

12030 Clubhouse Square, Youngtown, AZ 85363

**TOWN OF YOUNGTOWN  
PLANNING AND ZONING  
HEARING MINUTES**

The Zoning Hearing Officer of the Town of Youngtown, Arizona will hold a Planning and Zoning Hearing open to the public on **Tuesday, March 12, 2013** at the Town Clubhouse, 12033 Clubhouse Square, and Youngtown, to begin at the hour of **2:00 p.m.**

**Call to Order- Planning and Zoning Hearing call to order at 2:07 p.m.**

**Planning and Zoning Hearing 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 (copy attached)**

Town Manager Robinson

- 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. Adding new Section 17.36.130 Children's Residential Care Facility regulations. 4. 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.

Town Attorney Stuhan

- The ordinance changes have been noted to 35,000 sq. ft. Clarified the services provided to state children under 18 years of age; page 3 C. added that special use permit shall include detailed site plan and operations plan.

**b. Applicant Presentation**

Town request

**c. Open Public Hearing.**

No public comments

**d. Close Public Hearing**

Hearing Closed

**e. Questions from Zoning Hearing Officer**

Hearing Officer Jacobs

- Town Attorney Stuhan, on the ordinance page 3 D. what does an administrative record of each child shall be maintained with the Town mean?

Town Attorney Stuhan

- Whatever the Town deems an administrative record on file from the children's residential care facility. The intent is to have updated information on the number of children in the facility.

Town Manager Robinson

- The administrative record would be needed for the annual group home census count required by Maricopa County Associations of Government (MAG) Population Technical Advisory Committee (POPTAC).

Hearing Officer Jacobs

- I propose that the Town submit in writing to the children's facility that an administrative record will be needed.

f. Decision of Zoning Hearing Officer

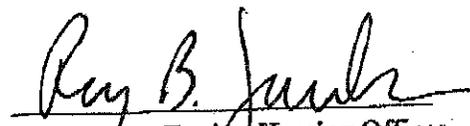
Hearing Officer Jacobs

- I recommend P&Z Case #13-01 amendments to Title 17 Zoning Ordinance for a Children's Residential Care Facility.

**Announcement:** The Hearing Officer's Recommendation on the proposed ordinance may be considered at the Council meeting on **Thursday, March 21, 2103 at 7:00 p.m.** Youngtown Clubhouse 12033 Clubhouse Square, Youngtown, Arizona 85363 at which time the Council will take additional public comment on the proposed ordinance.



Diane Cordova, Town Clerk



Ray Jacobs, Zoning Hearing Officer