



**MINUTES OF THE PEORIA CITY COUNCIL**  
CITY OF PEORIA, ARIZONA  
CITY COUNCIL CHAMBER  
April 16, 2024

A **Study Session Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 5:01 p.m.

**Members Present:** Mayor Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Tem Jennifer Crawford; Councilmembers Denette Dunn, Michael Finn, Bill Patena and Brad Shafer.

**Members Absent:** None

**Other Municipal Officials Present:** Henry Darwin, City Manager; Rick Buss, Assistant City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk.

**Subject(s) for Discussion Only**

3. **2024 Development Impact Fee Study**

Mike Faust, Deputy City Manager and Collin McAweeney, of TischlerBise presented the study on the 2024 Development Impact Fees. Information included:

**Overview**

- Impact Fees Basics (e.g., background and calculations)
- Level of Service
- 2024 Adoption Timeline
- Land Use Assumptions

Discussion ensued regarding community engagement.

**Police**

- Methodology/Assumptions
- Police Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comps

**Fire**

- Methodology/Assumptions
- Fire Infrastructure Improvement Plan
- Maximum Supportable Impact Fee

- Maximum Supportable Impact Fee Comps

Discussion ensued regarding:

- Police and Fire combined fee per single-family dwelling
- Maximum supportable fee by zone for non-utility and utilities
- Fees applicable to new builds with a two-year grace period for platted developments
- Mobile Homes

Discussion ensued regarding the maximum supportable fee by zone for non-utility and utility combined and clarification on whether the fees are applicable to new homes or existing homes.

### **Parks**

- Methodology/Assumptions
- Park Service Areas
- Land Use Assumptions
- Parks & Recreation Infrastructure Improvement Plan
- Maximum Supportable Impact Fee
- Maximum Supportable Impact Fee Comps
- Methodology

Discussion ensued regarding:

- Level of service influence.
- No parks in the Capital Improvement Program
- Standalone park for Saddleback Heights
- Use of bond funding versus parks built through growth

Discussion ensued regarding:

- Level of service comparison between cities and how it influences the impact fees
- Parks on the CIP
- Standalone park for Saddleback Heights
- Growth paying for the growth of parks versus assuming debt for new parks

### **Transportation**

- Methodology/Assumptions
- Transportation Service Areas
- Assumptions/Methodology
- Transportation Project Locations
- Transportation Central Zone IIP
- Maximum Supportable Impact Fee
- Transportation North Zone Infrastructure Improvement Plan
- Maximum Supportable Impact Fee

- Maximum Supportable Impact Fee Comps
- Items of Note
- Non-Utility Maximum Supportable Impact Fee

Discussion ensued:

- Residential Impact Fees cost to home buyer
- Prior Capped Impact Fees and Council action

### **Water Resources**

- Methodology/Assumptions
- Water Resources Service Area
- Assumptions/Methodology
- Water Resources Infrastructure Improvement Plan
- Maximum Supportable Impact Fee Comps

### **Water**

- Methodology/Assumptions
- Water Service Area
- Assumptions/Methodology
- Water Infrastructure Improvement Plan
- Maximum Supportable Impact Fee Comps

### **Wastewater**

- Methodology/Assumptions
- Wastewater Service Areas
- Assumptions/Methodology
- Wastewater Infrastructure Improvement Plan
- Maximum Supportable Impact Fee Comps
- Items of Note

Deputy City Manager Faust illustrated the Impact Fee adoption timeline.

Discussion ensued regarding:

- Request for additional stakeholder meeting
- Impact Fees related to new businesses
- Development Agreement contributions
- Fund Balance calculations
- Impact Fees by Zone

### **ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 6:06 p.m.

## REGULAR MEETING

A **Regular Meeting** of the City Council of the City of Peoria, Arizona was convened at 8401 West Monroe Street in open and public session at 6:20 p.m.

Invocation by Deacon Jeff Klarich from Life in Christ Lutheran Church.

Pledge of Allegiance was led by Mayor Beck.

**Members Present:** Mayor Jason Beck; Vice Mayor Jon Edwards; Mayor Pro Tem Jennifer Crawford; Councilmembers Denette Dunn, Michael Finn, Bill Patena and Brad Shafer.

**Council Youth Liaisons:** Ana Shrivastava and Alliyz Whetstine

**Members Absent:** None.

**Other Municipal Officials Present:** Henry Darwin, City Manager; Rick Buss, Assistant City Manager; Kevin Burke, Deputy City Manager; Travis Cutright, Deputy City Manager; Mike Faust, Deputy City Manager; Emily Jurmu, City Attorney; Agnes Goodwine, City Clerk and Jill Boltz, Deputy City Clerk.

**Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.**

## CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine or have been previously reviewed and/or discussed by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If the Presiding Officer receives a timely notice of a request for removal, an item may be removed from the Consent Agenda for consideration on the Regular Agenda.

### 4 C. **Minutes**

Approve the April 2, 2024 City Council meeting minutes.

### 5 C. **Land Right Acquisitions, 107th Avenue and Rose Garden Lane**

Adopted **RES. 2024-22** authorizing the acquisition of property rights to accommodate traffic signal improvements for 107th and Rose Garden Lane by donation, outright purchase or the exercise of the power of eminent domain, in accordance with budget authority previously approved by Council.

### 6 C. **Intergovernmental Agreement Amendment, State of Arizona and Budget Amendment, Stadium Trail Phase 2, 75th Avenue to Skunk Creek**

Adopted **RES. 2024-23** approving Amendment No. One to the Intergovernmental Agreement with the State of Arizona and approve a budget amendment in the amount of \$12,000 from contingency for the local cost share, design, construction, and construction management of Stadium Trail Phase 2, a multi-use trail located along 75th Avenue to Skunk Creek.

7 C. **Intergovernmental Agreement, City of Avondale, Storage of Butler Reclaimed Water, New River Agua Fria Underground Storage Project**

Approved entry into "New River Agua Fria Underground Storage Project Partial Temporary Assignment Between the City of Avondale and the City of Peoria for a Portion of Avondale's Storage Entitlement" to maintain City of Peoria's underground storage capacity for the reclaimed water produced by the Butler Drive Water Reclamation Facility.

8 C. **Grant, Governor's Office of Highway Safety, Click It or Ticket**

(a) Accepted \$5,000 from the Governor's Office of Highway Safety to be used by the Peoria Police Department for safety belt and child passenger law enforcement; and (b) approved a budget adjustment of \$5,000 from the Grants account to the Governor's Office of Highway Safety Grant Overtime account.

9 C. **Deeds and Easements, Various Locations**

Adopted **RES. 2024-24** accepting Deeds and Easements for various Real Property interests acquired by the City. The deeds and easements have been recorded by the Maricopa County Recorder's Office and this process will formally accept them into the system.

10 C. **Final Plat, Project Nemo, Northwest Corner of 75th Avenue and Butler Drive Alignment (Project No. R230118)**

Approved a Final Plat for Project Nemo, located on the northwest corner of 75th Avenue and Butler Drive (alignment), and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

11 C. **Final Plat, Lissette House, 11811 North 80th Avenue (Project No. R240016)**

Approved a Final Plat for Lissette House, a Re-Plat of a portion of lot 58, Varney Tract plat 2, per book 34 of maps page 24, for Final Plat for Lissette House, located on the northeast corner of 80th Avenue and Kirby Street, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

12 C. **Final Plat, Francisco Arzate and Sarah Bisom, 11829 North 80th Avenue (Project No. R240003)**

Approved a Final plat for Francisco Arzate and Sarah Bisom, a Re-Plat of a portion of lots 58 and 59, Varney Tract plat 2, per book 34 of maps page 24, for Francisco Arzate and Sarah Bisom, located on the Southeast corner of 80th Avenue and Cherry Hills Drive, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

13 C. **Final Plat, Haciendas at White Peak – Parcel A, Northwest Corner 135<sup>th</sup> Avenue and Blackstone Drive (Project No. R220093)**

Approved a Final Plat of Haciendas at White Peak – Parcel A, located west of the northwest corner of 135th Avenue and Blackstone Drive, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

14 C. **Final Plat, Haciendas at White Peak – Parcel B, Northwest Corner 135<sup>th</sup> Avenue and Blackstone Drive (Project No. R220094)**

Approved a Final Plat of Haciendas at White Peak – Parcel B, located west of the northwest corner of 135th Avenue and Blackstone Drive, and authorize the Mayor and City Clerk to sign and record the Final Plat with the Maricopa County Recorder's Office.

15 C. **Liquor License Application Various Locations**

Recommended approval to the State Liquor Board for:

(a) New Restaurant (Series 12) Liquor License for Slick City Action Park, located at 7586 West Thunderbird Road, Kevin Van Hazel, Applicant, LL#23-011195.

(b) Person Transfer for an On-Sale Beer and Wine (Series 07) Liquor

License for Classic Catering, located at 9855 West Peoria Avenue #2,3,4,5, Shiv Arora, Applicant, LL#24-000028.

Motion was made by Councilmember Finn, seconded by Councilmember Mayor Pro Tem Crawford, to approve the Consent Agenda.

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn, Shafer

NAYS – None

ABSENT – None

Motion carried unanimously.

## REGULAR AGENDA

### New Business:

Clerk's Note: Agenda items 16R and 17R were presented together.

16 R. **Public Hearing - Minor General Plan Amendment, Beehive Battery Energy Storage System, West of Old Carefree Highway and Lake Pleasant Parkway**

Lorie Dever, Deputy Planning Director along with Fire Chief Gary Bernard presented on Agenda Items 16R and 17R. Information included:

- Introduction
- Summary of Requests
- Site and Area Context
- Beehive BESS Facility
- Conceptual Development Plan
- Development Plan Mechanics
- Public Safety
- General Plan Amendment
- Rezone
- Public Outreach
- Planning & Zoning Commission Recommendation
- Key Findings
- Recommended Actions

Discussion ensued regarding health and safety incidents and lifespan of the system in the desert.

Mayor Beck opened the public hearing.

Tony D'Ipolito, Peoria resident, spoke to the risk evaluation, public health, and safety concerns.

Court Rich, applicant representative spoke to health and safety concerns addressed with the Peoria Fire Department.

Discussion ensued regarding health and safety incident examples and the open battery area model, which eliminates the need for fire personnel to enter a building in the event of an incident.

Matt Kim, applicant representative spoke to the multi-layer safety approach.

Mayor Beck declared the public hearing closed.

Motion was made by Councilmember Shafer, seconded by Councilmember Mayor Pro Tem Crawford to concur with the Planning and Zoning Commission's recommendation and adopt **RES. 2024-25**, approving a Minor General Plan Amendment to the Future Land Use Map by changing the land use designation from Estate Residential (0-2 du/ac) to Public Use for approximately 21 acres, and from Park / Open Space to Public Uses for approximately 1 acre.

Upon tabulation of votes, it showed:

AYES – Beck, Edwards, Crawford, Finn, Patena, Dunn, Shafer

NAYS – None

ABSENT – None

Motion carried unanimously.

17 R. **Public Hearing - Rezone, Beehive Battery Energy Storage System, Old Carefree Highway and Lake Pleasant Parkway**

Mayor Beck opened the public hearing, being no citizens wishing to address the Council, Mayor Beck declared the public hearing closed.

Motion was made by Councilmember Shafer, seconded by Councilmember Finn to concur with the Planning and Zoning Commission's recommendation by adopting **ORD. 2024-04**, approving the rezoning of a 22 acre site generally located approximately 1.9 miles west of Lake Pleasant Parkway and Old Carefree Highway, from General Agriculture to Beehive Planned Area Development Zoning District.

18 R. **Public Hearing - Code Amendment, Chapter 21 Self-Storage Facilities**

Chris Jacques, Planning & Community Development Director and Lorie Dever, Deputy Planning & Community Development Director presented on the Code Amendment. Information included:

- City-initiated Code Amendment
- Background
- Proposed Amendment
- City Code Section 21-202 Definitions
- City Code Section 21-503 Land Use Matrix Existing and Proposed
- City Code Section 21-505 Limitations on Uses
- Site Allowances
- Analysis
- Public Outreach
- Planning & Zoning Commission Recommendation

- Findings
- Options and Recommendations

Mayor Beck opened the public hearing, being no citizens wishing to address the Council, Mayor Beck declared the public hearing closed.

Motion was made by Councilmember Shafer, seconded by Councilmember Finn to concur with the Planning and Zoning Commission's recommendation and adopt **ORD. 2024-05**, amending various sections of Chapter 21 of the City Code (Zoning), pertaining to regulations associated with Self-Storage and Boat & RV Storage facilities.

### **Call To The Public (Non-Agenda Items)**

John Forsyth, Peoria resident, spoke regarding the budget workshop, the helicopter being overbudget, the police tank, and the airport.

### **Reports from City Manager**

City Manager Darwin reported on:

- Surface Mount Technology Association Conference
- American Leadership Academy Webinar
- Neighborhood Pride Day
- City of Peoria - Best Place to Work in the West Valley

### **Reports from Council Youth Liaisons**

Council Youth Liaison Shrivastava reported on "Tomorrow We Vote" outreach.

Council Youth Liaison Whetstine reported on the presentation by Agnes Goodwine, City Clerk on the role of the City Clerk, and the highlighted the Sneaker Drive for Hart Pantry.

### **Reports from the Mayor**

Mayor Beck reported on:

- State of the City Recap
- Get the Facts, resident resources
- Fire department response and community service provided to the elderly resident.

### **ADJOURNMENT:**

Being no further business to come before the Council, the meeting was duly adjourned at 7:30 p.m.

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Jason Beck, Mayor

**CERTIFICATION AND ATTESTATION**

I hereby certify that the foregoing minutes are a true and correct summary of the proceedings of the City Council Meetings of the City Council of Peoria, Arizona held on the 16<sup>th</sup> day of April, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 7th day of May, 2024.

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Agnes Goodwine, City Clerk