



**MINUTES OF THE SPECIAL MEETING  
COMMON COUNCIL OF YOUNGTOWN, AZ  
12033 N. CLUBHOUSE SQUARE, TOWN CLUBHOUSE  
FRIDAY, APRIL 6, 2018 – 2:00 P.M.**

1. **Call to Order:** Mayor LeVault called the meeting to order at 2:03 p.m.
2. **Roll Call:** Council present: Mayor Michael LeVault, Vice Mayor Charles Vickers, Council Members Margaret Chittenden, Susan Hout, and June Miller. Councilmember Jack Duran joined the meeting by telephone.

Absent and excused at the time of roll call: Judy Johnson. Councilmember Johnson joined the meeting at 2:07 p.m.

Staff present: Town Manager Jeanne Blackman, Town Attorney Trish Stuhan, Town Clerk Mary Reynolds, Community Development Manager Gregory Arrington, Community Development Coordinator Nicole Smart and Town Engineer Grant Anderson

3. **Public Hearings:**

Community Development Manager Gregory Arrington reviewed the proposed amendments and the Staff Report.

Councilmember Chittenden asked if the pop outs would be carports. Community Development Manager Arrington clarified that this would be structural, such as around a window or bedroom. When the actual construction plans come forward, the Town will have an opportunity to view the concepts.

Councilmember Chittenden asked if the eight (8) foot fence would be between properties. Community Development Manager Arrington explained that this would be in the specific areas that abut the Rancho Estates properties and the remainder would be the standard six (6) foot height.

Staff has requested, and the Planning and Zoning Hearing Officer concurred with, the following Conditions of Approval:

1. This project shall be developed and constructed in accordance with all exhibits and attachments submitted by the applicant in conjunction with the case.
2. The Developer shall install a left turn bay for west bound traffic on W. Peoria Ave. to turn south into the subdivision.
3. The internal streets of the project shall be private streets maintained by the Developer or the homeowners' association.
4. Developer shall dedicate all necessary easements for the required improvements, including easements for drainage and retention.

5. Developer shall create a Homeowners' Association for the maintenance of all of the landscaping with all open spaces, tracts, tails, collectors, and arterial rights-of-way as shown on the Open Space Plan for this project.
6. Developer shall install an emergency gate with limited access for emergency vehicles only, at the eastern exit/entrance of the property at N. 112<sup>th</sup> Avenue, as shown on the attached Exhibit "A". Developer shall use good faith efforts to incorporate input from Rancho Estate property owners on final gate design. RidgeView Conditions, Convents, and Restrictions (CC & R 's) shall designate this gate an emergency exit/entrance only with access only to vehicles providing emergency services and may only be modified by a majority vote of Rancho Estates units 1-4.
7. Developer shall construct an eight (8) foot masonry wall to begin at the southeast corner of Tract D then North to the northeast corner of Tract D, then east along the rear property line of the lots backing to 10090 N. 112<sup>th</sup> Ave. then along the fence line of lots siding to N. 112<sup>th</sup> Ave, then west to the southwest corner of lot 22 of Rancho Unit 2 as show on the attached Exhibit A.
8. Developer shall record a one (1) foot wide non-vehicular access easement along the property boundary line adjacent to N. 112<sup>th</sup> Ave. stipulating that the Ridgeview Homeowners' Association shall own and maintain this easement for a period of thirty (30) years with automatic renewal every ten (10) years thereafter. This easement may only be removed by a majority vote of the residents of Rancho Estates units 1-4.
9. Developer shall provide a fifteen (15') foot landscape buffer on the north and west side of 100050 N. 112<sup>th</sup> Ave. to be maintained by the RidgeView Homeowners Association.
10. Houses backing up to Rancho Estates on the eastern boundary line of the property in Tract D shall be restricted to one story in height as depicted in Exhibit A.
11. RidgeView shall designate W. Peoria Ave. as the designated construction access point for the development and construction activities within the project.
12. Rancho Estates home owners shall provide documentation containing original signatures of a majority of the property owners in Rancho Estates Unit 3 to Landmark Title for the removal of Tract D from Rancho Estates, Unit Three Declaration of Restrictions recorded at Maricopa County, Arizona in Docket 10652, Page 1026 of Official Records ("Rancho Estates Majority Signatures"), with a copy to SDNA, LLC. If (i) Rancho Estates Majority Signatures are not provided to SDNA, LLC per this stipulation 6 or (ii) a Constitutional referendum is filed against the RidgeView Major General Plan Amendment approval, then stipulations six (6) through twelve (12) above shall not be required for the development of the Property
13. The development shall conform with the conditions as established by Ordinance 18-02 and Resolution 18-02.
14. Recommended that the general plan amendment GP18-000001 be approved to modify the area from high density to medium density.

Community Development Manager Arrington reviewed a presentation outlining the visual mapping of the project, included in the Staff Report in pages 10 through 21. The timeline of the project to date was also reviewed.

Councilmember Miller asked if the foliage displayed would be trees or shrubs. Community Development Manager Arrington replied that it will be a mixture of both and more details will be available as the design becomes more concrete.

Mayor LeVault asked for comments from the Town Engineer and none were given.

- A. Ridgeview Major General Plan Amendment:** GP18-000001: Request for Major General Plan Amendment to change the land use classification of approximately 29.46 acres of real property generally located at the Town's boundary on the east, and east of Agua Fria Ranch with the most northern point being W. Peoria Avenue and two-thousand six hundred feet north of W. Olive Avenue, from 5.6 acres of institutional and public acres and 23.86 acres of business park land use classifications to approximately 29.46 acres of medium density residential land use classification. The effect of this amendment will be to change the plan of development for the property to allow residential development in land that is currently designated for institutional and business park purposes.
- B. Ridgeview Zoning Map Amendment (Rezoning):** Z17-000012: Request to rezone approximately 30 acres of real property generally located at the Town's boundary on the east, and east of Agua Fria Ranch with the most northern point being W. Peoria Avenue and two-thousand six hundred feet north of W. Olive Avenue, from Town of Youngtown Rural District (R) zoning district and Single-Family Dwelling District (R3) to Town of Youngtown Planned Area Development Overlay zoning district with underlying zoning district of Single-Family Dwelling District (R3) and to modify restrictions of the R3 zoning district related to decrease of minimum lot sizes, decrease of minimum lot widths, reduction of front, side, and rear yard setbacks, increase of building height, increase of maximum fence height, and reduction of street width requirements.

Mayor LeVault opened the public hearing at 2:27 p.m.

Ron Estes, President and CEO of LifeStream Complete Senior Living located at 11315 W. Peoria Avenue, spoke. This location is there largest facility with over 200 employees. Mr. Estes spoke in support of the development that will border the south side of the community and is under contract to sell a portion of land to the developers for access off of Peoria Avenue. It is the opinion of Mr. Estes that the development will increase the value of the properties and better the quality of the community.

Mayor LeVault closed the public hearing at 2:29 p.m.

#### **4. Business:**

- A. Discussion and/or Action** Re: Approval of Resolution No. 18-02 related to Ridgeview General Plan Amendment GP18-000001

Attorney Stuhan advised that this action would require a 2/3 vote to approve.

*Motion to approve Resolution No. 18-02 related to the Ridgeview General Plan Amendment GP18-000001 – Vice Mayor Vickers.*

*Seconded – Councilmember Miller*

***Motion passed unanimously on a roll call vote.***

**B. Discussion and/or Action Re: Approval of Ordinance No.18-02 related to Ridgeview Zoning Map Amendment (Rezoning) Z17-000012**

*Motion to approve Ordinance No. 18-02 related to the Ridgeview Zoning Map Amendment (Rezoning) Z17-000012 – Councilmember Chittenden*

*Seconded – Councilmember Johnson*

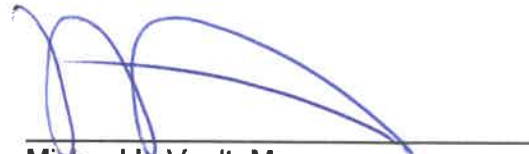
***Motion passed unanimously on a roll call vote.***

Mayor LeVault thanked the neighbors from the Rancho Estates for their involvement in this process.

Motion to Adjourn: Councilmember Miller

Seconded – Councilmember Johnson

***Meeting Adjourned 2:32 p.m.***



Michael LeVault, Mayor

Attest:



Mary Reynolds, Town Clerk

Minutes approved at the April 19, 2018 regular meeting.