



GLENDALE CITY COUNCIL SPECIAL MEETING
Council Chambers
5850 West Glendale Avenue
November 28, 2006
6:00 p.m.

CALL TO ORDER – PLEDGE OF ALLEGIANCE

APPROVAL OF THE MINUTES OF [NOVEMBER 13, 2006 SPECIAL MEETING](#)

APPROVAL OF THE MINUTES OF [NOVEMBER 14, 2006 REGULAR MEETING](#)

APPROVAL OF THE MINUTES OF [NOVEMBER 15, 2006 SPECIAL MEETING](#)

BOARDS AND COMMISSIONS

[BOARDS AND COMMISSIONS](#)

PROCLAMATIONS AND AWARDS

[DISTINGUISHED BUDGET PRESENTATION AWARD](#)

CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. If you would like to comment on an item on the consent agenda, please come to the podium and state your name, address and item you wish to discuss.

1. **[LIQUOR LICENSE NO. 3-1087 ESCANDALO](#)**
2. **[LIQUOR LICENSE NO. 3-1088 CISCO'S BACKYARD GRILL](#)**
3. **[LIQUOR LICENSE NO. 3-1089 PRESTO PIZZA AND WINGS #2](#)**
4. **[LIQUOR LICENSE NO. 3-1090 BEYOND THE GRAPE](#)**
5. **[LIQUOR LICENSE NO. 3-1091 MOE'S SOUTHWEST GRILL](#)**

6. [SPECIAL EVENT LIQUOR LICENSE FOR GLENDALE ARTS COUNCIL – ART EXHIBIT](#)
7. [AWARD OF CONTRACT TO UPDATE DEVELOPMENT IMPACT FEES](#)
8. [AWARD OF PROPOSAL 06-40, FEDERAL LEGISLATIVE REPRESENTATION SERVICES FOR THE PROTECTION OF THE MISSION OF LUKE AIR FORCE BASE](#)

CONSENT RESOLUTIONS

9. [ACQUISITION OF RIGHT-OF-WAY FOR THE GLENDALE ONBOARD TRANSPORTATION PROGRAM](#)

PUBLIC HEARING – LAND DEVELOPMENT ACTIONS

10. [PUBLIC HEARING – PROPOSED ANNEXATION NO. 159: 9890 WEST GLENDALE AVENUE](#)
11. [PUBLIC HEARING – PROPOSED ANNEXATION NO. 165: SOUTHEAST CORNER OF 81ST AND ORANGEWOOD AVENUES](#)

RESOLUTIONS

12. [CANVASS OF VOTES FOR THE NOVEMBER 7, 2006 GENERAL ELECTION IN THE BARREL DISTRICT](#)

PUBLIC HEARING – RESOLUTIONS

13. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-11\) HISTORIC PRESERVATION ELEMENT AND ACTION PLAN](#)
14. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-14\): THUNDERBIRD – THE GARVIN SCHOOL OF INTERNATIONAL MANAGEMENT](#)
15. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-12\): TURNING LEAF AT THE MEADOWS](#)

NEW BUSINESS

REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION

CITIZEN COMMENTS

If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City

Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor, proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.

COUNCIL COMMENTS AND SUGGESTIONS

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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BOARDS AND COMMISSIONS

[BOARDS AND COMMISSIONS](#)

Purpose: This is a request for the City Council to approve the recommended appointments to the following boards and commissions that have a vacancy or expired term and for the Mayor to administer the oath of office to those appointees in attendance.

<u>Aviation Advisory Committee</u>			Effective	Expiration
Carl M. Dietzman	Ocotillo	Vice Chair	11/28/2006	11/28/2007
Paul Alexander	Yucca	Reappointment	11/28/2006	11/28/2008
Marcio Moreno	At-Large Mayoral	Appointment	11/28/2006	11/28/2008
William Scott	Sahuaro	Appointment	11/28/2006	11/28/2008
<u>Citizens Transportation Oversight Committee</u>				
Lawrence Kucera	At-Large Barrel	Appointment	11/28/2006	11/28/2008
<u>Community Development Advisory Committee</u>				
Pete Spagna Jr.	Cactus	Appointment	11/28/2006	6/29/2008
<u>Housing Advisory Commission</u>				
Roslyn Abramowitz	Cholla	Chair	11/28/2006	7/01/2007
<u>Historic Preservation Committee</u>				
Alex Ortega	At-Large Ocotillo	Appointment	11/28/2006	4/14/2007

Library Advisory Board

Rochelle Nicole Jones	At-Large Barrel	Appointment	11/28/2006	5/27/2008
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Personnel Board

Theresa Leon	At-Large Barrel	Vice Chair	12/22/2006	12/22/2007
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Recommendation: Make appointments to the Boards and Commissions and administer the Oaths of Office.

PROCLAMATIONS AND AWARDS

DISTINGUISHED BUDGET PRESENTATION AWARD

Purpose: This is a request for City Council to accept the Distinguished Budget Presentation Award for exemplary budget documentation as reflected in the city's FY 2006-07 annual budget book.

Council Strategic Goals Or Key Objectives Addressed: This accomplishment represents City Council's commitment to fiscally sound financial practices.

Background: The Government Finance Officers Association of the United States and Canada (GFOA) recently issued the Distinguished Budget Presentation Award for the city's FY 2006-07 budget book. This is the 18th time the city has been presented this award for its annual budget document.

Previous Council/Staff Actions: Council accepted the Distinguished Budget Presentation Award for exemplary budget documentation for the FY 2005-06 budget book on January 10, 2006.

Community Benefit: Each year the annual budget book is prepared to provide complete, readily available information to City Council, citizens, the media, other public agencies and New York-based bond-rating agencies. Preparation of the annual budget book reflects positively on a local government's financial management by providing complete public disclosure of its financial condition. It provides valuable information on topics as diverse as revenue and expenditure plans for the current fiscal year's operating and capital budgets, as well as the 10-year capital improvement plan, current and future debt service obligations for existing operating and capital debt, and performance measures for departments.

Recommendation: Accept the Distinguished Budget Presentation Award.

CONSENT AGENDA

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1. [LIQUOR LICENSE NO. 3-1087 ESCANDALO](#)

Purpose: This is a request for City Council to approve a person-to-person transfer of this Series 6 (Bar – All Liquor) license for Escandalo, located at 5510 West Camelback Road No. 9-12. The Arizona State application (number 06070575) was submitted by Jesus Aceves Placencia.

Background: The 60-day deadline for processing this application is December 3, 2006. The location of the establishment will be 5510 West Camelback Road No. 9-12 and is within the Cactus District, zoned C-2 (general commercial). This establishment is over 300 feet from any school or church. At this location Sookie’s Bar and Grill operated from December 2000 to January 2003, Club Maximillians from January 2003 to April 2004, The Detour from April 2004 to January 2006, and Bulldogz from January to October 2006. All of these establishments have operated with a Series 6 liquor license. Escandalo is currently operating with an interim permit. The population density is 3,885 people per square mile. The approval of this license will not increase the total number of liquor licenses in this area. The number of liquor licenses within a one-mile radius is 18 as listed below:

Series	Type	Quantity
4	Wholesaler	1
6	Bar - All Liquor	6
7	Bar - Beer & Wine	2
9	Liquor Store - All Liquor	2
10	Liquor Store - Beer & Wine	6
14	Private Club	1
	Total	<hr/> 18

Previous Council/Staff Actions: No previous action has occurred.

Public Input: No protests were received during the 20-day posting period.

Recommendation: The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff’s recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

2. [LIQUOR LICENSE NO. 3-1088 CISCO'S BACKYARD GRILL](#)

Purpose: This is a request for City Council to approve a new Series 12 (Restaurant – All Liquor) license for Cisco’s Backyard Grill, located at 6666 West Peoria Avenue, Suite No. 119. The Arizona State application (number 12076850) was submitted by Leonor Edelmira Martinez Paz.

Background: The 60-day deadline for processing this application is December 3, 2006. The location of the establishment is 6666 West Peoria Avenue, Suite No. 119 and is within the Barrel District, zoned C-2 (general commercial). This business operated as Backyard Grill from May 2004 to June 2005, and Cisco’s Backyard Grill from June 2005 to present. Both establishments operated without a liquor license. This is a new license application by Leonor Edelmira Martinez Paz. The population density is 5,937 people per square mile. The approval of this license will increase the total number of liquor licenses in this area by one. The number of liquor licenses within a one-mile radius is 10 as listed below:

Series	Type	Quantity
6	Bar – All Liquor	2
7	Bar – Beer & Wine	1
9	Liquor Store – All Liquor	1
10	Liquor Store – Beer & Wine	2
12	Restaurant – All Liquor	4
	Total	<hr/> 10

Previous Council/Staff Actions: No previous action has occurred.

Public Input: No protests were received during the 20-day posting period.

Recommendation: The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff’s recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

3. [LIQUOR LICENSE NO. 3-1089 PRESTO PIZZA AND WINGS #2](#)

Purpose: This is a request for City Council to approve a new Series 12 (Restaurant – All Liquor) license for Presto Pizza and Wings #2, located at 5932 West Bell Road, Suite D-109. The Arizona State application (number 12076846) was submitted by Mario A. Lopez.

Background: The 60-day deadline for processing this application is December 3, 2006. The location of the establishment is 5932 West Bell Road, Suite D-109 and is within the Sahuaro District, zoned PAD (planned area development). This business operated as Little Vito’s, Inc. from November 2002 to April 2005, and Pasquale’s LLC from April 2005 to present. Pasquale’s LLC held a Series 12 liquor license from September 2005 to present. Presto Pizza and Wings #2

is operating with an interim permit. The population density is 2,989 people per square mile. The approval of this license will not increase the total number of liquor licenses in this area. The number of liquor licenses within a one-mile radius is 50 as listed below:

Series	Type	Quantity
6	Bar – All Liquor	11
7	Bar – Beer & Wine	4
9	Liquor Store – All Liquor	3
10	Liquor Store – Beer & Wine	6
12	Restaurant – All Liquor	26
	Total	<u>50</u>

Previous Council/Staff Actions: No previous action has occurred.

Public Input: No protests were received during the 20-day posting period.

Recommendation: The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff’s recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

4. [LIQUOR LICENSE NO. 3-1090 BEYOND THE GRAPE](#)

Purpose: This is a request for City Council to approve a person-to-person transfer and location transfer of this Series 7 (Bar – Beer and Wine) liquor license for Beyond the Grape, located at 8110 West Union Hills Drive, Building 4, Suite 400. The Arizona State application (number 07070867) was submitted by Kelly Ann McCormack.

Background: The 60-day deadline for processing this application is December 9, 2006. This establishment is over 300 feet from any school or church. The location of the establishment will be 8110 West Union Hills Drive, Building 4, Suite 400 and is within the Cholla District, zoned C-2 (general commercial). This is a person-to-person transfer and location transfer for this Series 7 liquor license. Spencers, located at 5626 West Bell Road, Suite 101, previously held this Series 7 license. The population density is 3,304 people per square mile. The approval of this license will increase the total number of liquor licenses in this area by one. The number of liquor licenses within a one-mile radius is 17 as listed below:

Series	Type	Quantity
3	Microbrewery	1
6	Bar – All Liquor	1
9	Liquor Store – All Liquor	4
10	Liquor Store – Beer & Wine	1
12	Restaurant – All Liquor	10
	Total	<u>17</u>

Previous Council/Staff Actions: No previous action has occurred.

Public Input: No protests were received during the 20-day posting period.

Recommendation: The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff's recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

5. [LIQUOR LICENSE NO. 3-1091 MOE'S SOUTHWEST GRILL](#)

Purpose: This is a request for City Council to approve a new Series 12 (Restaurant – All Liquor) license for Moe's Southwest Grill, located at 9410 West Hanna Lane, Building A, Suite 101. The Arizona State application (number 12076857) was submitted by Mark Dakin Wise.

Background: The 60-day deadline for processing this application is December 14, 2006. The location of the establishment is 9410 West Hanna Lane, Building A, Suite 101 and is within the Yucca District, zoned PAD (planned area development). This is a new Series 12 liquor license application and a new location in the Westgate City Center. The population density is 1,350 people per square mile. The approval of this license will increase the total number of liquor licenses in this area by one. The number of liquor licenses within a one-mile radius is 5 as listed below:

Series	Type	Quantity
6	Bar – All Liquor	2
7	Bar – Beer & Wine	1
10	Liquor Store – Beer & Wine	1
12	Restaurant – All Liquor	1
	Total	<hr/> 5

Previous Council/Staff Actions: No previous action has occurred.

Public Input: No protests were received during the 20-day posting period.

Recommendation: The City of Glendale Planning and Police Departments, as well as the Maricopa County Health Department have reviewed the application, determined that it meets all technical requirements and have approved this license. Therefore, it is staff's recommendation to forward this application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

6. [SPECIAL EVENT LIQUOR LICENSE FOR GLENDALE ARTS COUNCIL – ART EXHIBIT](#)

Purpose: This is a request for City Council to approve a special event liquor license for Glendale Arts Council for an art exhibit reception to be held at Sahuaro Ranch Park, located at

9802 North 59th Avenue. The reception will be on Friday, March 23, 2007 from 7:00 to 9:00 p.m. The special event liquor license was submitted by Judith Lee Atkins.

Background: If this license is approved, the total days expended by this applicant will be one of the allowed 10 days per year. Under the provisions of Arizona Revised Statutes Sec. 4-203.02, the Arizona Department of Liquor Licenses and Control may issue a special event liquor license only if the Council recommends approval of such license.

Previous Council/Staff Actions: No previous action has occurred.

Recommendation: The City of Glendale Planning, Fire and Police Departments have reviewed the application, determined that it meets all technical requirements and have approved the license. Therefore, it is staff's recommendation to forward the application to the Arizona Department of Liquor Licenses and Control with a recommendation of approval.

7. [AWARD OF CONTRACT TO UPDATE DEVELOPMENT IMPACT FEES](#)

Purpose: This is a request for City Council to award a contract to TischlerBise, formerly Tischler & Associates, to update Glendale's development impact fees in an amount not to exceed \$100,000.

Council Strategic Goals Or Key Objectives Addressed: The development fee update is consistent with the Council's goal of ensuring the city's financial stability and ensuring new growth pays its fair share of required capital costs. Specifically, the city's financial policy states that, "Where possible, projects that are constructed in response to growth in the community should be financed through growth in the tax base or through development impact fees."

Background: Development Impact fees (DIF) are one-time charges to developers that are used to offset the costs resulting from new development. In 1994, the city undertook an impact fee study that was completed and implemented on February 1, 1997. At that time, Council requested the fees be revisited and updated every three years.

In July 1999, Council approved the selection of TischlerBise to provide an update in 2000. TischlerBise completed updates again in the spring of 2001 and most recently in the spring of 2006. In 2006, Council expressed a desire to revisit the fees every two years to capture the rapidly changing costs of construction. Therefore another update is needed at this time and is expected to be complete by spring 2007 with a public hearing in the fall and an effective date in January 2008. All current DIFs, with the exception of water and sewer DIFs, will be updated. The water and sewer DIFs will be updated separately as part of the Utilities Department's needs assessment, which will be presented to Council in spring 2007.

TischlerBise has calculated impact fees for jurisdictions across the country with populations ranging from 2,000 to 1,000,000. In Arizona, TischlerBise has been involved in impact fee studies for Apache Junction, Avondale, Buckeye, Carefree, Casa Grande, Cave Creek, Coolidge, El Mirage, Flagstaff, City of Maricopa, Northwest Fire District, Peoria, Queen Creek, Surprise, Tolleson and Yuma.

Previous Council/Staff Actions: The last update was completed by TischlerBise and adopted by City Council in spring 2006, with an effective date of September 12, 2006.

Community Benefit: The development fee update is consistent with the Council's goal of ensuring the city's financial stability and ensuring new growth pay its fair share of required capital costs. The fee update will allow the City to continue to coordinate new growth with the services demanded.

Developers pay development impact fees when they construct new residential and commercial developments. These fees cover the increased cost to the city of providing new infrastructure in the following categories: parks, recreation facilities, open space and trails, libraries, police, fire/emergency services, roadway improvements, solid waste services, general government, water and sewer.

Budget Impacts & Costs: Funding for this proposal is available in current development impact fee accounts. The cost of preparing the development impact fee is included in the fee calculations in order to create a source of funding to conduct regular updates.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
		X	X		\$100,000

Account Name, Fund, Account and Line Item Number:

Various Development Impact Fee Accounts

Recommendation: Award a contract to TischlerBise formerly Tischler & Associates for an update of Glendale's development impact fees in an amount not to exceed \$100,000.

8. [AWARD OF PROPOSAL 06-40, FEDERAL LEGISLATIVE REPRESENTATION SERVICES FOR THE PROTECTION OF THE MISSION OF LUKE AIR FORCE BASE](#)

Purpose: This is a request for City Council to approve the award for federal legislative consultant services for the protection of the mission of Luke Air Force Base (LAFB.)

Council Strategic Goals Or Key Objectives Addressed: Continuing to ensure federal and state support for LAFB by building and enhancing lobbying efforts is an approved strategic goal of the Council.

Background: Nine proposals were received to provide federal legislative consulting services for the protection of the mission of LAFB. An evaluation panel consisting of representatives from the cities of Avondale, Buckeye, El Mirage, Gila Bend, Glendale, Goodyear, Litchfield Park, Peoria, Phoenix, Surprise, Tolleson, Wickenburg, Youngtown and Maricopa County reviewed the proposals. Specific evaluation factors include: consulting experience, communication plan and cost. A collective ranking of the two finalists invited to Arizona for oral presentations resulted in a recommended award to Hyjek & Fix, Inc.

Hyjek & Fix, Inc. has partnered with Akin Strass Hauer & Feld, LLP, one of the world’s largest international law firms and R&R Partners, a local integrated marketing communications firm, to secure federal funding and advance policy priorities for the retention and expansion of LAFB.

With Council approval, the agreement shall begin December 1, 2006 and continue for one year. The proposal specifications contain an option clause that will permit the city, at the discretion of the City Manager, to extend this agreement for four additional years in one-year increments.

Community Benefit: As the U.S. Air Force’s largest fighter wing and the only active duty F-16 training base in the world, LAFB plays a critical role in protecting America’s freedom and security. And, with over 8,000 employees and a financial impact of nearly \$2 billion annually, LAFB is key to Glendale’s and Arizona’s economic viability.

Budget Impacts & Costs: Avondale, Buckeye, El Mirage, Gila Bend, Glendale, Goodyear, Litchfield Park, Peoria, Phoenix, Surprise, Tolleson, Wickenburg, Youngtown and Maricopa County will share the cost of the \$250,000 annual contract. Glendale’s contribution to the annual cost is \$50,000.

Glendale will serve as the administrator of the contract and will bill each partner annually and pay monthly invoices.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
			X		\$50,000

<u>Account Name, Fund, Account and Line Item Number:</u> Liability Account, Account No. 1000-01000-213100

Recommendation: Approve the award for federal legislative consulting services for the protection of the mission of Luke Air Force Base to Hyjek & Fix, Inc. in the amount of \$250,000, of which \$50,000 will be paid by the City of Glendale.

CONSENT RESOLUTIONS

9. [ACQUISITION OF RIGHT-OF-WAY FOR THE GLENDALE ONBOARD TRANSPORTATION PROGRAM](#)

Purpose: This is a request for City Council to authorize the purchase of two properties needed for completion of the Northern Parkway and two properties along 51st Avenue that are needed for intersection improvements. The total cost is \$303,697.

Council Strategic Goals Or Key Objectives Addressed: One of Council’s goals is “A City with High Quality Services for Citizens”. Improving and providing transportation options within the city will assist in achieving this goal.

Background: In 2001, Glendale voters approved matching funds for the Northern Parkway between Grand Avenue and Loop 303 and for intersection improvements along 51st Avenue. In 2004, voters of Maricopa County approved funding for the design and construction of the Northern Parkway. The purchases are negotiated settlements based on appraised values.

The two properties to acquire for the Northern Parkway are described below:

South side of Northern Avenue and East of 70th Avenue

Dan and Susan Olson, L.L.C., owners of property located along the south side of Northern Avenue east of 70th Avenue, will sell approximately 20,361 square feet of property for \$153,539.

Southeast corner of Northern and 71st avenues

Hunt, Oleson and Oleson, L.L.C. owners of property located at the southeast corner of Northern and 71st avenues, will sell approximately 9,183 square feet of property for \$56,958.

The two properties to acquire for 51st Avenue intersection improvements are described below:

Southwest corner of 51st and Glendale avenues

Rajwani Investments, L.L.C., owners of property located at the southwest corner of 51st and Glendale avenues, will sell approximately 1,285 square feet of property for \$21,200.

Northeast corner of 51st and Peoria avenues

Lawrence R. and Sally Ann Mantle, owners of property located at the northeast corner of 51st and Peoria avenues, will sell approximately 3,668 square feet of property for \$72,000.

Previous Council/Staff Actions: The FY 2006-07 Capital Improvement Program approved by Council includes funding for these projects from the half-cent transportation sales tax program.

On June 13, 2006, Council approved the General Engineering Consultant contract for the Glendale Onboard (GO) Transportation Program, which included completion of the Northern Parkway Design Concept Report.

On May 24, 2004, Council approved a professional services agreement with AMEC Infrastructure for intersection improvements on 51st Avenue between Camelback Road and Peoria Avenue.

Community Benefit: The Northern Parkway will provide a high speed and high capacity roadway connection across the West Valley. It will tie together the emerging western portion of Glendale and support economic development along the corridor. Intersection improvements will improve capacity and safety.

Public Input: The Glendale Onboard Program provides multiple opportunities for public input. This year, an annual report was sent to all Glendale households, a transportation fair was held on April 9, 2006, and a community meeting for the annual report was held on April 19, 2006. Over the last three years, three corridor wide public meetings and nine neighborhood public meetings have been held on the Northern Parkway.

Budget Impacts & Costs: Funds for right-of-way acquisition and improvements are budgeted as part of the GO Transportation Program.

Grants	Capital Expense	One-Time Cost	Budgeted	Unbudgeted	Total
	X		X		\$303,697

Account Name, Fund, Account and Line Item Number:

Northern Avenue Super Street, Account No. 2210-65016 550400(\$210,497)
 51st Avenue, Camelback to Peoria, Account No. 2210-65010 550400(\$93,200)

Recommendation: Waive reading beyond the title and adopt a resolution authorizing the City Manager to execute all documents necessary to purchase the rights-of-way for the Glendale Onboard (GO) Transportation Program in an amount not to exceed \$303,697.

PUBLIC HEARING – LAND DEVELOPMENT ACTIONS

10. [PUBLIC HEARING – PROPOSED ANNEXATION NO. 159: 9890 WEST GLENDALE AVENUE](#)

Purpose: This is a request for City Council to conduct a public hearing on the blank annexation petition for Annexation Area No. 159, as required by state statute. The vacant property consists of 29 acres, and is located at the immediate northeast corner of 99th and Glendale avenues.

This is the location of the City of Glendale’s proposed Park and Ride Lot. The annexation will ensure that the Park and Ride lot, and all perimeter improvements, are developed within the city.

Council Strategic Goals Or Key Objectives Addressed: Glendale 2025, the city’s General Plan, includes specific goals addressing the need for growth management: The Land Use Element, Goal 2 – “Promote sound growth management methods” and; the Growth Areas Element, Goal 3 – “Manage growth to achieve reasonable, responsible urban development.” Annexation is a tool that can be used by the city to direct and manage growth.

Background: f annexed to the city, this area will receive city services that include police, fire, water, wastewater, and sanitation services, and all subsequent development must comply with Glendale’s current development standards and policies.

The blank annexation petition was recorded on October 30, 2006. This public hearing is being conducted during the last 10 days of the 30-day waiting period required by state statute. Recording the blank petition is the first formal step taken in the annexation process. The next step is to hold a public hearing on the blank annexation petition. All property owners within the area to be annexed have been notified of this public hearing by first class mail. The proposed annexation area has been posted in at least three conspicuous places. The public hearing was advertised in the *Glendale Star* on November 2, 2006.

Previous Council/Staff Actions: Council reviewed the proposed design of the Park and Ride lot at the workshop on October 3, 2006; the design contract at the Council meeting on December 13, 2005; and the city's purchase of the property at the Council meeting on May 24, 2005.

Community Benefit: The annexation of this 29-acre site would require that any future development of this location meet the Glendale General Plan requirements as well as all other development standards for the city. The proposed Park and Ride lot will increase the range of transportation options provided to city residents.

Recommendation: Conduct a public hearing on the blank annexation petition for Annexation Area No. 159 as required by state statute.

11. [PUBLIC HEARING – PROPOSED ANNEXATION NO. 165: SOUTHEAST CORNER OF 81ST AND ORANGEWOOD AVENUES](#)

Purpose: This is a request for City Council to conduct a public hearing on the blank annexation petition for Annexation Area No. 165, as required by state statute. The vacant property consists of 19 acres and is located at the southeast corner of 81st and Oranewood avenues. Richmond American Homes has proposed a single-family subdivision on the site.

Council Strategic Goals Or Key Objectives Addressed: Glendale 2025, the City of Glendale's General Plan, includes specific goals addressing the need for growth management: The Land Use Element, Goal 2 – “Promote sound growth management methods” and; the Growth Areas Element, Goal 3 – “Manage growth to achieve reasonable, responsible urban development.” Annexation is a tool that can be used by the city to direct and manage growth.

Background: The proposed subdivision consists of lots that are at least 9,000 square feet in size. The annexation will ensure that the subdivision, and all improvements, are developed within the city. If annexed to the city, this site will receive city services that include police, fire, water, wastewater, and sanitation services.

The blank annexation petition was recorded on November 1, 2006. This public hearing is being conducted during the last 10 days of the 30-day waiting period as required by state statute. Recording the blank petition is the first formal step taken in the annexation process. The next step is to hold a public hearing on the blank annexation petition. All property owners within the area to be annexed have been notified of this public hearing by first class mail. The proposed annexation area has been posted in at least three conspicuous places. The public hearing was advertised in the *Glendale Star* on November 2, 2006.

Once the public hearing has been conducted and the 30-day waiting period expires, the appropriate signatures may be gathered. Once the required number of property owner signatures requesting annexation is obtained, Council will be asked to consider the adoption of an annexation ordinance.

Previous Council/Staff Actions: At the August 15, 2006, workshop Council directed staff to proceed with the annexation process.

Community Benefit: The annexation of this 19-acre area would require that any future development meet the General Plan requirements, and must comply with the city's current development standards and policies. The proposed subdivision will increase the range of housing options within the city, and increase the value of the housing stock in the area.

Recommendation: Conduct a public hearing on the blank annexation petition for Annexation Area No. 165 as required by state statute.

RESOLUTIONS

12. [CANVASS OF VOTES FOR THE NOVEMBER 7, 2006 GENERAL ELECTION IN THE BARREL DISTRICT](#)

Purpose: This is a request for City Council to adopt a resolution accepting the canvass of votes from the November 7, 2006 General Election.

Background: The November 7, 2006 General Election allows voters to decide the council seat in the Barrel District.

Previous Council/Staff Actions: The November 7, 2006 General Election was called by the City Council on March 28, 2006.

Recommendation: Waive reading beyond the title and adopt the Canvass of Votes Resolution for the November 7, 2006 General Election.

PUBLIC HEARING – RESOLUTIONS

13. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-11\) HISTORIC PRESERVATION ELEMENT AND ACTION PLAN](#)

Purpose: This is a request for City Council to approve a Major General Plan Amendment (M-GPA06-11) by adding the Historic Preservation Element and Action Plan (Plan) to the General Plan.

Council Strategic Goals Or Key Objectives Addressed: The Plan would address the Council goals of “One Community with a Vibrant City Center” and “One Community with Strong Neighborhoods” by encouraging adaptive reuse of historic buildings and by helping to improve historic neighborhoods through weatherization and stabilization projects.

Background: The General Plan Amendment is considered a Major Plan Amendment by the city and processed in conformance with the state statutes governing Major Plan Amendments, including two public hearings (one off-site location) by the Planning Commission, and one public hearing by Council, prior to adoption. Major General Plan Amendments do not require voter approval.

The Historic Preservation Commission adopted the 2006 work program, which included development and adoption of the Plan. The Plan provides a brief historic context of significant periods of Glendale development, and a list of historic resources that have been listed on the National Register of Historic places. It also set forth goals and objectives that provide a strong significance for historic preservation, as well as outline a brief action plan for short-term, mid-term and long-term actions.

Previous Council/Staff Actions: The Planning Commission held the second public hearing on October 19, 2006. David Jarnagin, Chair of the Historic Preservation Commission, spoke in favor of the Plan. The Planning Commission unanimously recommended approval to Council.

Council reviewed and discussed the proposed Element and Action Plan at their October 17, 2006 workshop. Council requested that in the "Objectives" portion of in the Plan that the word "provide" be changed to "consider", and under the "Recommendation" portion, that the term "collaborative strategy" be used when discussing the Beet Sugar Factory.

The Planning Commission held the first public hearing for the Plan on October 5, 2006. Two members of the Historic Preservation Commission spoke in favor of the Plan.

The Planning Commission initiated the Major General Plan Amendment at their June 1, 2006 meeting.

The Planning Commission discussed the draft Plan at their May 11, 2006 meeting.

The Historic Preservation Commission approved the draft Plan at their April 27, 2006 meeting.

In November 2003, the Council adopted the Plan. This document provides direction to the Historic Preservation Commission in developing the historic preservation program.

In May 2002, the Glendale General Plan was adopted by the Council and ratified by the voters in November 2003. Glendale 2025 became effective on December 1, 2002.

Community Benefit: The Plan will provide clear policy guidance for incorporating historic preservation into the planning process and economic development of the city center. It will also help to maintain a strong sense of place for the city center and assist in improving the property values and property maintenance within the city center.

Public Input: The Plan, in addition to being placed on the city website, was provided to all members of the Glendale Historical Society, all registered neighborhood groups and associations, as well as the citywide interested parties database. Telephone calls and emails were received all in support of the Plan.

On July 10, 2006, the Catlin Court Historic District Association Board was provided copies of the Plan.

On August 28, 2006, a citywide public meeting was held. The participants expressed support for the Plan.

In accordance with state statute, staff provided the plan to adjacent cities, MAG, Maricopa County, state agencies, the State Historic Preservation Office and the Arizona Preservation Foundation for the 60-day review period. Litchfield Park and Phoenix responded with no objections.

Recommendation: Conduct a public hearing, waive reading beyond the title, and adopt a resolution approving the Major General Plan Amendment (M-GPA06-11) Historic Preservation Element and Action Plan.

14. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-14\): THUNDERBIRD – THE GARVIN SCHOOL OF INTERNATIONAL MANAGEMENT](#)

Purpose: This is a request by Berry & Damore, LLC, for City Council to amend the General Plan designation for 110 acres of the property from Education (EDU) and Business Park (BP) to Corporate Commerce Center (CCC). Approximately 40 contiguous acres of the property will remain Education (EDU), to accommodate the continued operation of Thunderbird – The Garvin School of International Management.

Council Strategic Goals Or Key Objectives Addressed: Glendale 2025, the city’s General Plan, includes specific goals addressing the need for growth management. Major General Plan Amendments are tools that can be used by the city to direct and manage growth.

Background: The Major General Plan Amendment will allow Thunderbird to continue to offer educational opportunities at this location and to achieve a competitive advantage for recruitment and stability, while seeking corporate and entrepreneurial partnerships that demand on-site employment, housing, hotel and retail amenities on the vacant portions of the campus.

Previous Council/Staff Actions: The Planning Commission held a second public hearing on this item on October 19, 2006 and voted six to zero to recommend approval of amending the General Plan for approximately 110 acres from Education and Business Park to Corporate Commerce Center. The Planning Commission recommended that a minimum of 40 contiguous acres remain Education (EDU).

The Planning Commission held the first public hearing on this item on October 5, 2006. This hearing was held at a remote location (Thunderbird – the Garvin School of International Management, 15249 North 59th Avenue) as required by state statutes. At the first public hearing, the Planning Commission took no action.

Staff briefed Council on this item at the Council workshop of September 19, 2006. Staff briefed the Planning Commission on this item at the Planning Commission workshop of August 17, 2006.

Community Benefit: The General Plan Amendment will encourage in-fill development on one of the largest tracts of vacant land in this part of Glendale.

Public Input: Two neighborhood meetings were held by the applicant utilizing the open house format, with a series of presentation boards and applicant's representatives present at each board to answer questions from individuals. The first neighborhood meeting was held on August 14, 2006 and oriented to the Deerview neighborhood to the south and east. Approximately 45 neighbors attended that meeting. The second neighborhood meeting was held on August 30, 2006 and oriented to the Sunburst Farms neighborhood to the east. Three neighbors attended that meeting. The applicant sent letters to 4,000 surrounding property owners and interested parties on August 1, 2006. The applicant received 16 comments. Planning Department staff has received several neighborhood comments in both favor and opposition to this item.

Because this is a Major General Plan Amendment, staff also notified 30 other public agencies, including school districts, on July 19, 2006 to provide them with a 60-day comment period in conformance with state statutes regarding major General Plan Amendments.

For the first public hearing, a public notice was published in the *Glendale Star* on September 14, 2006. The property was posted on September 14, 2006. Postcards were mailed to approximately 4,000 property owners and interested parties on September 15, 2006. At the first Planning Commission Public Hearing held on October 5, 2006, public comments were received and are attached. The applicant submitted letters of support from eight businesses and petitions in support signed by 116 individuals at the first Planning Commission hearing.

A public notice was published in the *Glendale Star* for the second Planning Commission hearing on September 28, 2006. The property was posted on September 29, 2006. Postcards were mailed to approximately 400 property owners and interested parties on September 29, 2006. Prior to the second public hearing, a petition in opposition to the General Plan Amendment was received, signed by approximately 240 neighbors. At the second public hearing, the applicant presented the petition of support again, with an additional 134 signatures in support. The applicant also provided staff with letters of support from two commercial developers.

Recommendation: Conduct a public hearing, waive reading beyond the title, and adopt a resolution for Major General Plan Amendment application M-GPA06-14, as recommended by the Planning Commission.

15. [MAJOR GENERAL PLAN AMENDMENT \(M-GPA06-12\): TURNING LEAF AT THE MEADOWS](#)

Purpose: This is a request by Beus Gilbert, PLLC for City Council to amend the General Plan designation for approximately 442 acres from 0 to 1 dwelling units per acre (Low Density Residential) to 1 to 2.5 dwelling units per acre (Low Density Residential).

Council Strategic Goals Or Key Objectives Addressed: Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Major General Plan Amendments are tools that can be used by the city to direct and manage growth.

Background: This is a Major General Plan Amendment only. This action is not a rezoning. A rezoning request has been filed on the property, and will be considered at a later date. The 1 to 2.5 dwelling units per acre represent a range of densities, and does not guarantee that any specific density within that range will be approved as part of the rezoning request.

The Major General Plan Amendment will permit development of a single-family residential subdivision. The proposed general plan designation is intended to accommodate semi-rural large lot development with generous distances to streets and between residential dwelling units and a viable semi-rural character setting.

The property represents the first request west of the Loop 303 to request annexation into Glendale. The property is not within the Luke Air Force Base 65 LDN noise contour. However, it is within the territory or in the vicinity of Luke Air Force Base and would be subject to the special notification of the buyers as provided in the state statutes.

Previous Council/Staff Actions: The Planning Commission held a second public hearing on this item on October 19, 2006 and voted four to two, to recommend approval of amending the General Plan from 0 to 1 dwelling units per acre (Low Density Residential) to 1 to 2.5 dwelling units per acre (Low Density Residential).

The Planning Commission held the first public hearing for this item on October 5, 2006. This hearing was held at a remote location (Thunderbird – the Garvin School of International Management, 15249 North 59th Avenue) as required by state statutes. At the first public hearing, the Planning Commission took no action.

Staff briefed Council on this item at the Council workshop of October 3, 2006. Staff briefed the Planning Commission on this item at the Planning Commission workshop of September 14, 2006.

Community Benefit: The General Plan Amendment will encourage a variety of housing options for Glendale residents.

Public Input: The applicant sent letters to 320 adjacent property owners and interested parties on August 21, 2006. The applicant received three comments. The applicant's Citizen Participation Final Report, including comment cards received by the applicant, is attached.

The Planning Department has received several comments from the general public which are attached to this council communication.

Because this is a Major General Plan Amendment, Staff also notified 30 public agencies, including school districts, on July 19, 2006 to provide them with a 60-day comment period in conformance with state statutes regarding major General Plan Amendments. The City of Litchfield Park noted a limited direct impact on Litchfield Park. The Maricopa Association of Governments (MAG) and Luke Air Force Base comments are attached in the background material.

Recommendation: Conduct a public hearing, waive reading beyond the title, and adopt a resolution for Major General Plan Amendment application M-GPA06-12, as recommended by the Planning Commission.

NEW BUSINESS

REQUEST FOR FUTURE WORKSHOP AND EXECUTIVE SESSION

CITIZEN COMMENTS

If you wish to speak on a matter concerning Glendale city government that is not on the printed agenda, please fill out a Citizen Comments Card located in the back of the Council Chambers and give it to the City Clerk before the meeting starts. The City Council can only act on matters that are on the printed agenda, but may refer the matter to the City Manager for follow up. Once your name is called by the Mayor, proceed to the podium, state your name and address for the record and limit your comments to a period of five minutes or less.

COUNCIL COMMENTS AND SUGGESTIONS

ADJOURNMENT

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).