

***PLEASE NOTE: Since the Glendale City Council does not take formal action at the Workshops, Workshop minutes are not approved by the City Council.**

**MINUTES
CITY OF GLENDALE
CITY COUNCIL WORKSHOP
JUNE 19, 2007
1:30 P.M.**

PRESENT: Mayor Elaine M. Scruggs, Vice Mayor Manuel D. Martinez, and Councilmembers Joyce V. Clark, Steven E. Frate, David M. Goulet, Yvonne J. Knaack, and H. Phillip Lieberman

ALSO PRESENT: Ed Beasley, City Manager; Pam Kavanaugh, Assistant City Manager; Craig Tindall, City Attorney; and Pamela Hanna, City Clerk

1. ANNEXATION REQUEST AN-172: WOOLF INDUSTRIAL CENTER - SOUTHEAST CORNER OF PEORIA AVENUE AND REEMS ROAD

CITY STAFF PRESENTING THIS ITEM: Mr. Jon M. Froke, AICP, Planning Director, and Thomas Ritz, AICP, Senior Planner

This is a request for the City Council to provide guidance concerning an annexation request for approximately 1,350 acres located at the southeast corner of Peoria Avenue and Reems Road.

Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

The annexation will implement Council direction on February 12, 2005, to proactively annex within the Loop 303 corridor.

The property, which lies between Peoria and Northern Avenues, and between Reems Road and one-half mile east of Bullard Avenue, is currently farmed, with rail service along the eastern edge and through the property along Olive Avenue.

The proposed annexation would permit the development of a mixed-use project. The applicant is proposing industrial, commercial-office, and commercial uses.

The majority of the property is located within the 65 day-night sound level in decibels (ldn) noise contour for Luke Air Force Base. The eastern half of the property is within the 80 ldn noise contour, and the 75 ldn and 70 ldn noise contours pass through the western half of the property. The General Plan Designation for this portion of the

property is Luke Compatible Land Use Area, and any development of the property must take into account the property's proximity to Luke Air Force Base.

The Luke Compatible Land Use Area category designation is adjacent to the base and is delineated by the 1988 JLUS 65 ldn noise contour created by military flight operations. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Residential and other noise sensitive land uses, particularly those that include large gatherings of people, are discouraged in the Luke Compatible Land Use Area. Retention of agricultural uses and future industrial development are supported by this category to afford viable, economic use of property, and as a protection of public health and safety.

The applicant will be responsible for ensuring that all required noise mitigation measures are installed as part of the development of the property.

An approximate 7-acre portion of the property, at the southeast corner of Peoria Avenue and Reems Road is outside of the 65 ldn noise contours.

The proposed Northern Parkway will pass through this property about one-half mile north of Northern Avenue.

Based on the current land use and police calls for service for this property, no additional police staffing is currently needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected, this area may require an additional four to five officers in patrol. The Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed.

The Fire Department utilizes a call-for-service model when determining the need for a fire station. Typically, the model defines that when a population within a four-minute travel-time geographic area averages 1,000 calls-for-service annually, it then warrants a fire station cited within that service area. Several factors that can influence the need to establish a station sooner, or later than normally anticipated are: location of automatic aid or contract-service providers and their capabilities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade barriers; or a policy decision to expedite or delay fire station citing. Based on the current population, there is no need for a fire station at this time. However, staff will continue to analyze the area and will report to the Council annually.

Fire Protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE). The development of the western area of the valley is causing other cities to provide fire service as well. The City of Surprise is scheduled to build a

fire station in 2008 that will be located at Sarival and Cactus Roads. This will be the closest fire station to these areas to serve as a back up.

The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). However, General Plan Amendment and rezoning requests are anticipated to be filed to achieve the applicant's development objectives. This process will occur simultaneously with the annexation.

Once annexed, the development of this site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, with all existing structures removed as part of the development process, the city has the opportunity to work with the developer to best plan for the future emergency response and sanitation needs.

The next step in the process, if Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

The annexation of this area will require that any future development meet the Glendale General Plan Requirements, as well as all other development standards for the city.

The annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.

The proposed annexation will add to the employment base of the city.

Staff is seeking guidance from the Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.

Councilmember Goulet had a question on the noise ordinance. He said it was stated in his information packet that the applicant was responsible for insuring all required noise mitigation measures were installed as part of the development property. He stated that he needed further clarification on exactly what that meant. Mr. Froke replied that it was something to be dealt with after the annexation and as part of the PAD zoning process. He noted they should know by then if there would be a need for noise mitigation as it related to Luke Air Force base.

Vice Mayor Martinez inquired as to a letter sent by the owner. A family member stated that this was a family owned parcel; however, it had been divided between family members, so they each own a section.

Vice Mayor Martinez asked if the land was currently being used as farm land. Mr. Froke answered yes, it was currently in farming production or considered vacant land.

Vice Mayor Martinez inquired as to public safety services for that area. Mr. Froke stated that they do not anticipate any development on the Woolff industrial center until 2008/09.

Councilmember Frate expressed his only concern to be the noise level and its requirements. He stated that the number one priority for the Council was to save Luke Air Force base and make the area compatible to meet everyone's needs.

Mayor Scruggs asked Mr. Froke to provide the Council with information on Luke's review of these findings as well as their position regarding this issue. Mr. Froke stated that it was very important to them to know where Luke Air Force Base stood on this annexation process. He noted that the applicant had been working very closely with Luke AFB for that very reason. He said Luke had given a tentative okay verbally, however, they will be asking for documentation in writing, stating that this would not be a negative impact to the Base.

Councilmember Clark, getting back to Vice Mayor's inquiries, asked whether the city would be responsible for public safety once the parcel becomes developed. Mr. Froke stated that she was correct. Councilmember Clark added that although the need for service was not immediate, it would become apparent once it was developed. She said if she remembered correctly, the applicant had been willing to donate a small portion of land for a public safety facility should it be needed. Mr. Froke stated that it was an issue currently being worked on.

Mayor Scruggs pointed out that the direction needed by staff today was to continue to work with the applicant and land owner to come to an agreement toward an annexation request. She said the Council was in agreement with that direction.

Councilmember Lieberman inquired as to the railroad that ran through a portion of the land. He asked if there were any intentions for using the railroad in the development of commercial property. He asked if it could possibly be used for services such as warehouses or gas facilities. Mr. Froke stated that there were plans to use the rail component as part of the Woolff Industrial Center, so the answer would be yes. Councilmember Lieberman asked what would be built around the railroad right-of-way. Mr. Froke stated that the discussions were still very conceptual and would know more once they file a PAD. He added that the concept was to extend rail throughout the Woolff Industrial Center for future industrial users.

Mr. Froke stated that in past discussions, Council had asked that Staff bring the zoning case forward the same night as the final annexation case, which has been the intent with this particular application. Mayor Scruggs asked if they would see the zoning case in workshop or would they hear them all together. Mr. Froke said it would be determined by the manager's office.

2. PROPOSED ANNEXATION REQUEST AN-176: NORTHEAST CORNER OF GLENDALE AVENUE AND THE LOOP 303

CITY STAFF PRESENTING THIS ITEM: Jon M. Froke, AICP, Planning Director, and Thomas Ritz, AICP, Senior Planner

This is a request for the City Council to provide guidance concerning an annexation request for approximately 305 acres located east of the Loop 303, north and south of Glendale Avenue.

Glendale 2025, the city's General Plan, includes specific goals addressing the need for growth management. Annexation is a tool that can be used by the city to direct and manage growth.

The annexation will implement Council direction on February 12, 2005, to proactively annex within the Loop 303 corridor.

The property, which lies between the Loop 303 and Sarival Avenue, on both sides of Glendale Avenue, is currently farmed.

The majority of the property is located within the 65 day-night sound level in decibels (ldn) noise contour for Luke Air Force Base. The southeastern portion of the property is within the 70 ldn noise contour. The General Plan Designation for this portion of the property is Luke Compatible Land Use Area, and any development of the property must take into account the property's proximity to Luke Air Force Base.

The Luke Compatible Land Use Area category designation is adjacent to the base and is delineated by the 1988 JLUS 65 ldn noise contour created by military flight operations. The General Plan recognizes and supports the state legislation related to the continued, viable operations of military installations. Residential and other noise sensitive land uses, particularly those that include large gatherings of people, are discouraged in the Luke Compatible Land Use Area. Retention of agricultural uses and future industrial development are supported by this category to afford viable, economic use of the property, and as protection of public health and safety.

The applicant will be responsible for ensuring that all required noise mitigation measures are installed as part of the development of the property.

A 6-acre portion of the property, at its northwest corner, is outside of the 65 ldn noise contour and has a General Plan designation of Office.

Based on the current land use and police calls for service for this property, no additional police staffing is currently needed. The existing west side beat officer(s) will be able to respond to any additional calls. Once this property is developed and reaches build-out as projected, this area may require an additional three-fourths of an officer in patrol. The Police Department uses a formula based on the current comparable land use "calls for service" average, to calculate any additional patrol staffing needed.

The Fire Department utilizes a call-for-service model when determining the need for a fire station. Typically, the model defines that when a population within a four-minute travel-time geographic area averages 1,000 calls-for-service annually, it then warrants a fire station cited within that service area. Several factors that can influence the need to establish a station sooner or later than normally anticipated are: location of automatic aid or contract-service providers and their capabilities within or near the service area; type of occupancies located within the service area, i.e., residential, retail, light commercial, heavy commercial or industrial/hazardous use; natural or manmade

barriers; or a policy decision to expedite or delay fire station citing. Based on the current population, there is no need for a fire station at this time. However, staff will continue to analyze the area and will report to Council annually.

Fire Protection and Emergency Medical Services can be implemented in a stair step fashion. The first phase would be placing a temporary modular building with a crew of two firefighters located to best serve the annexation areas. The development and calls for service will drive the location of a permanent fire station(s) and the addition of full time employees (FTE). The development of the western area of the valley is causing other cities to provide fire service as well. The city of Surprise is schedule to build a fire station in 2008 that will be located at Sarival and Cactus Roads. this will be the closest fire station to these areas to serve as a back up.

The property is currently zoned R-43 (Rural Residential) in the county. After annexation, the city applies the most comparable Glendale zoning district to a newly annexed property compared to the existing county zoning. The most comparable Glendale zoning district is A-1 (Agricultural). This process will occur simultaneously with the annexation.

Once annexed, the development of the site will require the city to provide police, fire, and sanitation services. Since the property is currently farmed, the city has the opportunity to work with the developer to best plan for the emergency response and sanitation needs.

The next step in the process, if the Council guides staff to proceed with the annexation, is to record the blank annexation petition and schedule a public hearing for the annexation as required by state statute.

The annexation of this area will require that any future development meet the Glendale General Plan requirements, as well as all other development standards for the city.

The annexation of this area will ensure city review of all development for compatibility with the mission of Luke Air Force Base.

The proposed annexation will add to the employment base of the city.

Staff is seeking guidance from the Council to continue with the annexation process in accordance with the procedures proscribed in the state statutes.

Councilmember Lieberman commented that an automatic conversion to Glendale zoning would be A-1 zoning. He asked if it was known what a request would do to change the zoning, considering Luke's noise zone areas. He asked if that would then be an area where one house per acre could be built. Mr. Froke stated that this would also require Luke's review and comments. He said the A-1 districts in Glendale require a minimum lot size of 40 acres. He added that this area was not set up for a traditional one acre lot. He noted that it was now being used as a holding zone until the final zoning category was put in place. He anticipates only light, industrial zoning, but no housing.

Mayor Scruggs and Council provided direction to continue with the annexation process in accordance with the procedures prescribed in the state statutes.

ADJOURNMENT

The meeting was adjourned at 2:10 p.m.