

Minutes of the Regular Meeting held September 15, 2014 at 7:00 p.m. in the Council Chambers.

MEMBERS PRESENT

Mayor Weise and Council Members

Frank Scott, Vice Mayor
Stephanie Karlin
David C. Iwanski
Bryan Kilgore
Jim McDonald
Charles Vierhout

ALSO PRESENT

Kevin Artz, Assistant City Manager
Ken Galica, Senior Planner
Andrew McGuire, City Attorney
Carmen Martinez, City Clerk

1 ROLL CALL AND STATEMENT OF PARTICIPATION BY THE CITY CLERK

Mayor Weise congratulated Council Member Vierhout on occasion of his birthday. He also recognized three employees who in recent weeks have been recognized. Carmen Martinez obtained her Master Municipal Clerk designation. Chief Paul Adams was inducted into the Arizona Fire Service Hall of Fame. Pier Simeri was named Communicator of the Year by the City County Communications and Marketing Association. Mayor Weise also recognized Cade a boy scout attending the council meeting in order to obtain his Citizenship in the Community Merit Badge.

2 UNSCHEDULED PUBLIC APPEARANCES

Brian Mee, Chief Business Officer for the Pendergast Elementary School District, thanked the Council for the good relationship the City has had with the school district over the years. He invited Council to attend the Pendergast Hope Center's Open House on November 1st from 11 am to 3 pm.

3 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. Council members may pull items from consent if they would like them considered separately.

a. MUNICIPAL AESTHETICS PROGRAM FUNDING AGREEMENT - SALT RIVER PROJECT

A request to approve a Municipal Aesthetics Program Funding Agreement with Salt River Project to encumber \$500,000 of SRP Aesthetics Funds for relocation and construction of the SRP irrigation canal along 99th Avenue in association with the first phase of development of Parkside Village Master Planned Community and authorize the Mayor or City Manager and City Clerk to execute the necessary documents.

b. RESOLUTION 3217-914 - CANVASS OF VOTES OF THE AUGUST 26, 2014 PRIMARY ELECTION

A resolution canvassing the results of the August 26, 2014 Primary Election.

c. ORDINANCE 1557-914 - ACQUISITION OF RIGHT-OF-WAY AT SOUTHWEST CORNER OF 107TH AVENUE AND VAN BUREN STREET

An ordinance authorizing the dedication, purchase or condemnation of a portion of right-of-way at the southwest corner of 107th Avenue and Van Buren Street and authorize the Mayor, City Clerk and City Attorney to execute the necessary documents.

Council Member McDonald moved to approve the consent agenda as presented including Resolution 3217-914 and Ordinance 1557-914. Council Member Vierhout seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Iwanski	Aye
Council Member McDonald	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Absent/Excused
Council Member Kilgore	Aye

Motion carried 6-0

4 PUBLIC HEARING AND RESOLUTION 3216-914 - MINOR GENERAL PLAN TEXT AMENDMENTS TO GENERAL PLAN 2030

A public hearing and a Resolution amending the text of the General Plan 2030 as it relates to three provisions, as follows: 1) To revise the General Plan Amendment process to remove the requirement that Major Amendments be heard by the City Council during the month of August, 2) To revise the "Business Park" land use category definition to remove the allowance for "limited warehouse" uses, and 3) To lower the target density for the "Medium/High Density Residential" land use category from 8.0 dwelling units/acre to 4.0 dwelling units/acre.

Assistant City Manager Kevin Artz introduced Ken Galica to present this item. Mr. Galica indicated this is a staff initiated request. The General Plan was adopted by the Council and overwhelmingly approved by the city's voters. He indicated that as this is a living document and with use staff has realized some areas that need to be revised to provide more flexibility to the community.

Amendment #1 – Currently, the General Plan stipulates that any Major General Plan Amendment can only be heard during August. The proposed amendment allows for them to be heard by the Council any time in the calendar year during which they are applied for. There are no changes to the public participation process.

Amendment #2 – Proposes to lower the target density for the Medium/High Density Residential Land Use Category from eight dwelling units per acre to four dwelling units per acre, making it uniform with other residential categories. This amendment does not change the range of 4-12 units per acre and encourages developers to provide additional amenities in the project to be able to reach higher densities.

Amendment #3 – Proposed to eliminate “warehouse” from the Business Park Land Use Category. Warehousing will still be allowed in the industrial land use category. The amendment will allow for more balanced employment offerings in Avondale.

Mr. Galica concluded by saying that the Planning Commission reviewed the application and is recommending approval. No comments have been received from the public.

In response to a question from Council Member Vierhout, Mr. Galica indicated that there are no provisions to allow for a stand-alone warehouse use, however it may be allowed as an ancillary use.

Mayor Weise opened the public hearing. There being no requests to speak, he closed the public hearing.

Council Member McDonald moved accept the findings and adopt Resolution 3216-914 approving Application PL-14-0127, a request for three minor amendments to the Avondale General Plan 2030. Council Member Kilgore seconded the motion.

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Iwanski	Aye
Council Member McDonald	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Absent/Excused
Council Member Kilgore	Aye

Motion carried 6-0

5 PUBLIC HEARING AND ORDINANCE 1556-914 REZONING OF THE NORTHEAST CORNER OF DYSART ROAD AND WESTERN AVENUE REZONING

A public hearing and an Ordinance amending the zoning atlas from A-1 (General Industrial) to OTAB (Old Town Avondale Business) for 1.8 gross acres of City-owned property located at the northeast corner of Dysart Road and Western Avenue.

Mr. Artz introduced Ken Galica to present this item. Mr. Galica indicated this request is to rezone the northeast corner of Dysart Road and Western Avenue. He indicated that the property was included as part of the original townsite. The property is owned by the city and has been vacant since 2008. At a previous meeting, Council approved the sale of the property and the city is currently negotiating a purchase and sale agreement with Carolina's Mexican Food. The proposed rezoning will allow for the development of the restaurant, or any other business, in conformance with the OTAB guidelines. Mr. Galica indicated that only a couple of questions were received as part of the public participation process, but no concerns. The Planning Commission has reviewed this item and is recommending approval of the rezoning.

In response to a question from Council Member Vierhout, Mr. Galica indicated that most of the properties along Dysart Road are used for commercial purposes. Mr. Vierhout commented that his vision for the area includes reduced truck traffic and more development similar to the proposed restaurant.

Mayor Weise opened the public hearing. There being no requests to speak, he closed the public hearing.

Council Member McDonald moved to accept the findings and adopt Ordinance 1556-914 approving Application PL-14-0080, a request to rezone approximately 1.8 gross acres from A-1 (General Industrial) to OTAB (Old Town Avondale Business).

ROLL CALL VOTE AS FOLLOWS:

Council Member Vierhout	Aye
Council Member Iwanski	Aye
Council Member McDonald	Aye
Mayor Weise	Aye
Vice Mayor Scott	Aye
Council Member Karlin	Absent/Excused
Council Member Kilgore	Aye

Motion carried 6-0

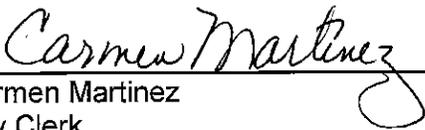
6 ADJOURNMENT

There being no further business before the Council, Council Member Vierhout moved to adjourn the meeting; Council Member Kilgore seconded the motion. Motion was carried unanimously.

City Council meeting adjourned at 7:22 p.m.



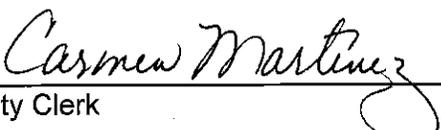
Mayor Weise



Carmen Martinez
City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 15th day of September, 2014. I further certify that the meeting was duly called and held and that the quorum was present.



City Clerk