



## MINUTES OF TOWN OF YOUNGTOWN PLANNING AND ZONING HEARING

Thursday, May 15, 2014, Town Clubhouse, 12033 Clubhouse Square, Youngtown

Call to Order- Zoning Hearing Officer Ray Jacobs called the meeting to order at 7:01 p.m.

Staff present: Town Attorneys Susan Goodwin and Trish Stuhan, Town Manager Jeanne Blackman, Economic Development Manager Gayle Cooper, Community Development Coordinator Gregory Arrington, Town Consulting Engineer Grant Anderson and Town Clerk/Treasurer Diane Cordova

**Planning and Zoning Hearing on adoption of the draft General Plan 2025 for the Town of Youngtown as prepared by Blanton & Cooper, 2057 N. 132nd Drive, Goodyear, Arizona 85395. The General Plan 2025 contains statements of planning perspective, community vision, General Plan principles and the elements required by the Arizona Statutes, including: Land Use, Circulation, Water Resources, Cost of Development, Growth Areas, Open Space, and Environmental Planning. A copy of the draft plan may be reviewed at Youngtown Town Hall, 12030 Clubhouse Square, Youngtown, Arizona 85363 or downloaded from the Town's home webpage at [www.youngtownaz.org](http://www.youngtownaz.org).**

a. Staff Report.

Economic Development Manager Gayle Cooper

- The General Plan was prepared by Blanton & Cooper. Prior to any Public Meetings, a General Plan Kickoff meeting was held with staff. On May 21, 2012, consultants then met with staff to review some of the particular goals from the 2003 General Plan. Blanton & Cooper have updated the new document, incorporating the wishes of both leadership and community participants. In addition, an Economic Development Element has been incorporated into the new document.
- Blanton & Cooper facilitated three public workshops: a Visioning Exercise, a Land Use Scenarios Workshop and the third, a presentation of the Draft Plan. There were eighteen participants, and on a per capita basis, this is a good turnout for Youngtown. In the Land Use Scenarios, two large maps were provided for the eighteen participants, on which they indicated coverage and position of desired changes to current land uses. Two new concepts introduced by the Team were well received: a Commerce Park designation for a commercial/industrial area east of Agua Fria Ranch and a Traditional Neighborhood Development/Mixed Use designation along 111<sup>th</sup> Avenue to encourage live/work activities. Both will replace current residential designations in order to increase opportunities for economic development. Several attendees also expressed interest in relocating and/or increasing the size of Uribe Park.
- We met with Maricopa Association of Governments (MAG) planners for the preparation of maps. Blanton & Cooper had hoped for Geographic Information System (GIS) maps, but that could not be accomplished.
- State law altered the voting cycle, delaying the public vote until the General Election in November, 2014. This length of time has provided an opportunity for new staff that has

come on board to review the Draft Plan. Contact has been made with stakeholders, as directed by statute and the Plan has been on the Youngtown website in order to attract comments.

b. Open Public Hearing

Zoning Hearing Officer Jacobs opened the Public Hearing.

- There were no comments from the public.

c. Close Public Hearing

Zoning Hearing Officer Jacobs closed the Public Hearing.

d. Questions from Zoning Hearing Officer

Zoning Hearing Officer Jacobs

- There is always discussion regarding how specific a General Plan should be presented.
- A General Plan should be active with annual reviews and priorities steps for the future with levels of importance, resources, and timeframes.

Economic Development Manager Cooper

- On the back of the General Plan are listings of objectives for the implementation of the General Plan with short-term, mid-term, and long-term goals.

Zoning Hearing Officer Jacobs

- Were there any discussions on the priorities of these goals?

Town Manager Blackman

- We have new staff on board, so the General Plan was re-visited with staff. An internal meeting was held with staff and Consulting Engineer Grant Anderson for additional review and input. We also sent out the General Plan to key stakeholders. In addition, the Town of Youngtown has adopted a mission and vision statement with strategic planning. Portions of this were incorporated into the General Plan.

Zoning Hearing Officer Jacobs

- Throughout the years, priorities do change. There is also the financial feasibility of these priorities. General Plans should be ongoing commitments; the work is not done until it is fully completed.
- A General Plan should identify what you like and what needs modification, any change requires having an identity and a design. Arizona State University design students should be used to develop concepts to build upon. The question is, what do you want Youngtown to look like? Having visuals generates enthusiasm. Private property owners can get motivated for a change. I know that your streets have been designed by Maricopa County. Streets represent a large portion of the commercial area; how will the street parking be addressed? On your commercial areas, what would you like to see happen?

Economic Development Manager Cooper

- We have dreams of what we would like Youngtown to look like. Landscaping is a priority. We do not want our Town to look like an open sea of asphalt. We did plant trees on our Town parking lot. We want beautification of our community.
- The Mayor met with private land owners to talk about potential changes to their properties; we looked at mockups of "what ifs". We have received many positive comments regarding the development of a Commerce Park.

Town Engineer Anderson

- Regarding the streets, the Maricopa County Standards have been replaced with the (MAG) Maricopa Association of Government Standards Specification and Details for Public Works Construction. We have been meeting with MAG on the Ped/Bike Small Area Transit Study and have listed a ped/bike transportation element. No funding has been secured yet, however, I am encouraged it will be funded.

Zoning Hearing Officer Jacobs

- What about the live/work discussions? Can you elaborate more on this as far as commercial usage?

Economic Development Manager Cooper

- The live/work would be like the T.N.D. Traditional Neighborhood Development. Much like the Roosevelt District in Phoenix, they have retrofitted the housing and made them into office buildings.

Kathryn French, resident of Youngtown, President of Agua Fria Ranch Homeowners' Association

- It is my understanding that the live/work was where business owners are allowed to dwell in their commercial building while conducting their business.

Economic Development Manager Cooper

- That is correct.

Zoning Hearing Officer Jacobs

- What is the level of intensity? Are you planning restaurants and bars?

Economic Development Manager Cooper

- Business offices have worked well in other communities.

Zoning Hearing Officer Jacobs

- A mixed use.

Town Manager Blackman

- We have been involved with the Small Area Transportation Study Ped/Bike path with MAG. The Town of Youngtown has held four meetings to inform and engage citizen-s on the Small Area Transportation Study.

Zoning Hearing Officer Jacobs

- Reading from page 20, Town Core; this designation allows for a wide range of uses.
- What about the Aggregate Land Use, is this a big issue?

Economic Development Manager Cooper

- Yes. The Town, the Agua Fria Ranch Homeowners' Association, and Salt River Materials Group have reached an agreement on various issues regarding the currently mined property. No plans have been formulated for what will become of the land after is has been mined because that is believed to be 30 year into the future. .

Zoning Hearing Officer Jacobs

- What were the comments from the stakeholders?

Economic Development Manager Cooper

- MAG informed us of an environmental update; from a non-attainment-area to within attainment range and the Fire Department changed the manner in which the Town is charged for service..

Zoning Hearing Officer Jacobs

- What about your commercial brokers?

Economic Development Manager Cooper

- We have had four commercial brokers' involved. We have also had meetings with developers for the Commerce Park and meetings with land owners, and have achieved their complete support.

Zoning Hearing Officer Jacobs

- I will include my comments in my written recommendation.

Town Manager Blackman

- We appreciate your input.

Zoning Hearing Officer Jacobs

- I've seen where adoption of a General Plan is only procedural in nature; General Plans are opportunities to encourage residents and property owners to take positive actions.
- Rezoning actions and Zoning ordinance text amendments need to be consistent with statements written in the General Plan.
- General Plans are defined policies and objectives, but need some detail.

Zoning Hearing Officer Jacobs recommended approval of General Plan 2025.

Additional Comments by Hearing Office Jacobs

- The Live/work Land Use category should be defined to clarify the level of commercial activities planned for the land use category.
  - 1) Limited commercial uses that retain the residential element such as offices or daycare facilities would be the initial option. These uses could be addressed through use permits with performance standards with no impact to be residential zoning category.
  - 2.) More intense commercial uses with residential as an accessory use such as café or shop would require a rezoning to mixed use district with potential overlay districts for design guidelines.

**Announcement:**

The next public hearing on the General Plan 2025 will be May 22, 2014 at 7:00 p.m. at which time the Council will take additional public comment on the draft General Plan 2025.

Adjournment of Planning and Zoning Hearing by Zoning Hearing Officer.

Zoning Hearing Officer Jacobs adjourned the Hearings at 7:43 p.m.

\_\_\_\_\_/s/ Ray Jacobs\_\_\_\_\_  
Ray Jacobs, Zoning Hearing Officer

  
\_\_\_\_\_  
Diane Cordova, Town Clerk/Treasurer