666,817	732,475	798,133	864,413	930,692	996,972	1,333,357	666,540
Need	Arterial Lane Miles		7.3	7.3	7.4	7.4	7.4	7.5	74.1

ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."

North Service Area

Street Improvements - Plan-Based

Goodyear plans to construct 6.30 lane miles of street improvements to serve future development over the next 10 years. Shown below, the total cost of planned street improvements in the north service area is \$79,951,586 and other funding sources equal \$2,445,200. The remaining amount of \$77,506,386 represents the eligible cost for street improvements. After subtracting the existing street development fee fund balance as of June 30, 2023, the adjusted cost of street improvements is \$44,890,087.

Figure S11: Planned Street Improvements

Project	Lane Miles	Total Cost	Other Funding	Eligible Cost
I-1 Pebble Creek Pkwy and I-10 Intersection	0.33	\$8,309,994	\$0	\$8,309,994
McDowell Rd and Citrus Rd Intersection	0.33	\$6,567,757	\$0	\$6,567,757
Sarival Ave (West Half) - Yuma Rd to Elwood St	1.47	\$19,545,900	\$0	\$19,545,900
Estrella Pkwy (Outside NB Lane) - MC85 to Elwood St	0.32	\$189,100	\$0	\$189,100
Sarival Ave - Jefferson Street to Yuma	0.40	\$4,163,200	\$1,462,400	\$2,700,800
Citrus Rd - I-10 (End ADOT Impr.) to Thomas Rd	2.20	\$32,855,700	\$0	\$32,855,700
I-5 Lower Buckeye Rd and Sarival Ave Intersection	0.05	\$4,360,000	\$982,800	\$3,377,200
R-4 Yuma Rd - Canyon Tr to Sarival Ave	1.20	\$3,959,935	\$0	\$3,959,935
Subtotal	6.30	\$79,951,586	\$2,445,200	\$77,506,386
Fund Balance (6/30/2023)				(\$32,616,299)
Total	6.30	\$79,951,586	\$2,445,200	\$44,890,087

Source: Goodyear Public Works Department

Allocating the adjusted cost to the 10-year VMT increase results in a cost of \$29.58 per VMT (\$44,890,087 adjusted cost / 1,517,758 additional VMT).

Figure S12: Cost Allocation

Cost Factors					
Eligible Cost	\$77,506,386				
DIF Balance	(\$32,616,299)				
Adjusted Cost	\$44,890,087				
10-Year VMT Increase	1,517,758				
Cost per VMT	\$29.58				



South Service Area

Street Improvements - Plan-Based

Goodyear plans to construct 1.75 lane miles of street improvements to serve future development over the next 10 years. Shown below, the total cost of planned street improvements in the south service area is \$35,845,992. After subtracting the existing street development fee fund balance as of June 30, 2023, the adjusted cost of street improvements is \$31,202,670.

Figure S13: Planned Street Improvements

Project	Lane Miles	Total Cost	Other Funding	Eligible Cost
I-8 Estrella Pkwy and Cotton Ln Intersection	0.88	\$14,000,000	\$0	\$14,000,000
R-2 Estrella Pkwy - Vineyard Ave to MC85 ¹	0.87	\$21,845,992	\$0	\$21,845,992
Subtotal	1.75	\$35,845,992	\$0	\$35,845,992
Fund Balance (6/30/2023)	(\$4,643,323)			
Total	1.75	\$35,845,992	\$0	\$31,202,670

Source: Goodyear Public Works Department

Allocating the adjusted cost to the 10-year VMT increase results in a cost of \$46.81 per VMT (\$31,202,670 adjusted cost / 666,540 additional VMT).

Figure S14: Cost Allocation

Cost Factors				
Adjusted Cost	\$35,845,992			
DIF Balance	(\$4,643,323)			
Adjusted Cost	\$31,202,670			
10-Year VMT Increase	666,540			
Cost per VMT	\$46.81			



^{1.} Represents 1/3 of total cost based on the assumption that the bridge will service growth for 30 years (10-year LUA / 30 years)

Development Fee Report - Plan-Based

The cost to prepare the Street Facilities IIP and related Development Fee Report totals \$26,110. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.02 per VMT.

Figure S15: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$18,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					



STREET FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

Street Facilities Development Fees

North Service Area

Infrastructure components and cost factors for street facilities in the north service area are summarized in the upper portion of Figure S16. Since Goodyear will offset the street facilities fees with excess construction sales tax, the cost per service unit for street facilities is \$0.00 per VMT.

Figure S16: Street Facilities Development Fees – North Service Area

Fee Component	Cost per VMT
Street Improvements	\$29.58
Development Fee Report	\$0.02
Excess Construction Sales Tax	(\$29.60)
Total	\$0.00

Residential Fees per Unit							
Development Type	Avg Wkdy VMT per Unit ¹	Proposed Fees	Current Fees	Difference			
Single Family	78.56	78.56 \$0		(\$2,669)			
Multi-Family	56.15	\$0	\$2,069	(\$2,069)			

Nonresidential Fees per 1,000 Square Feet							
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference			
Industrial	13.69	\$0	\$303	(\$303)			
Commercial	101.91	\$0	\$3,621	(\$3,621)			
Office & Other Services	44.02	\$0	\$1,698	(\$1,698)			
Institutional	60.55	\$0	\$1,698	(\$1,698)			

1. See Land Use Assumptions



South Service Area

Infrastructure components and cost factors for street facilities in the south service area are summarized in the upper portion of Figure S17. Since Goodyear will offset the street facilities fees with excess construction sales tax, the cost per service unit for street facilities is \$0.00 per VMT.

Figure S17: Street Facilities Development Fees – South Service Area

Fee Component	Cost per VMT
Street Improvements	\$46.81
Development Fee Report	\$0.02
Excess Construction Sales Tax	(\$46.83)
Total	\$0.00

Residential Fees per Unit						
Development Type	Current	Difference				
	per Unit ¹	Fees	Fees			
Single Family	78.56	\$0	\$3,330	(\$3,330)		
Multi-Family	56.15	\$0	\$2,582	(\$2,582)		

Nonresidential Fees per 1,000 Square Feet							
Development Type	Avg Wkdy VMT per 1,000 Sq Ft ¹	Proposed Fees	Current Fees	Difference			
Industrial	13.69	\$0	\$378	(\$378)			
Commercial	101.91	\$0	\$4,517	(\$4,517)			
Office & Other Services	44.02	\$0	\$2,119	(\$2,119)			
Institutional	60.55	\$0	\$2,803	(\$2,803)			

^{1.} See Land Use Assumptions



STREET FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

North Service Area

Projected fee revenue shown in Figure S18 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Goodyear will use excess construction sales tax revenue to offset street facilities fees; therefore, projected development fee revenue equals \$0, and projected expenditures equal \$44,908,844.

Figure S18: Street Facilities Development Fee Revenue – North Service Area

Fee Component	Growth Share	Existing Share	Total
Street Improvements	\$44,890,087	\$0	\$44,890,087
Development Fee Report	\$18,757	\$0	\$18,757
Excess Construction Sales Tax	(\$44,908,844)	\$0	(\$44,908,844)
Total	\$0	\$0	\$0

		Single Family	Multi-Family	Industrial	Commercial	Office & Other	Institutional
		\$0	\$0	\$0	\$0	\$0	\$0
		per unit	per unit	per 1,000 sq ft			
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	28,826	6,367	5,762	4,702	2,801	891
Year 1	2024	29,496	8,716	5,822	4,753	2,896	934
Year 2	2025	30,166	11,063	5,883	4,803	2,991	978
Year 3	2026	30,986	12,257	5,978	4,846	3,211	1,018
Year 4	2027	31,806	13,451	6,073	4,888	3,432	1,058
Year 5	2028	32,626	14,645	6,168	4,930	3,653	1,098
Year 6	2029	33,446	15,839	6,263	4,973	3,873	1,138
Year 7	2030	34,266	17,033	6,358	5,015	4,094	1,178
Year 8	2031	34,772	18,226	6,478	5,052	4,332	1,228
Year 9	2032	35,278	19,420	6,599	5,088	4,570	1,279
Year 10	2033	35,783	20,614	6,719	5,125	4,808	1,329
10-Year I	ncrease	6,957	14,247	957	423	2,007	439
Projected	Revenue	\$16,171,740	\$23,669,975	\$387,710	\$1,275,608	\$2,614,322	\$785,906

Projected Fee Revenue	\$0
Excess Construction Sales Tax	\$44,908,844
Total Expenditures	\$44,908,844



South Service Area

Projected fee revenue shown in Figure S19 is based on the development projections in the *Land Use Assumptions* document and the updated street facilities development fees. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Goodyear will use excess construction sales tax revenue to offset street facilities fees; therefore, projected development fee revenue equals \$0, and projected expenditures equal \$31,210,022.

Figure S19: Street Facilities Development Fee Revenue – South Service Area

Fee Component	Growth Share	Existing Share	Total
Street Improvements	\$31,202,670	\$0	\$31,202,670
Development Fee Report	\$7,353	\$0	\$7,353
Excess Construction Sales Tax	(\$31,210,022)	\$0	(\$31,210,022)
Total	\$0	\$0	\$0

		Single Family	Multi-Family	Industrial	Commercial	Office & Other	Institutional
		\$0	\$0	\$0	\$0	\$0	\$0
		per unit	per unit	per 1,000 sq ft			
Yea	ar	Hsg Unit	Hsg Unit	KSF	KSF	KSF	KSF
Base	2023	8,094	0	11	213	73	96
Year 1	2024	8,914	11	12	214	76	103
Year 2	2025	9,734	22	13	215	79	109
Year 3	2026	10,554	33	14	222	81	116
Year 4	2027	11,374	44	15	228	84	122
Year 5	2028	12,195	56	17	235	87	129
Year 6	2029	13,015	67	18	242	89	135
Year 7	2030	13,835	78	19	249	92	142
Year 8	2031	14,655	89	20	272	95	148
Year 9	2032	15,475	100	21	295	97	155
Year 10	2033	16,296	111	22	318	100	161
10-Year I	ncrease	8,202	111	11	105	27	65
Projected	Revenue	\$30,170,277	\$291,831	\$6,983	\$499,777	\$54,798	\$184,283

Projected Fee Revenue	\$0
Excess Construction Sales Tax	\$31,210,022
Total Expenditures	\$31,210,022



WATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(a) defines the eligible facilities and assets for the Water Facilities IIP:

"Water facilities, including the supply, transportation, treatment, purification and distribution of water, and any appurtenances for those facilities."

The Water Facilities IIP includes components for Gila River Indian Community (GRIC) water lease, surface water treatment, distribution / storage, and the cost of preparing the Water Facilities IIP and related Development Fee Report. The cost recovery methodology is used to calculate the GRIC water lease and the surface water treatment components. The plan-based methodology is used for distribution / storage and the Development Fee Report.

PROPORTIONATE SHARE

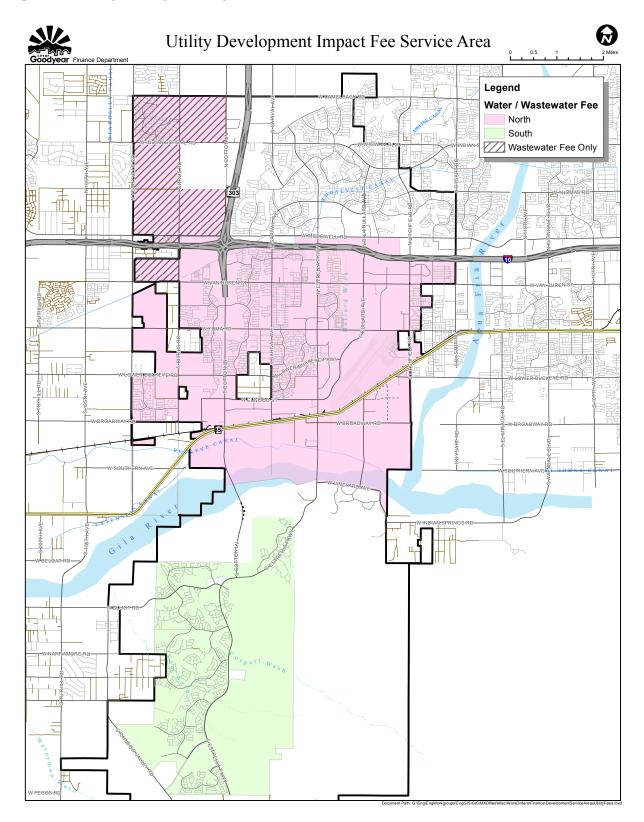
ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Water Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using average day demand factors.

SERVICE AREA

As shown in Figure W1, there are two service areas for the Water Facilities IIP.



Figure W1: Utility Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

According to the 2016 Integrated Water Master Plan, average day demand from single-family units is 402 gallons. Goodyear recharges 27 percent of water demand, so this analysis uses 293 gallons for water resource demand.

Figure W2: Water Demand Factors

Single Family Average Day Demand		
Water Treatment Demand	402 Gallons	
% of Demand Recharged	27%	
Water Resource Demand	293 Gallons	

Source: 2016 Integrated Water Master Plan

Water development fees are assessed by meter size, and the analysis uses average day demand from single-family units of 402 gallons per day (water treatment) and 293 gallons per day (water resource) as the demand factors for a 0.75-inch meter. For 1.00-inch and 1.50-inch meters, average day demand is calculated by multiplying average day demand from existing single-family units by the capacity ratio for the corresponding meter size. For meters larger than 1.50 inches, average day demand is calculated from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W3: Water Ratio of Service Unit to Development Unit

Average Day Gallons		
Water Treatment 402		
Water Resource	293	

Meter Size	Capacity Ratio ¹
0.75-inch	1.00
1.00-inch	1.67
1.50-inch	3.33

1. AWWA Manual of Water Supply Practices M-1, 7th Edition



ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."

Existing Demand

Using water demand factors from the 2016 Integrated Water Master Plan and existing development estimates, average day demand from Goodyear water customers in 2023 is 10,778,331 gallons. Average day demand in the north service area is 6,881,115 gallons and average day demand in the south service area is 3,897,216 gallons.

Figure W4: Existing Demand

		Average Day Gallons		
Ye	ear	North	South	Total
Base	2023	6,881,115	3,897,216	10,778,331

Source: TischlerBise estimate

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."



Projected Demand

Shown below, Figure W5 includes projected average day demand over the next 10 years. To project future water demand in the north service area, the analysis applies water demand factors from the 2016 Integrated Water Master Plan to development projections for the north service area. Based on this analysis, projected average day demand increases by 2,771,788 gallons in the north service area over the next 10 years. The analysis uses the Conceptual Master Water Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022) to project future water demand in the south service area. Based on these projections, average day demand increases by 3,444,889 gallons in the south service area over the next 10 years (water storage demand increases by 3,677,400 gallons).

Figure W5: Projected Demand

		Average Day Gallons		
Yε	ear	North	South	Total
Base	2023	6,881,115	3,897,216	10,778,331
1	2024	7,191,221	4,241,705	11,432,926
2	2025	7,501,327	4,586,194	12,087,521
3	2026	7,806,008	4,930,683	12,736,690
4	2027	8,110,688	5,275,172	13,385,860
5	2028	8,415,369	5,619,661	14,035,029
6	2029	8,720,049	5,964,149	14,684,199
7	2030	9,024,730	6,308,638	15,333,368
8	2031	9,234,121	6,653,127	15,887,248
9	2032	9,443,512	6,997,616	16,441,129
10	2033	9,652,904	7,342,105	16,995,009
10-Year	Increase	2,771,788	3,444,889	6,216,677

Source: TischlerBise estimate



GRIC Water Lease - Cost Recovery

North Service Area

The City of Goodyear issued debt with a principal balance of \$8,823,600 in 2011 for a lease purchase of 7,000 acre-feet of water with the Gila River Indian Community (GRIC) to meet demand from future development. Goodyear will use development fees to repay debt related to the GRIC water lease. As shown in Figure W6, dividing the total principal balance of \$8,823,600 by 6,249,197 gallons (7,000 acrefeet) results in a principal cost of \$1.41 per gallon. Based on a 10-year demand increase of 2,771,788 gallons, the 10-year principal cost is \$3,913,647. Including 10 years of interest costs increases the 10-year total cost to \$5,320,484. Dividing the 10-year total cost by the 10-year demand increase of 2,771,788 gallons results in a cost of \$1.92 per gallon.

Figure W6: Cost Factors

GRIC Water Lease		
Total Principal (Series 2011)	\$8,823,600	
÷ Average Day Gallons (7,000 acre-feet)	6,249,197	
Principal Cost per Gallon	\$1.41	
x 10-Year Additional Demand (gallons)	2,771,788	
10-Year Principal Cost	\$3,913,647	
10-Year Interest Cost	\$1,406,838	
10-Year Total Cost	\$5,320,484	
÷ 10-Year Additional Demand (gallons)	2,771,788	
Cost per Gallon	\$1.92	

Surface Water Treatment - Cost Recovery

The existing Surface Water Treatment Facility has a total capacity of 8,000,000 gallons and has available capacity to serve future development. The total principal cost is \$90,000,000, and the total developer reimbursement is \$24,000,000. Goodyear will use development fees to repay outstanding principal, interest, and developer reimbursement related to the available capacity. The remaining principal balance is \$81,823,581, the 10-year interest cost is \$29,317,308, and the remaining developer reimbursement is \$22,331,301. Dividing the remaining cost of \$133,472,189 by the total capacity of 8,000,000 gallons results in a remaining cost of \$16.68 per gallon.

Figure W7: Cost Factors

Surface Water Treatment		
Remaining Principal Cost	\$81,823,581	
10-Year Interest Cost	\$29,317,308	
Remaining Developer Reimbursement	\$22,331,301	
Remaining Cost	\$133,472,189	
÷ Total Capacity (average day gallons)	8,000,000	
Remaining Cost per Gallon	\$16.68	



North Service Area

Multiplying the remaining cost of \$16.68 per gallon by the 10-year additional demand of 2,771,788 gallons in the north service area results in \$46,244,577 related to surface water treatment costs in the north service area. After adjusting for the existing north service area fund balance of \$13,081,910, the 10-year cost is \$33,162,2267. Dividing the 10-year cost of \$33,162,2267 by the 10-year additional demand of 2,771,788 gallons results in a cost of \$11.96 per gallon.

Figure W8: Cost Factors - North Service Area

Surface Water Treatment - North	า
Remaining Cost per Gallon	\$16.68
x 10-Year Additional Demand (gallons)	2,771,788
North Share	\$46,244,577
Fund Balance (6/30/2023)	(\$13,081,910)
10-Year Cost - North	\$33,162,667
÷ 10-Year Additional Demand (gallons)	2,771,788
Cost per Gallon	\$11.96

South Service Area

Multiplying the remaining cost of \$16.68 per gallon by the 10-year additional demand of 3,444,889 gallons in the south service area results in \$57,474,610 related to surface water treatment costs in the south service area. After adjusting for the existing south service area fund balance of \$1,426,849, the 10-year cost is \$56,047,761. Dividing the 10-year cost of \$56,047,761 by the 10-year additional demand of 3,444,889 gallons results in a cost of \$16.27 per gallon.

Figure W9: Cost Factors – South Service Area

Surface Water Treatment - South		
Remaining Cost per Gallon	\$16.68	
x 10-Year Additional Demand (gallons)	3,444,889	
South Share	\$57,474,610	
Fund Balance (6/30/2023)	(\$1,426,849)	
10-Year Cost - South	\$56,047,761	
÷ 10-Year Additional Demand (gallons)	3,444,889	
Cost per Gallon	\$16.27	



Distribution / Storage - Plan-Based

North Service Area

The City of Goodyear identified distribution / storage projects to serve future development in the north service area over the next 10 years. Dividing the total cost of \$20,277,400 by the 10-year demand increase of 2,771,788 gallons yields a cost of \$7.32 per gallon.

Figure W10: Cost Factors

Distribution / Storage	Cost
16" water main in Litchfield Rd from El Cielo St to MC85 (650 LF)	\$190,200
12" water main in Litchfield Rd from Broadway Rd to La Tierra St (4,300 LF)	\$1,155,800
16" water main in Broadway Rd from Estrella Pkwy to 143rd Ave (7,920 LF)	\$2,317,400
12" water main in Broadway Rd from 143rd Ave to Litchfield Rd (2,680 LF)	\$720,300
12" water main in 143rd Ave from Broadway Rd to El Sol St (3,430 LF)	\$922,000
16" water main in Litchfield (WPA 2)	\$1,834,100
Increase Booster Capacity at Site 12	\$350,000
1.5 MG storage reservoir at Site 18	\$4,039,000
4.0 MG storage reservoir at SWTF or Silva Site	\$8,748,600
Total Cost	\$20,277,400
÷10-Year Additional Demand (gallons)	2,771,788
Cost per Gallon	\$7.32
x 10-Year Additional Demand (gallons)	2,771,788
10-Year Revenue Collections	\$20,277,400

South Service Area

The City of Goodyear identified distribution / storage projects to serve future development in the south service area over the next 10 years. Dividing the total cost of \$20,944,315 by the 10-year demand increase of 3,677,400 gallons yields a cost of \$5.70 per gallon.

Figure W11: Cost Factors

Distribution / Storage	Cost
12" water main connection NE of Estrella Pkwy and Cotton Ln (17,000 LF)	\$4,569,600
30" water transmission line	\$12,335,715
1.5 MG reservoir at Site 13	\$4,039,000
Total Cost	\$20,944,315
÷10-Year Additional Demand (gallons)	3,677,400
Cost per Gallon	\$5.70
x 10-Year Additional Demand (gallons)	3,677,400
10-Year Revenue Collections	\$20,944,315



Development Fee Report - Plan-Based

The cost to prepare the Water Facilities IIP and related Development Fee Report totals \$25,000. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.01 per gallon.

Figure W12: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$18,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					

WATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).



Water Facilities Development Fees

North Service Area

The cost per service unit is \$21.21 per gallon for water facilities development fees in the north service area, and Goodyear will assess water facilities development fees by meter size to new development. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in AWWA Manual of Water Supply Practices M-1, 7th Edition.

Water facilities development fees are calculated by multiplying the cost per gallon by the average day gallons per EDU (single-family unit) and the associated capacity ratio. The 0.75-inch fee (single-family fee) of \$8,317 is calculated in two parts. The first part, related to water resource, is calculated using a cost per service unit of \$1.92 per gallon, multiplied by 293 average day gallons (water resource), multiplied by a capacity ratio of 1.00. The second part, related to water treatment and distribution, is calculated using a cost per service unit of \$19.29 per gallon, multiplied by 402 average day gallons (water treatment), multiplied by a capacity ratio of 1.00.

For meters larger than 1.50 inches, the fee is calculated using a cost per service unit of \$21.21 per gallon multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W13: Water Facilities Development Fees – North Service Area

Fee Component	Cost per Gallon	Gallons	Single Family
GRIC Water Lease	\$1.92	293	\$563
Surface Water Treatment	\$11.96	402	\$4,808
Distribution / Storage	\$7.32	402	\$2,943
Development Fee Report	\$0.01	402	\$4
Total	\$21.21		\$8,317

Development Type	Average Day Gallons	
Single Family	402	

Fees per Meter				
Meter Size	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
0.75-inch	1.00	\$8,317	\$7,553	\$764
1.00-inch	1.67	\$13,890	\$12,613	\$1,277
1.50-inch	3.33	\$27,696	\$25,151	\$2,545

- 1. AWWA Manual of Water Supply Practices M-1, 7th Edition
- 2. Meters larger than 1.50 inches calculated using \$21.21 per gallon for the north service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.



South Service Area

The cost per service unit is \$21.98 per gallon for water facilities development fees in the south service area, and Goodyear will assess water facilities development fees by meter size to new development. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1*, 7th Edition.

Water facilities development fees are calculated by multiplying the cost per gallon by the average day gallons per EDU (single-family unit) and the associated capacity ratio. For example, the 0.75-inch fee (single-family fee) of \$8,836 is calculated using a cost per service unit of \$21.98 per gallon, multiplied by 402 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 1.50 inches, the fee is calculated using a cost per service unit of \$21.98 per gallon multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

Figure W14: Water Facilities Development Fees - South Service Area

Fee Component	Cost per Gallon
Surface Water Treatment	\$16.27
Distribution / Storage	\$5.70
Development Fee Report	\$0.01
Total	\$21.98

Development Type	Average Day Gallons	
Single Family	402	

Fees per Meter				
Meter Size	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
0.75-inch	1.00	\$8,836	\$7,843	\$993
1.00-inch	1.67	\$14,756	\$13,097	\$1,659
1.50-inch	3.33	\$29,424	\$26,117	\$3,307

^{1.} AWWA Manual of Water Supply Practices M-1, 7th Edition



^{2.} Meters larger than 1.50 inches calculated using \$21.98 per gallon for the south service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated water demand.

WATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

North Service Area

Projected fee revenue shown in Figure W15 is based on projected development in the north service area and the updated water facilities development fees in Figure W13. For nonresidential development, the analysis uses a 1.50-inch meter. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals \$52,293,933 and projected expenditures equal \$59,127,442. Based on the actual mix of meter sizes used by future nonresidential accounts, the projected development fee revenue shown below will change.

Figure W15: Water Facilities Development Fees Revenue – North Service Area

Fee Component	Growth Share	Total
GRIC Water Lease	\$3,924,210	\$5,675,598
Surface Water Treatment	\$33,162,667	\$33,162,667
Distribution / Storage	\$20,277,400	\$20,277,400
Development Fee Report	\$11,778	\$11,778
Total	\$57,376,054	\$59,127,442

		Single-Family \$8,317	Nonresidential \$27,696
		per meter	per meter
	Year	Meter	Meter
Base	2023		
Year 1	2024	731	3
Year 2	2025	1,462	6
Year 3	2026	2,135	12
Year 4	2027	2,808	19
Year 5	2028	3,481	25
Year 6	2029	4,154	32
Year 7	2030	4,827	38
Year 8	2031	5,246	45
Year 9	2032	5,666	53
Year 10	2033	6,086	61
10-Year Increase		6,086	61
Projected Revenue		\$50,616,430	\$1,677,502

Projected Fee Revenue	\$52,293,933
Total Expenditures	\$59,127,442



South Service Area

Projected fee revenue shown in Figure W16 is based on projected development in the south service area and the updated water facilities development fees in Figure W14. For nonresidential development, the analysis uses a 1.50-inch meter. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals \$73,074,319 and projected expenditures equal \$77,005,298. Based on the actual mix of meter sizes used by future nonresidential accounts, the projected development fee revenue shown below will change.

Figure W16: Water Facilities Development Fees Revenue – South Service Area

Surface Water Treatment	\$56,047,761	\$56,047,761
Distribution / Storage	\$20,944,315	\$20,944,315
Development Fee Report	\$13,222	\$13,222
Total	\$77,005,298	\$77,005,298

		Single-Family	Nonresidential
		\$8,836	\$29,424
		per meter	per meter
	Year	Meter	Meter
Base	2023		
Year 1	2024	820	2
Year 2	2025	1,640	4
Year 3	2026	2,461	6
Year 4	2027	3,281	8
Year 5	2028	4,101	10
Year 6	2029	4,921	12
Year 7	2030	5,741	14
Year 8	2031	6,562	16
Year 9	2032	7,382	18
Year 10	2033	8,202	20
10-Year Increase		8,202	20
Projected Revenue		\$72,472,872	\$601,447

Projected Fee Revenue	\$73,074,319
Total Expenditures	\$77,005,298



WASTEWATER FACILITIES IIP

ARS § 9-463.05 (T)(7)(b) defines the eligible facilities and assets for the Wastewater Facilities IIP:

"Wastewater facilities, including collection, interception, transportation, treatment and disposal of wastewater, and any appurtenances for those facilities."

The Wastewater Facilities IIP includes components for water reclamation, collection, and the cost of preparing the Wastewater Facilities IIP and related Development Fee Report. The plan-based methodology is used for water reclamation, collection, and the Development Fee Report.

PROPORTIONATE SHARE

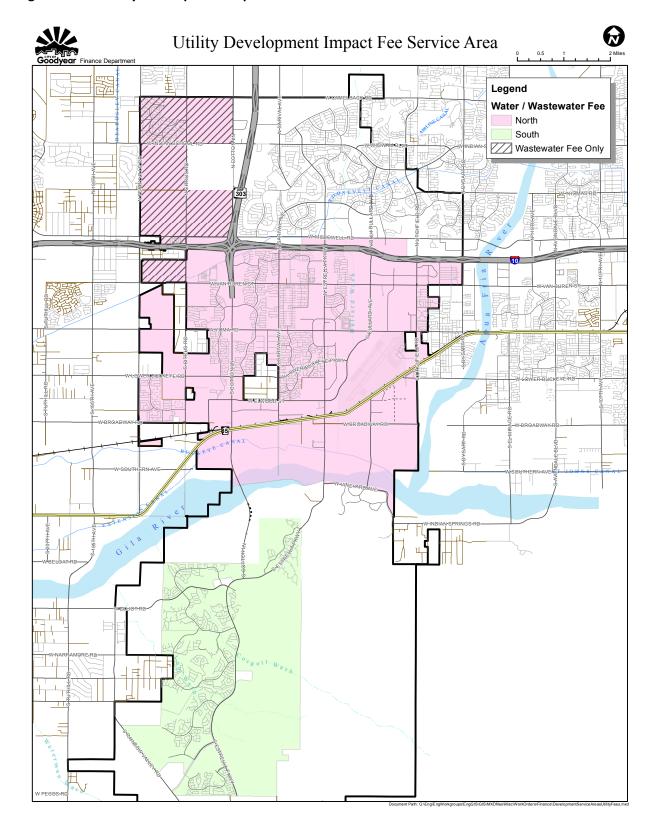
ARS § 9-463.05 (B)(3) states that the development fee shall not exceed a proportionate share of the cost of necessary public services needed to accommodate new development. The Wastewater Facilities IIP and development fees will allocate the cost of necessary public services between both residential and nonresidential development using average day flow factors.

SERVICE AREA

As shown in Figure WW1, there are two services areas for the Wastewater Facilities IIP.



Figure WW1: Utility Development Impact Fee Service Area





RATIO OF SERVICE UNIT TO DEVELOPMENT UNIT

ARS § 9-463.05(E)(4) requires:

"A table establishing the specific level or quantity of use, consumption, generation or discharge of a service unit for each category of necessary public services or facility expansions and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial and industrial."

According to the 2016 Integrated Water Master Plan, average day flow from single-family units is 140 gallons. Wastewater development fees are assessed by meter size, and the analysis uses average day flow from single-family units of 140 gallons per day as the demand factor for a 0.75-inch meter. For 1.00-inch and 1.50-inch meters, average day flow is calculated by multiplying average day flow from existing single-family units by the capacity ratio for the corresponding meter size. For meters larger than 1.50 inches, average day flow is calculated from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Figure WW2: Wastewater Ratio of Service Unit to Development Unit

Development Type	Average Day Gallons	
Single Family	140	

Meter Size	Capacity Ratio ¹	
0.75-inch	1.00	
1.00-inch	1.67	
1.50-inch	3.33	

1. AWWA Manual of Water Supply Practices M-1, 7th Edition



ANALYSIS OF CAPACITY, USAGE, AND COSTS OF EXISTING PUBLIC SERVICES

ARS § 9-463.05(E)(2) requires:

"An analysis of the total capacity, the level of current usage and commitments for usage of capacity of the existing necessary public services, which shall be prepared by qualified professionals licensed in this state, as applicable."

Existing Flow

Using wastewater flow factors from the 2016 Integrated Water Master Plan and existing development estimates, average day flow from Goodyear wastewater customers in 2023 is 5,800,000 gallons. Average day flow in the north service area is 4,720,000 gallons and average day flow in the south service area is 1,080,000 gallons.

Figure WW3: Existing Flow

		Average Day Gallons		
Year		North	South	Total
Base	2023	4,720,000	1,080,000	5,800,000

Source: TischlerBise estimate

PROJECTED DEMAND FOR SERVICES AND COSTS

ARS § 9-463.05(E)(1) requires:

"A description of the existing necessary public services in the service area and the costs to upgrade, update, improve, expand, correct or replace those necessary public services to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards, which shall be prepared by qualified professionals licensed in this state, as applicable."

ARS § 9-463.05(E)(5) requires:

"The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions and calculated pursuant to generally accepted engineering and planning criteria."

ARS § 9-463.05(E)(6) requires:

"The projected demand for necessary public services or facility expansions required by new service units for a period not to exceed ten years."



Projected Flow

Shown below, Figure WW4 includes projected average day flow over the next 10 years. To project future wastewater flow in the north service area, the analysis applies wastewater flow factors from the 2016 Integrated Water Master Plan to development projections for the north service area. Based on this analysis, projected average day flow increases by 1,144,108 gallons in the north service area over the next 10 years. The analysis uses the Conceptual Master Wastewater Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022) to project future wastewater flow in the south service area. Based on these projections, average day flow increases by 1,212,479 gallons in the south service area over the next 10 years.

Figure WW4: Projected Flow

		Average Day Gallons		ıs
Ye	ear	North	South	Total
Base	2023	4,720,000	1,080,000	5,800,000
1	2024	4,840,151	1,201,248	6,041,399
2	2025	4,960,302	1,322,496	6,282,797
3	2026	5,085,816	1,443,744	6,529,560
4	2027	5,211,330	1,564,992	6,776,322
5	2028	5,336,844	1,686,240	7,023,084
6	2029	5,462,359	1,807,487	7,269,846
7	2030	5,587,873	1,928,735	7,516,608
8	2031	5,679,951	2,049,983	7,729,934
9	2032	5,772,029	2,171,231	7,943,261
10	2033	5,864,108	2,292,479	8,156,587
10-Year Increase 1,144,108 1,212,479 2,35		2,356,587		

Source: TischlerBise estimate



Water Reclamation - Plan-Based

North Service Area

The 157th Avenue water reclamation facility currently provides 6,000,000 gallons of water reclamation capacity to serve existing development in the north service area. Existing development currently uses 4,720,000 gallons of the existing capacity and 1,280,000 gallons of capacity is available to serve future development. As shown in Figure WW4, future development will demand 1,144,108 gallons of water reclamation capacity over the next 10 years. This is approximately equal to the available capacity; however, Goodyear must initiate construction of the next expansion by the time average day flow reaches 90 percent of treatment capacity (5,400,000 gallons). Goodyear plans to expand the facility by 4,500,000 gallons to serve future development.

Figure WW5: Water Reclamation Capacity

Water Reclamation Facility	Capacity Used	Capacity Available	Total Capacity
Goodyear (157th Ave)	4,720,000	1,280,000	6,000,000
Existing Subtotal	4,720,000	1,280,000	6,000,000
Goodyear (157th Ave) Expansion	0	1,500,000	1,500,000
Goodyear (157th Ave) Expansion	0	3,000,000	3,000,000
Expansion Subtotal	0	4,500,000	4,500,000
Planned Total	4,720,000	5,780,000	10,500,000

Source: TischlerBise estimate

The City of Goodyear plans to spend \$96,000,000 to add 4,500,000 gallons of capacity to the 157th Avenue facility. After deducting the existing north wastewater development fee fund balance from the planned expansion cost, the adjusted cost is \$88,570,274 (\$96,000,000 total cost - \$7,429,726 fund balance). Dividing the adjusted cost by the additional capacity yields a cost of \$19.68 per gallon (\$88,570,274 adjusted cost / 4,500,000 additional gallons of capacity). With an estimated increase in daily wastewater flow of 1,144,108 gallons, 10-year revenue collections equal \$22,516,045.

Figure WW6: Cost Factors

Water Reclamation	
GWRF Expansion (6.0 to 7.5 MGD)	\$6,000,000
GWRF Expansion (7.5 to 10.5 MGD)	\$90,000,000
Fund Balance (6/30/2023)	(\$7,429,726)
Adjusted Cost	\$88,570,274
÷ Additional Capacity (average day gallons)	4,500,000
Cost per Gallon	\$19.68
x 10-Year Additional Flow (gallons)	1,144,108
10-Year Revenue Collections	\$22,516,045



South Service Area

Goodyear currently provides 1,550,000 gallons of water reclamation capacity in the south service area. Existing development currently uses 1,080,000 gallons of the existing capacity and 470,000 gallons of capacity is available to serve future development. Wastewater flow projections shown in Figure WW4 include an increase of 1,212,479 gallons generated by future development over the next 10 years. Goodyear must initiate construction of the next expansion by the time average day flow reaches 90 percent of treatment capacity (720,000 gallons at Corgett and 675,000 gallons at Rainbow Valley). After using the available capacity, future development will demand an additional 742,479 gallons of water reclamation capacity (1,212,479 gallons needed – 470,000 gallons available). To serve future development, Goodyear will use development fees to expand capacity by 1,250,000 gallons in the south service area.

Figure WW7: Water Reclamation Capacity

Water Reclamation Facility	Capacity Used	Capacity Available	Total Capacity
Corgett	520,000	280,000	800,000
Rainbow Valley	560,000	190,000	750,000
Existing Subtotal	1,080,000	470,000	1,550,000
Rainbow Valley Expansion	0	1,250,000	1,250,000
Expansion Subtotal	0	1,250,000	1,250,000
Planned Total	1,080,000	1,720,000	2,800,000

Source: Conceptual Master Wastewater Report for Estrella Mountain Ranch PAD Portions of Communities 11-15 (September 2022)



Goodyear plans to add 1,250,000 gallons of capacity to the Rainbow Valley Water Reclamation Facility at a cost of \$50,593,433. After deducting the city share of \$663,082 and the Canta Mia share of \$3,771,618, future development's share of the planned expansion is \$46,158,734. Goodyear will fund future development's share with a developer investment of \$31,200,000 and debt of \$14,958,734 (5.0 percent interest for 20 years), and Goodyear will use future development fee revenue to repay future development's share of costs. After deducting the available fund balance at the end of FY 2023 from future development's share of expansion costs, the adjusted cost is \$45,177,478 (\$46,158,734 future development share - \$981,256 fund balance). Dividing the adjusted cost by the additional capacity yields a cost of \$36.14 per gallon (\$45,177,478 adjusted cost / 1,250,000 additional gallons of capacity). With an estimated increase in daily wastewater flow of 1,212,479 gallons, the 10-year principal cost equals \$43,821,395. Including 10 years of interest costs results in a 10-year total cost of \$50,122,262 (\$43,821,395 10-year principal cost + \$6,300,867 10-year interest cost), and dividing the 10-year total cost by the 10-year additional flow results in a cost of \$41.34 per gallon (\$50,122,262 total cost / 1,212,479 gallons) for water reclamation in the south service area.

Figure WW8: Cost Factors

Water Reclamation	
Rainbow Valley WRF Expansion	\$50,593,433
City Share	(\$663,082)
Canta Mia Share	(\$3,771,618)
Future Development Share	\$46,158,734
Fund Balance (6/30/2023)	(\$981,256)
Adjusted Cost	\$45,177,478
÷ Additional Capacity (average day gallons)	1,250,000
Principal Cost per Gallon	\$36.14
x 10-Year Additional Flow (gallons)	1,212,479
10-Year Principal Cost	\$43,821,395
10-Year Interest Cost	\$6,300,867
10-Year Total Cost	\$50,122,262
÷ 10-Year Additional Flow (gallons)	1,212,479
Cost per Gallon	\$41.34
x 10-Year Additional Flow (gallons)	1,212,479
10-Year Revenue Collections	\$50,122,262



Collection-Plan-Based

North Service Area

The City of Goodyear identified collection projects to serve future development in the north service area over the next 10 years. Dividing the total cost of \$9,223,200 by the 10-year demand increase of 1,144,108 gallons yields a cost of \$8.06 per gallon.

Figure WW9: Cost Factors

Collection	Cost
12" gravity sewer in Elwood Rd - Citrus Rd to 175th Ave (2,500 LF)	\$541,200
8" gravity sewer in Citrus Rd - Lower Buckeye Rd to Elwood Rd (2,560 LF)	\$505,300
8" gravity sewer north of Las Brisas Lift Station (2,990 LF)	\$590,200
Perryville - South of I-10 to Roosevelt then east to Citrus Rd	\$1,270,000
10" (3,404 LF) and 12" (469 LF) gravity sewer in Van Buren St - Perryville to east of Citrus	\$774,000
8" (1,219 LF) and 12" (1,437 LF) gravity sewer in Citrus Rd - Roosevelt to Van Buren St	\$552,000
South of Roosevelt and West of Citrus to East of Perryville	\$1,327,000
8" gravity sewer in Litchfield Rd - Lower Buckeye Rd to Broadway Rd (4,390 LF)	\$866,600
10" (2,730 LF) and 12" (2,670 LF) gravity sewer in Broadway Rd - Bullard Ave to Litchfield Rd	\$1,164,300
8" gravity sewer in 143rd Ave - El Sol to Broadway Rd (2,690 LF)	\$533,000
12" gravity sewer in Bullard Ave - Van Buren to Yuma (5,090 LF)	\$1,099,600
Total Cost	\$9,223,200
÷ 10-Year Additional Flow (gallons)	1,144,108
Cost per Gallon	\$8.06
x 10-Year Additional Flow (gallons)	1,144,108
10-Year Revenue Collections	\$9,223,200

South Service Area

The City of Goodyear identified collection projects to serve future development in the south service area over the next 10 years. Dividing the total cost of \$1,105,400 by the 10-year demand increase of 1,212,479 gallons yields a cost of \$0.91 per gallon.

Figure WW10: Cost Factors

Collection	Cost
8" gravity sewer upstream of Lost Lift Station (1,920 LF)	\$379,000
8" gravity sewer in San Miguel east of Estrella Pkwy (1,330 LF)	\$262,500
8" gravity sewer in Coyote Train Dr east of Estrella Pkwy (1,660 LF)	\$327,700
8" gravity sewer in Wind Drift Rd east of Estrella Pkwy (690 LF)	\$136,200
Total Cost	\$1,105,400
÷ 10-Year Additional Flow (gallons)	1,212,479
Cost per Gallon	\$0.91
x 10-Year Additional Flow (gallons)	1,212,479
10-Year Revenue Collections	\$1,105,400



Development Fee Report - Plan-Based

The cost to prepare the Wastewater Facilities IIP and related Development Fee Report totals \$25,000. Goodyear plans to update its report every five years. Based on this cost, proportionate share, and five-year projections of new residential and nonresidential development from the *Land Use Assumptions* document, the cost is \$0.02 per gallon.

Figure WW11: IIP and Development Fee Report

Necessary Public Service	Cost	Proportionate Share		Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$18,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					

WASTEWATER FACILITIES DEVELOPMENT FEES

Revenue Credit/Offset

A revenue credit/offset is necessary for development fees, because Goodyear's construction transaction privilege tax rate exceeds the amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications. Goodyear will apply the entire revenue credit/offset to street facilities fees. Appendix A contains the forecast of revenues required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).



Wastewater Facilities Development Fees

North Service Area

The cost per service unit is \$27.76 per gallon for wastewater facilities development fees in the north service area, and Goodyear will assess wastewater facilities development fees by meter size to new development. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in AWWA Manual of Water Supply Practices M-1, 7th Edition.

Wastewater facilities development fees are calculated by multiplying the cost per gallon by the average day gallons per EDU (single-family unit) and the associated capacity ratio. For example, the 0.75-inch fee (single-family fee) of \$3,886 is calculated using a cost per service unit of \$27.76 per gallon, multiplied by 140 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 1.50 inches, the fee is calculated using a cost per service unit of \$27.76 per gallon multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Figure WW12: Wastewater Facilities Development Fees - North Service Area

Fee Component	Cost per Gallon
Water Reclamation	\$19.68
Collection	\$8.06
Development Fee Report	\$0.02
Total	\$27.76

Development Type	Average Day Gallons
Single Family	140

Fees per Meter				
Meter Size	Capacity	Proposed	Current	Difference
	Ratio ¹	Fees ²	Fees	
0.75-inch	1.00	\$3,886	\$2,818	\$1,068
1.00-inch	1.67	\$6,490	\$4,706	\$1,784
1.50-inch	3.33	\$12,942	\$9,383	\$3,559

^{1.} AWWA Manual of Water Supply Practices M-1, 7th Edition



^{2.} Meters larger than 1.50 inches calculated using \$27.76 per gallon for the north service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

South Service Area

The cost per service unit is \$41.34 per gallon for wastewater facilities development fees in the south service area, and Goodyear will assess wastewater facilities development fees by meter size to new development. The base 0.75-inch meter is equivalent to a single-family unit, and a capacity ratio is used to convert the base meter fee proportionately for larger meters. The capacity ratios are calculated based on data published in *AWWA Manual of Water Supply Practices M-1*, 7th Edition.

Wastewater facilities development fees are calculated by multiplying the cost per gallon by the average day gallons per EDU (single-family unit) and the associated capacity ratio. For example, the 0.75-inch fee (single-family fee) of \$5,918 is calculated using a cost per service unit of \$42.27 per gallon, multiplied by 140 average day gallons, multiplied by a capacity ratio of 1.00. For meters larger than 1.50 inches, the fee is calculated using a cost per service unit of \$42.27 per gallon multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

Figure WW13: Wastewater Facilities Development Fees – South Service Area

Fee Component	Cost per Gallon
Water Reclamation	\$41.34
Collection	\$0.91
Development Fee Report	\$0.02
Total	\$42.27

Development Type	Average Day Gallons
Single Family	140

Fees per Meter				
Meter Size	Capacity Ratio ¹	Proposed Fees ²	Current Fees	Difference
0.75-inch	1.00	\$5,918	\$2,538	\$3,380
1.00-inch	1.67	\$9,883	\$4,238	\$5,645
1.50-inch	3.33	\$19,706	\$8,451	\$11,255

^{1.} AWWA Manual of Water Supply Practices M-1, 7th Edition



^{2.} Meters larger than 1.50 inches calculated using \$42.27 per gallon for the south service area multiplied by average day gallons from (1) City of Goodyear Engineering Standards, (2) a submitted water study, or (3) other estimated wastewater flow.

WASTEWATER FACILITIES DEVELOPMENT FEE REVENUE

Appendix A contains revenue forecasts required by Arizona's Enabling Legislation (ARS § 9-463.05(E)(7)).

North Service Area

Projected fee revenue shown in Figure WW14 is based on development projections for the north service area and the updated wastewater facilities development fees in Figure WW12. For nonresidential development, the analysis uses a 1.50-inch meter. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals \$26,144,301 and projected expenditures equal \$97,806,082. Based on the actual mix of meter sizes used by future nonresidential accounts, the projected development fee revenue shown below will change.

Figure WW14: Wastewater Facilities Development Fees Revenue - North Service Area

Fee Component	Growth Share	Total
Water Reclamation	\$22,516,045	\$88,570,274
Collection	\$9,223,200	\$9,223,200
Development Fee Report	\$12,608	\$12,608
Total	\$31,751,854	\$97,806,082

		Single-Family \$3,886	Nonresidential \$12,942
		per meter	per meter
	Year	Meter	Meter
Base	2023		
Year 1	2024	771	3
Year 2	2025	1,542	6
Year 3	2026	2,263	12
Year 4	2027	2,984	19
Year 5	2028	3,706	25
Year 6	2029	4,427	32
Year 7	2030	5,149	38
Year 8	2031	5,608	45
Year 9	2032	6,067	53
Year 10	2033	6,526	61
10-Year Increase		6,526	61
Project	ed Revenue	\$25,360,425	\$783,876

Projected Fee Revenue	\$26,144,301
Total Expenditures	\$97,806,082



South Service Area

Projected fee revenue shown in Figure WW15 is based on development projections for the south service area and the updated wastewater facilities development fees in Figure WW13. For nonresidential development, the analysis uses a 1.50-inch meter. If development occurs faster than projected, the demand for infrastructure will increase along with development fee revenue. If development occurs slower than projected, the demand for infrastructure will decrease and development fee revenue will decrease at a similar rate. Projected development fee revenue equals \$48,942,240 and projected expenditures equal \$51,711,225. Based on the actual mix of meter sizes used by future nonresidential accounts, the projected development fee revenue shown below will change.

Figure WW15: Wastewater Facilities Development Fees Revenue – South Service Area

Fee Component	Growth Share	Total
Water Reclamation	\$50,122,262	\$50,593,433
Collection	\$1,105,400	\$1,105,400
Development Fee Report	\$12,392	\$12,392
Total	\$51,240,053	\$51,711,225

		Single-Family	Nonresidential
		\$5,918	\$19,706
		per meter	per meter
	Year	Meter	Meter
Base	2023		
Year 1	2024	820	2
Year 2	2025	1,640	4
Year 3	2026	2,461	6
Year 4	2027	3,281	8
Year 5	2028	4,101	10
Year 6	2029	4,921	12
Year 7	2030	5,741	14
Year 8	2031	6,562	16
Year 9	2032	7,382	18
Year 10	2033	8,202	20
10-Year Increase		8,202	20
Project	ed Revenue	\$48,539,436	\$402,804

Projected Fee Revenue	\$48,942,240
Total Expenditures	\$51,711,225



APPENDIX A: FORECAST OF REVENUES OTHER THAN FEES

ARS § 9-463.05(E)(7) requires:

"A forecast of revenues generated by new service units other than development fees, which shall include estimated state-shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved land use assumptions, and a plan to include these contributions in determining the extent of the burden imposed by the development as required in subsection B, paragraph 12 of this section."

ARS § 9-463.05(B)(12) states,

"The municipality shall forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the necessary public service covered by the development fee and shall include these contributions in determining the extent of the burden imposed by the development. Beginning August 1, 2014, for purposes of calculating the required offset to development fees pursuant to this subsection, if a municipality imposes a construction contracting or similar excise tax rate in excess of the percentage amount of the transaction privilege tax rate imposed on the majority of other transaction privilege tax classifications, the entire excess portion of the construction contracting or similar excise tax shall be treated as a contribution to the capital costs of necessary public services provided to development for which development fees are assessed, unless the excess portion was already taken into account for such purpose pursuant to this subsection."

REVENUE PROJECTIONS

Goodyear has a higher-than-normal construction excise tax rate; therefore, the required offset described above is applicable. Shown in Figure A1, Goodyear provided the required forecast of non-development fee revenue from identified sources that can be attributed to future development over a period of five years. Except for excess construction sales tax revenue, Goodyear directs the revenues shown below to non-development fee eligible capital needs including maintenance, repair, and replacement. Goodyear will use excess construction sales tax revenue to offset the street facilities development fees.

Figure A1: Revenue Projections

Source	FY 23-24	FY 24-25	FY 25-26	FY 26-27	FY 27-28
City Sales Tax	\$88,737,900	\$92,391,400	\$96,452,800	\$100,703,200	\$105,151,800
Construction Sales Tax	\$16,782,600	\$16,782,600	\$16,782,600	\$16,782,600	\$16,782,600
"Excess" Construction Sales Tax	\$6,713,100	\$6,713,100	\$6,713,100	\$6,713,100	\$6,713,100
Property Tax	\$13,923,900	\$14,673,900	\$15,446,700	\$16,241,400	\$17,060,500
State Sales & Income Tax	\$40,315,400	\$41,211,500	\$42,149,000	\$43,723,800	\$45,362,000
Subtotal, General Fund	\$166,472,900	\$171,772,500	\$177,544,200	\$184,164,100	\$191,070,000
Water Revenue	\$39,493,000	\$34,981,400	\$37,395,200	\$40,162,500	\$43,174,500
Sewer Revenue	\$23,070,500	\$24,685,400	\$26,388,700	\$28,341,500	\$30,467,200
Subtotal, Utility	\$62,563,500	\$59,666,800	\$63,783,900	\$68,504,000	\$73,641,700
Total	\$229,036,400	\$231,439,300	\$241,328,100	\$252,668,100	\$264,711,700

Source: City of Goodyear Finance Department



APPENDIX B: PROFESSIONAL SERVICES

As stated in Arizona's development fee enabling legislation, "a municipality may assess development fees to offset costs to the municipality associated with providing necessary public services to a development, including the costs of infrastructure, improvements, real property, engineering and architectural services, financing and professional services required for the preparation or revision of a development fee pursuant to this section, including the relevant portion of the infrastructure improvements plan" (see ARS § 9-463.05.A). Because development fees must be updated at least every five years, the cost of professional services is allocated to the projected increase in service units, over five years (see Figure B1). Qualified professionals must develop the IIP, using generally accepted engineering and planning practices. A qualified professional is defined as "a professional engineer, surveyor, financial analyst or planner providing services within the scope of the person's license, education or experience".

Figure B1: Cost of Professional Services

Necessary Public Service	Cost	Proportionate	Share	Service Unit	5-Year Change	Cost per Service Unit
Fire	\$18,000	Residential	77%	Population	34,766	\$0.40
riie	\$18,000	Nonresidential	23%	Jobs	4,488	\$0.92
Parks and	\$15,500	Residential	98%	Population	34,766	\$0.44
Recreational	\$15,500	Nonresidential	2%	Jobs	4,488	\$0.07
Police	\$18,000	Residential	79%	Population	34,766	\$0.41
Police	\$18,000	Nonresidential	21%	Jobs	4,488	\$0.84
Street	\$26,110	All Development	100%	VMT	1,172,394	\$0.02
Water	\$25,000	All Development	100%	Gallons	3,256,698	\$0.01
Wastewater	\$25,000	All Development	100%	Gallons	1,223,084	\$0.02
Total	\$127,610					_



APPENDIX C: LAND USE DEFINITIONS

RESIDENTIAL DEVELOPMENT

As discussed below, residential development categories are based on data from the U.S. Census Bureau, American Community Survey. Development fees will be assessed to all new residential units. One-time development fees are determined by site capacity (i.e., number of residential units).

Single Family:

- 1. Single-family detached is a one-unit structure detached from any other house, that is, with open space on all four sides. Such structures are considered detached even if they have an adjoining shed or garage. A one-family house that contains a business is considered detached if the building has open space on all four sides.
- 2. Single-family attached (townhouse) is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhouses), double houses, or houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

Multi-Family:

- 1. Includes units in structures containing two or more housing units, further categorized as units in structures with "2, 3 or 4, 5 to 9, 10 to 19, 20 to 49, and 50 or more apartments."
- Includes both occupied and vacant mobile homes, to which no permanent rooms have been added. Mobile homes used only for business purposes or for extra sleeping space and mobile homes for sale on a dealer's lot, at the factory, or in storage are not counted in the housing inventory.
- 3. Includes any living quarters occupied as a housing unit that does not fit the other categories (e.g., houseboats, railroad cars, campers, and vans). Recreational vehicles, boats, vans, railroad cars, and the like are included only if they are occupied as a current place of residence.



NONRESIDENTIAL DEVELOPMENT

The proposed general nonresidential development categories (defined below) can be used for all new construction. Nonresidential development categories represent general groups of land uses that share similar average weekday vehicle trip generation rates and employment densities (i.e., jobs per thousand square feet of floor area).

Commercial: Establishments primarily selling merchandise, eating/drinking places, entertainment uses, and lodging. By way of example, commercial includes shopping centers, supermarkets, pharmacies, restaurants, bars, nightclubs, automobile dealerships, movie theaters, and lodging.

Industrial: Establishments primarily engaged in the production, transportation, or storage of goods. By way of example, industrial includes manufacturing plants, distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: Public and quasi-public buildings providing educational, social assistance, or religious services. By way of example, institutional includes schools, universities, churches, daycare facilities, and government buildings.

Office and Other Services: Establishments providing management, administrative, professional, or business services; personal and health care services. By way of example, Office and Other services includes banks, business offices, and hospitals.





Proposed Development Impact Fees



Process to date

Work commenced August 2022

Stakeholder outreach March-September 2023

Public hearing on LUA/IIP September 11, 2023

Adoption of LUA/IIP October 16, 2023

Public Hearing for LUA and IIP



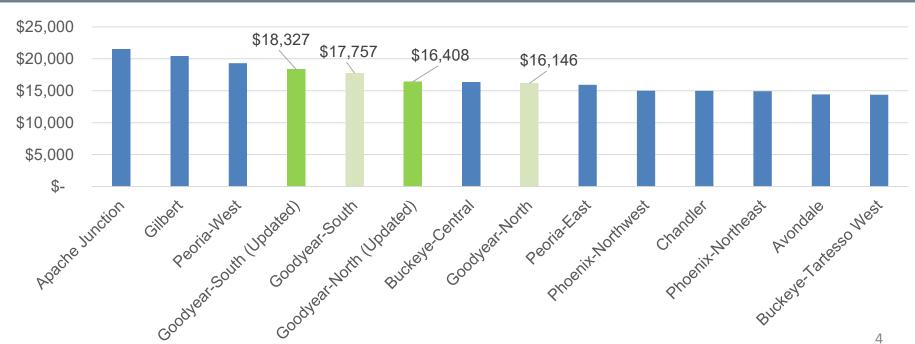
Changes from 2018 update

- Fire
 - Single citywide fee
- Streets
 - Offset with "excess" construction sales tax
- Water and Wastewater
 - Charged by meter size up to 1½"
 - Estimated usage above 1½"

Proposed Development Impact Fees



Single Family Residential Comparison



Public Hearing for LUA and IIP



Commercial 3,000 ft²

	North Zone		
	Current	Proposed	
Non-utilities	12,438	5,625	
Utilities	34,534	40,638	
Total	46,972	46,263	-2%

	South Zone		
	Current	Proposed	
Non-utilities	15,360	5,672	
Utilities	34,568	49,130	
Total	49,928	54,802	10%

Public Hearing for LUA and IIP



Industrial 730,000 ft²

	North Zone		
	Current	Proposed	
Non-utilities	745,676	818,710	
Utilities	178,884	3,996,382	
Total	924,560	4,815,092	+421%

	South Zone		
	Current	Proposed	
Non-utilities	897,587	825,283	
Utilities	173,050	4,879,760	
Total	1,070,637	5,705,043	+433%

Proposed Development Impact Fees



Fee Adoption Process

Public hearing November 27, 2023

Adoption of fees January 8, 2023

Effective date of fees April 1, 2024

Proposed Development Impact Fees



Conduct Public Hearing

ITEM #: 10.

DATE: 11/27/2023

AI #:1691



CITY COUNCIL ACTION REPORT

SUBJECT: REZONE APPROXIMATELY 24.753 ACRES FROM PLANNED AREA

DEVELOPMENT (PAD) TO C-2 and R1-A WITH THE LAS BRISAS CORNER

DEVELOPMENT REGULATIONS C-2 and R1-A WITH PAD OVERLAY

STAFF PRESENTER(S): Christian M. Williams, AICP, Principal Planner

SUMMARY

This is a Public Hearing for and consideration of a request to rezone approximately 24.753 acres generally located at the northeast corner of Perryville Road and Broadway Road from Planned Area Development (PAD) to C-2 and R1-A with the Las Brisas Corner PAD Overlay.

STRATEGIC PLAN ALIGNMENT







Fiscal Resource Management



Economi Vitality



Sense of Community

RECOMMENDATION

- 1. ADOPT RESOLUTION NO. 2023-2326, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1576 RELATED TO THE REZONING CASE FOR LAS BRISAS CORNER.
- 2. ADOPT ORDINANCE NO. 2023-1576, CONDITIONALLY REZONING APPROXIMATELY 24.753 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND BROADWAY ROAD TO BE KNOWN AS LAS BRISAS CORNER, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (GENERAL COMMERCIAL) ON THE SOUTHERN 5.512 ACRES AND AN UNDERLYING ZONING DISTRICT OF R1-A (SINGLE FAMILY ATTACHED) ON THE NORTHERN 19.241 ACRES WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY OVER THE ENTIRE PROPERTY; 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. (Christian M. Williams, AICP, Principal Planner)

FISCAL IMPACT

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the city. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

The property was zoned Las Brisas Phase 2 Planned Area Development (PAD) with an underlying land use designation of the city equivalent of Neighborhood Commercial (C-1) with the adoption of Ordinance No. 06-1020 rezoning approximately 311 acres, of which this 24.753 acres is a part of, and establishing the Las Brisas Phase 2 Planned Area Development, dated January 2006.

On February 11, 2008, the Las Brisas Phase 2 Final PAD, dated January 2006, was amended by Ordinance No. 08-1105, subject to stipulations, to rezone approximately 24.753 acres from PAD (C-1) (Neighborhood Commercial) to PAD (C-2) (General Commercial) as set forth the Las Brisas PAD Amendment dated December 28, 2007.

On May 8, 2017, the Property Owner sought to amend the PAD Zoning through the adoption of the Las Brisas Phase 2 Final PAD, dated March 7, 2017, which modified the residential zoning classifications by: eliminating the residential zoning classification for 10,000 square foot minimum residential lots with an eighty (80) foot minimum lot width; establishing a new residential zoning classification for residential lots with a minimum width of fifty (50) feet; adopting development and design standards for this new residential zoning classification; changing the land use designations for Parcels 2B.1, 2B.2, 2B.3 and 2C.5 within the Property; and eliminating the requirement for an equestrian/multi-use trail; this amendment did not change the land use designation of the 24.753 Las Brisas Corner property.

The General Plan land use designation for the Property is 'Neighborhood' which allows for the development of a wide range of densities and housing products, public and community facilities such as schools and places of worship, and commercial uses at appropriate intensities and locations.

STAFF ANALYSIS

Current Policy:

A rezoning request requires public review and vote by the Planning and Zoning Commission and the City Council. The proposed rezoning must be in conformance with the General Plan and should not adversely impact the surrounding area.

Details of the Request:

The applicant is requesting a zoning change from the current Planned Area Development (PAD) with an underlying land use designation of neighborhood commercial to a PAD zoning district with an underlying zoning district of C-2 (General Commercial) and R1-A (Single-Family Attached) with a PAD Overlay to facilitate the development of a commercial and single-family attached, mixed-use community.

The result of this rezone would increase the overall density of Las Brisas (Las Brisas Phase 1, Las Brisas Phase 2 and this property) from a total of 3.08 units per acre to approximately 3.53 units per acre; the impact on density within Las Brisas Phase 2 would be an increase of .34 units per acre. The maximum height of the townhomes and the existing Las Brisas single-family residential homes are both capped at a maximum height of 30 feet

The use of a PAD Overlay is requested as the current development standards for the R1-A zoning district do not contemplate a property providing alley loaded townhouse product which all face onto open space and surround a centralized community amenity center that is adjacent to a walkable commercial center. Modifications requested through the PAD Overlay include the following:

The development standards for the Single Family Attached (R1-A) Zoning District shall apply to this Site except as modified below (deviations are marked in bold):

DEVELOPMENT STANDARDS			
	R1-A	Proposed Las Brisas R1-A with PAD Overlay	
Lot Standards			
Min Lot Size	2,800 square feet	1,500 square feet	
Min Lot Width	35'	20'	
Min Lot Depth	80'	75'	
Building Form and Location			
Maximum Height	30'	30'	
Maximum Lot Coverage	75%	80%	
Minimum Building Setbacks			
Front (1)	10'	10'	
Front Facing Garage Setback	20'	20 (2)	
Building Form and Location (Continued)			
Side	O ₁ (3)	O _{1 (3)}	
Total Both Sides	O ₁ (3)	O _{1 (3)}	
Street Side ⁽⁴⁾	10'	10'	
Rear	15'	15' ⁽⁵⁾	

- 1. Front setback shall be measured to the patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.
- 2. Front facing garages shall only be permitted for residential lots developed using the development standards applicable to R1-A set forth in Table 3-2-3-A (Development Standards Single Family Residential Districts) of the Goodyear Zoning Ordinance. The reduced standards in minimum lot width, minimum lot depth, minimum lot size or increases in maximum building coverage set forth above shall not apply to residential lots with front facing garages.
- 3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
- 4. Where a minimum 10-foot-wide landscape tract or common area is provided, the typical side setback, rather than the Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
- 5. Where a rear facing garage is provided with access via a private alley tract, the rear setback shall be reduced to 0 feet, provided fire separation requirements can be met. All driveways, which provide access from the internal alley or streets to a private unit garage, shall be no less than 5 feet in length but no greater than 20 feet in length.

Reduction in Lot Size, Lot Width, Lot Depth and Lot Coverage Justifications:

The request is to reduce certain development standards to allow the development of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates open space, provides amenities for community members, and provides a non-typical yet housing type on the last infill Las Brisas parcel that is integrated with nearby commercial.

As a means to mitigate the proposed development standard reductions described above—which will result in reductions in private yard space—additional amenities and streetscape elements will be added to the PAD

Overlay beyond the typical requirements for R1-A developments. The reduction in front setback and lot area width and depth is justified by providing the elements below:

Amenity Elements - 3 required, 4 provided

- 1. Community Amenity
- In addition to the standard community gathering spaces which are required within a single-family development, this community will have a clubhouse for use of all residents.

2. Children Activity Area

- This community will include an activity area with elements and programming geared toward activities and interests for children who reside within the community.
 - 3. Pool & Spa
- The community will have a pool and spa for residents.
 - 4. Integrated Commercial
- The developer agrees to provide a minimum of two gates and access paths directly to the adjacent Las Brisas commercial property.

Connectivity Elements - 2 required, 2 provided

- 1. Infill development
- The Site is in an area that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.
 - 2. Smaller Blocks
- Smaller blocks create a more walkable community. Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three.
 The blocks should be broken up with some homes facing the side street and/or should be staggered.

Streetscape Elements – Applicable for residential lots developed using the reduced development standards set forth above – 2 required, 3 provided

- 1. Alley Loaded Garages
- In order to utilize the requested PAD deviations, homes must utilize alley loaded garages. Alley's shall include either carriage lights on either side of the garage door or private HOA maintained lights/bollards to provide security lighting to the alley.
 - 2. Open Space Facing Homes
- Homes do not have a traditional front yard but face onto shared open space or courtyard.
 - 3. Enhanced Street Facing Elements
- Homes should utilize front doors facing the side streets with covered porches. As a means to mitigate
 the maximum number of continuous blocks with side yards facing the street being limited to three. The
 blocks in-turn would be broken up with some homes facing the side street and/or should be staggered.

Streetscape Elements – Applicable for residential lots developed using the R1-A standards – the residential lots shall be developed with at least one of the elements set forth in Section 3-2-3(D)(d)(iii) (Streetscape Elements) of the Goodyear Zoning Ordinance.

Additional Requirements:

Within the Commercial parcel, the following C-2 (General Commercial) uses are prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstering
- Car Wash
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Non-Chartered Financial Institution
- Pawn shop
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products
- Establishments that allow for the on-premise consumption of tobacco products, including

cigarettes, cigars, and e-cigarettes or other vaping products

• Tire Repair, Oil Change (Lube) Shop.

The PAD Overlay also includes provisions to minimize the impact of this development on the adjacent single family residential development, including a buffer requirement between the Residential Property; limitations on how close portions of residential buildings above the first floor can be located to existing Single-Family Residential lots in the adjacent development; and prohibiting two-story buildings that front Las Brisas Drive from being located within 100 feet of single family residential lots in the existing single family residential development on the north side of Las Brisas Drive. It also includes provisions to minimize the impact of the commercial development on the Commercial Property and the residential development on the Residential Property by requiring an additional landscape buffer on the Residential Property between the Residential Property and Commercial Property. Under the C-2 standards, there is already a landscape buffer required on the Commercial Property.

The PAD Overlay requires additional design enhancements for all buildings onsite, clarifies Minimum Building Setback from Single-Family Residential for structures within the site, allows for deviations to the R1-A housing product, color schemes and building elevations offered, provides for additional connections to the adjacent streets, additional guest parking.

Evaluation Criteria:

Per the city of Goodyear Zoning Ordinance, the city's review and recommendation on a zoning amendment is to be guided by the following criteria:

1. Consistency with the General Plan.

The Goodyear 2025 General Plan designates the property with the Neighborhood land use category.

Goals, Objectives, and Standards within the General Plan that support rezoning of the property for the Las Brisas Corner townhouse community are as follows:

Physical Growth & Development

- Goal GD-1. A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.
- Objective CC-5-1. Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.
- Objective CC-5-1, Policy b. for and encourage a wide variety of housing products to suit the needs of existing and future residents.
- Goal GD-2. Effectively managed and well-distributed growth that meets or exceeds the quality of existing development and addresses the needs of existing and future residents and businesses.
- Goal GD-7. A community that provides for the health and safety of residents and visitors and protects them from the hazards of the natural and man-made environments.
- Standard 27. Residential uses with densities over 12 dwelling units per acre may be considered along arterial roads, interstate corridors, or transit corridors. These developments should have access onto an arterial roadway or be able to access an arterial roadway.

Community & Cultural Development

- Objective CC-2-1. Provide diverse and quality housing products.
- Objective CC-2-1, Policy a. Encourage a mix of quality and compatible housing types consistent
 with market trends and demand that adequately meets the needs of current and prospective
 residents and workers.
- 2. Suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district.

The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities.

3. Compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning.

Current and future uses and development of the properties surrounding the subject property include:

North – Las Brisas single-family development;

South – Vacant/Farmed land within unincorporated Goodyear Planning Area;

East – Las Brisas single-family development;

West – Perryville Road and vacant land within Buckeye Planning Area.

The proposed C-2 and R1-A zoning is appropriate on the subject property. As noted previously, the current Las Brisas zoning contemplated higher intensity uses at this corner such as General Commercial (a large 24.753-acre commercial site with a maximum height of 56 feet). This development proposed to transition, on the north, from a higher density single-family residential townhouse development to a smaller commercial site on the south. The developer has also voluntarily restricted certain uses that are not as appropriate adjacent to/within this horizontal mixed-use setting. The proposed PAD Overlay enhances the requirements for a more walkable and pedestrian oriented commercial center, connected to the adjacent residential.

4. Proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under the proposed zoning district would be better suited to the subject property than the uses allowed under the current zoning.

Luke Air Force Base:

The property does not fall within the Luke Air Force Base Accident Potential Zone or the DNL. However, the subject property is located within the vicinity of a military airport. Given the location of the property and the proposed zonings' .34 unit per acre increase in overall density, , base operations will not be adversely impacted by this development. Stipulations have been added to the ordinance to address any impacts related to noise and notification to future residents.

Phoenix-Goodyear Airport:

The subject property is located to the west southwest of the Phoenix-Goodyear Airport. The property does not fall within the Phoenix-Goodyear Airport DNL.

5. Demand for the types of uses permitted in the proposed zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

The applicant has indicated that the demand in Goodyear is very high for quality residential especially such as that proposed which would provide a differing option than the predominant detached housing in the area. There is no existing vacant land in the immediate area already zoned for this type of single-family attached home product adjacent to a commercially zoned site, as most properties are already developed or entitled for traditional single-family detached housing.

6. Demands for public services that will be generated by the uses permitted in the proposed zoning district.

School Districts:

The subject property is located within the Liberty Elementary School District and the Buckeye Union High School District. Both school districts have been notified of the rezoning request.

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear			2nd Nearest Goodyear	Shortest path	
Fire Station	Mins	Miles	Fire Station	Mins	Miles
Fire Station #184	10.45	5.22	Fire Station #182	15.57	7.78

Police Response:

The proposed development is located within an existing police patrol beat and the current level of service within the beat can accommodate the development of the property.

Streets/Transportation:

The property will be accessed via Perryville Road, Broadway Road and Las Brisas Drive. The development currently contemplates private internal streets. The Engineering Department has created stipulations to address traffic requirements applicable to this

development including improvements to be made to Perryville Road, Broadway Road and payments for the future signalization of Perryville and Broadway Roads. Additionally, Las Brisas Drive will only be permitted to have access for emergency vehicles via a zoning stipulation.

Water/Wastewater:

The subject property will be served by the city of Goodyear for water and wastewater.

7. Potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided.

The Property abuts existing public services. It is located along major arterial roadways that will be improved to increase capacity and meet city standards. As indicated in the Water and Sewer Reports submitted with the rezoning, there is adequate water and sewer infrastructure to serve the development. The city has been in close coordination with Maricopa County related to ensuring adequate capacity is available.

8. General public concerns.

Public Participation, Public Comment and Planning and Zoning Commission Meeting:

An in-person Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on June 16, 2023; signs advertising the Neighborhood Meeting were placed on the site on June 23, 2023. Prior to the meeting one email of opposition was received and one communications with questions concerning HOA governance and conformance with the existing Las Brisas community was received. The neighborhood meeting took place on July 11, 2023, approximately 13 residents were in attendance and residents' concerns included property values, density, the ability of two-story town home residents to view into private yards north of Las Brisas Drive, traffic and access onto Las Brisas Drive, the type of residents who might occupy townhomes, parking overflow and a desire to keep the property vacant (as commercial may not materialize across the entirety of the site). Since the neighborhood meeting and the time of the writing of this staff report, no formal opposition has been received regarding this rezoning.

Following the neighborhood meeting, the applicant made changes to setbacks along the northern boundary of the site and restrictions to vehicular traffic onto Las Brisas Drive, both changes are reflected within the case being brought forward.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on November 15, 2023 appeared in the Arizona Republic Southwest Valley Edition October 27, 2023; postcards were mailed to adjoining owners on October 13, 2023; and signs were posted on the site on October 12, 2023.

On November 15, 2023, the Planning and Zoning Commission held a public hearing for this item. After the staff presentation, one resident spoke in opposition to the rezoning. The resident stating reasons such as the parcels distance from other services, concerns for the economic viability of the parcel to develop in this economy, concerns for if the residential components of the project only partially developed and a desire for single-family detached if the parcel were to develop as residential. The Planning and Zoning Commission voted (7-0) to recommend approval, subject to the proposed stipulations.

- Whether the amendment promotes orderly growth and development.
 The subject property is within a quarter mile of existing development and located within the proximity of City services and infrastructure.
- 10. Any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

As of the writing of this staff report, there have been no other unique factors identified at the pre-application meeting or as part of the first review of the rezoning application.

As set forth herein, the proposed rezoning is both consistent with the General Plan and will not adversely impact the surrounding area.

Attachments

Resolutions and Exhibits Ordinance Aerial Exhibit Narrative Presentation

RESOLUTION NO. 2023-2326

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DECLARING AS PUBLIC RECORDS THOSE CERTAIN DOCUMENTS INCORPORATED BY REFERENCE IN ORDINANCE 2023-1576 RELATED TO THE REZONING CASE FOR – LAS BRISAS CORNER.

Be it resolved by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, as follows:

SECTION 1. DECLARATION OF PUBLIC RECORDS

That certain document titled "Official Supplementary Zoning Map No. 22-22," a copy of which is attached hereto as Exhibit A, is hereby declared a public record.

That certain document titled "Legal Description Las Brisas Corner," a copy of which is attached hereto as Exhibit B, is hereby declared a public record.

That certain document titled "Zoning Legal Description Commercial Parcel," a copy of which is attached hereto as Exhibit C, is hereby declared a public record.

That certain document titled "Zoning Legal Description Residential Parcel," a copy of which is attached hereto as Exhibit D, is hereby declared a public record.

That certain document titled "Las Brisas Corner Development Regulations C-2 and R1-A with PAD Overlay (August 2023)," a copy of which is attached hereto as Exhibit E, is hereby declared a public record.

SECTION 2. PURPOSE

The aforementioned documents are declared public records in connection with the adoption of Ordinance 2023-1576.

SECTION 3. COPIES FILED WITH THE CITY CLERK

Either three paper copies or one paper copy and one electronic copy maintained in compliance with section A.R.S 44-7041 of each of the aforementioned documents being declared public records herein are ordered to remain on file with the City Clerk and to be available for public use and inspection during regular business hours.

	•	•	City of Goodyear, Marico	pa County
Arizona, by a	vote, this	day of	, 20	
		Joe Pizzillo, M	ayor	
		D-4		

Resolution No. 2023-2326

Page 1 of 2

ATTEST:	APPROVED AS TO FORM:		
Darcie McCracken, City Clerk	Roric Massey, City Attorney		

Resolution No. 2023-2326 Page 2 of 2

OFFICIAL SUPPLEMENTARY ZONING MAP NO. 22-22 AMENDING ARTICLE 1, SECTION 1-1-4 OF THE ZONING ORDINANCE OF THE CITY OF GOODYEAR. AMENDED BY ORDINANCE NO. PASSED BY THE CITY COUNCIL OF THE CITY OF GOODYEAR, ARIZONA, THIS _____, 2023. MAYOR **CITY CLERK SUBJECT PROPERTY:** A portion of the Northwest Quarter Section 22, Township 1 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. W LAS BRISAS DR 22-200-00022 T1NR2W22 R1-A T1NR2W21 22-200-00022 C-2 W BROADWAY RD -**T1NR2W28 T1NR2W27**

CITY OF GOODYEAR, AZ - REZONE CASE

REZONE FROM PAD TO R1-A & C-2

SOURCE: CITY OF GOODYEAR G.I.S.

22-200-00022

DATE: August 2023

Exhibit B Legal Description Las Brisas Corner

ZONING LEGAL DESCRIPTION COMMERCIAL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 22, MARKED BY A MARICOPA COUNTY DEPT OF TRANSPORTATION BRASS CAP FLUSH STAMPED "T1N R2W S21, S22, S27, S28 2002 RLS 29891" FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, BEING A MARICOPA COUNTY ALUMINUM CAP FLUSH, STAMPED "T1N R2W S22, S27, 2002 RLS 29891" BEARS NORTH 89*55'37" EAST, FOR A DISTANCE OF 2644.31 FEET;

THENCE NORTH 00°01'22" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 294.63 FEET;

THENCE NORTH 89°55'37" EAST, A DISTANCE OF 815.00 FEET;

THENCE SOUTH 00°01'20" EAST, A DISTANCE OF 294.63 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°55'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 814.99 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 5.512 ACRES±.



TITLE: XB01

SCALE: N.T.S.

DATE: 5/10/23

DESC: ZONING LEGAL

HUNTER

ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

DWG.NO. XB01 PROJ.NO.KENL001

ZONING LEGAL DESCRIPTION RESIDENTIAL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE CONTINUING NORTH 00°01'22" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1028.22 FEET;

THENCE NORTH 89°58'38" EAST, A DISTANCE OF 754.73 FEET, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1250.00 FEET;

THENCE EASTERLY ALONG SAID TANGENT CURVE, THROUGH A CENTRAL ANGLE OF 2*45'50", FOR AN ARC LENGTH OF 60.30 FEET TO A NON-TANGENT POINT;

THENCE SOUTH 00°01'20" EAST, A DISTANCE OF 1029.46 FEET;

THENCE SOUTH 89°55'37" WEST, A DISTANCE OF 815.00 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 19.241 ACRES±.



TITLE: XB01

SCALE: N.T.S.

DATE: 5/10/23

DESC: ZONING LEGAL

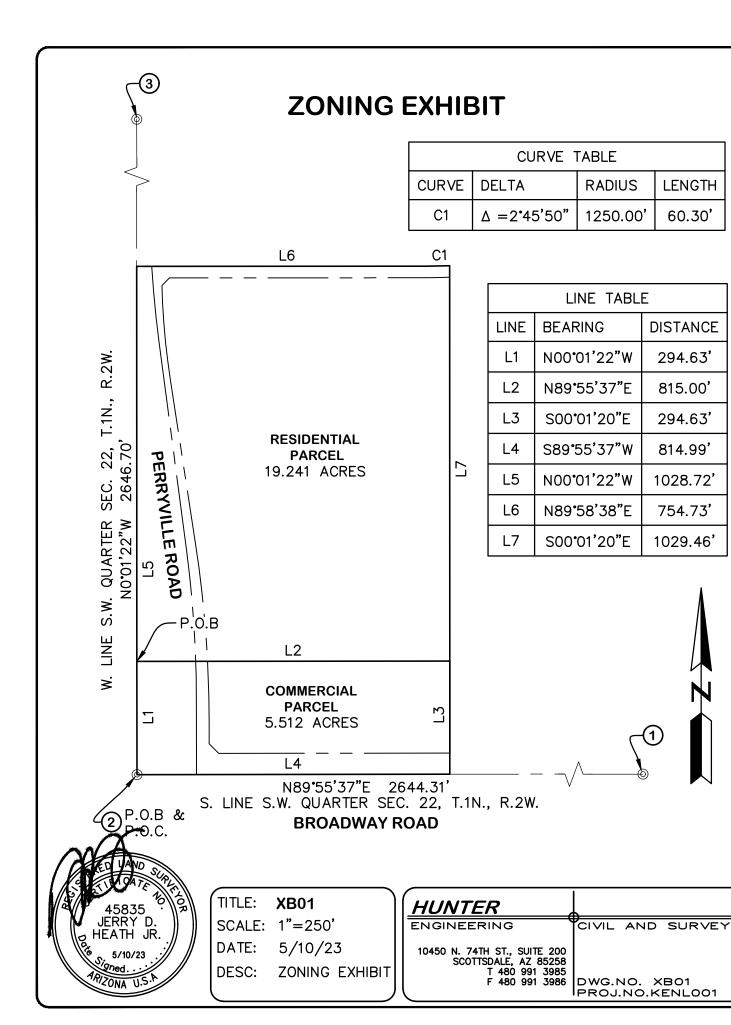
HUNTER

ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

DWG.NO. XB01 PROJ.NO.KENL001



ZONING EXHIBIT

LEGEND:

P.O.C.=POINT OF COMMENCEMENT P.O.B.=POINT OF BEGINNING

MONUMENTS:

- (1) SOUTH 1/4 COR. SECTION 22, MARICOPA COUNTY ALUM. CAP
- (2) SOUTHWEST COR. SECTION 22, MARICOPA COUNTY DEPT. TRANSPORTATION BRASS CAP FLUSH (POINT OF BEGINNING OF COMMERCIAL PARCEL) POINT OF COMMENCEMENT FOR RESIDENTIAL PARCEL)
- (3) WEST 1/4 COR. SECTION 22, MARICOPA COUNTY DEPT. TRANSPORTATION BRASS CAP **POTHOLE**



TITLE: **XB01**

SCALE: 1"=250'

DATE: 5/10/23

DESC: **ZONING EXHIBIT**

HUNTER

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

DWG.NO. XB01 PROJ.NO.KENLO01

EXHIBIT "C" ZONING LEGAL DESCRIPTION COMMERCIAL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 00°01'22" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 294.63 FEET;

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THENCE SOUTH 89°55'37" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 814.99 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINING 5.512 ACRES±.



TITLE: **XB01**

SCALE: N.T.S. DATE: 5/10/23

ZONING LEGAL DESC:

HUNTER

10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

CIVIL AND SURVEY

DWG.NO. XB01 PROJ.NO.KENLO01

EXHIBIT "D" ZONING LEGAL DESCRIPTION RESIDENTIAL PARCEL

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 22, MARKED BY A MARICOPA COUNTY DEPT OF TRANSPORTATION BRASS CAP FLUSH STAMPED "T1N R2W S21, S22, S27, S28 2002 RLS 29891" FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST, BEING A MARICOPA COUNTY ALUMINUM CAP FLUSH, STAMPED "T1N R2W S22, S27, 2002 RLS 29891" BEARS NORTH 89°55'37" EAST, FOR A DISTANCE OF 2644.31 FEET;

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TITLE: XB01

SCALE: N.T.S.

DATE: 5/10/23

DESC: ZONING LEGAL

HUNTER

ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986

DWG.NO. XB01 PROJ.NO.KENL001

Exhibit E

Las Brisas Corner

Development Regulations

C-2 and R1-A with PAD Overlay

August 2023

Permitted Uses:

The following are the uses for the property zoned C-2 (General Commercial) District with a PAD Overlay legally described in that certain document titled "Zoning Legal Description Commercial Parcel, declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference (the "Commercial Property") and the Property zoned R1-A (Single-Family Attached) District with a PAD Overlay, legally described in that certain document titled "Zoning Legal Description Residential Parcel, declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference, (the "Residential Property"). (Collectively, the Commercial Property and the Residential Property are referred to as the "Property")

The permitted uses within the Commercial Property are those uses allowed in the C-2 General Commercial Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance except as modified below.

The following C-2 (General Commercial) uses are prohibited:

- Adult bookstore, adult novelty store and adult theater
- Automotive repair and upholstering
- Car Wash
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Non-Chartered Financial Institution
- Pawn shop
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Tire Repair, Oil Change (Lube) Shop

The permitted uses within the Residential Property are those uses allowed in the R1-A Single Family Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards – Commercial Property:

The Development Standards for the C-2 (General Commercial) District shall apply to the Commercial Property except as modified herein.

Development Standards – Residential Property:

The development standards for R1-A (Single Family Attached)_ District shall apply to the Residential Property, except as modified below:

Development Standards	Las Brisas Corner Residential
Lot Standards	
Minimum Lot Area (sq ft)	1,500
Minimum Lot Width (ft)	20
Minimum Lot Depth (ft)	75
Building Form and Location	
Maximum Height (ft)	30
Maximum Building Coverage	80%
Minimum Setbacks (ft)	
Front (1)	10
Front Facing Garage	20 (2)
Side	0 (3)
Total Both Sides	0 (3)
Street Side (4)	10
Rear	15 (5)
Development Standards	
Open Space % (of net area)	15

- 1. Front setback shall be measured to the patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.
- 2. Front facing garages shall only be permitted for residential lots developed using the development standards applicable to R1-A set forth in Table 3-2-3-A (Development Standards Single Family Districts) of the Goodyear Zoning Ordinance. The reduced standards in minimum lot width, minimum lot depth, minimum lot size or the increase in maximum building coverage set forth above shall not apply to residential lots with front facing garages.
- 3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
- 4. Where a minimum 10-foot-wide landscape tract or common area dedicated to a homeowner's association ("HOA") is provided, the typical side setback, rather than the

Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.

5. Where a rear facing garage is provided with access via a private alley tract, the rear setback shall be reduced to 0 feet, provided fire separation requirements can be met. All driveways, which provide access from the internal alley or streets to a private unit garage, shall be no less than 5 feet in length but no greater than 20 feet in length.

Additional Regulations:

General

- 1. Except as expressly modified in this PAD Overlay, all development within the Property shall comply with the requirements of the Goodyear City Code, including but not limited to the subdivision regulations in Article 15 and with the City of Goodyear Zoning Ordinance, including but not limited to, City of Goodyear Design Guidelines.
- 2. All permitted uses are subject to Administrative Design Review/Site Plan review.
- 3. West Goodyear design elements shall be incorporated into the design of the entrances into the Property, the words "West Goodyear" will appear on a trellis, monument sign or similar agrarian element to be located at the northeast corner of Perryville Road and Broadway Road and at the entrances into the residential portions of the development. The minimum text height of "West Goodyear" shall be 10-inches.
- 4. The style of any walls constructed around the perimeter of the Property shall complement existing walls in the Las Brisas community including the inclusion of white picket fencing or crossbuck fencing at the primary and secondary entrances into the residential and commercial developments.
- 5. The residential and commercial developments shall bear the name of the master plan such as "<Development Project Name> at Las Brisas" or "Las Brisas at West Goodyear".
- 6. There shall be no modifications to or replacement of any of the Amenities and Connectivity Elements, Streetscape Elements, Architecture and Development Design or improvements described below, unless the Development Services Director or designee has determined that such modifications or replacements are consistent with the requirements set forth in this Ordinance or provide an equal or greater level of quality and functionality as the amenities, improvements, design elements, landscaping or improvements being modified or replace has approved such modifications.

Residential Amenities and Connectivity

- 7. The following Amenity Elements and Connectivity Element shall be provided within the Residential Property:
 - a. A pool and spa accessible to and available for use by residents shall be constructed.
 - b. A clubhouse accessible to and available for use by residents shall be constructed.
 - c. The Residential Property shall include an activity area with elements and programming geared toward activities and interests for children.
 - d. An outdoor community gathering space which shall include a picnic space, at least one BBQ grill, a bike rack and a covered tot lot.
 - e. Integrated Commercial A minimum of two (2) gates and access paths directly to the adjacent Las Brisas commercial property. Such access paths shall provide access to the future pad sites.
 - f. Infill Development The Property is in an area that provides easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan, it is considered Infill Development.
 - g. Smaller blocks Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks shall be broken up with some homes facing the side street and/or some being staggered.

Residential Streetscape

- 8. For residential lots developed using the reduced development standards set forth above, the following Streetscape Elements shall be provided within the Residential portion of the Property:
 - a. Alley Loaded Garages. All residential lots developed utilizing the reduced standards set forth in this PAD Overlayshall be developed with residential units that have alley loaded garages, and the alleys shall include either carriage lights on either side of the garage door or private HOA maintained lights/bollards to provide security lighting to the alley.
 - b. Open Space Facing Homes. The Property shall be developed to include residential units that do not have a traditional front yard but face onto shared open space or courtyard or face onto a public street (or private street built to public street standards) and are alley loaded.
 - c. Enhanced Street Facing Elements. Residential units which side to an internal street shall contain front doors with covered porches facing the street side.
- 9. For residential lots developed using the development standards applicable to R1-A set forth in Table 3-2-3-A (Development Standards Single Family Districts) of the Goodyear Zoning Ordinance, the residential lots shall be developed with one of the elements set forth in Section 3-2-3(D)(d)(iii) (Streetscape Elements) of the Goodyear Zoning Ordinance.

Residential Parking

10. There shall be a total parking ratio of no less than 2.5, including 0.5 guest parking spaces, per platted residential lot subject to the following:

- Guest parking spaces may be provided by on-street parking or in a guest parking space located in HOA owned and maintained alleys or parking lots so long as guest spaces are located no more than 225 feet away from any individually platted lot.
- The following applies if guest parking is to be provided within HOA owned and maintained alleys or parking lots:
 - A Parking Plan addressing parking management shall be submitted to the city for approval with the Site Plan or Preliminary Plat in which parking is to be provided. All parking shall adhere to the approved Parking Plan. CC&Rs recorded against the Residential Property shall incorporate the approved Parking Plan and shall include provisions to enforce the Parking Plan; and
 - o Guest parking spaces shall be labeled or numbered. The failure to comply with an approved Parking Plan shall constitute a zoning violation; and
 - O Guest parking spaces shall be reserved for the use of a 3rd vehicle owned by the residents of an individual residential unit in the development or by the use of guests visiting the development; and
 - All vehicles that park in a guest parking space shall have a pass that indicates to a management company which unit the vehicle belongs or which unit the vehicle is a guest of; and
 - O Guest spaces shall not be used by the 1st or 2nd vehicle owned by residents of a residential unit. If a resident uses a guest space for vehicles owned by the resident, the resident shall obtain a pass as provided above.

Residential Architecture and Development Design

- 11. Subject to satisfaction of all requirements of the City of Goodyear Engineering Design Standards and Policies, the following shall be required for a Terminating Street, which is defined herein as a street that terminates at a landscape strip or street side setback that is at least 10-feet but less than 15-feet wide as measured from right-of-way or a wall with a landscape strip that is at least 10-feet but less than 15-feet wide as measured from right-ofway. The following shall be installed within such landscape strip of a Terminating Street: (i) a combination of two (2) vine trellis for every lot adjacent to the landscape strip of the Terminating Street AND (ii) within 250 feet of Terminating Street white cross rail fencing and vine trellis shall be installed (collectively, the "Additional Terminating Streetscape Enhancements"). If the Terminating Street connects to street(s) that terminate at walls with landscape strips of at least 15-feet in width or that terminate at landscape strips of at least 15feet in width, the Additional Terminating Streetscape Enhancements described herein shall be installed within each such landscape strip. Notwithstanding foregoing, the City of Goodyear Zoning Administrator, may accept alternatives to the Additional Terminating Streetscape Enhancements that are to be installed pursuant to the foregoing upon his/her determination, in his/her sole discretion, that the proposed alternative landscaping collectively be of an equal or greater quality to those described above.
- 12. No lots shall be platted in a manner that would cause the primary ingress/egress from the rear loaded garage to occur through the navigation of two (2) or more alleys in order to reach a public street (or private street built to public street standards) subject to the following:

- An alley shall be defined as a motor court or tract that serves direct access to a series of garages on the rear side of residential lots.
- The entry drive to into an alley, measured at 200 feet or less from the edge corner of the street, that intersects with an alley at a T-intersection or continues as an L shaped alley AND serves as an access point to an alley from the street, is not a separate alley.
- O Alleys serving multiple rear garages shall not exceed 450' unless either (1) the fronts of lots being served by the alley are fronting along a public street (or private street built to public street standards) OR (2) lots adjacent to the alley's entrance provide street frontage to a public street (or private street built to public street standards) that intersects the alley. Any portion of the alley adjacent to common area open space tracts shall not count towards the maximum 450' alley length.
- 13. As measured from the front porch setback or front building setback, the front setback shall not be located within 30 feet of a solid subdivision perimeter wall or backyard property wall that exceed 3' in height (adjacent homes within the required lot setbacks are not included within this regulation).
- 14. Gates allowing access to fire access roads within the Property shall be wrought iron gates or be of a similar material and style and shall be consistent with other such gates found within Las Brisas. Chain-link fences and barriers with any sort of chains, including drop chains are prohibited.
- 15. Pedestrian access points from the Residential Property to the sidewalk along Las Brisas Drive and Perryville Road shall be provided. At least one (1) pedestrian access point from the Residential Property to each sidewalk along any adjacent public street shall be provided; these connections shall be separate from the pedestrian connection(s) associated with a vehicle entrance.
- 16. Trash enclosures are discouraged. If trash enclosures are utilized, they shall be located a minimum of 20 feet away from all single-story residential buildings and 25 feet away from multi-story residential buildings unless the trash enclosure is fully enclosed within a building. Landscaping shall be installed between the buildings and trash enclosures unless the trash enclosure is fully enclosed within a building. Trash enclosures shall not be located any closer than 30 feet to any single-family detached residential lot.
- 17. If walls or fencing are constructed, full view fencing, view fencing or view walls shall be used between the residential and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
- 18. The residential structures within the Property shall have at least two (2) distinct building types. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a

manner that creates four (4) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property.

- The four (4) color schemes shall be integrated throughout the structures constructed within the Property (i.e. no concentrations of color schemes).
- At least one (1) of the colors in each color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the Commercial Property.
- o All residential structures constructed shall incorporate brick, stone or a similar material
- O Townhouse style units shall appear cohesive in design while the design of the individual units should give the appearance of individual townhouses being adjacent to one another; this may be done through a combination of varied roof heights and styles, building massing and undulation, and base and accent color articulation.
- 19. A minimum 20-foot wide landscape buffer shall be installed adjacent to any detached single-family residential lot adjacent to the Residential Property. No buildings, carports, parking spaces or drive aisles/driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot.
 - o The landscape buffer may include sidewalks, parks/open space, and private yards.
- 20. A minimum 10-foot wide landscape buffer shall be installed adjacent to the Commercial Property. No buildings, carports, parking spaces or drive aisles/driveways shall be located within the landscape buffer except drive aisles/driveways may cross over a landscape buffer as needed to access a parking lot.
 - o The landscape buffer may include sidewalks, parks/open space, and private yards.
- 21. No carports, shall be located within 30 feet of a single-family detached residential lot; and
- 22. No portion of a residential building above the first floor, other than the roof, shall be located within 30-feet of any single-family detached residential lot located adjacent to the Residential Property.
- 23. No two-story residential building elements on townhomes that front onto Las Brisas Drive shall be located within 100 feet from the single-family detached residential lot lines on the north side of Las Brisas Drive.

Commercial Architecture, Development Design and Setback Standards

24. A minimum of two (2) gates and access paths directly to the adjacent Residential Property shall be provided. Such access paths shall provide access to the future pad sites. Where such access paths cross a roadway, drive-aisle, drive-way or drive-through it will contain decorative pavers.

- 25. The minimum setback from a retail/convenience store's fuel canopy (with gas pumps) or the speaker box/menu board and/or pick-up window of a convenience use drive-through and the Residential Property shall be 50 feet and the minimum setback for a retail/convenience store's fuel canopy (with gas pumps) or the speaker box/menu board and/or pick-up window of a convenience use drive-through and the eastern boundary of the Commercial Property shall be 250 feet. Except for these structures, the minimum building setback set forth in Section 3-3-6(B)(6)(c) of the Goodyear Zoning Ordinance shall apply.
- 26. If walls or fencing are constructed, full view fencing, view fencing or view walls shall be used between the residential and commercial center, except where screening of mechanical equipment and trash enclosures are necessary.
- 27. The commercial structures within the Commercial Property shall have at least two (2) distinct building types, if more than one building is constructed. At least two (2) base colors and three (3) accent colors/materials shall be used on each building type. The combination of base colors and accent colors/materials shall be used in a manner that creates two (2) unique combinations of base colors and accent colors/materials ("Building Schemes") throughout the Property, if more than one building is constructed.
 - At least one (1) of the colors in each commercial building color scheme shall be consistent with the established color schemes in the surrounding neighborhoods and at least two (2) of the colors in the color scheme shall match colors used in development of the Residential Property.
 - All commercial structures constructed shall incorporate brick, stone or a similar material.

ORDINANCE NO. 2023-1576

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, CONDITIONALLY REZONING APPROXIMATELY 24.753 ACRES OF PROPERTY LOCATED AT THE NORTHEAST CORNER OF PERRYVILLE ROAD AND BROADWAY ROAD TO BE KNOWN AS LAS BRISAS CORNER, FROM PLANNED AREA DEVELOPMENT (PAD) TO THE PLANNED AREA DEVELOPMENT (PAD) ZONING DISTRICT WITH AN UNDERLYING ZONING DISTRICT OF C-2 (GENERAL COMMERCIAL) ON THE SOUTHERN 5.512 ACRES AND AN UNDERLYING ZONING DISTRICT OF R1-A (SINGLE FAMILY ATTACHED) ON THE NORTHERN 19.241 ACRES WITH A PAD (PLANNED AREA DEVELOPMENT) OVERLAY OVER THE ENTIRE PROPERTY); 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.

WHEREAS, the property subject to this Ordinance consists of approximately 24.753 acres and is located at the northeast corner of Perryville Road and Broadway Road and is known as Las Brisas Corner as more particularly described in that certain document titled "Legal Description," which document was declared a public record by Resolution No. 2023-2326, and which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property"); and

WHEREAS, the approximately 24.753 acres was zoned Las Brisas Phase 2 Planned Area Development (PAD) with an underlying land use designation of the city equivalent of Neighborhood Commercial with the adoption of Ordinance No. 06-1020 rezoning approximately 311 acres, of which this 24.753 acres is a part of, and establishing the Las Brisas Phase 2 Planned Area Development, dated January 2006; and

WHEREAS, the Las Brisas Phase 2 Final PAD allowed for 912 single family residential lots with an overall net density of 3.09 du/ac and approximately 24.753 acres of PAD (C-1) (Neighborhood Commercial); and

WHEREAS, on February 11, 2008, the Las Brisas Phase 2 Final PAD, dated January 2006, was amended by Ordinance No. 08-1105, subject to stipulations, to rezone approximately 24.753 acres from PAD (C-1) (Neighborhood Commercial) to PAD (C-2) (General Commercial) as set forth the Las Brisas PAD Amendment dated December 28, 2007; and,

WHEREAS, on May 8, 2017, the Property Owner sought to amend the PAD Zoning through the adoption of the Las Brisas Phase 2 Final PAD, dated March 7, 2017, which modified the residential zoning classifications by: eliminating the residential zoning classification for 10,000 square foot minimum residential lots with an eighty (80) foot minimum lot width; establishing a new residential zoning classification for residential lots with a minimum width of fifty (50) feet; adopting development and design standards for this new residential zoning classification; changing the land use designations for Parcels 2B.1, 2B.2, 2B.3 and 2C.5 within the Property; and eliminating the requirement for an equestrian/multi-use trail; and

WHEREAS, the land use designation in the Goodyear 2025 General Plan for the Property is 'Neighborhood'; and,

WHEREAS, this request intends to replace the existing PAD (Planned Area Development) zoning on the 24.753 acres, which is currently designated as (C-2) (Neighborhood Commercial) on this

property with approximately 5.512 acres being zoned C-2 (General Commercial) and approximately 19.241 acres being zoned R1-A (Single-Family Attached) as modified by the the "Las Brisas Corner Development Regulations C-2 and R1-A with PAD Overlay (August 2023)" which document was declared a public record by Resolution No. 2023-23262 and is referred to and incorporated herein by this reference; and,

WHEREAS, city staff finds that the proposed rezoning will not adversely impact the surrounding area as the proposed land uses will allow for the orderly growth and development of commercial and townhomes; and

WHEREAS, a Neighborhood Meeting was conducted for this proposal and Notice of the Neighborhood Meeting was provided to property owners within 500 feet of the property on June 16, 2023 and signs advertising the Neighborhood Meeting was posted to the site on June 23, 2023; and,

WHEREAS, the neighborhood meeting took place, in-person, on July 11, 2023. Residents' voiced concerns regarding property values, density, the ability of two-story town home residents to view into private yards north of Las Brisas Drive, traffic and access onto Las Brisas Drive, the type of residents who might occupy townhomes, parking overflow and a desire to keep the property vacant (as commercial may not materialize across the entirety of the site); and,

WHEREAS, public notice that this rezoning was to be considered and reviewed at a public hearing held before the Planning and Zoning Commission on November 15, 2023, appeared in the Arizona Republic Southwest Valley edition on October 27, 2023 and postcards were mailed to adjoining owners on October 13, 2023 and signs on the site were updated on October 12, 2023 to notify residents of the scheduled public hearing; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on November 15, 2023 and at that meeting the Commission voted (7-0) to recommend approval of the proposed rezoning; and

WHEREAS, a public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the City Council on November 27, 2023 appeared in the Arizona Republic Southwest Valley Edition October 27, 2023; postcards were mailed to adjoining owners on October 13, 2023; and signs on the site were updated on October 12, 2023 to notify residents of the scheduled public hearing; and

WHEREAS, the Mayor and Council of the City of Goodyear, Arizona find the adoption of this Ordinance to be in the best interests of the public interest, health, comfort, convenience, safety, and general welfare of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. DESCRIPTION OF PROPERTY BEING REZONED

This Ordinance No. 2023-1576 applies to approximately 24.753 acres located at the northeast corner of Perryville Road and Broadway Road and legally described in that certain document titled "Legal Description Las Brisas Corner" which document was declared a public record by Resolution No. 2023-1576, and

which is referred to and made a part hereof as if fully set forth in this Ordinance (the "Property").

SECTION 2. ADOPTION OF FINDINGS

The clauses set forth above are hereby adopted and incorporated herein by this reference as if fully set forth herein.

SECTION 3. REZONING

The Property is conditionally rezoned from Planned Area Development (PAD) to the Planned Area Development (PAD) Zoning District with approximately 5.512 aces of the Property as more particularly described in that certain document titled "Zoning Legal Description Commercial Parcel," declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference (the "Commercial Property") zoned C-2 (General Commercial) and with approximately 19.241 acres of the Property as more particularly described in that certain document titled "Zoning Legal Description Residential Parcel," declared a Public Record by Resolution No. 2023-1576, and which is referred to and incorporated herein by this reference (the "Residential Property") zoned R1-A (Single-Family Attached) with a PAD Overlay over the entire Property as set forth in that certain document titled "Las Brisas Corner C-2 and R1-A Development Regulations C-2 and R1-A with PAD Overlay (August 2023), declared a Public Record by Resolution No. 2023-1576 and which is referred to. adopted, and incorporated herein by this reference (hereinafter referred to as the "Las Brisas Corner PAD Overlay").

SECTION 4. CONDITIONS OF REZONING

The rezoning of the Property is subject to the following conditions of approval ("Stipulations"):

- 1. The Commercial Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Commercial Zoning District C-2, except as modified by the "Las Brisas Corner PAD Overlay and except as modified by the conditions/stipulations set forth herein; and,
- The Residential Property shall be developed in accordance with the requirements of the City of Goodyear Zoning Ordinance as it may be amended from time to time applicable to the Residential Zoning District R1-A, except as modified by the "Las Brisas Corner PAD Overlay and except as modified by the stipulations set forth herein; and,
- 3. Approval of the rezoning does not constitute approval of any site plan, preliminary plat or final plat. All future development will be subject to site plan review and/or residential design review and approval by city staff, at which time all elements of site development will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation; and,

- 4. Individual residential buildings and recreational amenity buildings within the Residential Property, may be approved concurrently with the Preliminary Plat process either through a Residential Design Review or a concurrent Site Plan process provided the application or separate application(s) include: a Site Plan, Parking Plan, Residential building elevations and any other documents deemed appropriate by the Development Services Director and/or his/her designee. Final Designs for the Site including Building Elevations for the Residential Standard Plans shall be in substantial conformance with the approved Site Plan, Parking Plan and residential building elevations that are to be reviewed and approved concurrently with the Preliminary Plat; and,
- 5. Except as otherwise provided in a development agreement approved by the City Council in its sole discretion, the portion(s) of the Residential Property where the pool and spa, clubhouse and fitness center and community gathering spaces are to be located shall be included in the first recorded final plat subdividing all or part of the Property and no Temporary Certificates of Occupancy, Certificates of Occupancy or Certificates of Completion shall be issued for any residential structures within the Property, except for model homes, until those spaces and resident and recreational amenities have been substantially completed as determined by the City of Goodyear Building Official or his designee; and.
- 6. All Public Sales Reports for the Residential Property, all final plats and minor land divisions subdividing all or part of the Property, and all rental agreements for the rental of any unit within the Property shall include the following disclosures:
 - a. The Property is subject to attendant noise, vibrations, dust, and all other effects that may be caused by overflight and by the operation of aircraft landing at or taking off from Luke Air Force Base and or the Phoenix-Goodyear Airport; and
 - b. The Property is subject to noise, cheering, paddles or bats making contact with balls, bouncing balls, splashes, fireworks and other loud noises commonly associated with recreation centers, parks, ballpark/sports complexes and the like; and
 - c. The Property is subject to loud noises commonly associated with adjacency to commercial shopping centers; and
 - d. d. The Property is subject to loud noises commonly associated with adjacency to commercial shopping centers; and
 - e. The Property is in close proximity to agricultural uses and may therefore be subject to noise, dust, and odors associated with such uses.

All final plats and minor land divisions subdividing all or part of the Residential Property and all site plans for development within the Property shall include notes setting forth the foregoing requirements; and,

7. Signage shall be posted within all sales and rental office offices within the Residential Property identifying the location of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise

contours, departure corridors, and vicinity boundary. This display shall include a 24-inch x 36-inch map at the main entrance of such sales and rental offices and shall include the approximate locations of the Luke Air Force Base: Accident Potential Zones (APZs), 65 Ldn and higher noise contours, departure corridors, and vicinity boundary and all of the buildings on the Property. All final plats and minor land divisions subdividing all or part of the Residential Property and all site plans for development within the Property shall include notes setting forth the foregoing requirement; and,

- 8. With the exception of Emergency Vehicles, no vehicular ingress or egress shall be permitted onto or off of Las Brisas Drive from the Residential Property and a vehicle non-access easement, in a form acceptable to the City Attorney or his designee, shall be dedicated to the City to prevent such access. The vehicle non-access easement shall be provided with every final plat and site plan that includes any portion of Las Brisas Drive and shall be recorded prior to the recordation of such final plat or approval of such site plan; and,
- 9. In addition to constructing the infrastructure improvements specifically identified herein, Owner shall construct, at no cost to the City, all infrastructure improvements required by the City of Goodyear subdivision regulations, all Building Codes and Regulations adopted by city, and the City of Goodyear Engineering Design Standards and Policy Manual (the "EDS&PM") in effect at the time of construction; and,
- 10. Owner shall dedicate, at no cost to the city, all rights-of-way and/or easements within and outside the boundaries of the Property that are: (i) needed for the construction of infrastructure improvements required for the City to provide water and wastewater services to the Property; (ii) required to be dedicated under any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the EDS&PM: (iii) required for the construction of improvements for which Owner is responsible for making in-lieu payments; (iv) required to be dedicated pursuant to any development agreement with the City regarding the development of the Property; (v) required for the construction of the infrastructure improvements to be constructed pursuant to the stipulations herein, and/or (vi) required for the construction of public infrastructure improvements Owner is required to construct pursuant to any applicable law, code, ordinance, rule, regulations, standards, guidelines governing the development of the Property including, but not limited to the City of Goodyear subdivision regulations, Building Codes and Regulations, and the EDS&PM. The rights-of-way to be dedicated shall be dedicated in fee and all rights-ofways and easements shall be dedicated lien free and, unless otherwise agreed to by the City, free of all other easements or other encumbrances. Unless the timing of the required dedications is modified by any stipulation in this ordinance, the terms of a written development agreement approved by the Council or a written phasing

plan approved by the City Engineer or his designee, all dedications shall be made prior to or concurrent with recordation of a final plat or approval of a site plan that includes the area in which the dedicated property is located or when requested by the City Engineer or his/her designee, whichever is earlier; and,

- 11. Owner shall, at no cost to the city, convey, in fee and free from all encumbrances other than those approved by the City Engineer or his/her designee, the following right-of-way
 - a. Additional right-of-way along the western boundary of the Property as needed for the full east half of Perryville Road, a major arterial, which is 65 feet from centerline; and,
- 12. Unless modified by written phasing plan approved by the City Engineer or his/her designee or by a development agreement approved by the City Council, the conveyance(s) required herein shall be made at the earlier of the following: prior to or concurrently with the recordation of the first final plat subdividing all or part of the Property or the issuance of any construction permit for work within the Property. Notwithstanding anything to the contrary in this Ordinance, including the foregoing, Owner shall convey the right-of-way and/or easements that are to be conveyed pursuant to the terms of this Ordinance prior to the deadlines for conveyance set forth herein or in a written phasing plan or development agreement upon the written request by the City Engineer or his/her designee if such right-of-way and/or easement(s) are required for the construction of public infrastructure improvements by the city or others; and.
- 13. Owner shall, at no cost to the city, design and construct full half-street improvements for the east half of the section of S. Perryville Road along or adjacent to the southern boundary of the Property required for a Major Arterial as set forth in the EDS&PM in effect when the improvements are constructed except for the construction of ½ the median and ½ median landscaping. Those improvements include, by way of example, but not limitation, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "S. Perryville Road Improvements"). Except as otherwise provided in a written development agreement approved by Council the S. Perryville Road Improvements shall be constructed and accepted by the City prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property except for model homes; and,
- 14. Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of S. Perryville Rd. along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior

- to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and,
- 15. Owner shall, at no cost to the city, design and construct full half-street improvements for the north half of the section of W. Broadway Road along or adjacent to the southern boundary of the Property required for a Minor Arterial as set forth in the EDS&PM in effect when the improvements are constructed except for the construction of ½ the median and ½ median landscaping. Those improvements include, by way of example, but not limitation, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "W. Broadway Road Improvements"). Except as otherwise provided in a written phasing plan approved by the City Engineer or his/her designee or in a written development agreement approved by Council the W. Broadway Road Improvements shall be constructed and accepted by the City prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property except for model homes; and,
- Owner shall remit to the city an in-lieu payment for one-half the cost of a full median and one-half the cost of full-median landscaping for the median that is to be installed within the section of W. Broadway Rd. along or adjacent to the frontage of the Property. The in-lieu payment for the median and landscaping shall be based on the actual cost of the improvements if previously completed by others or based on the estimated cost of the improvements as determined by the City Engineer or designee. The in-lieu payments referred to herein shall be made prior to or concurrent with recordation of the first final plat subdividing all or part of the Property or prior to the issuance of any permits for construction work within the Property, whichever is earlier; and,
- 17. Owner shall, at no cost to the city, design and construct full half-street improvements for the south half of the section of W. Las Brisas Dr. along or adjacent to the northern boundary of the Property required for a Minor Collector as set forth in the EDS&PM in effect when the improvements are constructed. Those improvements include, by way of example, but not limitation, pavement, curb and gutter, sidewalks, street frontage landscape and landscape irrigation, and street lighting (the "W. Las Brisas Dr. Improvements"). Except as otherwise provided in a written phasing plan approved by the City Engineer or his/her designee or in a development agreement approved by Council the W. Las Brisas Dr. Improvements shall be constructed and accepted by the City prior to the issuance of any Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the Property except for model homes; and,
- 18. In addition to compliance with the stipulations and conditions of approval set forth herein, the development of the Property shall comply with the Goodyear Zoning Ordinance, the City of Goodyear subdivision regulations, the EDS&PM, the Maricopa County Association of

- Governments standards for public works construction, all Building Codes and Regulations adopted by the City of Goodyear, and all other federal, state and locals laws, ordinances, rules, regulations, standards, and policies applicable to the development of the Property; and.
- 19. 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 water service and wastewater service to the Property, including by way of example but not limitation, upgrades to the Las Brisas Lift Station if needed to accommodate the additional flows generated by the development of the Property as rezoned; and,
- 20. The Sewer Analysis Report submitted with the application for rezoning is not approved. An updated Sewer Analysis Report that complies with all of the requirements in the EDS&PM shall be submitted to the City Engineer for review and approval with the first site plan or preliminary plat submitted for the development of all or part of the Property, whichever is earlier. The design of the sewer system included in the updated Sewer Analysis Report shall not adversely impact the delivery of wastewater services to the properties subject to the West Goodyear Central Planning Area Master Wastewater Study Supplements. The updated Sewer Analysis Report to be submitted shall identify the wastewater flow volumes that will be generated by the development of the Property as rezoned and shall address the capacity of the existing lift station and the capacity of the existing sewer lines that will transport the wastewater flows from the Property to the city's 157th Avenue Water Reclamation Facility, including the sewer line from Broadway Road to the Las Brisas Lift Station. The report shall identify all infrastructure improvements required to deliver the wastewater flows that will be generated by the development of the Property and delivered from the Property to the city's 157th Avenue Water Reclamation Facility, which includes by way of example but not limitation, upgrades to the Las Brisas Lift Station, and the construction of new wastewater lines, including the wastewater line connecting Broadway Road to the Las Brisas Lift Station; and,
- 21. The Water Report submitted with the application for rezoning is not approved. An updated Water Report that complies with all of the requirements in the EDS&PM shall be submitted to the City Engineer for review and approval with the first site plan or preliminary plat submitted for the development of all or part of the Property, whichever is earlier; and,
- 22. The City's obligation to provide water and sewer service to the Property is limited to the flow volumes reflected in the water reports and sewer reports for the Property approved by the City Engineer or designee. If the flow volumes of water and/or sewer exceed the flow volumes reflected in the approved water reports and/or approved sewer reports the city shall be entitled to terminate service to the Property until Owner submits updated reports to the City that address: (i) the capacity of the existing infrastructure to deliver the additional wastewater flows to the 157th Avenue Water Reclamation Facility, which includes by way of

example, but not limitation, the capacity within existing wastewater lines (including the wastewater line between W. Broadway Road and the Las Brisas Lift Station) and the capacity of the Las Brisas Lift Station; (ii) the availability of uncommitted capacity at the city's 157th Avenue Water Reclamation Facility to accept and treat the additional wastewater flows: (iii) the availability of an uncommitted potable water supply; and (iv) the capacity of existing water delivery lines to deliver the additional water flows to the Property(the "Updated Report(s)"). The Updated Report(s) shall identify all additional infrastructure that needs to be constructed for the city to accept the increased flow volumes of wastewater at the 157th Avenue Water Reclamation Facility and to deliver the increased flow volumes of water to the Property. The city shall have no obligation to provide service to accommodate the flow volumes in the Updated Reports until Owner, at Owner's sole cost and expense, has completed the construction of the infrastructure identified in the Updated Report(s), has conveyed all real estate interests (lien free and free of all encumbrances unless agreed to by the City Engineer or designee), required for the construction of such infrastructure, and has paid all fees imposed by the city in connection of with the increase in the volume of water delivered to the Property and/or with the increase in the flows of wastewater to be delivered to the Property.

SECTION 5. ABRIDGMENT OF OTHER LAWS

Except where expressly provided, nothing contained herein shall be construed to be an abridgement of any other ordinance, regulation, or requirement of the City of Goodyear.

SECTION 6. AMENDMENT TO ZONING MAP

The Zoning Map of the City of Goodyear is hereby amended to reflect the rezoning set forth in Section 3 of this Ordinance by the adoption of that certain document titled, "Official Supplementary Zoning Map No. 22-22," declared a public record by Resolution 2023-2326, and which is referred to and made a part hereof as if fully set forth in this Ordinance, and such amendment to the Zoning Map shall be filed with the City Clerk in the same manner as the Zoning Map of the City of Goodyear.

SECTION 7. CORRECTIONS

The Zoning Administrator, City Clerk, and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

SECTION 8. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent

provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 9. EFFECTIVE DATE

This Ordinance shall become effective as prescribed by law.

SECTION 10. PENALTIES

Any person who violates and provision of this ordinance shall be subject to penalties set forth in Section 1-2-3 of the City of Goodyear Zoning Ordinance as it may be amended from time to time and which currently provides:

Section 1-2-3 Violations and Penalties

- A. It is unlawful to construct, erect, install, alter, change, maintain, use or to permit the construction, erection, installation, alteration, change, maintenance, or use of any house, **building**, **structure**, sign, landscaped area, **parking lot** or fence, or to permit the use of any **lot** or land contrary to, or in violation of any provisions of this **Ordinance**, or of any conditions, stipulations or requirements included as a condition of any applicable approval. Any land use that is specifically prohibited by this **Ordinance** or is unspecified and not classified by the **Zoning Administrator** is prohibited in any **district**.
- B. Responsible Party. The responsible party for any violations hereunder is the owner of personal property improvements or real property and/or person in possession or control of any personal property improvements or real property (**Person**). The responsible party shall be responsible for any violations hereunder whether or not the responsible party or its agent committed the prohibited act(s) or neglected to prevent the commission of the prohibited act(s) by another.
- C. Every Responsible Party shall be deemed responsible or guilty of a separate offense for each and every day during which any violation is committed or continued.
- D. Penalty. Any **Person** who violates any of the provisions of this **Ordinance** and any **amendments** there to and/or any conditions, stipulations or requirements included as a condition of any applicable approval shall be:
 - Subject to civil sanctions of not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) per offense; or
 - 2. Guilty of a class 1 misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500), or by a term of probation not exceeding three (3) years, or imprisonment for a term not exceeding six (6) months, or punishable by a combination of fine, probation or imprisonment. The City

Prosecutor is authorized to file a criminal misdemeanor complaint in the City of Goodyear Municipal Court for violations hereunder

SECTION 11. RECORDATION

This Ordinance shall be recorded with the Maricopa County Recorder's Office.

	yor and Council of the City of Goodyear, Maricopa Count day of
	Joe Pizzillo, Mayor Date:
ATTEST:	APPROVED AS TO FORM:
Darcie McCracken, City Clerk	Roric Massey, City Attorney

Aerial Exhibit

22-200-00022

0 0.020.04

0.09

0.14

0.18

0.22

0.27

0.31

0.36

□mi

Las Brisas Commercial & Residential





Author:

Data Source: City of Goodyear

Las Brisas Corner

C-2 and R1-A with Planned Area Development (PAD) Overlay

Narrative Report

Northeast Corner of Perryville Road and Broadway Road

Case Number: 22-20000022

Submitted: 10-28-2022

Resubmitted: 5-11-2023

Resubmitted: 7-27-2023

By:

Beus Gilbert McGroder PLLC

701 N. 44th Street, Phoenix, Arizona 85008

Andy Jochums, Planning Consultant

480-429-3063 -- ajochums@beusgilbert.com

Request

The subject property is located at the northeast corner of Perryville Road and Broadway Road and generally consists of approximately 24.8 gross acres. (See Exhibit A, Aerial Vicinity Map and Exhibit B, Aerial Parcel Map) The property is currently zoned as part of the Las Brisas Phase 2 PAD with a designation for Commercial. (See Exhibit D, Existing Zoning)

This request seeks to remove the property from the Las Brisas Phase 2 PAD and separately rezone it a combination of Commercial (C-2) and Single Family Attached (R1-A) as a stand-alone project pursuant to this document. The southernmost 5.51 gross acres of the overall property with Broadway Road frontage would remain with commercial zoning to provide neighborhood level retail and services to the immediate area while the 19.24 gross acre northern portion of the property would be developed with attached townhome residential. Commensurate with the rezoning is a request for a Planned Area Development (PAD) Overlay to allow for deviations from the R1-A standards for a unique townhome product with a rear garage.

Property Overview

Adjacent to the site to the east and to the north across Las Brisas Drive, are existing single family homes within the Las Brisas project. To the south, across Broadway Road is unincorporated land zoned RU-43 with Maricopa County and used for crop production. To the west is Perryville Road and beyond is undeveloped land in unincorporated Maricopa County and the City of Buckeye.

Plan Conformance

The Goodyear 2025 General Plan designates the property with the Neighborhoods land use category. (*See Exhibit C, General Plan Land Use Plan*) Pursuant to the Land Use – Zoning Correlation list found on page 134 of the General Plan, the Neighborhoods land use category allows single family and multifamily zoning along with commercial zoning.

A few of the Goals, Objectives, and Standards within the Goodyear 2025 General Plan that support rezoning of the property for single family attached are listed below:

Goal GD-1 – Physical Growth and Development

A compatible mix of land uses and diverse destinations that foster a high quality of life with livable and safe neighborhoods with a strong economy that fosters a healthy and sustainable environment.

<u>Goal CC-2 – Community and Cultural Development</u>

A diverse stock of high quality housing that meets the needs of all residents.

Objective GD-1-1 – Land Use

Establish a land use hierarchy and community form that maintains a broad variety of land uses and responds to the community's vision and needs.

Objective CC-1-1 – Neighborhoods

Create and foster complete neighborhoods.

Objective CC-1-3 – Neighborhoods

Foster the creation and maintenance of attractive, high quality neighborhoods.

Land Use and Transportation Plan Development Standards

Standard 1 – Universal Development Standards

All development proposals shall demonstrate their conformance with the applicable stated goals, objectives, and policies contained within the General Plan, and how the development furthers the appropriate implementation of the General Plan.

Standard 2 – Universal Development Standards

While Goodyear encourages quality development throughout the planning area, growth and redevelopment is highly encouraged to locate in areas with existing infrastructure and services, in the City's Redevelopment Area (see Figure 5.7), within walking distance of transit stations, and along existing interstate/freeways.

Standard 26 – Neighborhoods Development Standards

<u>Low Density Residential</u>. Single family, detached and attached, residential uses with densities up to 5 dwelling units per acre are appropriate throughout the Neighborhoods category.

Development Plan

Permitted Uses

The permitted uses for the portions of the Property zoned C-2 (General Commercial) with a PAD Overlay (the "Las Brisas C-2 Property") are those uses allowed in the C-2 General Commercial Zoning District in accordance with Article 3-3-3 of the City of Goodyear Zoning Ordinance.

Given the small size and proximity to residential, the following C-2 (General Commercial) uses are prohibited.

- Adult bookstore, adult novelty store and adult theater
- Pawn shop
- Non-Chartered Financial Institution
- Establishments that allow for the on-premise consumption of tobacco products, including cigarettes, cigars, and e-cigarettes or other vaping products
- Any retail establishment that either devotes twenty (20) percent or more of floor area or display area to, or derives seventy-five (75) percent or more of gross sales receipts from, the sale or exchange of tobacco products including cigarettes, cigars and e-cigarettes or vaping products
- Convenience Storage, Mini-Storage or Recreational Vehicle Storage
- Automotive repair and upholstering
- Car Wash
- Tire Repair, Oil Change (Lube) Shop

The permitted uses for the portions of the Property zoned R1-A (Single-Family Residential) with a PAD Overlay (the "Las Brisas R1-A Property") are those uses allowed in the R1-A Single-Family Residential Zoning District in accordance with Article 3-2-2 of the City of Goodyear Zoning Ordinance.

Development Standards and Design Guidelines

The Development Standards for the C-2 (General Commercial) Zoning District shall apply to the Las Brisas C-2 Property except as modified herein.

Development standards and Design Guideline for the R1-A (Single Family Attached) Zoning District shall apply to the Las Brisas R1-A Property except as modified below:

	R1-A	Las Brisas R1-A Property
Lot Standards		
Min Lot Size	2,800 square feet	1,500 square feet
Min Lot Width	35'	20'
Min Lot Depth	80'	75'
Building Form and Location		
Maximum Height	30'	30'
Maximum Lot Coverage	75%	80%
Minimum Building Setbacks		
Front (1)	10'	10'
Front Facing Garage Setback	20'	20 (2)
Building Form and Location (Continued)		
Side	0' (3)	0' (3)
Total Both Sides	0' (3)	0' (3)
Street Side ⁽⁴⁾	10'	10'
Rear	15'	15' ⁽⁵⁾
Development Standards		
Minimum Perimeter Setbacks		
Street Frontage	N/A	20' ⁽⁶⁾
Adjacent to Single-Family	N/A	20' ⁽⁷⁾
Adjacent to Commercial	N/A	10'
Open Space% (of net area)	15%	15%

Bold text indicates proposed deviation

Development Standards and Design Guidelines - Continued

1. Front setback shall be measured to the patios, livable space, and side entry garages. If homes face toward a collector street, front porches may face out towards the street so long as a minimum distance of 10 feet is provided between the sidewalk and the porch

and no vehicular access shall be allowed from/to the collector street to individual lots. Walls within the front setback shall be no greater than 4 feet in height and parallel walls shall be located no closer than 14 feet face to face. Patios shall be a minimum of 6 feet deep and a minimum of 66 square feet.

- 2. Front facing garages shall only be permitted if the R1-A regulations from the Goodyear Zoning Ordinance are fully utilized and no PAD Overlay reduced standards in minimum lot width, minimum lot depth, minimum lot size or increases in maximum building coverage are utilized.
- 3. Attached side setbacks shall be 0 feet, whereas building separation shall be a minimum of 5 feet. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
- 4. Where a minimum 10 foot wide landscape tract or common area is provided, the typical side setback, rather than the Street Side setback applies. If a porch/patio is located on the side of an attached townhome (facing the street), such patios/porches may encroach the street side setback up to 4 feet with a maximum wall height of 40 inches. Cornices and eaves, may project into any required yard not more than two (2) additional feet, provided, however, that the sum of such projections on any wall does not exceed one-third (1/3) the length of said wall.
- 5. Where a rear facing garage is provided with access via a private alley tract, the setback shall be reduced to 0 feet so long as fire separation requirements can be met. All driveways, which provide access from the internal alleys or streets to a private unit garage, shall be less than 5 feet in length OR greater than 20 feet in length.
- 6. Where townhomes are platted to front onto Las Brisas Drive no two-story residential building elements shall be located closer than 100 feet to the adjacent single-family detached parcel's lot lines on the north side of Las Brisas Drive.
- 7. No two-story residential building elements shall be located within 30 feet of the boundary with the adjacent single-family detached parcel's lot lines.

Deviation Justification

Within the R1-A Single Family (attached) zoning, we are desirous to develop a townhome style project that features a rear facing garage accessed via a shared private drive/alley with the front door on the opposite side of the home facing a common landscape tract. This type of product is not typical in the R1-A zoning district, necessitating modified development standards.

Lot standards

Requested is a reduction in the minimum lot width, lot depth, and commensurate lot area. These reductions are in order to allow for smaller lot sizes, but lots will still retain a size necessary to allow for a typical two story home around 1,500 to 1,600 square feet with a two car garage. In furtherance of reduction in lot width, we are proposing a requirement that a front garage no longer be permitted if the reduced standards are utilized. This requirement affords the opportunity to no longer need the traditional width of 35' to provide design relief and interest in the front elevation to not exhibit the undesirable "garage dominated" architecture commonplace with lots featuring limited width. With the garage on the rear elevation, and no longer needing to share the façade with the front entry door, the proposed 20' minimum lot width provides enough distance for living space and a pedestrian entry.

Building Form and Location

Requested deviations to the standard R1-A building setbacks are generally minimal given that the setbacks remain largely unchanged. While the reduction in lot standards allow for a more compact development, by keeping the building setbacks intact, the overall building form of the structure created by the attached townhome remains consistent with that in other R1-A zoning districts. In addition to the aforementioned prohibition on a front garage, we are proposing an allowance for that rear garage, granting a zero rear setback in that instance.

In order to further support the requested reduced lot sizes, within the PAD Overlay we are adding in perimeter setbacks that would not otherwise be required in a R1-A subdivision. These perimeter standards require a buffer along the shared property line permitting the adjacent single family detached homes to be ensured of appropriate building separation of at least 20 feet, expanded to 30' for two story structures, along their shared boundary.

Development Standards

The request is to reduce certain development standards to allow the creation of an attached townhome community with alley-loaded garages and front patios/porches that face common courtyards and pedestrian areas. The townhome development incorporates ample open space, provides amenities for community members, and provides necessary housing in an infill area of the City.

As a means to mitigate the proposed development standard reductions described above which will result in a minor reduction in private yard space, additional amenities and streetscape elements will be added to the PAD Overlay beyond the typical requirements for R1-A developments. The reduction in lot area width, depth, size and building coverage, along with setback deviations, is justified by providing additional design elements than would otherwise be required by Table 3-2-3-E of the Goodyear Zoning Ordinance as detailed below:

Amenity Elements - 3 required, 4 provided

1. Community Amenity

In addition to the standard community gathering spaces which are required within a single-family development, this community will have a clubhouse for use of all residents.

2. Children Activity Area

This community will include an activity area with elements and programming geared toward activities and interests for children who reside within the community.

3. Pool & Spa

The community will have a pool and spa for residents to use at their leisure.

4. Integrated Commercial

The developer agrees to provide a minimum of two gates and access paths directly to the adjacent Las Brisas commercial property.

Connectivity Elements - 2 required, 2 provided

1. Infill development

The Site is in an area that will provide easy and quick access to nearby amenities such as schools, trails, and parks and that also have been identified as growth areas as defined by the General Plan.

2. Smaller Blocks

Smaller blocks create a more walkable community. They should be designed in a way to reduce street lengths and foster neighborhood interactions. Maximum block lengths shall be no more than 660 feet. The maximum number of continuous blocks with side yards facing the street is limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered.

Streetscape Elements - 2 required, 3 provided

1. Alley-Loaded

In order to utilize the requested PAD deviations, homes must utilize alley loaded garages

2. Open Space Facing Homes

Homes do not have a traditional front yard but face onto shared open space or courtyard.

3. Enhanced Street Facing Elements.

Homes should utilize front doors facing the side streets with covered porches.

*As a means to mitigate the maximum number of continuous blocks with side yards facing the street being limited to three. The blocks should be broken up with some homes facing the side street and/or should be staggered.

Zoning Ordinance Considerations

Pursuant to Section 1-3-1 D of the Goodyear Zoning Ordinance, zoning map amendments such as this request are to be evaluated for compliance with ten considerations. Below are those consideration and our responses in support of the approval of this request.

- a. consistency with the goals, objectives, policies and future land use map of City's General Plan; consideration of current market factors, demographics, infrastructure, traffic, and environmental issues; and if conditions have changed significantly since the Plan was adopted;
 - As detailed in the "Plan Conformance" section of this narrative, the proposed zoning is in conformance with the General Plan's Land Use designation and in conformance with the development standards contained within the General Plan.
- b. suitability of the subject property's physical and natural features for the uses permitted under the proposed zoning district;
 - The subject property is relatively flat and devoid of any topography that would hinder development such as washes, hillsides, natural features that may be worthy of preservation, existing protected wildlife, and existence of high voltage power lines or other utilities.
- c. compatibility of all potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of such things as land suitability, environmental impacts, density, nature of use, traffic impacts, aesthetics, infrastructure, and potential impact on property values;
 - The proposed R1-A zoning is appropriate on the subject property. As noted above, single family attached zoning is supported by the General Plan and would add an addition variety of housing type to this area of Goodyear. The property already is zoned for commercial uses within the Las Brisas PAD, so retention of approximately 5.5 acres for such continued uses is appropriate.
- d. proposed zoning district's consistency with other land uses within the immediate area and whether uses allowed under proposed zoning district would be better suited to the subject property than the uses allowed under current zoning;
 - As noted previously, the existing zoning is for commercial. The overall 24.7 gross acre property's development as community commercial is hindered by its location, remote from the majority of Goodyear residents and their travel patterns. 5.5 gross acres will remain for commercial to serve neighborhood commercial needs of retail and services for the surrounding area.
 - The proposed zoning of R1-A will allow for residential, of a density complementary to existing single family already in the area and support future neighborhood scale retail services.
- e. demand for the types of uses permitted in the proposed zoning district in relation to amount of land currently zoned and available to accommodate the demand;

Demand in Goodyear is very high for quality residential especially such as that proposed which would provide a differing option than the predominant detached housing in the area. It is unlikely there is existing vacant land in the immediate area already zoned for this use of single family attached, as most properties are already developed or entitled for single family detached housing.

f. demands for public services that will be generated by the uses permitted in the proposed zoning district and requirements for meeting such demands in terms of public infrastructure and facilities and other capital equipment, such as water supplies, water treatment, storage, and distribution facilities, wastewater treatment, recharge and distribution facilities, streets, bridges, schools and emergency services facilities and equipment;

While Las Brisas Drive adjacent to the subject property appears to be fully "built-out", Perryville Road and Broadway Road need improvements. As we work with the City of Goodyear on the site plan we will discuss necessary improvements, including vehicular travel lanes, deceleration lanes, and sidewalks, which will be the developers responsibility. Water and sewer infrastructure is detailed in the engineering reports submitted with this application and again, the developer will install any necessary improvements to service the proposed use.

Based on the proposed R1-A zoning, the conceptual layout for the subject 17.34 net acre property includes 191 units.

School Type	No. of Res. Units	Student Ratio	No. of Students
Elementary (K-8)	191	0.30 Students/Unit	58
Liberty ES District			
High School	191	0.19 Students/Unit	37
Buckeye Union HS			
District			
Total	191		95

g. potential adverse fiscal impacts that will result from providing services to areas not in proximity to where existing public services are provided;

Subject property can be considered infill in that it is directly adjacent and surrounded by existing development. Services, such as police, fire, schools, sanitation, are already in the area and servicing this property will not be a burden.

h. general public's concerns;

As a part of this application notice will be sent to all adjacent property owners within 500-feet of the property as well as any HOAs that are within the notice area. School districts, Luke AFB, ADOT, and any other City identified stakeholders will have also been noticed.

i. whether the amendment promotes orderly growth and development; and,

As described in the General Plan Conformance section and in this section, the rezoning of this property is not adverse to any policies or directives on orderly growth and development.

j. any other factors related to the impact of the amendment on the general health, safety and welfare of the citizens of the City and the general public.

As of the writing of this narrative, there have been no other unique factors identified at the preapplication meeting or as part of the first review of the rezoning application.

Preliminary Engineering

Included with this rezoning request are Preliminary Reports for water, sewer, and drainage as well as a Traffic Impact Study that detail the proposed design and needs for the development considered in this request. Those reports are summarized below.

Preliminary Water Design

Water Service is provided by the City of Goodyear and is available adjacent to the site. There is an existing 24-inch water transmission main within W Broadway Road and a 12-inch water main within S Perryville Road and W Las Brisas Road. It is anticipated that this site will use the two existing 8-inch water stubs on Perryville and the one on Las Brisas to the services the property. It is anticipated that a fireline loop and domestic water services will be provided by the City of Goodyear and the adjacent water mains are adequate to service this site.

Preliminary Sewer Design

Sewer service to the site is provided by the City of Goodyear. There is an existing 8-inch sewer line within the subdivision east of the site that can be used to service the site via an existing manhole on W Pueblo Avenue and S 186th Avenue. The sewer manhole is owned by the Las Brisas HOA tract and will require coronation with the HOA to service the proposed site. The 8-inch sewer line then meets a 12-inch sewer line that then outfalls to a lift station east of the existing subdivision. It is understood that the existing Las Brisas lift station has adequate capacity to service this site. Ultimately, the wastewater will flow to Goodyear Wastewater Reclamation Facility (WRF) located at 157th Avenue.

Preliminary Drainage/Stormwater Design

This site will be developed in accordance with the City of Goodyear Stormwater Policy Manual. It is anticipated that stormwater will be directed to both surface and underground storage facilities via overland flow and underground storm drain conveyance pipes. Stormwater Storage will be provided for the 100yr-6hr storm event. All stormwater storage will be dissipated via drywells within the required 36 hours.

Preliminary Traffic/Street Improvements

As part of the development of the subject property, whether under the existing commercial zoning or the proposed mixture of commercial and single-family attached, the adjacent roadways will be constructed to their ultimate street ROWs. Perryville Road is a Parkway, Broadway Road is an Arterial, and Las Brisas Drive is a local roadway. For the proposed single-family attached subdivision, it is expected that 3/4 access will be requested on Perryville Road with an emergency access only driveway on Las Brisas Drive, subject to a formal review and analysis of those turning movements and any other improvements such a deceleration and turn lanes, during the Site Plan review.

Exhibit A
Aerial Vicinity Map



Exhibit B

Aerial Parcel Map



Exhibit C
General Plan Land Use Plan

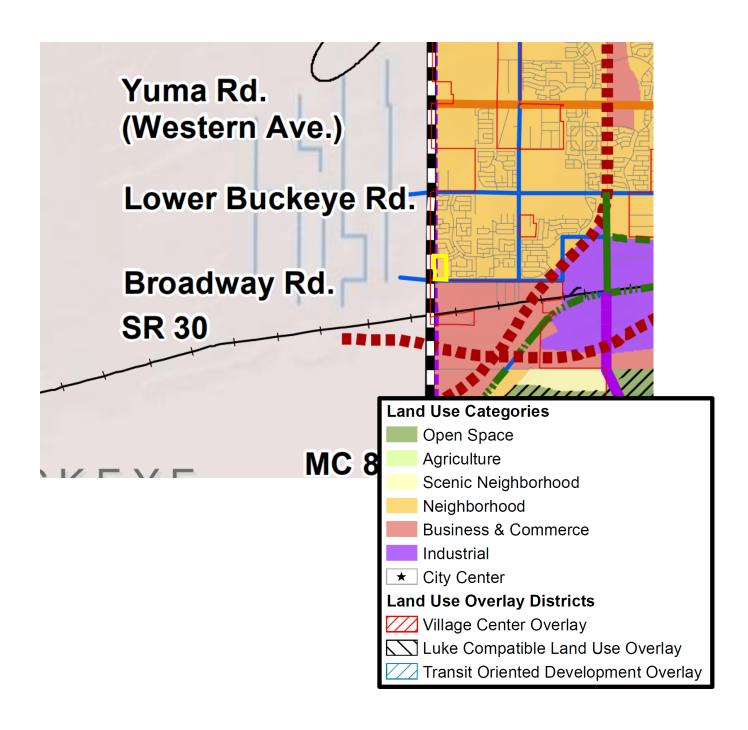


Exhibit D

Existing Zoning

Las Brisas PAD



Exhibit E

Las Brisas Corner

Conceptual Layout

(On following page)

1111 West University Drive, Suite 104, Tempe,

AZ 85281 t:480.948.9766

f:480.948.9211

CONCEPTUAL SITE PLAN

PROJECT DATA

BUILDING AND SITE BASICS:

GOODYEAR, ARIZONA PROJECT ADDRESS:

ASSESSORS PARCEL #: 502-43-020N

NET: 687,625 S.F./ 15.79 ACRES

COMMERCIAL LOT AREA: GROSS: 197,134 S.F./ 4.53 ACRES NET: 149,812 S.F./ 3.44 ACRES

BUILDING HEIGHT:

SITE INFORMATION:

CURRENT ZONING: PAD

PROPOSED RESIDENTIAL ZONING: R1-A, W/ A PAD OVERLAY

BUILDING SETBACKS (B.S.):

STREET FRONTAGE ADJACENT TO SINGLE FAMILY ADJACENT TO COMMERCIAL

15% (103,144 S.F.) MINIMUM COMMON OPEN SPACE:

PROVIDED COMMON OPEN SPACE: 16.4% (113,071 NET SF / 687,625 NET SF) (SEE COMMON AREA PLAN)

UNIT INFORMATION:

OF BUILDINGS: 37

OF UNITS: SEE UNIT SCHEDULE

RESIDENTIAL LOT AREA: GROSS: 755,432 S.F./ 17.34 ACRES

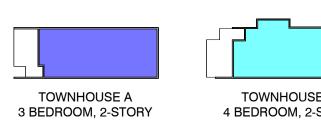
FITNESS CENTER AND LOUNGE AS WELL AS A POOL FOR THE RESIDENTS. A PORTION OF THE SITE TO THE SOUTH WILL REMAIN COMMERICAL WHILE THE REMAINDER WILL BE REZONED TO RESIDENTIAL.

EACH. THE SITE WILL INCLUDE A CLUBHOUSE WITH A LEASING OFFICE,

THIS PROJECT CONSISTS 27 BUILDINGS THAT CONTAIN 4 TO 8 TOWNHOMES

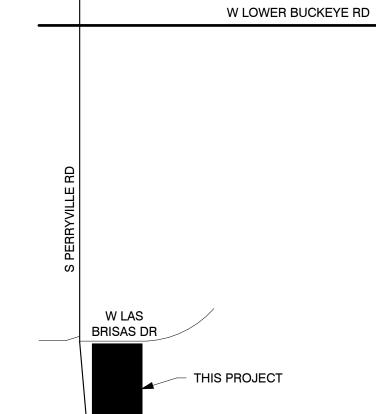
UNIT TYPE LEGEND

PROJECT NARRATIVE



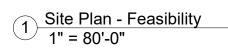
TOWNHOUSE B, 4 BEDROOM, 2-STORY

PRELIMINARY UNIT MIX SCHEDULE NRSF QTY TOTAL UNIT GSF TOTAL NRSF UNIT MIX % MIX % DESIGN A 3 BDRM/ 2.5 BATH | 1,466 | 117 | 181,350 SF 171,522 SF |117 61% 123,950 SF 74 39% B 4 BDRM/ 2.5 BATH 1,675 74 132,016 SF PROJECT TOTALS: 191 295,472 SF 191 191 313,366 SF 100%



W BROADWAY RD

VICINITY MAP



PEDESTRIAN GATE ----

PROPOSED FUTURE COMMERCIAL

55' R.O.W.

BROADWAYIRD

PEDESTRIAN GATE

OMES

1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.9766
f:480.948.9211

NOT FOR CONSTRUCTION
____REVISIONS_

Phase:

Drawn By: \$

Reviewd By: L

SDI Project No: 4252

PAO.4

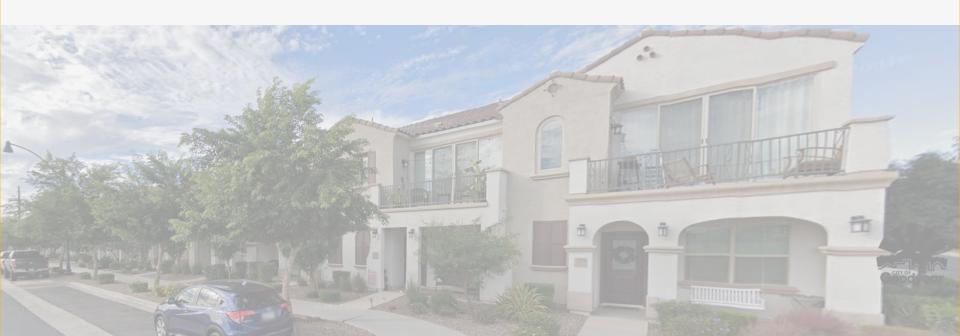
COLORED CONCEPTUAL SITE PLAN



Conceptual Site Plan
1" = 100'-0"

Las Brisas Corner

City Council Meeting November 27, 2023

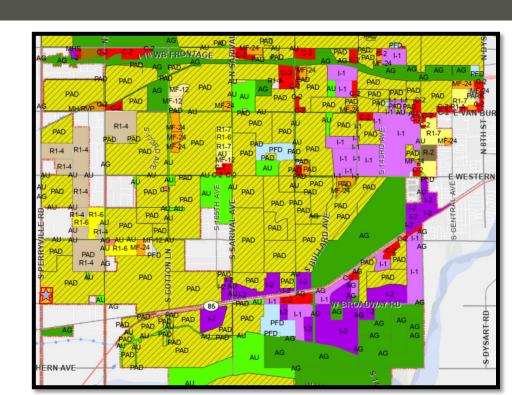


Location



CENTRAL GOODYEAR

- West Goodyear
 - Northeast corner of Perryville Road and Broadway Road
 - Approximately 24.753 Acres
 - Currently zoned PAD
 - Underlying General Commercial



Specific Location



ZOOMED IN

- NEC of Perryville and Broadway Roads
 - North
 - Las Brisas residential
 - South
 - Agricultural County Island
 - East
 - Las Brisas residential
 - West
 - Agricultural County Island (Buckeye Planning Area)



Zoning History



2006/2008

2017





Proposal



LAS BRISAS CORNER

- R1-A (Single-Family attached) with PAD Overlay
 - Townhouse style development
- C-2 (General Commercial) with PAD Overlay





*Images Conceptual In Nature

PAD Overlay



REQUESTS AND REGULATIONS

Design Standards







Parking



Amenities | Connectivity | Streetscape



Lot Standards





Patio and Walls



Recommendation



APPROVE SUBJECT TO STIPULATIONS

- Neighborhood and Planning and Zoning Meeting
- PZ Commission Recommend Approval to Rezone:
 - From Planned Area Development (PAD)
 - Underlying C-2 (General Commercial)
 - To R1-A and R1-C with PAD Overlay
 - Subject to Stipulations









ITEM #: 11.

DATE: 11/27/2023

AI #:1741



CITY COUNCIL ACTION REPORT

SUBJECT: COMPENSATION FOR THE MAYOR, VICE MAYOR AND COUNCILMEMBERS

STAFF PRESENTER(S): Lyman Locket, Human Resources Director

OTHER PRESENTER(S):

Susan Schmelzer, Council Compensation Committee Chair

SUMMARY

The Council Compensation Committee conducted a review of the compensation provided to elected City officials. As a result of this review, the Council Compensation Committee recommends a salary increase of 5.0% to the Mayor, Vice Mayor and each Councilmember. effective July 1, 2024.

STRATEGIC PLAN ALIGNMENT







Vitality



RECOMMENDATION

ADOPT RESOLUTION NO. 2023-2372 ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE. (Lyman Locket, Human Resources Director)

FISCAL IMPACT

The fiscal impact of a 5.0% salary increases for the Mayor, Vice Mayor, and each Councilmember (when fully seated) is \$5,591.22 annually plus employee related expenses. The table below summarizes the changes by position and in total. If approved by council the changes will be reflected in the City Manager's Recommended FY2025 budget.

FY2024 (current)	FY2025 (proposed)	Change
---------------------	----------------------	--------

MAYOR	31,500.04	33,075.04	1,575.00
VICE MAYOR	17,325.10	18,191.36	866.26
COUNCILMEMBER (5)	12,599.86	13,229.85	629.99
TOTAL	111,824.44	117,415.66	5,591.22

BACKGROUND AND PREVIOUS ACTIONS

On March 9, 2021, voters approved the updated City Charter, which incorporated changes to City Code Section 2-1-5 (Council Compensation). These modifications introduced a permanent Council Compensation Committee.

The Council Compensation Committee convened on October 14 and November 17, 2021, to assess Council compensation using benchmark survey data. On February 28, 2022, the Committee proposed a 5% salary increase for the Mayor, Vice Mayor, and each Councilmember. This recommendation was ratified through Resolution 2022-2214, and the 5% salary increases took effect on July 1, 2022.

In accordance with the City charter, the Council Compensation Committee assembled on November 1 and 8, 2023, to assess Council compensation in comparison to benchmark survey data and formulate a recommendation for Council compensation.

Pursuant to the City Charter, Council can only adopt or reject the recommendation.

STAFF ANALYSIS

The Council Compensation Committee reviewed survey data that compared Goodyear to 11 benchmark cities in the Phoenix metro area. According to these benchmarks, the Mayor's compensation is at 60.7% of the market average, the Vice Mayor's at 56.4%, and Council Members' at 41.0%. Considering the existing compensation, the dedication invested in their roles, and data from similar cities in Arizona, the Committee proposes a 5.0% increase for the Mayor, Vice Mayor, and each Councilmember.

The City Charter, approved March 9, 2021, states when the Committee recommends a change in the salaries for elected officials of an amount less than 5.1%, a vote of the electors will not be required.

Attachments

Council Compensation Committee Presentation RESOLUTION 2023-2372



Council Compensation





- Committee established in 2021 as part of City Charter revision
- Review compensation of elected officials every 2 years
- Compensation last reviewed in 2021 with a recommendation made in 2022 for a 5% increase



Current Considerations

- Duties and time expenditure of the Mayor and Councilmembers
- Elected officials compensation for benchmark cities:
 Avondale, Buckeye, Chandler, Gilbert, Glendale, Mesa,
 Peoria, Phoenix, Scottsdale, Surprise and Tempe
- Economic growth of Goodyear
- Inflation rate data of U.S. and Arizona





- Mayor compensation is 60.7% of market average
- Vice Mayor is 56.4% of market average
- Councilmembers are 41.0% of market average
- Each of the above is the same % or below what was observed in 2021 despite the 5.0% increase in compensation last given





- While a salary increase adjustment of greater than 5.0% is justified, the Committee felt the required referendum to do so should not be considered until the next periodic review
- Salary increase adjustment of 5.0% to the Mayor, Vice
 Mayor and Councilmember salaries are now proposed
- Effective July 2, 2024





 Approve recommendations of the Committee and adopt the Ordinance enacting the changes.





• Questions?

RESOLUTION NO. 2023-2372

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, ACCEPTING THE COUNCIL COMPENSATION COMMITTEE'S RECOMMENDATION AND APPROVE AN ANNUAL COMPENSATION INCREASE OF 5.0% FOR THE MAYOR, VICE MAYOR AND EACH OF THE COUNCILMEMBERS AND PROVIDE FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 2-1-5 of the City Code of Goodyear, a permanent Council Compensation Committee has been created; and

WHEREAS, the Committee conducted a review of the compensation provided to elected City Officials during meetings held on November 1, 2023 and November 8, 2023; and

WHEREAS, the Committee reviewed survey data from 11 benchmark cities in the Phoenix metro area compared to Goodyear; and

WHEREAS, the Committee has made a recommendation regarding an increase in compensation for the Mayor, Vice Mayor and Councilmembers; and

WHEREAS, pursuant to the City of Goodyear City Code Section 2-1-5 Compensation, the compensation for the Mayor and City Council shall be adopted by resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

<u>SECTION 1. ACCEPTANCE AND APPROVAL</u>

The Mayor and Council hereby accept the Council Compensation Committee's recommendation and approve an annual compensation increase of 5.0% for the Mayor, Vice Mayor and each of the Councilmembers, effective July 1, 2024.

SECTION 2. EFFECTIVE DATE

This resolution shall become effective on that date it is passed and adopted by the Mayor and Council of the city of Goodyear.

County, Arizona, by a	,	•	
	————Joe Pizz	:illo, Mayor	
	Date:	, ,	

ATTEST:	APPROVED AS TO FORM:		
Darcie McCracken, City Clerk	Roric Massey, City Attorney		