



## MINUTES OF THE TOWN OF YOUNGTOWN SPECIAL PUBLIC HEARING ON THE DRAFT GENERAL PLAN 2025

Thursday, May 22, 2014, Town Clubhouse, 12033 Clubhouse Square, Youngtown

A Public Hearing for the purpose of soliciting comments and suggestions from citizens in reference to the draft Youngtown General Plan 2025 for the Town of Youngtown as prepared by Blanton & Cooper, 2057 N. 132<sup>nd</sup> Drive, Goodyear, Arizona 85395. The draft Youngtown General Plan 2025 contains statements of planning perspective, community vision, General Plan principles and the elements required by 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 Town Hall in Youngtown, 12030 Clubhouse Square, Youngtown, Arizona 85363 or may be download from the Town's home webpage at [www.youngtownaz.org](http://www.youngtownaz.org).

1. **Call to Order-** Mayor Michael LeVault called the meeting to order at 7:04 p.m.
2. **Roll Call:** Council Present: Mayor Michael LeVault, Vice Mayor Jacob Duran, Councilmember Margaret Chittenden, Councilmember Shirley Gustafson, Councilmember Judy Johnson, and Councilmember June Miller. Councilmember Dorena Mello was absent.  
Staff present: Town Manager Jeanne Blackman, Economic Development Manager Gayle Cooper, Community Development Coordinator Gregory Arrington, Town Consulting Engineer Grant Anderson and Citizen Services Specialist Stacy Anderson
3. **Pledge of Allegiance and Invocation:** The Pledge of Allegiance was led by Councilmember Gustafson and the Invocation was led by Vice Mayor Duran.
4. **Business:**
  - a. **Public Hearing and Discussion Re: The draft Youngtown General Plan 2025**

### 1. Staff Report:

Mayor LeVault opened the meeting with a brief explanation of the differences between the 5 Year Consolidated Plan through the Community Development Action Committee (CDAC) and the 10 year General Plan 2025. The 5 Year Consolidated Plan has specific projects and developments that the Town wishes to accomplish within the 5 year timeframe i.e. Block Watch, streets, sidewalks, etc. Town officials will meet with CDAC this summer to discuss and develop the 5 Year Plan. The 10 year General Plan 2025 has no specific projects and is meant to be an overview of what the Town wants and to protect the quality of life for the Town's residents.

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 Arizona Statute and the Plan has been on the Youngtown website in order to attract comments. There has been positive support and participation from the community.
- Developers will come into Town Hall and look at the Land Use Map thinking that it is the General Plan, when in fact it is just a piece of the General Plan.

Mayor Levault

- The Town is doing more than what is required by Arizona Statutes and is making every attempt to be as transparent as possible during this process.

## **2. Zoning Hearing Officer Recommendations**

Mayor Michael LeVault

- There are three (3) recommendations/conditions for approval from the Zoning and Hearing Officer Ray Jacobs.

Economy Development Manager Cooper

- The first two recommendations are being incorporated into the draft General Plan 2025, but the third recommendation still requires additional clarification from Mr. Jacobs.
- There are additional changes that have been highlighted for the Council in the draft General Plan 2025 copies and additional changes will be made and will be finalized prior to Council approval on June 19, 2014.

Community Development Coordinator Arrington

- Zoning classifications will need to be mentioned in the draft General Plan. Live/Work has not been specified and will need to be mentioned in the General Plan as well.

Councilmember Johnson

- I need some clarification on the Commerce Park. Was the Commerce Park discussed in the 2003 General Plan?

Economy Development Manager Cooper

- This element was added during the public workshops in 2012.

Vice Mayor Duran

- Who are the stakeholders?

Economy Development Manager Cooper

- The stakeholders are people outside of the community such as neighboring communities and utilities.

Town Manager Blackman

- Other stakeholders included Maricopa Association of Governments (MAG), Arizona Commerce Authority, School Districts, Arizona State Land Department, Maricopa County naming just a few.

Community Development Coordinator Arrington

- It was discussed to form a Design Review Board for the Commerce Park as per Ray Jacobs. The Board would review and approve businesses wanting to develop the Commerce Park or the Live/Work areas.

Town Consulting Engineer Anderson

- The Design Review Board is necessary to assist with transition of the residential areas to Live/Work with transportation, parking, and compatibility with the existing neighborhoods.

Councilmember Johnson

- Does it have to be rezoned first?

Councilmember Chittenden

- It just needs to be generally stated in the General Plan.

Town Consulting Engineer Anderson

- You would have to set up the guidelines first and then rezone.

Mayor LeVault

- Can this be done in pieces?

Town Consulting Engineer Anderson

- Yes, zoning can be done in phases, but I would not recommend doing it one parcel at a time.

Mayor LeVault

- This would then be considered spot zoning.

Town Consulting Engineer Anderson

- If there is anything that has not been captured in the draft General Plan, please let us know tonight.

Councilmember Johnson

- Can we add the verbiage of a multi-purpose building that would be used for seniors and youth activities? The Town owns a parcel located at 113<sup>th</sup> and Peoria that would be a great way to bridge the gap between Agua Fria Ranch and North Youngtown.

Town Consulting Engineer Anderson

- We will add verbiage "Consider a multi-generational facility" with it not being location specific. Remember that the General Plan is a document that reflects the vision and goals for the next ten years by the Council and residents.

Councilmember Miller

- It would be nice to have a community center or a swimming pool.

Town Manager Blackman

- This seems to have already been stated in Objective 2.2, Goal #2.

Vice Mayor Duran

- I already had a facility. If the Town would like, I have in storage about \$4,000 worth of equipment that I would be willing to donate for the new multi-generational facility.

Councilmember Chittenden

- It seems that there are some items in the draft General Plans that have already been accomplished. I feel that they need to be removed and the Plan updated. Examples are: Goal #6 – Block Watch and implementation of the 2012 International Code Compliance (ICC), Goal #7 – Aurora Village and Sunview, and Goal 4 – Bike path on Peoria Avenue.

Councilmember Gustafson

- What about solar panels installed on covered parking at Town Hall?

Town Consulting Engineer Anderson

- That was addressed in alternative energy section. In addition, Live/Work is a new type of land use and Gayle has mentioned it throughout the draft General Plan.

Town Manager Blackman

- We can talk about fees and funding when we meet with CDAC in July.

Mayor LeVault

- If this is put into the draft General Plan, we are not obligated to complete anything within the ten year timeframe.
- The consensus of the Council is to add a multi-generational center. I am directing staff to add this to the draft General Plan 2025.

### **3. Open Public Hearing**

Mayor LeVault opened the Public Hearing at 7:47 p.m.

Resident Mike Fehling

- Mr. Fehling expressed concerns about how the funding for the Commerce Park would occur. He suggested imposing a special tax district. He stated that the City of Tolleson has special tax districts in their warehouse areas. He also stated that this would guarantee revenue for future development.
- He would like to see transportation issues addressed to provide bus service or some kind of transportation to and from Agua Fria Ranch development.

Mayor LeVault

- The MAG Small Transportation Area Study (SATS) is currently working on a ongoing project that will address those transportation issues.

Town Consulting Engineer Anderson

- With the completion of the SATS, this will bring improved transportation for Agua Fria Ranch and the rest of Youngtown, including the business district.

Mayor LeVault

- There is a movement in the Greater Phoenix communities that make more areas walkable. Youngtown is one of the few communities in Arizona that can have this opportunity for walking to business areas from residential areas. A great example is the

Peoria Re-alignment Bike/Ped Project. This can be added to the Plan, but not that specific.

Economic Development Manager Cooper

- The transportation aspect is mentioned in the draft Plan i.e. bus service, Dial-a-Ride. If we state "explore" it keeps it general enough to put it in the Plan.

Resident Kathryn French

- Thanked and complimented the Council and staff for all their hard work. She stated that she was pleased to see how many residents had participated and were engaged in the process.
- She would like to see the Town use existing facilities for multi-use activities such as renting out the Clubhouse for a youth program.

Town Consulting Engineer Anderson

- The Plan does have provisions in Open Space and Recreational Elements to provide activities at the Clubhouse.

Councilmember Miller

- We can use this building for a lot of different uses.

Councilmember Gustafson

- Where does it give us the opportunity to use solar?

Town Consulting Engineer Anderson

- The Plan gives us enough latitude in the Environmental section. We can look at this further for additional verbiage.

Mayor LeVault

- Youngtown has the smallest carbon foot print in the Valley. We could look at installing covered parking with solar panels at Town Hall.
- We have to remember that we are not making any decisions on solar power or the Commerce Park tonight.

Town Manager Blackman

- Thank you for all of your suggestions. Staff will make sure that all suggestions will be included into the document.

#### 4. Close Public Hearing

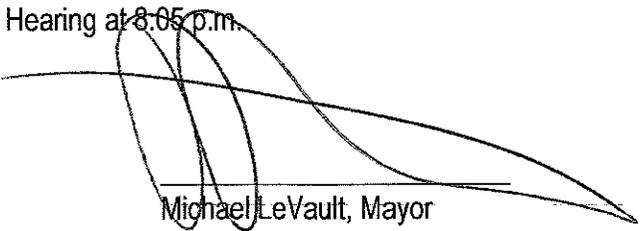
Mayor LeVault closed the Public Hearing at 8:03 p.m.

#### Adjournment:

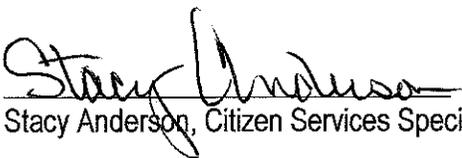
Motion to adjourn the public hearing – Councilmember Johnson

2<sup>nd</sup> – Vice Mayor Duran

Mayor LeVault adjourned the Public Hearing at 8:05 p.m.



Michael LeVault, Mayor



Stacy Anderson, Citizen Services Specialist