

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Thursday, January 28, 2016.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY AT 7:03 P.M.

The following members answered roll call:

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| Jay Tibshraeny | Mayor |
| Jack Sellers | Vice-Mayor |
| Nora Ellen | Councilmember |
| *Rick Heumann | Councilmember |
| René Lopez | Councilmember |
| Terry Roe | Councilmember |
| Kevin Hartke | Councilmember |

*Councilmember Heumann participated by phone.

Also in attendance:

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| Marsha Reed | Acting City Manager |
| Nachie Marquez | Assistant City Manager |
| Kay Bigelow | City Attorney |
| Marla Paddock | City Clerk |

INVOCATION: Pastor Ryan Gear from One Church gave the invocation.

PLEDGE OF ALLEGIANCE: Councilmember René Lopez led the Pledge of Allegiance.

CONSENT:

MOVED BY COUNCILMEMBER HARTKE, SECONDED BY COUNCILMEMBER LOPEZ, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

COUNCILMEMBER HEUMANN VOTED NAY ON ITEM NO. 30
COUNCILMEMBER HARTKE VOTED NAY ON ITEM NO. 37
COUNCILMEMBER ELLEN VOTED NAY ON ITEM NO. 5

MOTION CARRIED UNANIMOUSLY (7-0) with the exceptions noted.

1. MINUTES:

APPROVED the following Chandler City Council Meeting Minutes:

- 1a. Study Session of December 7, 2015.
- 1b. Study Session of January 11, 2016.
- 1c. Regular Meeting of January 14, 2016.
- 1d. Special Meeting of January 11, 2016.
- 1e. Special Meeting of December 7, 2015.

2. CITY CODE AMENDMENT: Chapter 2 Ord. #4674
ADOPTED Ordinance No. 4674, amending Chapter 2, Section 2.8, of the Chandler City Code authorizing the City Manager to administratively approve and execute certain grant agreements.

3. POWER DISTRIBUTION EASEMENTS: Salt River Project Ord. #4675
ADOPTED Ordinance No. 4675 granting two no-cost power distribution easements to Salt River Project (SRP) for street light and traffic signal facilities installed as part of the Old Price Road/Queen Creek Road Intersection Improvements.

4. REZONING: Parkland Memory Care Ord. #4682
ADOPTED Ordinance No. 4682, DVR15-0025, Parkland Memory Care, rezoning from Planned Area Development (PAD) for Office to PAD (Office/Medical Related Uses) for a memory care facility and other associated uses.

5. REZONING: Enclave at Hamilton Ord. #4683

COUNCILMEMBER ELLEN VOTED NAY.

ADOPTED (6-1) Ordinance No. 4683, DVR15-0028, Enclave at Hamilton Ranch, rezoning from Agricultural District (AG-1) and Planned Area Development (PAD) for Offices to PAD for Residential.

6. CITY CODE AMENDMENT: Chapter 35 Ord. #4685
ADOPTED Ordinance No. 4685, ZCA15-0001, Adaptive Reuse Overlay District, City initiative to adopt Article XXXIII A.R.O.D. – Adaptive Reuse Overlay District of Chapter 35 (Land Use and Zoning) of the Chandler City Code.

7. REZONING/PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT: Parkview Place Ord. #4688

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4688, DVR15-0032 Parkview Place, rezoning from Agricultural to Planned Area Development for single-family residential. (Applicant: Mari Flynn; Ashton Woods Arizona, LLC.)

APPROVED a Preliminary Development Plan (PDP) for subdivision layout and housing product for a 50-lot, single-family residential subdivision located approximately one-half mile south of the SEC of Ocotillo and Basha roads.

APPROVED Preliminary Plat PPT15-0014 for a 50-lot, single-family residential subdivision.

BACKGROUND

The 6.28-acre site is located approximately one-half mile south of the southeast corner of Ocotillo and Basha roads within close proximity to Snedigar Park. Portions of Snedigar Park surround the site with the exception of a City well-site adjacent to the site's south side; vacant Agricultural property is directly north.

The site is not part of an existing area plan resulting in a default to the General Plan designation. The General Plan categorizes the site for residential development with a range of 0-18 dwelling

units per acre (du/ac) depending on location. Due to the site's proximity to existing residential, density is broadly determined with consistency in the area. Townhomes within Fulton Ranch are southeast of the site with a density of 5 units per acre and Serenity Shore condominiums south of Snedigar with a density of 12 du/ac.

The request is for a 50-lot, single-family residential subdivision with an overall density of 7.95 du/ac. The gated community is relatively symmetrical as it is situated on a rectangular lot. The entry terminates at the primary outdoor space, with a second outdoor area connecting to Snedigar Park located at the southeast corner of the site. The homes are designed to utilize garage entry off of the main drive aisles resulting in front porches facing the front porches of the adjacent homes. A meandering pedestrian path is located in front of each row of homes. Mini cul-de-sacs are created along the southern boundary with the main cluster of buildings centralized in the subdivision. As has been standard with recent medium density developments, a number of guest parking stalls are provided and dispersed throughout the site with a majority surrounding the main amenity area.

Outdoor living for the homes utilized a Use and Benefit Easement, resulting in a zero setback on one side and ten feet on the other side. Depths of the homes vary, creating staggering along the front entry courtyard areas. Four, two-story plans are provided ranging in square footage from 1,871 to 2,618 square feet. Four elevations are provided with each home having three elevations to choose from along with three color schemes offered for each elevation. Side elevations for the homes located adjacent to the loop roads have been enhanced to provide corresponding architectural pop-outs.

Similar to design concerns for standard single-family subdivisions, when dealing with more dense detached single-family subdivisions with two-story homes, concerns arise with the creation of two-story corridors. In this case, a concern with the drive aisles where garage entry is located, two-story corridors are created. To address the concern, pavement treatment will be incorporated into the minimal driveways with paving bands splitting the length of the drive aisle. Planning Staff has added Condition No. 5 of the PDP recommendation addressing the drive aisles. Additionally, landscaping will be located along both sides of the driveway to soften the corridor appearance. Lastly, the design team has incorporated corresponding architectural elements to the rear of the homes to assist in a varied streetscape, as well as designing two of the four floor plans to not have a second story element over the garage, visually creating staggered building massing.

Planning Staff supports the request finding that the subdivision provides housing product to the area that is currently not provided. It should be noted that the developer is currently working with the City's Municipal Utilities Department regarding the well station south of the site. When the City developed the site, a ten-foot landscape buffer was intentionally left to separate the City property from the subject site. So that a no-man's land is not created in between the sites, the developer is working with the City to maintain the area and allow the site to be integrated with the development; the property will remain the City's.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on October 20, 2015. There were eight neighbors in attendance in general support of the request. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Cunningham and Pridemore absent.

RECOMMENDED ACTIONS

Rezoning

The Planning Commission and Planning Staff recommend approval subject to the conditions listed in the ordinance.

Preliminary Development Plan

The Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Parkview Place", kept on file in the City of Chandler Planning Division, in File No. DVR15-0032, except as modified by condition herein.
2. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
3. The same elevation shall not be built side-by-side or directly across the street from one another.
4. The perimeter wall along the north property boundary shall be painted to be consistent with the color scheme of the community.
5. The applicant shall work with Planning Staff to provide additional pavement enhancements along the drive corridors between the residential blocks.

Preliminary Plat

The Planning Commission and Planning Staff recommend approval subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.
8. No item.
9. EASEMENT EXTINGUISHMENT: SEC Kyrene Road and Ray Road Res. #4922

ADOPTED Resolution No. 4922 authorizing the extinguishment of a water line easement that is not needed for public use at the SEC of Kyrene and Ray roads.

BACKGROUND/DISCUSSION

In 1987, the City was granted a water line easement on a parcel of land located at the southeast corner of Kyrene and Ray roads in the Laguna Village Plaza. The property owner requested the removal of the easement as there is no corresponding water line within the easement area. Staff from the Municipal Utilities Department inspected the easement and confirmed that a public water line does not exist within the easement. Staff concurs that the easement is not required and can be extinguished.

10. CONTINUED AIRPARK AREA PLAN AMENDMENT/REZONING/PRELIMINARY DEVELOPMENT PLAN: Canal View Homes Res. #4931 & Ord. #4686

CONTINUED TO FEBRUARY 25, 2016, Resolution No. 4931, APL15-0006, Chandler Airpark Area Plan Amendment, Area Plan Amendment to the Chandler Airpark Area Plan from Low Density Residential to Low-Medium Density Residential.

CONTINUED TO FEBRUARY 25, 2016, INTRODUCTION OF ORDINANCE NO. 4686, DVR15-0027 Canal View Homes, rezoning from Agricultural to Planned Area Development for single-family residential.

CONTINUED PRELIMINARY DEVELOPMENT PLAN (PDP) for subdivision layout and housing product for an 8-lot, single-family residential subdivision located at the SEC of the Consolidated Canal and the Wildhorse Place alignment.

The applicant, Stephen Earl; Earl, Curley & Lagarde, requests the continuance in order to further discuss the development with the adjacent residents.

11. CONTINUED AIRPARK AREA PLAN AMENDMENT/REZONING/PRELIMINARY DEVELOPMENT PLAN: Villas at Chandler Airpark Res. #4932 & Ord. # 4687

CONTINUED TO FEBRUARY 25, 2016, Resolution No. 4932, APL 15-0008 Chandler Airpark Area Plan Amendment, Area Plan Amendment to the Chandler Airpark Area Plan from Special Use Commercial to High Density Residential.

CONTINUED TO FEBRUARY 25, 2016, INTRODUCTION OF ORDINANCE NO. 4687, DVR15-0031 Villas at Chandler Airpark, rezoning from Planned Area Development (PAD) for multi-family residential and commercial to PAD for multi-family residential.

CONTINUED TO FEBRUARY 25, 2016, PRELIMINARY DEVELOPMENT PLAN (PDP) for site layout and building architecture located east of the SEC of Germann and McQueen roads.

The applicant, Ed Bull; Burch & Cracchiolo, requests the continuance.

12. WITHDREW ZONING EXTENSION: The Enclave

WITHDREW ZONING, DVR15-0034 The Enclave, action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former Conceptual Planned Area Development (PAD) for commercial with a transit-oriented multi-family residential overlay. The existing PAD zoning designation is for multi-family residential on approximately 21.7 acres located at the SEC of Arizona Avenue and Chandler Heights Road.

The property has been issued building permits to commence construction; therefore, the PAD zoning is vested and this case no longer requires a zoning time extension. The Planning Commission and Planning Staff recommend withdrawal of the Rezoning time extension.

13. PRELIMINARY DEVELOPMENT PLAN: San Tan Plaza

APPROVED Preliminary Development Plan PDP15-0006 San Tan Plaza, to allow additional freestanding multi-tenant monument signs for an existing development located at the NWC of Arizona Avenue and Willis Road. (Applicant: Signs Plus, Chris Totten & Gary Johnson.)

BACKGROUND

The subject site is the existing San Tan Plaza commercial retail center located at the northwest corner for Arizona Avenue and Willis Road. The site was originally developed with Kohl's department store. Another retail building occupied by Planet Fitness developed later, east of Kohl's, and inline shops developed along Arizona Avenue. Recently, a WinCo Foods Store developed on the west end of the center. The original zoning approval included a comprehensive sign package for building mounted signage and freestanding monument signs. A freeway

monument sign and two freestanding monument signs were approved and developed. The 65-foot high freeway monument sign is located behind the WinCo Food Store building along the Loop 202 Santan Freeway and includes four tenant panels. The two freestanding monument signs are 14 feet high with three tenant panels each. One monument is located off the center's Arizona Avenue entrance and the other sign is located off the most western Willis Road entrance.

The request is to allow the addition of two more 14-foot high, three-tenant panel freestanding monument signs. One additional sign will be located along Arizona Avenue near the intersection of the Loop 202 Santan Freeway and Arizona Avenue. The second sign will be located near the intersection of Arizona Avenue and Willis Road.

The architecture of the monument signs and the design of the tenant panels will match the existing signs; however, the tenant panels lettering will be upgraded to provide ¾-inch routed-out, push-through lettering to provide dimension to the side elevations of the panels. The applicant has received agreements in writing from all the property owners in the San Tan Plaza development in regards to upgrading the tenant panels. The property owners routinely update their tenant panels every few years or so. The tenant panels on the two existing monument signs will be updated within the next 5 years from the date of Council approval.

A new feature for the proposed monument signs is the use of solar panels. The solar panels will power the two new signs. The Willis Road sign's solar panel is located behind the proposed sign with screening from existing utility cabinets and existing trees thus not as visible from Arizona Avenue. The Arizona Avenue solar panel is represented as visible along the street frontage; however, Condition No. 6 is recommended to ensure the solar panel is relocated and screened from street view.

DISCUSSION

Planning Staff finds the proposed addition of two freestanding monument signs with three tenant panels each to be appropriate for this site. The site is a regional commercial center off of the freeway and an arterial street as well as almost a ¼-mile in length along Willis Road. The development's visibility is limited along Arizona Avenue due to the alignment of the freeway and grade differential off of Arizona Avenue. In addition, the buildings are setback over 500 feet from Willis Road which affects visibility from Arizona Avenue. Finally, the amount of freestanding signs is consistent with the regional commercial center on the opposite side of Arizona Avenue

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code. A neighborhood notice letter was mailed on November 17, 2015, in lieu of a neighborhood meeting due to the nature of the application request limited to monument signs consistent with the design and height of existing signs. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Cunningham and Pridemore absent.

RECOMMENDED ACTION

The Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Plaza", kept on file in the City of Chandler Planning Division, in File No. PDP15-0006, except as modified by condition herein.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 3396 in Case DVR02-0017 KOHL'S CENTER, except as modified by condition herein.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
6. The applicant shall work with Planning Staff to relocate the solar panel associated with the northernmost Sign A. The solar panel shall be relocated north of the adjacent retail buildings.

14. PRELIMINARY DEVELOPMENT PLAN: San Tan Super Storage & Industrial

APPROVED Preliminary Development Plan PDP15-0010 San Tan Super Storage & Industrial, for building design and site layout of recreational vehicle (RV) storage buildings and a multi-tenant light industrial building located approximately one-quarter of a mile east of the NEC of Arizona Avenue and Willis Road. (Applicant: LGE Design Group, Bret Ryan.)

BACKGROUND

The approximate 9.4-acre subject site is located east of Arizona Avenue on the north side of Willis Road. The vacant property is east of the existing Santan Gateway commercial center's Sam's Club. The site is bounded on the north by the Loop 202 Santan Freeway; the Union Pacific Railroad tracks and commercial retail are on the west and a 0.3-acre parcel owned by the Arizona Department of Transportation on the east. South of the property is the 84 Lumber Company industrial business and a vacant parcel zoned for industrial uses.

The subject site was zoned Planned Area Development (PAD) for industrial park in June 1986, as part of a larger 160-acre industrial park including an industrial park, apartments, commerce park, townhomes and single-family residential in an area from Pecos Road to Willis Road and the Union Pacific Railroad tracks to near a ¼ mile west of McQueen Road. The intended uses in the industrial park were based upon the 1982 General Plan Land Use element defining warehousing, research and development, various types of industry and the like in conformance with the Zoning Code. The uses would be akin to Planned Industrial District (I-1) zoning.

The proposed recreational vehicle (RV) storage facility includes 100 units within a total of four buildings totaling 75,060 square feet. The buildings are one-story in height and located on the parcel's west side. The light industrial building is one-story in height and approximately 62,240 square feet with up to twelve tenant spaces located on the site's east side. Uses include those permitted by right in the I-1 zoning district.

All of the buildings are designed with a common architecture theme including building forms, materials and colors. A mix of building materials includes EIFS, split and smooth face masonry concrete walls, standing seam metal roofs, metal accent panels, exposed painted steel columns and beams, varied rooflines and varied wall planes.

The site layout incorporates an RV storage building within a landscape setting parallel with Willis Road at the gated entrance. The other storage buildings are oriented primarily north to south with a looped drive aisle around the buildings. There is vehicular cross access to the adjacent light

industrial building component. The light industrial building has a staggered footprint in response to the angled north property line along the freeway right-of-way. The loading bay areas are grouped and recessed on the north building elevation.

The landscaping is a desert theme with a mix of low water use trees and shrubs as well as decomposed granite. The Willis Road streetscape includes shrubs planted in an S-shaped pattern. Landscaping will be provided along the north property line as well as within the site.

The development proposal does not include signage. Building mounted signage and freestanding tenant monument signs will be designed to comply with Sign Code regulations and reviewed administratively by Planning Staff. A separate PDP application will occur if signage does not conform to Sign Code.

DISCUSSION

Planning Staff finds the proposed RV storage facility and light industrial building to be consistent with the adopted land plans for this site as well as meeting the City's Zoning Code and design expectations for architecture and site layout. There is one requested waiver from Zoning Code regarding parking requirements for the RV storage facility. The Zoning Code parking schedule does not include a parking ratio for storage facilities, only light industrial warehousing and manufacturing. Therefore, the applicant proposes parking appropriate for the RV storage use including one parking space for every 35 storage units. This provides adequate customer parking and employee parking for the on-site office.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning code. A neighborhood notice letter was mailed on November 5, 2015, in lieu of a neighborhood meeting due to no residential in proximity to this property. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Cunningham and Pridemore absent.

RECOMMENDED ACTION

The Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Super Storage & Industrial", kept on file in the City of Chandler Planning Division, in File No. PDP15-0010, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1644 in case Z86-25 LARRY S. LAZARUS, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention

requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and the Preliminary Development Plan shall apply.
15. CONTINUED PRELIMINARY DEVELOPMENT PLAN: First Credit Union Plaza

CONTINUED TO FEBRUARY 25, 2016, Preliminary Development Plan PDP15-0017 First Credit Union Plaza, for building mounted signage located at 25 S. Arizona Place, east of the NEC of Arizona Avenue and Boston Street as requested by the applicant to finalize design details. (Applicant: James Rogers; Bootz and Duke Signs.)

16. AGREEMENT AMENDMENT: RideNow Powersports Chandler

APPROVED Agreement No. FD4-929-3349, Amendment No. 1, with RideNow Powersports Chandler, for police motorcycle parts, maintenance and repair in an amount not to exceed \$125,000.00 for a two-year term, June 1, 2016, through May 31, 2018. This is the first of 2, two-year optional extensions.

17. PROJECT AGREEMENT: CH2M Hill Engineers, Inc.

APPROVED Project Agreement No. WA1605.101 with CH2M Hill Engineers, Inc., for consulting services for the Municipal Utilities Department Operator Training Program Development Assistance, pursuant to Annual Water and Wastewater Services Contract No. EN1519.101, in an amount not to exceed \$69,000.00.

The Municipal Utilities Department (MUD) continues to experience retirement of the most experienced water and wastewater operations staff. Individuals in these positions are required by State law to maintain nationally recognized water and wastewater certifications for these positions. The City of Chandler, along with other cities across the Phoenix metropolitan area, is finding it difficult to hire experienced and properly certified water and wastewater treatment plant operators. Well-trained and certified staff is needed to ensure the City's water and wastewater treatment facilities are operated in a compliant, safe and cost-effective manner.

The scope of work consists of assistance to develop a Performance Management and Best Practices Program. The consultant will assist MUD staff in creating a technical training program that will prepare water and wastewater operations staff for the national certification testing as well as provide specific skills, training and documentation related to the City's water and wastewater treatment facilities. This training program will allow staff to advance through the Utilities Operator positions as they prove knowledge and proficiency within the training program. The implementation and administration of this program will be a primary duty of MUD's Utilities Programs Coordinator.

18. PROJECT AGREEMENT: Wilson Engineers, LLC

APPROVED Project Agreement No. WA1520.451 with Wilson Engineers, LLC, for construction management services for the Roosevelt and Basha Tank Rehabilitation, pursuant to Annual Water and Wastewater Services Contract No. EN1517.101, in an amount not to exceed \$194,920.00.

19. AGREEMENT: Vulcan Materials Company

APPROVED Agreement No. ST6-745-3633 with Vulcan Materials Company for hot mix asphalt materials in an amount not to exceed \$329,905.55, for one year, February 1, 2016, through January 31, 2017, with options to renew for up to four additional one-year periods.

20. PROJECT AGREEMENT: AZTEC Engineering Group, Inc.

APPROVED Project Agreement No. IT088.451 with AZTEC Engineering Group, Inc., for construction management services, pursuant to Annual Civil Engineering Services Contract No. EN1505.101, in an amount not to exceed \$54,575.00.

21. CONSTRUCTION CONTRACT: CS Construction, Inc.

APPROVED Construction Contract No. IT088.401 to CS Construction, Inc., for enhanced communications remote sites in an amount not to exceed \$501,820.20.

City Staff has identified remote City facilities that require enhanced communications high-speed fiber optic service. These locations include Fire Stations 2, 3, 4, 5, 6, 7, 8 and 10, McCullough Price House, Snedigar Recreation Center, Hamilton Aquatic Center, Nozomi Aquatic Center, Arrowhead Pool, Folley Pool and PDH9 (Old Fire Station 1).

The base bid included project site locations: Fire Stations 2, 3, 4, 5, 6, 7 and 8, Arrowhead Pool, Hamilton Aquatic Center and Nozomi Aquatic Center.

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| Alternative 1: | McCullough Price House |
| Alternative 2: | Snedigar Recreation Center |
| Alternative 3: | Fire Station 10 |
| Alternative 4: | Folley Pool and PDH9 (Old Fire Station 1) |
| Alternative 5: | McCullough Price House, Snedigar Recreation Center, Fire Station 10, Folley Pool and PDH9 (Old Fire Station 1) |

22. CONSTRUCTION CONTRACT: Salt River Project

APPROVED Construction Contract No. ST0810 with Salt River Project (SRP) to accommodate McQueen Road Improvements, Riggs Road to Chandler Heights Road, for conversion of overhead facilities and underground relocations in an amount not to exceed \$174,416.07.

23. CONSTRUCTION CONTRACT: Schofield Civil Construction, LLC

APPROVED Construction Contract No. WA1520.401 with Schofield Civil Construction, LLC, for the Roosevelt and Basha Tank Rehabilitation in an amount not to exceed \$1,881,000.00.

24. PURCHASE: Valves

APPROVED the purchase of valves for the Pecos Surface Water Treatment Plant Valve & Actuator Replacement Program from Instrumentation and Controls, LLC, utilizing City of Tempe Contract No. WUD14-139-01, in an amount of \$84,652.25.

25. PURCHASE: Premise One, Inc.

APPROVED the purchase of fiber optic network cabling services as part of the Enhanced Communications for Remote Sites, from Premise One, Inc., utilizing State of Arizona Contract No. ADSPO12-033468, in an amount of \$77,532.00.

26. PURCHASE: Guidesoft, Inc., dba Knowledge Services

APPROVED the purchase of Information Technology consulting and staffing services from Guidesoft, Inc., dba Knowledge Services, utilizing State of Arizona Contract No. ADSPO12-031581, in an amount not to exceed \$90,000.00.

Information Technology has historically hired temporary employees to assist in special projects or to backfill vacant positions by utilizing competitively bid temporary staffing agreements. These temporary employees have specialized skills in specific technical areas which complement Information Technology Staff and work on a temporary basis for a specific assignment. This resource will assist with maintaining day-to-day operations of the City's financial and human resources systems while fulltime IT Staff members are devoted to assisting with implementation of the Portal for Electronic Payment Processing Integration (PEPPI) Project.

27. USE PERMIT: Payless Market

APPROVED Use Permit LUP15-0021 Payless Market, Series 10 Beer and Wine Store License to sell beer and wine for off-premise consumption at a new convenience store located at 405 South Arizona Avenue, south of the SEC of Arizona Avenue and Frye Road. (Applicant: Hallak Enterprises, LLC.)

BACKGROUND

Payless Market is an existing convenience store located at 398 S. Arizona Avenue and proposes to relocate to a building located at 405 S. Arizona Avenue, south of the southeast corner of Arizona Avenue and Frye Road. The new location is in an existing building that has remained vacant since the previous tenant, a 99 Cent Plus discount store closed several years ago. The commercial retail strip businesses include: Wash Works Laundry Center, Principal Tax Services, Cricket Wireless, a smoke shop and D&L Chandler Glassworks. Single-family homes and vacant parcels, zoned Multiple Family Residential District (MF-2), are to the east, across the alley.

Tenant improvements to the approximately 2,000 square foot building are proposed. When improvements are completed, the owner will move to the renovated building and relinquish their existing Series 10 Beer and Wine Store license. Hours of operation are from 8 a.m. until 9 p.m., Sunday through Thursday and 8 a.m. until 10 p.m. on Friday and Saturday. Shared parking for the small commercial strip is available along the Arizona Avenue frontage.

Planning Staff finds that the sale of beer and wine as a retail commodity ancillary or incidental to the sale of other retail products occurring in a commercially zoned area does not establish a land use conflict. The sale of alcohol from a land use compatibility analysis is a typical retail transaction in commercial districts throughout the City. Planning Staff recommends approval with no time limit condition to maintain consistency with similar type retailers approved for a Liquor Use Permit under a Series 10 Beer and Wine Store license.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on December 7, 2015. The property owners of D&L Chandler Glassworks, 411 S. Arizona Avenue, Suite 1, attended expressing concerns related to

day laborers, parking and property maintenance. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Cunningham and Pridemore absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
2. The Liquor Use Permit is granted for a Series 10 Beer and Wine Store license and any change of license shall require reapplication and new Liquor Use Permit approval.
3. The Liquor Use Permit is non-transferable to any other location.
4. The site shall be maintained in a clean and orderly manner.

28. USE PERMIT: Bella Gusto

APPROVED Use Permit LUP15-0023 Bella Gusto, Series 12 Restaurant License to allow liquor sales as permitted for on-premise consumption indoors at a new restaurant located at 1964 N. Alma School Road, Suite 1, SWC of Alma School and Warner roads. (Applicant: Matt Nobile, Business Owner.)

BACKGROUND

The subject restaurant is located at the southwest corner of Alma School and Warner roads within the Warner Plaza. The restaurant occupies the most southern end of the shopping plaza and is adjacent to Stottler Drive. Residential properties are adjacent to the west and south of Stottler Drive. The subject site has been serving liquor since 1982 and was previously occupied by Ibiaz Blue, Mariscoc Mi Lindo Mazatlan #2, El Diamante Dining and Dancing, Boomers Dining and Dancing, Native New Yorker, Hitts Bar & Grille and Casa Diego Restaurant. Previous liquor licenses have been for Series 7 (Beer and Wine), Series 6 (Bar License) and Series 12 (Restaurant License), which have all expired. In the past, under previous owners, noise disturbances had been a problem at this site for surrounding neighbors.

Bella Gusto is an urban pizzeria that plans to sell beer, wine and house made lemon cello and sangria. The suite has been reduced from previous businesses to a total square footage of 4,350, which seats about 114. The restaurant will operate Sunday through Thursday from 11 a.m. to 9 p.m. with extended hours Friday and Saturday 11 a.m. to 10 p.m. and will employ 14 employees. Bella Gusto has represented they will not have live music or entertainment at any point. They plan to use a speaker system to play music at a low volume to enhance the dining experience. Planning Staff has added a stipulation to ensure music is controlled and will not disturb surrounding neighbors.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with a neighborhood meeting being held on January 12, 2016. There were no neighbors in attendance. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 6 – 0 with Commissioner Ryan absent.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. The Liquor Use Permit is granted for a Series 12 License only and any change of license shall require reapplication and new Liquor Use Permit approval.
2. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Liquor Use Permit and require new Liquor Use Permit application and approval.
3. The Liquor Use Permit is non-transferable to other store locations.
4. Any substantial change in the floor plan to include such items as, but not limited to, additional bar serving area or the addition of entertainment related uses shall require re-application and approval of a Liquor Use Permit.
5. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.

29. LIQUOR LICENSE: Bella Gusto

APPROVED a Series 12 Restaurant Liquor License (Chandler #161361L12) for Matthew T. Nobile, Agent, Bella Gusto LLC, dba Bella Gusto Urban Pizzeria, 1964 N. Alma School Road, Suite 1. A recommendation for approval of State Liquor License #1207A473 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

30. LIQUOR LICENSE: El Coyote Sports Bar

COUNCILMEMBER HEUMANN VOTED NAY.

APPROVED (6-1) a Series 6 Bar Liquor License (Chandler #160684L6) for Emanuela Watt, Agent, Emanuela Watt, dba El Coyote Sports Bar, 481 N. Arizona Avenue. A recommendation for approval of State Liquor License #06070464 will be forwarded to the State Department of Liquor Licenses and Control.

The Police Department conducted a neighborhood meeting in November with residents adjacent to the El Coyote Sports Bar to learn of their issues and concerns. The Police Department leadership contacted El Coyote Sports Bar ownership regarding quality of life issues affecting the neighborhood. Management has agreed to self-police the area after closing, add more lighting and increase security staffing on weekends. The Police Department will continue to conduct frequent patrols, communicate with neighbors and track progress. Also, the Police Department will reach out to new owners to express quality of life concerns and ensure progress is continued.

The Police Department reports no objections to the issuance of this license and all protests have been received and addressed. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code.

The Planning Division advises a new Use Permit is not required since this will be a continuation of the location's previous use as Owner, Ruben Magallanes, dba El coyote Sports Bar.

31. LIQUOR LICENSE: Crazy Chicken

APPROVED a Series 12 Restaurant Liquor License (Chandler #161045L12) for Jae M. An, Agent, Nanoom Enterprise LLC, dba Crazy Chicken, 1825 W. Chandler Boulevard, Suite 2. A recommendation for approval of State Liquor License #1207A480 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department reports no objections to the issuance of this license and no written protests have been received. All licenses, permits and fees have been paid and the applicant is in compliance with the City's Tax Code. The Planning Division advises a new Use Permit is not required since this will be a continuation of the location's previous use as Chino Bandido Development LLC, dba Chino Bandido.

32. SPECIAL EVENT LIQUOR LICENSE: The Chandler Chamber of Commerce

APPROVED a Special Event Liquor License for the Chandler Chamber of Commerce for the Ostrich Festival on March 11, 12 & 13, 2016, at Tumbleweed Park, 2250 S. McQueen Road. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this applicant is a non-profit organization, no sales tax license is required.

33. SPECIAL EVENT LIQUOR LICENSE: The Chandler Chamber of Commerce

APPROVED a Special Event Liquor License for the Chandler Chamber of Commerce for the Ostrich Festival Wrap Up Celebration, March 17, 2016, at Thorobred Chevrolet, 2121 N. Arizona Avenue. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this applicant is a non-profit organization, no sales tax license is required.

34. SPECIAL EVENT LIQUOR LICENSE: The Boot Campaign

APPROVED a Special Event Liquor License for The Boot Campaign for The Great America BBQ & Beer Festival, March 19, 2016, at Dr. A.J. Chandler Park, 3 S. Arizona Avenue. A recommendation for approval will be forwarded to the State Department of Liquor Licenses and Control. With a Special Event Liquor License, the organization can sell all alcoholic beverages within the confines of the event during the designated event periods. The Police Department reports no objections to the issuance of this license. The special event liquor fee has been paid; however, as this applicant is a non-profit organization, no sales tax license is required.

35. TEMPORARY EXTENSION OF PREMISES: The Perch

APPROVED a Temporary Extension of Premises for a Series 6 and 3 Liquor License (Chandler #145511 L6 & L3) held by The Perch LLC, dba The Perch, 232 S. Wall Street for a 2nd Annual Anniversary Party, February 14, 2016. A recommendation for a Temporary Extension of Premises for State Liquor Licenses 06070316 and 03073070 will be forwarded to the State Department of Liquor Licenses and Control. The Police Department has no objections to this extension and the applicant has applied for a Temporary Sales and Promotional Event Permit through Community and Neighborhood Services.

36. FINAL PLAT: Noria at Chandler Airpark

APPROVED Final Plat FPT15-0010 Noria at Chandler Airpark, for a 483-unit multi-family residential and commercial mixed-use development located at the SEC of McQueen and Germann roads. (Applicant: David Soltysik; Terrascape Consulting.)

BACKGROUND

The Final Plat was approved by Council in late 2013 and creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

RECOMMENDED ACTION

Planning Staff recommends approval.

37. FINAL PLAT: Modern Storage

COUNCILMEMBER HARTKE VOTED NAY.

APPROVED (6-1) Final Plat FPT15-0020 Modern Storage for a self-storage facility located at the SEC of Arizona Avenue and Germann Road. (Applicant: Jeff Behrana, Optimus Civil Design Group.)

BACKGROUND

The Final Plat was approved by Council in December 2014 and creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval.

38. FINAL PLAT: Layton Lakes Parcel 18 Amended

APPROVED Final Plat FPT15-0024 Layton Lakes Parcel 18 Amended, for a single-family residential subdivision located south and west of the SWC of Lindsay and Queen Creek roads. (Applicant: Troy Peterson, Bowman Consulting.)

BACKGROUND

This Final Plat was approved by Council in late 2007 and is for the replat of Parcel 18 of the Layton Lakes master planned community and represents minor adjustments to lot lines. The plat creates the lots and tracts, establishes the necessary easements and dedicates the required rights-of-way.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval.

39. BOARD AND COMMISSION APPOINTMENTS

APPROVED the following Board/Commission appointment:

Domestic Violence Commission

Shannon Rich
Patrick De Leon

40. STATEMENT OF WORK: CIP Portal

APPROVED the statement of work with Neudesic for a CIP Portal, utilizing Master Services Agreement (MSA) No. 3437, in the amount of \$455,400.00.

The Capital Projects Division Staff in the Transportation & Development Department provide contract and project management support for the City's ten-year, \$1.1 billion Capital Improvements Program (CIP). This division is in need of a computerized project management system.

Several project management systems have been utilized in the past. These other systems were inadequate because they were incompatible with the City's operating system, they became antiquated, and/or they were unable to provide minimum functionality to manage projects. In late 2014, the City engaged with Neudesic to validate and complete initial discovery and design of the CIP Project Management Solution. After performing a detailed analysis, Neudesic proposed utilizing Microsoft SharePoint off-the-shelf software as the basis for custom workflows to advance the development of the City's structured CIP business process. The collaborative and organized manner in which SharePoint secures, stores and allows access to information will assist in the tracking of project schedules, budgets and documents.

Neudesic proposed four project phases that provide incremental functionality with each implemented phase. The scope of work for Phase 1 and Phase 2 is to create the CIP Portal. Phase 1 consists of developing the Core Portal where all projects will have high-level reports within a system dashboard that will display the status of each project's life-cycle. Phase 2 will leverage contract fee schedules for streamlined and automated payments to consultants and contractors. Also included in the scope of work, is onsite support during deployment, ongoing "help desk" support and maintenance of the system. Initially, Phase 1 was included in the FY 2015-16 Information Technology Oversight Committee Capital Improvement Program budget, but upon further review, it was determined that Phase 2 was also needed immediately to provide the best benefit to the City. Phases 3 and 4, along with ongoing support and maintenance costs, will be requested in a future budget.

On August 11, 2014, the City Manager approved MSA No. 3437 with Neudesic. The MSA serves as the governing document for the City's requirements for various information technology consulting and professional services from Neudesic. The MSA contains the terms, conditions and pricing under which individual engagements will be performed. When a need arises, Staff and the consultant agree upon a Statement of Work to be performed under the MSA. Statements of Work whose value exceeds Council approval thresholds are brought forward for approval.

UNSCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

A. Mayor's Announcements

The Mayor announced the City's Volunteer Income Tax Assistance Program, also known as VITA, will be available starting February 1. He stated Chandler's Earned Income Tax Credit campaign helps working families who earned less than \$54,000 in 2015 with free tax preparation and filing services. Six tax preparation sites in Chandler are set to open the week of Feb. 1

through Friday, April 15. You can find the locations and hours of operation online at Chandleraz.gov/VITA.

The annual State of the City Address will be Thursday, February 18th in the Council Chambers. A light reception will be held at 5:30 p.m., followed by his address at 6:00 P.M.

The Mayor also shared that Chandler is the proud host of this year's 5th Annual East Valley Mayor's Prayer Breakfast, to be held at the Coyote Center at Chandler-Gilbert Community College. Individual Tickets and tables are available online at evmpb.org. The breakfast event is Wednesday, March 16. He thanked the steering committee, and his co-chair for the event, Pastor Victor Hardy, for their work. Mayor Tibshraeny and the City Council wished Chandler Channel 11's Bob Leister the best of luck in retirement.

B. Councilmembers' Announcements

COUNCILMEMBER HARTKE gave a shout out to Pastor Lee Rehrer from Holy Trinity Lutheran Church, who will be retiring after 37 years of service. Councilmember Hartke invited the public to the Regional Unity Walk at 6 p.m., Saturday, Jan. 30, at Tempe Beach Park. The event is hosted by the cities and towns of Chandler, Tempe, Gilbert, Mesa, Phoenix, Scottsdale and Guadalupe.

COUNCILMEMBER HARTKE also wished everyone a Happy (Chinese) New Year. Feb. 8 kicks off the Chinese New Year of the Monkey. Chandler will be celebrating Chinese Culture and Cuisine Week from Feb. 8-14. He noted there are approximately 34 Chinese restaurants and 80 Asian restaurants in Chandler. He shared that the House of Egg Roll, near Alma School and Ray roads, was named one of the Best Chinese Restaurants in America by Time Out Magazine. He encouraged the public to visit the City's tourism website at visitchandler.com for a complete listing of restaurants.

COUNCILMEMBER HARTKE announced the upcoming Mayor's Volunteer Recognition Awards Breakfast that celebrates the top volunteers of the year. This event will be held at the Chandler Center for the Arts on Wednesday, Feb. 10. The public has an opportunity to vote for their favorite volunteer in the "People's Choice" category. Visit chandleraz.gov/volunteer100 to cast your vote.

COUNCILMEMBER LOPEZ announced the last winter performance of Chandler Symphony Orchestra will be at 3 p.m., Sunday, Jan. 31. He congratulated his daughter for being accepted into both Arizona State University and the University of Arizona. He shared that she's decided to attend Arizona State.

COUNCILMEMBER ELLEN encouraged the public to nominate a Chandler veteran for Operation Welcome Home. The program honors military men and women who are returning from active duty or leaving for service. To nominate a veteran, visit chandleraz.gov/patriotism.

COUNCILMEMBER ROE gave a reminder about the upcoming Ostrich Festival in March. Visit ostrichfestival.com for more information, including an event countdown clock.

C. City Manager's Announcements

None.

