



**PUBLIC NOTICE**  
**REGULAR MEETING FOR THE COMMON COUNCIL OF**  
**YOUNGTOWN, ARIZONA**  
**December 21, 2023 at 5:30 p.m.**

The Town of Youngtown provides notice that it will conduct its Town Council meeting on **December 21, 2023 at 5:30 p.m.** through *in-person and technological* means. **Doors open at 5:15 p.m.** for public seating. The public may be asked to temporarily relocate if an executive session occurs. The public will be invited back when the Council returns from executive session. Council members may attend the Council meeting in-person or via video/telephone conference, as authorized by A.R.S. Section 38-431(4).

The in-person meeting will occur at **12033 N. Clubhouse Square, Youngtown AZ 85363**, in the Town Council Chambers. The public may also listen to the Town Council meeting by calling in telephonically using the conference call and meeting identification number provided below. **Please state your name when you call in, then mute your telephone for the remainder of the call to ensure the Town Council can conduct its meeting without interference.**

If appearing remotely, you may provide comments by muting and unmuting your phone when recognized by the Mayor during public comment portions of the agenda. Chat is not available. You may also submit a public comment form to Town Clerk Nicole Smart, [nsmart@youngtownaz.org](mailto:nsmart@youngtownaz.org), at least one hour before the meeting to submit a written comment. All comments must be submitted in writing before the meeting or verbally made during the meeting by either coming up to the podium to speak or unmuting your phone when recognized.

**DATE:** December 21, 2023

**TIME:** 5:30 p.m.

**PLACE:** Join the Regular Meeting by phone: 1-346-248-7799

**Meeting ID:** 856 0027 3128

**Password:** 639743

**Link to the zoom meeting:**

<https://us02web.zoom.us/j/85600273128?pwd=eVBxQUJnUHpDbVdVNzIKSkNR21uQT09>

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance and Invocation**
4. **Summary of Current Events:** Brief Summary of Current Events pursuant to ARS § 38-431.02(K). Council may not propose, discuss, or take legal action on the current event updates.
  - A. Summary of Current Events from Mayor and Council.
  - B. Summary of Current Events from Town Manager.
5. **Staff Reports:** Staff may provide reports to Council on the following subjects which may include discussion with Council. Council will not take legal action.
  - A. **Library:** The Library Manager may report to Council on library operations, monthly activities, book club events, and upcoming author visits.
  - B. **Public Works:** The Public Works Manager may report to Council regarding maintenance of Town facilities, recreational facilities, streets, parks, and schedules for work in the Town.

- C. Community Development:** The Community Development Manager and/or Community Development Coordinator may report to Council regarding business outreach, economic development projects, and code enforcement operations and activity reports.
- D. Finance:** The Finance Manager may report to Council regarding the Town's budget and monthly expenditures.
- E. Town Clerk:** The Town Clerk may report to Council regarding Town events, activities, meetings, and promotion of the Town on its website and social media sites.
- F. Municipal Court:** The Court Administrator may report to Council regarding activities of the Municipal Court, citations, hearings, and schedules.

**6. Response to Call to the Community**

- 7. Citizens Comments/Appearances from the Floor:** Please complete a speaker request form for the Town Clerk, listing the subject you would like to discuss. Each speaker is limited to five (5) minutes. Before you begin to speak, identify yourself clearly by stating for the record your name and address. Non-Agenda items: This is the time for citizens who would like to address the Town Council on any non-agenda item. The Council will listen to comments, and may take one of the following: 1) Respond to criticism; 2) Request that staff investigate and report on the matter; or 3) Request that the matter be scheduled on a future agenda.

**8. Consent**

- A. Approval of the minutes of the Regular Council Meeting of December 7, 2023.**

**9. Business**

- A. Presentation and/or Discussion Re:** Sun City Fire and Medical District (SCFD) Report, which may include discussion of inspections, fire prevention, staffing levels, response times, community needs, and ambulance services (Chief Schmitz)
- B. Presentation and/or Discussion Re:** Maricopa County Sheriff's Office (MCSO) Report, which may include discussion of crime statistics, specific crimes including traffic violations, thefts, violent crimes, trespass and issues with homelessness, crime prevention, MCSO staffing levels, community needs, and response times. (Captain Stutsman)
- C. Presentation, Discussion and / or Action Re:** Approval of Ordinance 2023-05 for text amendment (Arrington/Stuhan)

**Case Z2023-07 Text Amendment.** In order to align with current town development goals, the Town's Planning and Zoning Hearing Officer is proposing a text amendment to **Title 17 - Chapter 17.24 - R-3 Single-Family Dwelling District, Section 17.24.070 – Height Regulations**. The effect of the amendment would be:

- Changing the building height restriction in the R-3 Single-Family Dwelling District from a one-story limit to a two-story limit with a maximum height of 35 feet.
- Removing the 15-foot maximum height restriction requirement for buildings in the R-3 Single-Family Dwelling District; and
- Eliminating the side-wall height restriction of eight and a half feet for buildings in the R-3 Single-Family Dwelling District.

The text amendment would be as follows:

**Title 17 - Chapter 17.24 - R-3 Single-Family Dwelling District, Section 17.24.070 – Height Regulations**

**A.** No building shall exceed ~~one-story~~ TWO STORIES or ~~fifteen (15) feet~~ of 30 feet in height, except as provided in Chapter 17.52.

**B.** No ~~residential building or~~ accessory building shall exceed fifteen (15) feet ~~have side walls which exceed eight and one-half feet~~ in height.

- i. Staff Report including review of Planning and Zoning Hearing Officer Recommendation
- ii. Open Public Hearing and take testimony from the public related to Major General Plan Amendment
- iii. Close Public Hearing
- iv. Action to approve Ordinance 2023-05

**D. Presentation, Discussion and / or Action Re:** Discussion and update of the Peoria Wrap Project (Mayor)

**E. Presentation, Discussion and / or Action Re:** Approval of the agreement between (auditor name) and the Town of Youngtown (Blackman)

**F. Presentation, Discussion and / or Action Re:** Ongoing efforts to address criminal activity, nuisances, and homelessness in the Town (Mayor)

**10. Call to Executive Session:** Convene Executive Session pursuant to ARS § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding any above agenda items, as needed.

**11. Future Agenda & Meetings**

**A.** There may be discussion of whether to place an item on a future agenda and the date, but not the merits of the item.


**B.** Announcement of the next Council Meeting will be:  
**Thursday, January 4, 2023 at 5:30 p.m. CANCELLED**  
**Thursday, January 18, 2023 at 5:30 p.m.**

**Adjournment**

\*NOTE: Persons with special accessibility needs, including large print materials or interpreter, should contact the Town Clerk's office at (623) 933-8286 or TDD (623) 974-3665 no later than 24 hours in advance of regular scheduled meeting times. Citizens may appear before the Council to present their views on any subject concerning Town Government. The Council, however, may not discuss, consider or decide items NOT on the Agenda (ARS § 38-431.02 (H)) The Council will, if necessary, follow up at a later date. Due to limitation of time, citizens' comments are requested not to exceed five (5) minutes.

**POSTING CERTIFICATION OF THIS NOTICE**

The undersigned hereby certified that a copy of the attached notice and agenda were duly posted by 5:00 p.m. on **December 18, 2023** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.

  
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Nicole Smart, Town Clerk