



MINUTES OF WORK SESSION OF THE COMMON COUNCIL OF YOUNGTOWN, AZ

THURSDAY, OCTOBER 2, 2014, TOWN CLUBHOUSE, 12033 CLUBHOUSE SQUARE

1. **Call to Order** Mayor LeVault called the meeting to order at 8:00 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Councilmembers Margaret Chittenden, Dorena Mello, Shirley Gustafson, Judy Johnson and telephonically present Councilmember June Miller.
Absent: Vice Mayor Jacob Duran
Staff present: Town Manager Jeanne Blackman, Town Attorney's Kelly Schwab and Trish Stuhan, Community Development Coordinator Gregory Arrington, Economic Development Manager Gayle Cooper, Public Safety Manager Mike Kessler, and Town Clerk/Treasurer Diane Cordova.
3. **Business**
 - A. **Discussion Re: Creation of a REDEVELOPMENT DISTRICT to be designated as the Youngtown Redevelopment District extending from Peoria Avenue to the south to Grand Avenue to the north, and including all areas within these parameters from east to west boundaries of the Town. The District is required to enable the Town to establish guidelines for redevelopment, to allow for financial consideration in redevelopment, and to apply for grants pertaining to the eradication of blight and improvement of the community.**
Community Development Coordinator Arrington (PowerPoint attached)
 - This proposal is presented as a "Redevelopment District" to permit and encourage redevelopment throughout the historical areas of town. Using an overlay approach will allow us to redevelop over a period of time, throughout the community, wherever and whenever opportunity presents itself.
 - Permitting upward development of our homes and businesses would create greater capacity for redevelopment, higher state-shared revenues due to population increase, and increased sales and rental taxes.
 - The development framework that will be discussed: Preservation, Landscaping, Signage, Live/Work, Public Spaces, Lighting/Banners, Building Facades and Alleys.
 - Encourage the revitalization of commercial and residential areas into pedestrian-oriented developments that provide a variety of commercial mixes within a convenient walking distance.
 - Encourage efficient land use and redevelopment plans forming a live-work environment that offers employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles.
 - Encourage formation of a well-designed, pedestrian-friendly Town Center with high-density commercial and residential development that increases choices for safe living environments for the citizens of Youngtown.
 - The homes are well built in Youngtown. The only real concerns with the homes in Youngtown are electrical issues. Preserving the residential character of neighborhoods by adding shaded areas, improving landscaping and allowing for the single carport enclosures would enhance the overall appearance of the Town.
 - A development of a Tier Cross Section in which landscaping with mature trees are on both sides of the street.
 - Provide distinctive crosswalks as gateways to neighborhoods, parks and commercial centers, by using stamped asphalt at intersections to provide a decorative buffer.
 - Town Center will be a major activity center in Youngtown. Anchored by the Town Hall Complex, this area will include retail, residential, business, retirement facilities and offices. The Design Guidelines will define a hierarchy of street types and their streetscape designs. Design elements include street and pedestrian lighting that coordinates with Youngtown's existing lighting. Also defined in the guidelines are benches, trash receptacles, paving materials, ornamental signage, banners and street trees.

Economic Development Manager Cooper

- The bus stops will be painted our brand colors to promote and designate the Town's commercial districts. If you have noticed, the bus stop near Peoria Avenue has already been painted the turquoise color. We have also come up with painting our towns brand silhouette on back of the bus stop.

Community Development Coordinator Arrington

- Raised signage creates depth as well as signage with contrasting colors always stands out. Colors from our Brand on storefronts. Signage should support Towns branding efforts. Enforce existing sign regulations or consider adoption of area specific regulations to ensure an appropriate degree of design consistency for private signs.
- Live/Work with rear yards converted to seating areas; Bed and breakfast operations are easily converted, and entries may be converted for enhanced retail sales. Towns branding incorporated into residential conversion.

Councilmember Johnson

- Are these the houses along 111th Avenue that are for sale? How would the Town acquire these properties?

Community Development Coordinator Arrington

- The Town would have to initiate planning and zoning to rezone these properties.

Mayor LeVault

- A bit of historical data, we have been in crisis mode over the last six years. Our focus these six years was in building a fiscal foundation. It's time now for a pivotal change to a higher level. Youngtown is a hidden gem and it's time to regain that luster. Developing bike lanes and pedestrian paths, Youngtown can truly be a walkable community; rezoning to create a work/live concept, creating sustainability for the future.

Community Development Coordinator Arrington

- Promote public spaces along main thoroughfares, parks and eating establishments. Fountains offer another opportunity as a public gathering space; creating outdoor seating areas. Public events are a great way to bring the community together.

Councilmember Chittenden

- This is a great start. The Dog Park is a public space.
- The Dog Park Committee is coming up with a mural to paint along the block fence.

Community Development Coordinator Arrington

- Art need not be expensive; it may take the form of painted wall murals or etched concrete.
- Community Gardens promote healthy eating and a sense of community.
- The Town Hall Campus - Town Hall should represent the focal point of the community.
- Look at banners with Town Brand and theme oriented street lights for the Town Center Business District which will reinforce the District's design identity.
- Existing facades are a part of the Town's character. It is important to keep the essential form of the building intact. For example, a commercial building with large storefront windows should remain as such, even if it is no longer a store. Adding our brand awnings as a measure to enhance building features.
- Some alleys have the potential to be delightful areas of shops and restaurants with an intimate character not possible on the main street. But even those that do not can usually be improved with a bit of elbow grease.

Councilmember Gustafson

- If we move forward on rezoning for a live/work district, this can create and increase in home values and homeowners may want to sell for more money. Will this be known to the public?

Economic Development Manager Cooper

- We will be commencing with a public relations campaign. I want to thank Gregory Arrington and Public Works Manager Marty Mosbrucker, for they have already jumped in with their efforts and support. Thank you to our Public Works Tech. Charlie Janson for the use of his equipment and trailer on the painting of the bus stops.

Town Manager Blackman

- Town Clerk Diane Cordova reminded us that LTAF – Local Transportation Assistance Fund surplus monies can be utilized for the maintenance of our bus stops.

Councilmember Mello

- We can obtain funding for a community garden through CDBG – Community Development Block Grant. Hopefully we will be able to submit two applications into CDBG this year.
- I would like to work with staff on the signage codes.

Mayor LeVault

- There is consensus from Council to move forward on the creation of a redevelopment district.

C. Discussion Re: Title 8 Health and Safety Chapter 8.08 Refuse Collection and Disposal relating to mandatory solid waste collection services for residential properties and exemptions.

Community Development Coordinator Arrington

- The health, safety and general well-being of the Town and its residents can be negatively affected by illegal dumping of residential solid waste. Staff believes the current ordinance regulating refuse collection requires the creation of an additional section to support the original regulation. Staff has discovered that a large number of our residents are not complying with the provision outlined in the "Refuse Collection" section of the town ordinance. Many of our residents have resorted to illegally dumping refuse on public property and on private businesses and resident containers, to avoid the expense for solid waste services.
- Want to make Council aware that the town must provide two service collectors as options for a resident.

Town Manager Blackman

- This affects the Agua Fria Ranch Homeowners as well. The HOA in Agua Fria Ranch is walking a difficult process on how to deal with residents illegal dumping.

Mayor LeVault

- Youngtown has a high rental rate, about 40%. The Agua Fria Ranch Homeowners Association (HOA) is proposing to add additional fees on to the HOA billing so that then the HOA would be responsible for contacting a trash service for the Agua Fria Ranch resident. There is a need to create an ordinance that would require a homeowner to obtain trash service.

Councilmember Chittenden

- I can remember that landlords use to provide the trash cans.
- There are other HOA's in Town, have they been contacted?
- I know the Town uses Park & Sons as one of the collector, who would be the other collector?

Community Development Coordinator Arrington

- The other would be Waste Management. They deal more with the commercial collections.

Mayor LeVault

- Let's reach out and collaborate with the other Homeowners Associations and bring back to Council for further discussion.

B. Amending of Town Code pertaining to the regulation of hours of operation for non-traditional businesses including massage establishments, tattoo parlors and sexually oriented businesses.

Community Development Coordinator Arrington

- Youngtown takes pride in the fact that it is recognized as a family oriented community which is reflected in its small town appeal within the valley. Although the town's current ordinances allow for a variety of businesses for its residents, the community will benefit if the hours of operations for certain businesses are more closely aligned with the vision of the community. Staff was directed to review the current hours of operation for the following business; Sexually Oriented Businesses, Massage Establishments, Tattoo and/or Body Piercing Establishments and Medical Marijuana Cultivation, Infusion or Manufacturing Facility Regulation and Medical Marijuana Dispensary.

Councilmember Chittenden

- How many massage parlors are presently in Town and how many tattoos establishments are there? Have there been any citations against them?
- We as a Council need to be cautious about how we regulate this. We have to have a sensible approach.

Community Development Coordinator Arrington

- We presently have three massage parlors and we do not have any tattoo establishments. Staff is not aware of any violation from these non-traditional businesses.

Mayor LeVault

- Are these massaging businesses open on Sunday?

Councilmember Johnson

- Yes they are open Monday through Sunday 9:00 a.m. to 9:00 p.m.

Community Development Coordinator Arrington

- I believe they are open by appointment only on Sundays.

Councilmember Mello

- We are a family oriented community. There is nothing wrong with changing our ordinance to be in better alignment within our community. We are a "Mayberry" and everything should reflect that. Mayberry never had massage parlors or tattoo establishments. Sunday is about family. In the past there have been problems with massage parlors.

Councilmember Gustafson

- If we become too restrictive, others will hear and they won't come to establish a business here. Not all massage parlors are the same. I spoke with Lloyce Robinson regarding taking her mother-in-law to a massage parlor here in town and she said that it has helped her mother-in-law; that she is up and walking now. The other businesses aren't restricted. If they become a problem then that's when we should run them out.

Councilmember Johnson

- I agree with Councilmember Gustafson, we should not be deciding on Sunday hours. I spoke with several residents and they are in agreement.
- I hear talk about being in a crisis mode and that we need revenue, we should be encouraging businesses to come here. We can't be a utopia – Mayberry was a make believe town. We will turn off people with restrictions. Let be smart and sensitive, not closed minded.

Community Development Coordinator Arrington

- I was speaking with our Planning and Zoning Officer, Ray Jacobs, he suggested that we require non-traditional businesses take out a special use permit. Place these non-traditional businesses into categories and review them each year.

Town Attorney Schwab

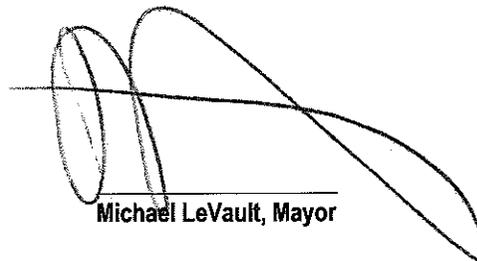
- Having a special use permit is a good way to regulate non-traditional businesses. Look at where they would be located and how it will affect the neighborhood/community. The process would work.
- We could draft up several ordinances for Council's review, and amend the zoning code which will require a special use permit.

Mayor LeVault

- Let's draft an ordinance(s) for review and bring agenda item into another work session for discussion.

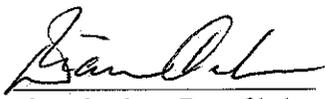
Adjournment.

Motion to adjourn – Councilmember Mello
Second – Councilmember Gustafson
Meeting adjourned at 8:45 p.m.



Michael LeVault, Mayor

Attest:



Diane Cordova, Town Clerk

Minutes approved at November 20, 2014 regular meeting