

***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
NOVEMBER 1, 2005
2:30 P.M.**

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

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

1. LUKE AIR FORCE BASE BRIEFING

CITY STAFF PRESENTING THIS ITEM: Ms. Dana Tranberg, Interim Intergovernmental Programs Director; Mr. Rusty Mitchell, Director, Luke Air Force Base Community Initiatives; and Mr. Mike Hansen, Deputy Director, Luke Air Force Base Community Initiatives

This is an opportunity for the City Council to be provided an update on Luke Air Force Base Issues.

Personnel from Luke Air Force Base will brief the City Council on six issues critical to flight operations: utilization of the Aux-1 and the Gila Bend Auxiliary Airfields; utilization of military training routes for lower level flying; Bagdad and Gladden airspace access; directional takeoffs; and Luke Air Force Base's attempt to acquire a Special Air Traffic Rule (SATR) from the Federal Aviation Administration.

The City of Glendale recognizes the vital role that Luke Air Force Base plays in ensuring the military's unparalleled training, combat readiness, and air superiority in protecting American freedom.

Luke Air Force Base has operated continuously since 1951 as an outstanding pilot training facility. As home to the largest fighter wing in the U.S. Air Force and the only active duty F-16 training base in the world, Luke plays a vital role in the nation's military superiority.

Luke Air Force Base is strategically located within 50 miles of the 2.7 million acre Barry M. Goldwater Range in southwestern Arizona. Access to the range provides pilots with the unique opportunity to fly in real-world, combat scenarios.

In 1951, Luke Air Force Base was located in a rural, agricultural portion of the Phoenix metropolitan area, but is now within one of the fastest growing municipal and county areas in the country. In 1995, the City of Glendale annexed the base to help protect the base from incompatible land use encroachment and to ensure the city had a voice and an active role in Luke's future.

Through legislative efforts, the State of Arizona, Maricopa County, the City of Glendale, other local communities and landowners surrounding Luke Air Force Base, have made substantial strides in strengthening the long-term viability of the base. These efforts have been recognized as a model around the country among states endeavoring similar protections for military facilities.

Preservation of the mission of Luke Air Force Base is vital to our nation's security and to the economic viability of the State of Arizona. Luke Air Force Base is one of the state's largest employers, with over 8,000 employees. Luke also generates nearly \$2 billion annually to the State of Arizona's economy.

Luke Air Force Base and its personnel are good neighbors to the surrounding communities. Luke personnel contribute over 80,000 volunteer hours in the community each year.

This is an informational update only and no action or direction is requested.

Mr. Mitchell said being able to take off in either direction is critical to Luke's operations and air encroachment is one of their greatest concerns. He stated they are proceeding with the FAA on a Special Air Traffic Rules Area ("SATR") initiative which will give Luke some additional control over the area by requiring radio contact. He said both the City of Phoenix and the Phoenix Aviation Department are very supportive of the initiative and Luke AFB is currently visiting airfields in the area to educate them on the importance of the initiative.

Mr. Mitchell stated access to the Barry M. Goldwater Range for weapons delivery is vital to their mission to train F16 fighter pilots. He said, not only is the range used by F16's at Luke Air Force Base, but other Department of Defense aircraft worldwide. He said over 13,000 operations are flown over Auxiliary Airfield One per year, which keeps them away from the main west valley. He stated the Auxiliary Field at the Barry M. Goldwater Range is critical as well, not only as an emergency airfield, but for convoy training. He noted within the last three years they have averaged two recoveries per year, stating those aircraft would not have otherwise made it back to Luke Air Force Base. He explained new students learn to operate airplanes in the Gladden and Bagdad Airspace, which also acts as a primary air-to-air training area.

Mr. Mitchell stated their military training routes are a Department of Defense national asset, with over 6,000 miles of military training routes across Arizona. He said the routes are in rural parts of the state, but those areas are now developing, resulting in encroachment issues. He noted Arizona passed a law that requires notification of the existence of a training route when property transfers take place inside the confines of a military training route. He said, while most people focus on the two airfields located in Glendale, Luke's operations encompass much more.

In response to Vice Mayor Eggleston's question, Mr. Mitchell said there have been almost 60 near mid-air collisions since 2000.

Vice Mayor Eggleston asked if the Gila Bend airport continues to be a concern. Mr. Mitchell said the airfield did not go through at least in part because of the impact it would have had on the Barry M. Goldwater Range.

Councilmember Lieberman asked how many flights are cancelled because of intrusions into the range. Mr. Mitchell was unable to say, explaining their primary concern in those situations is the safety of the individuals. He stated spotters on the range constantly monitor the range and operations are terminated if an intruder is found. He said they do not operate off the eastern half of the Barry M. Goldwater Range; therefore, intrusion is a much larger issue for the Marine Corp which is located right on the border.

Councilmember Lieberman noted Mercedes Dodge wants to sell their proving ground, asking how the sale of the property would affect Auxiliary Field One. Mr. Mitchell said the proving ground is north of Highway 60 and outside the 65 ldn noise lines. He noted they have an outstanding relationship with their neighbor, Volvo, noting they share a property line.

Councilmember Martinez asked what is considered a near-miss. Mr. Mitchell explained any time one aircraft has to maneuver to avoid another aircraft a near-miss is deemed to have occurred.

Councilmember Martinez asked about the Special Air Traffic Rules. Mr. Mitchell explained SATR affords Luke more protection to the north and south, noting most mid-air incidents have occurred north of the field. He said, during times when Luke is in flight operations, approaching aircraft would be required to contact Luke's Approach Control to obtain clearance.

Councilmember Clark asked Mr. Mitchell what they will do now that the critical issues have been identified. Mr. Mitchell explained General Rand has briefed all of the City Councils on the six critical items and Luke is doing what it can to educate other airfields. He said they will solicit support from the various cities if any of the items are threatened in the future. Councilmember Clark asked if the Governor's Office intends to address the critical issues. Mr. Mitchell stated the issue was brought up at the Military Affairs Committee meeting with the intention of updating the Governor on critical issues for each installation.

Councilmember Lieberman asked about the status of a \$27 million program that allows the Corp of Engineers to purchase land in the accident potential zone. Mr. Mitchell said the Corp of Engineers is the agent for the Department of Defense and Luke's headquarters in San Antonio is in constant contact with landowners affected by the program. He said approximately \$10 million of the \$27 million was used to purchase the weapons storage area on the south side of the airfield. He stated the Corp of Engineers is proceeding with the balance of the money in addressing landowners in the clear zones and accident potential zones.

Councilmember Frate asked if the situation is better today than it was ten years ago. Mr. Mitchell responded absolutely. He said through cooperation with the City of Glendale and other west valley cities Luke has gone from having a reputation for encroachment problems to being a model of compatibility in land use decisions. Councilmember Frate said many people believe Luke is going to close and that it is just a matter of time. Mr. Mitchell commented Luke is in much better shape than it was

before, but they cannot afford to take their eye off the ball.

Mayor Scruggs said BRAC is almost over and the conditions that will lead to decisions made during the next round of BRAC are just beginning. She thanked Mr. Mitchell for his presentation and congratulated the Community Initiatives Team on their accomplishments.

The meeting recessed for a short break.

2. MAJOR GENERAL PLAN AMENDMENT (GPA05-06): LOOP 303 CORRIDOR AND VICINITY

CITY STAFF PRESENTING THIS ITEM: Mr. Jon Froke, AICP, Planning Director and Ms. Kate Langford, Senior Planner

This is a request for the Council to discuss a Major General Plan Amendment to the General Plan Land Use Map for the northern three miles of the Loop 303 Corridor and vicinity.

Updating the Land Use Map for this 4.5 square mile area will provide Glendale with a strong growth management tool for use in the development of this area.

The General Plan is a policy document for the city and encompasses a wide range of issues. A major amendment to this General Plan addresses a number of the Council's goals for the city. The major amendment:

- Promotes economic development in the far western portion of the city's Municipal Planning Area (MPA).
- Promotes management of growth in the Loop 303 Corridor.
- Provides an opportunity for County residents to learn about the city and provide input into the vision for future development.
- Protects the long-standing partnership with Luke Air Force Base (LAFB) and provides an opportunity to create new partnerships in this area.

The current Glendale 2025 General Plan was adopted by the City Council in May of 2002 and ratified by Glendale voters in November of 2002. Glendale 2025 became effective on December 1, 2002.

Conditions in the far western portion of the city's Municipal Planning Area [MPA] have significantly changed since the development and ratification of the General Plan. Changes in conditions include:

- State legislation addressing the preservation of military installations within the State. In the case of LAFB, a detailed listing of permitted land uses now exists within the State Statutes. Types and intensity or density of uses are based on the location of the site within the noise contours and accident potential zones associated with LAFB.
- LAFB Community Initiatives staff introduced a graduated density concept in 2003 for a three-mile distance beyond the 65 day-night sound level (Ldn) noise contour line to expand the land use compatibility beyond the area mandated by state legislation.
- Maricopa County voters approved Proposition 400 – a half-cent state transportation sales tax in November of 2004. Among the many projects that this tax will fund is the improvement of the Loop 303. This impacts Glendale’s MPA since a five-mile long stretch of the Loop 303 runs through the far western portion of the MPA.
- The Council has begun annexation efforts in this portion of the MPA.

This amendment is classified as a major amendment. A major amendment is defined as a revision to the General Plan text or Land Use Map that substantially alters:

- Use of the land;
- Development demand on the infrastructure; and
- Potential density or intensity of development.

State law requires special procedural requirements for major general plan amendments. These procedural requirements include:

- That a 60-day review packet be sent to all adjacent jurisdictions, various state and local agencies, utility providers, school districts, and other stakeholders;
- That the Planning Commission conduct two public hearings on the request in two different locations within the jurisdiction; and
- That a “supermajority”, or two-thirds vote in favor of the amendment, be required of the City Council to approve the request.

This request for a major amendment will amend existing land use designations in the area to accommodate anticipated growth. Full improvement of the Loop 303 freeway will substantially increase access to this area which also supports a reassessment of land use designations in this corridor.

Glendale supports the ongoing mission of LAFB and has a long standing partnership with the Base. The major amendment process provides an opportunity for LAFB to provide input on the proposed amendment.

The 4.5 square mile area chosen for the major amendment represents the most active area for development proposals, as well as the area where the greatest opportunity to effectuate change occurs.

The major amendment process, from citizen participation through the public hearing cycle, provides an opportunity for Glendale to set the foundation of commitment to this area.

Among the positive impacts to the City and its residents is the potential for future economic development opportunities in the Loop 303 corridor, increase in the tax base and sales tax revenue for the city.

Full improvements of the Loop 303 freeway will substantially increase access to this area. The Northern Parkway is planned to run east-west through the center of this amendment area providing a second major transportation corridor.

Another benefit to the community is a continued positive partnership with Luke Air Force Base and Base Community Initiatives staff through participation in this amendment process.

A total of 2,200 notification postcards were sent to adjacent property owners and interested parties on July 12, 2005. Approximately 85 people attended the initial citizen participation meeting, with a total of 73 attendees registering. Issues raised included general development concerns; Loop 303 development timing and impact; why Glendale was requesting a major amendment for this area; and how streets will be improved and transportation impacts be addressed.

Three additional citizen participation meetings were held in order to better define the specific concerns of the property owners and discuss mitigations measures. Two small group meetings were conducted on September 6 and 7, 2005, with attendance of three and six residents respectively. The final citizen participation meeting was conducted on September 14, 2005 and a total of 20 people attended. The Citizen Participation Final Report, dated September 23, 2005, was provided to the Council.

A public notice for the Planning Commission hearing on these applications was published in the Glendale Star and West Valley View on September 15, 2005. The amendment area was posted on September 16, 2005. Notification postcards were mailed out on September 16, 2005.

Staff is seeking direction from the Council to proceed with scheduling GPA05-06 for the next available evening meeting.

Ms. Langford reviewed three white papers, stating in the first a developer has requested the addition of 80 acres of entertainment mixed use on the east side of Sarival Avenue. She noted the developer has active rezoning requests and an active annexation request with the city. She said the second white paper addresses the area along Northern, from the Loop 101 to the Noise Contour. She explained Sarival is aligned

with a variety of existing homes, including a fairly new large-lot subdivision at the northeast corner of Sarival and Northern. She said those residents were very concerned about intense development between Sarival and the Loop 303. She stated, through a number of meetings and discussions with individual property owners, a mixture of planned commercial over the zoo area, residential, and office uses was developed. She stated the third white paper relates to the Clear Water Farms area west of the Loop 303. She explained homes line the west side of Cotton Lane and, after discussions with those homeowners, staff is proposing planned commercial along Northern Avenue and the southeast corner of Cotton and Northern, Business Park opportunities for the bulk of the area currently zoned heavy industrial, and an Office opportunity at the southeast corner of Glendale and Cotton Lane.

Ms. Langford clarified the Entertainment Mixed Use designation does not mean to infer that entertainment sites will line the freeway. She said the definition in the General Plan contains language that allows for an urban density housing opportunity, but does not focus on residential development.

Vice Mayor Eggleston thanked Ms. Langford for her thorough explanation and staff for their sensitivity to the concerns of the existing homeowners. He recommended they bring the amendment forward at the next meeting.

Councilmember Martinez asked if the developer will be responsible for costs associated with shifting Sarival Avenue east to allow additional separation between the Loop 303 and Sarival Avenue. Mr. Froke said the realignment is proposed as part of the Wolf Crossing annexation and PAD request, noting staff recently received and is processing the application. He stated the developer will be responsible for the realignment.

Councilmember Martinez asked if public hearings have been held regarding the siting of transmission lines. Ms. Langford responded yes, stating Michele Lehman who works for APS presented the results of the Siting Committee meetings.

Councilmember Martinez referenced a letter from Mr. Curley asking if a general or specialty hospital will be included in the Mixed Use category as Mr. Curley suggested. Ms. Langford stated Mr. Curley is the representative for the owner of the Wolf Crossing project and the letter addresses the General Plan and Major Amendment process, as well as some general entitlement rezoning issues. She said the hospital issue will be addressed as part of the rezoning application.

Councilmember Goulet pointed out the parkway is proposed to go through a residential development. Mr. Froke said staff will address Councilmember Goulet's concern during the Wolf Crossing PAD process.

Councilmember Frate said he supports moving forward with the amendment because it will help protect Luke and its mission.

Councilmember Clark said she also supports moving forward and she appreciates staff's efforts to think outside the box.

Mayor Scruggs commended staff on their public outreach efforts. She directed staff to schedule the proposed amendment on the next available regular meeting agenda.

ADJOURNMENT

The meeting was adjourned at 4:00 p.m.