



**STEERING COMMITTEE MEETING MINUTES  
MEETING #4  
CITY OF GLENDALE GENERAL PLAN UPDATE  
CITY HALL  
CONFERENCE ROOM B-3  
5850 GLENDALE AVENUE  
GLENDALE, ARIZONA  
DECEMBER 3, 2014  
5:30 PM**

**CALL TO ORDER**

The meeting was called to order at approximately 5:30 p.m.

**ROLL CALL**

Committee Members Present: Larry Borden, Miles Charles, David Coble, John Geurs, Noel Griemsmann, James Grose, Gary Hirsch, Bruce Larson, Martin Nowakowski, Brian Pirooz, Scott Richmond, Tom Schmitt, Dr. Frank Sisti, Leslie Sheeler, Charles Whiffen, Kenneth Wixon, Erminie Zarra, and Barbara Lentz.

Committee Members Absent: Arthur Dobbelaere, Opal Evans, Robert Heidt, Chuck Jared, Danielle Martinez, David Moreno, Lorrie Moreno, Rebecca Ontiveros, Thomas Orlikowski, Judith Padia, Manuel Padia Jr, Anita Piazza, and Jacoba Worsdell.

City Staff Present: Jon Froke, AICP, Planning Director; Thomas Ritz, AICP, Senior Planner; Tom Dixon, Senior Planner; Michael Bailey, City Attorney, Megan Sheldon, Environmental Program Manager, and Patti King, Recording Secretary.

Matrix Design Group Representatives Present: Rick Rust, AICP, Deputy Project Manager, Bren Cox, Associate Planner, and Dan Barusch, Planner.

**WELCOME/INTRODUCTIONS:** Mr. Froke welcomed all those in attendance and self-introductions were made.

**LOYALTY OATHS:** A Loyalty Oath was sworn by Barbara Lentz who had not been present at the previous meetings.

**WEST VALLEY RESORT OVERVIEW:** Mr. Bailey described his role with respect to the West Valley Resort as it relates to the interest of Glendale and its City Council. He described his work with the Tohono O'odham Nation, the current and future planned resort components and the construction schedule. He compared the project to other Native American facilities and nearby amenities. He stated

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that Glendale is well positioned to having something significant in the area because of Westgate and Arrowhead. He described the location of the various components. In response to a question by a member of staff, Mr. Bailey stated he is not aware of any action that would stall the development activity. The land has officially been taken into Trust by the Nation. The gambling facility will need to go through the National Gaming Commission process. The height of the tower will have to comply with federal air space regulations. The city will be the water and wastewater provider to the property. A settlement agreement has been drafted, which is the precursor to an intergovernmental agreement with respect to fire and police services. Mr. Bailey was unsure when the site plan would be finalized as the city has no jurisdictional authority over this aspect of the project. Mr. Froke noted that the early site plan did not recognize Northern Parkway. Mr. Bailey stated that the project will have a convention center-type component, but he had no further details. He was not sure of any concerns by the Renaissance. He confirmed the Nation will be required to do a traffic impact analysis, and they have committed to making the improvements necessary to their development. He stated there will be no impact to the city's 100-year water plan as the land has been considered in the city's General Plan. The density for the property was for a mixed use development, and it remains as such.

**AMBASSADOR PROGRAM:** Mr. Rust stated that the members of Glendale's General Plan Steering Committee will be the ambassadors for the public input process. He provided an overview of the need and importance of the committee members interacting with local organizations. He asked that they complete cards volunteering to present to those organizations. He advised their goal is to an unbiased representative and to present a broad sense of the project and to encourage active participation. The outreach events will occur during months when the committee is not meeting, but will not take place for several months. Volunteers will be provided with materials so that they are thoroughly prepared to present.

**DEVELOPMENT PROJECTS CITYWIDE:** Mr. Froke summarized his previous presentation about the role of planning in the City of Glendale. He noted there are 35 projects underway in Glendale currently and provided a brief overview of each project, including the annexation of properties highlighted for the committee members. He also highlighted adaptive re-use projects and those resurrected out of the recession. Mr. Dixon discussed the role design review plays in the development of Glendale projects and the advantages that process provides to the community in terms of increased property values. In response to an inquiry by a committee member, Mr. Froke stated that some of the development is a result of pent-up demand; some is consumer confidence, and shaking off sluggishness from the recession. Mr. Ritz noted the city is seeing many infill development projects. An estimated 1,500 applications have been processed thus far this year. Mr. Dixon discussed the general housing health in the Valley and in Glendale.

Ms. Sheeler asked if staff considers the heat island effect as part of the zoning process. Mr. Dixon stated there are no agricultural protections in Glendale and that the metropolitan area still has plenty of agricultural areas. Mr. Froke stated the city looks at green space on every project and explained that



quite a bit of farming activity has moved to the Yuma area. He noted that some long-time Glendale farmers are looking at moving further west.

QUESTIONS AND ANSWERS: Mr. Rust stated that the next meeting would be held February 4, 2015, and the committee members will experience a transition of roles from education to active planning. The highlight of the next meeting agenda will be Luke Air Force Base. The committee will also be presented with a map atlas of city services related to development. The committee will begin actively engaging with each other and will have an opportunity to identify issues and opportunities. He described the potential format for discussion. The public input format was described. The phase following public input will consist of policy document creation and review and another public comment period. This will all lead up to a 2016 vote in the Primary Election. Mr. Rust stressed the importance of public input in this process.

ADJOURNMENT: The meeting was adjourned at 6:54 p.m.