



City Council Work Session
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395
Monday, July 1, 2024
5:00 PM

Mayor
Joe Pizzillo

Vice Mayor
Laura Kaino

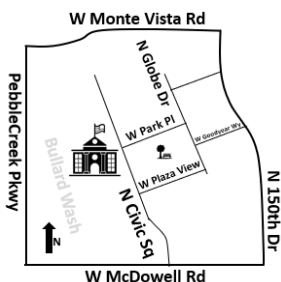
Councilmember
Sheri Lauritano

Councilmember
Wally Campbell

Councilmember
Bill Stipp

Councilmember
Brannon Hampton

Councilmember
Vicki Gillis



PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2018-1879.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

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



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER

ROLL CALL

AGENDA ITEMS FOR DISCUSSION

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

1. FINAL PLAT PROCESS

Summary

Requesting Council direction on final plat process updates due to AZ Senate Bill 1103 (A.R.S. 9-500.49). (Katie Wilken, Development Services Director)

ADJOURNMENT

POSTING VERIFICATION

This agenda was posted on 6/26/24 at 4:54 p.m. by VM.

ITEM #: 1.
DATE: 07/01/2024
AI #:2064



CITY COUNCIL ACTION REPORT

SUBJECT: FINAL PLAT PROCESS

STAFF PRESENTER(S): Katie Wilken, Development Services Director

Summary

Requesting Council direction on final plat process updates due to AZ Senate Bill 1103 (A.R.S. 9-500.49). (Katie Wilken, Development Services Director)

FISCAL IMPACT

There is no budget impact associated with this project.

BACKGROUND AND PREVIOUS ACTIONS

Senate Bill 1103 was signed into law last year. This bill made a change to State Statute (A.R.S. 9-500.49) to allow for the administrative review and approval of final plats. In the city of Goodyear, the final plat process is governed by the City Code, Chapter 15 Subdivision Regulations. All final plats and right-of-way dedications require review and approval by Council, except for minor land divisions which consist of three or fewer lots.

STAFF ANALYSIS

In response to the change in state law, the League of Arizona Cities and Towns created a model ordinance and distributed to cities and towns which included:

- Administrative approval for final plats with 100 or fewer lots.
- Any right-of-way dedications must meet city standards but are administratively approved.
- Drainage facilities must meet city standards.
- Council approval is required for final plats with more than 100 lots, non-standard right-of-way dedications, or non-standard drainage facilities.
- Amendments modifying lot lines can be administrative if the total number of lots does not increase.

Earlier this year, the city of Phoenix adopted changes to their final plat process and authorized its Planning and Development Director to approve all final plats, including right-of-way dedications. The town of Queen Creek has followed this example and also recently adopted a fully administrative process similar to Phoenix. The cities of Buckeye, Gilbert, Glendale, Maricopa, Mesa, Peoria, and Surprise are all currently reviewing their own processes and may amend their codes later this year as well.

The FY25-27 Strategic Plan includes a goal to “evaluate processes to streamline the development timeline.” Final Plat applications do not require a public hearing or the additional

public notice associated with a public hearing and are typically approved on the Council's consent agenda. Final plats have generally not been requested to be removed from the consent agenda by Council or the public and have been approved with the staff-recommended stipulations. Staff anticipates that a more administrative plat approval process will result in substantial time savings in the development review process while still being able to ensure these developments meet applicable codes and ordinances.

Attachments

Final Plat Process Presentation

Final Plat Process

Final Plat Process

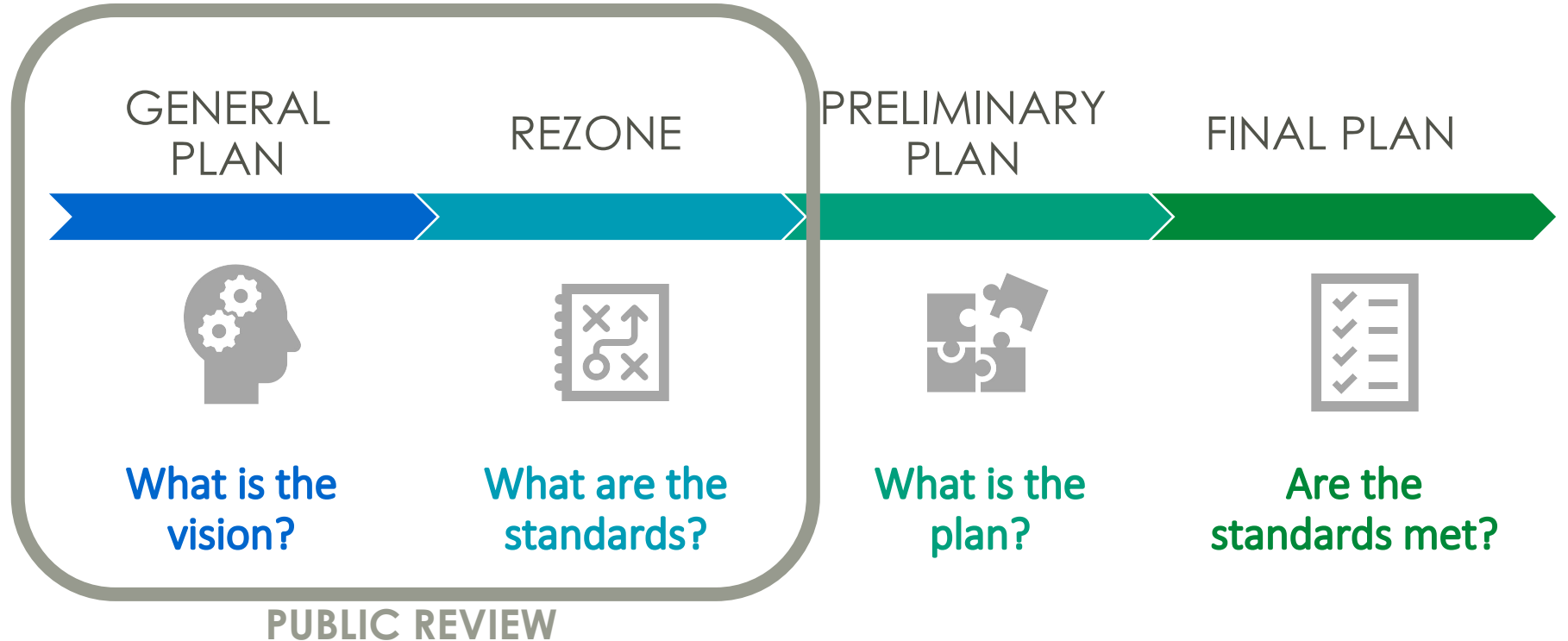
STRATEGIC PLAN ALIGNMENT



ECONOMIC VITALITY

Evaluate processes to streamline the development timeline (DSD/Legal)

Plan Review Process



Subdivision Platting Process

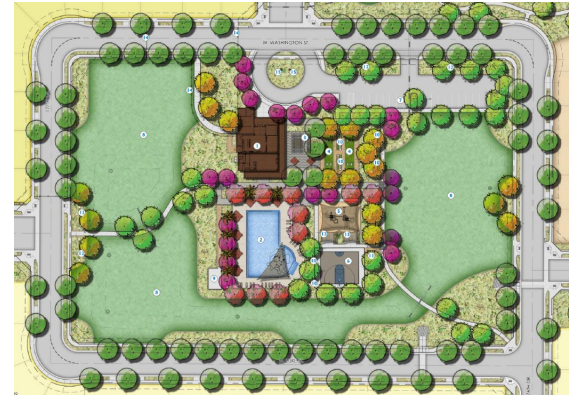
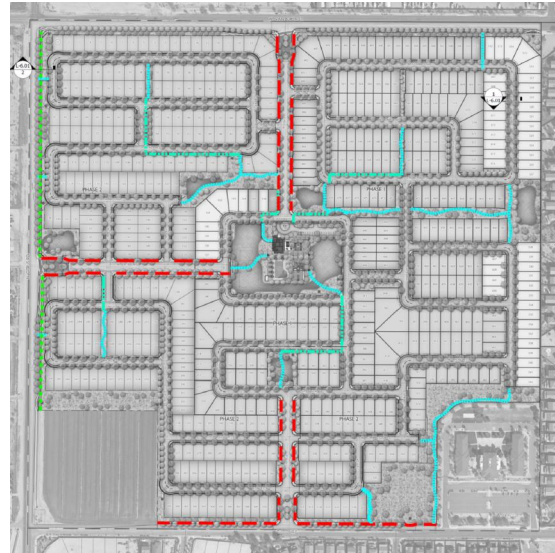


GENERAL
PLAN

REZONE

PRELIMINARY
PLAT

FINAL PLAT



Subdivision Platting Process

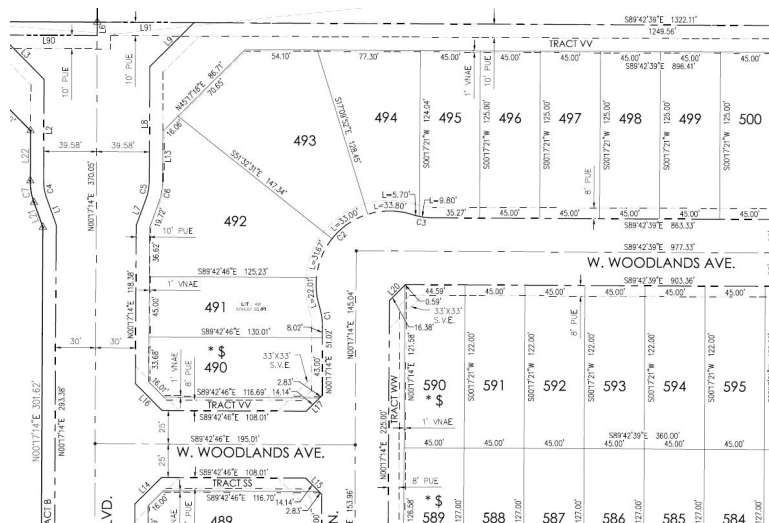
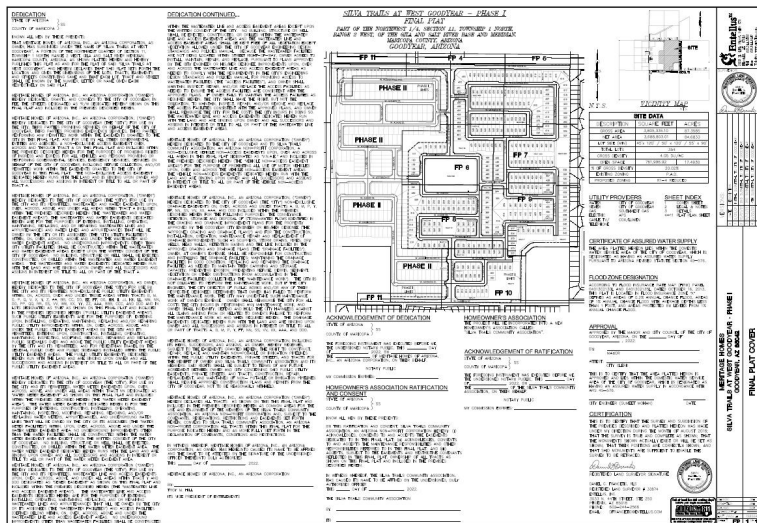


GENERAL
PLAN

REZONE

PRELIMINARY
PLAT

FINAL PLAT





Subdivision Platting Process

WHY DO FINAL PLATS REQUIRE COUNCIL APPROVAL

State Law Requirement

- Some plats are administrative

Roadway Dedications

Recent Changes



Passed SB1103

Authorize administrative personnel to review and approve ... final plats and plat amendments without a public hearing.



Model Ordinance

Adopted fully administrative process





Goodyear Current Process

- Final Plats on consent agenda
- Requires City Code amendment
- Zoning Ordinance update upcoming



Direction and Discussion

- Recommend directing staff to change process
- Potential Next Steps:
 - Development Community Outreach (Summer 2024)
 - City Code amendment to City Council (est. September 2024)