



12030 Clubhouse Square, Youngtown, AZ 85363

TOWN OF YOUNGTOWN CITIZEN REVIEW MINUTES

The Town Clerk of the Town of Youngtown, Arizona, will hold a Citizen Review Hearing open to the public on, **March 6, 2013** at the Town Clubhouse, 12033 Clubhouse Square, Youngtown, to begin at the hour of **2:00 p.m.**

Call to Order- Citizen Review called to order at 2:05 p.m.

Citizen Review on Case PZ13-01: An ordinance of the Common Council of the Town of Youngtown, Arizona, amending Title 17 Zoning, Chapter 17.04 General Provisions, Administration and Enforcement by amending Section 17.04.030 Definitions to add the definition of Children's Residential Care Facility; Amending Chapter 17.36 C-1 Commercial District by amending Section 17.36.020 Use Regulations and adding new section 17.36.130 Children's Residential Care Facility Regulation related to the operation and regulation of a Children's Residential Care Facility in a C-1 Commercial District and requiring a special use permit; and amending Chapter 17.56 Special Uses and Temporary Buildings by amending Section 17.56.10 Special Uses Enumerated to add Children's Residential Care Facility to the list of Enumerated Special Uses.

A. Staff Report.

Lloyce Robinson Town Manager

- Youngtown's current zoning code is in need to broaden its allowable uses for C-1 Commercial District. This was brought to staff's attention when a potential buyer introduced an interesting vital use for the property. Youngtown's current zoning does not allow or have the appropriate category for this potential use. This amendment to the zoning code will embrace this new business which is expected to be a positive asset to the Town. Amendments to the code: 1. Adding definition for "Children's Residential Care Facility" 2. Amendment to C-1 Zoning Use Regulation adding Children's Residential Care Facility, subject to a special use permit. 3. Amending Special Uses and Temporary Buildings to Add "Children's Residential Care Facility" to the Special use enumeration. Staff recommends that these text amendment additions be made to the Youngtown Title 17 Zoning code.

Trisha Stuhan Town Attorney

- Another amendment not mention on the staff report is the amendment addition to the Use Regulation. a) Children's Residential Care Facility shall not be located on a lot within one thousand three hundred twenty (1,320) feet from another Children's Residential Care Facility. b) The Children's Residential Care Facility should be licensed by, certified by, approved by, registered with, or under contract with a federal, state, or local government. c) An application shall include detailed site plan and operations plan. d) An administrative record of each Children's Residential Care Facility shall be maintained with the Town.

Ray Jacobs Hearing Officer

- Need to clarify the floor area from 55,000 square feet to 35,000 square feet; corrections to be made on the ordinance.

B. Citizen Comments

None

Citizen Review on Case PZ13-02: Related to the operation and regulation of a Children's Residential Care Facility in a C-1 Commercial District and requiring a Special Use Permit located at 12030 N. 113th Avenue Youngtown, Arizona.

A. Staff Report.

Gregory Arrington Community Development Coordinator

- The applicant is requesting to locate a Children's Residential Care Facility at 12030 N. 113th Avenue. The building is on a 1.36 acres site. Building contains 37,102 sq. ft. on two stores. The facility will hold between one hundred to one hundred twenty children of various age groups. Facility will operate full time 24 hrs. per day and will be staffed by Southwest Key personnel on three eight hour rotating shifts. This

building was formally utilized as an Assisted Living Facility. There have been minor interior alterations throughout the years, but no major changes to the building. The building has access from 113th Avenue. The proposed project does not meet the requirements and shall require an amendment to Title 17 Zoning Use Regulations and Special Use Permit Request. The project is located within the Town Core, C-1 District, therefore the applicant will be required to maintain on-site parking for its facility operations. The applicant is proposing minor modifications to the interior of the building and the addition of a security fence and gate on the site. There are no plans to modify the exterior of the building at this time. The interior of the building and the site shall be required to meet all Building and Fire Codes and permits shall be required for all changes made.

Ray Jacobs Hearing Officer

- What will be the ages of the occupants?
- What modification are going to be completed on the building and site plan?
- How different is this facility in Youngtown from the other two facilities?
- How many employees will this facility employ?
- How many parking spaces do you currently have and will the parking accommodate 40 staff employees?
- There's always the factor of encouraging employees to carpool to assist on parking spaces.

Norman King Cornerstone Properties

- The ages in the other two facilities house infants to 17 years of age; this facility would be 7 to 17 years of age.

Gregory Arrington Community Development Coordinator

- On my visitation to the other facility in Phoenix, I witness ages 7 to 17 years of age.
- The modifications are building a fence and the parking lot.

Norman King Cornerstone Properties

- They are all similar; provide the same care; schooling; nursing; activities; case workers.
- The State of Arizona regulates the employment by the number of children. For 120 children, a total of 100 staff – 40 staff on site at one time, intervals of three shifts throughout a 24 hour day.
- The State also regulates that vans are on site for transportation.

Gregory Arrington Community Development Coordinator

- At our site meeting we had discussed that there were presently 37 parking spaces. That is plenty for a rotation of 30 -35 staff parking. There may be a request for a relief on parking, due to the state regulations on having vans on site, which require a parking space.

Norman King Cornerstone Properties

- We do have design plans to re-asphalt and strip the present parking lot.
- We are in contact with the property owner to purchase the land behind, west of the facility. The property has been listed for sale. Our plans are to build a soccer field, basketball court, weight room area.
- A 6 ft. rod iron fence in the front of the property, 6 ft. block fence on the side of property and an 8 ft. block fence in the back of the property. Our site plan will be in this Friday for your review.

Ray Jacobs Hearing Officer

- Does the state regulate that you have provisions for outdoor activities?

Norman King Cornerstone Properties

- The facility is large enough to also accommodate indoor activities.

Ray Jacobs Hearing Officer

- What percentage of the facility will be utilized for sleeping quarters?

Norman King Cornerstone Properties

- There are 30 rooms downstairs with three individuals to a room, will sleep 90 children downstairs, another 30 rooms upstairs which will accommodate the rest of the children.

Gayle Cooper Economic Development Manager

- Will the children have visitors?

Norman King Cornerstone Properties

- No, the only ones that might visit are Federal Immigration employees assisting the children to locate their family member. There are no visits from relatives.

Gregory Arrington Community Development Coordinator

- The time frame that a child remains in a facility such as this would be 45 to 60 days in house. The courts are trying to locate family members during this time.

Ray Jacobs Hearing Officer

- Do you have two or three family members housed together at the same time?

Norman King Cornerstone Properties

- Sometimes there are more than one in the family that resides in the facility. The children do have access to a telephone to make contact with relatives. They also have computer access. Southwest Key's also has case workers on staff that assist in locating the children's relatives.

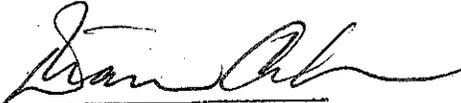
B. Citizen Comments

None

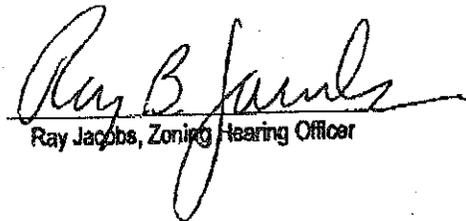
Hearing adjourned at 2:35 p.m.

Announcement: Planning & Zoning Hearing, Tuesday, March 12, 2013 at 2:00 p.m. Youngtown Clubhouse, 12033 Clubhouse Square, Youngtown, AZ 85363.

Announcement: Council Hearing, Thursday, March 21, 2013 at 7:00 p.m. Youngtown Clubhouse, 12033 Clubhouse Square, Youngtown, AZ 85363. Special Council Hearing, Thursday, March 28, 2103 at 7:00 p.m. Youngtown Clubhouse, 12033 Clubhouse Square, Youngtown, AZ 85363



Diane Cordova, Town Clerk


Ray Jacobs, Zoning Hearing Officer