



**PUBLIC NOTICE
REGULAR MEETING FOR THE COMMON COUNCIL OF
YOUNGTOWN, ARIZONA**

The Town of Youngtown provides notice that it will conduct its Town Council meeting on **January 21, 2021** through technological means in order to minimize the spread of COVID-19. Council members will attend the Council meeting via telephone, as authorized by A.R.S. Section 38-431(4). The public may 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. No in-person attendance is available.

The Mayor authorizes this action to serve the goal of protecting Town residents, staff, and in the interests of public safety. We thank you for your understanding. If you would like to comment on any matter on the agenda, please download a public comment form and submit it via email to Town Clerk Nicole Smart, nsmart@youngtownaz.org at least one hour before the meeting. **The Town Clerk will read public comments submitted before the meeting into the record. You may also comment during the public hearing portion of the agenda by unmuting your phone and providing verbal comments.**

DATE: January 21, 2021
TIME: 5:30 p.m.
PLACE: Join the Regular Meeting by phone: 1-346-248-7799
Meeting ID: 982 6850 4634
Password: 894329
Link to the zoom meeting:
<https://zoom.us/j/98268504634?pwd=RWJldjNhU2dEVk9aSk5CUGNRVVFz09>

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/Appearences 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 Minutes:**

- i. Regular meeting minutes of **December 17, 2021.**

9. **Business**

- A. **Presentation, Discussion and/or Action 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 Deadman)
- B. **Presentation, Discussion and/or Action 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 Resolution 2021-01 to adopt new subdivision construction quantity fees (Arrington)
- D. **Presentation, Discussion and /or Action Re:** Approval of Ordinance 2021-01 to adopt fees on Marijuana Establishments and increase fees for Medical Marijuana Dispensaries and Medical Marijuana Cultivation, Infusion, or Manufacturing Facilities to recover costs to regulate medical marijuana dispensaries and cultivation facilities and adopt fees for marijuana establishments in response to the Smart and Safe Arizona Act. (Arrington)
- E. **Presentation, Discussion and /or Action Re:** Approval of Resolution 2021-02 authorizing the Town Manager through her designated staff to approve temporary extension of premises permits for restaurants and bars during the Coronavirus (COVID-19) declaration of local emergency (Blackman)

- F. Presentation, Discussion and /or Action Re:** Presentation regarding the purchase of an Automated License Plate Reader (ALPR) System that includes a Memorandum of Understanding (MOU) between Flock Safety and Maricopa County Sheriff's Office to provide information received from the cameras to Deputy's for enforcement and the location of all cameras; discussion to include policing issues in the Town of Youngtown, options to aid law enforcement, and information about Flock Safety and proposed agreement (Blackman)
- G. Presentation, Discussion and /or Action Re:** Rescind the Final PLAT for the Ridgeview Development that was approved on September 6, 2018 (Arrington)
- H. Presentation, Discussion and /or Action Re:** Approval of the Final PLAT for the RidgeView Development (Arrington)
- i. Staff Report Presentation
 - ii. Open Public Hearing
 - iii. Close Public Hearing
 - iv. Consideration for Approval

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 Regular Council Meeting:
Next Regular Council Meeting will be Thursday, February 4, 2021.

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 6:00 p.m. on **January 16, 2021** in the Town's designated posting locations pursuant to Resolution No. 06-04 and on the Town's website.


Nicole Smart, Town Clerk



STAFF REPORT TO COUNCIL

DEPARTMENT: *General Government*

DEPARTMENT REPORT SUBMITTED BY:
Town Manager, Jeanne Blackman

REPORT:

- **Semi annual payment processed for the Agua Fria Ranch Community Facilities District**
- **Participated in the West Valley Manager's Meeting hosted by Litchfield Park**
- **Met with Mayor LeVault and Captain Stutsman on Flock program**
- **Participated in the Maricopa Association of Government's monthly Management meeting**



STAFF REPORT TO COUNCIL

DEPARTMENT: LIBRARY	DEPARTMENT REPORT SUBMITTED BY: HEIDI SPEED
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REPORT:

The Library remains closed to the public however we have e-books, photocopies, faxes, Wi-Fi, phone calls, and reference services available Monday thru Friday from 10:00 am – 4:00 pm.

We have ordered Transit Books and Ride Guides from Valley Metro, and we will offer free 2020 Tax forms when they are available for download.

We continue to offer Curbside Service Monday thru Thursday, from 10:30 am – 3:30 pm, for checking out books and movies, and Reference phone calls. Our Card Catalog is linked to the Town website and our Facebook page, to provide patrons with an ability to put books and movies on hold for pick-up.

Reopening plans are continually being evaluated with the Town Manager on a regular basis.



STAFF REPORT TO COUNCIL

<p>DEPARTMENT: Public Works</p>	<p>DEPARTMENT REPORT SUBMITTED BY: Marty Mosbrucker, Public Works Manager</p>
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REPORT:

- Monitoring the LGI Homes project clearing and crushing operation.
- Met with LGI Homes, the Town Engineer and Sun City Fire regarding the LGI Homes project sewer line installation.
- Maricopa Lake Park: small pine tree deceased due to fungus intrusion will be removed. Two large pine trees to be pruned. West Coast Arborists Inc., determined that the small tree was a victim of the hottest summer on record. We also experienced almost no rainfall, additionally, the irrigation system at the lake was turned off for one month during the summer to install the sidewalk. The sidewalk contractor did water the trees with a water truck. All pine trees around the lake to be treated with deep root fertilization. Numerous pine trees throughout the valley did not survive the summer. One large pine tree near the library to be pruned.
- Maricopa Lake: Aeration/recirculation system preventive maintenance performed.
- Maricopa Lake: Grass weed and feed fertilization to be performed in March.
- Citizens Dog Park trees to be trimmed in March. Fertilization of grass and trees will be performed in March.
- Attended stakeholder meeting with ADEQ regarding proposed new storm water regulations.
- Performing due diligence in pursuing a co-op purchase agreement through Pinal County with Southwest Slurry Seal to perform asphalt resurfacing services. Working on the scope of work. Contract to be presented to council at a future date.
- Stop sign at Tennessee and 113th Ave: Bracket fabricated to ensure better visibility of the stop sign.
- ADEQ drilling project on 113th Lane in front of the Mountain View Apts.: Determined that chemical levels found in the soil are within acceptable levels. No further exploration necessary, the street was asphalt patched where the drilling took place.
- Employees conducted blood borne pathogen training.
- Village Reporter article completed.
- New street signs installed at Agua Fria Parkway and Green Drive.
- Red curb re-paint project commenced.
- Utility company right of way inspections conducted.
- Uribe Park: gopher treatment.
- Town buildings deep cleaning service performed.



STAFF REPORT TO COUNCIL

DEPARTMENT: Community Development	DEPARTMENT REPORT SUBMITTED BY: <i>Community Development Manager, Gregory Arrington</i>
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- ATTENDED YOUNGTOWN PLANNING AND ZONING HEARING
- ATTENDED CODE ENFORCEMENT LEAGUE OF ARIZONA BOARD MEETING/RETREAT
- ATTENDED ARIZONA ASSOCIATION OF ECONOMIC DEVELOPMENT – GOVERNMENT AFFAIRS COMMITTEE



STAFF REPORT TO COUNCIL

DEPARTMENT: Town Clerk/Community Development Coordinator	DEPARTMENT REPORT SUBMITTED BY: Nicole Smart
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REPORT:

- The monthly Business License Report is attached for your review.
- Continue to work on record retention and cleanup of old files that have exceeded the required retention period.
- Continue work on Town inventory list.
- I would encourage all staff and Council to “like” the Town’s page and submit pictures and stories. www.facebook.com/townofyoungtownaz.



Town of Youngtown

December 2020 Business License Report

New Business Licenses

- Transient 5
- Commercial 2
- Home Based 0

Renew Business Licenses

- Transient 70
- Commercial 41
- Home Based 2

New Business Licenses		Renew Business Licenses	
Transient	\$450.00	Transient	\$4,260.00
Commercial	\$375.00	Commercial	\$5,845.00
Home Based	\$0.00	Home Based	\$120.00
TOTALS	\$825.00	TOTALS	\$10,225.00

Total Revenue for December 2020 = \$11,050.00

There were two new Commercial Businesses for the Month of November

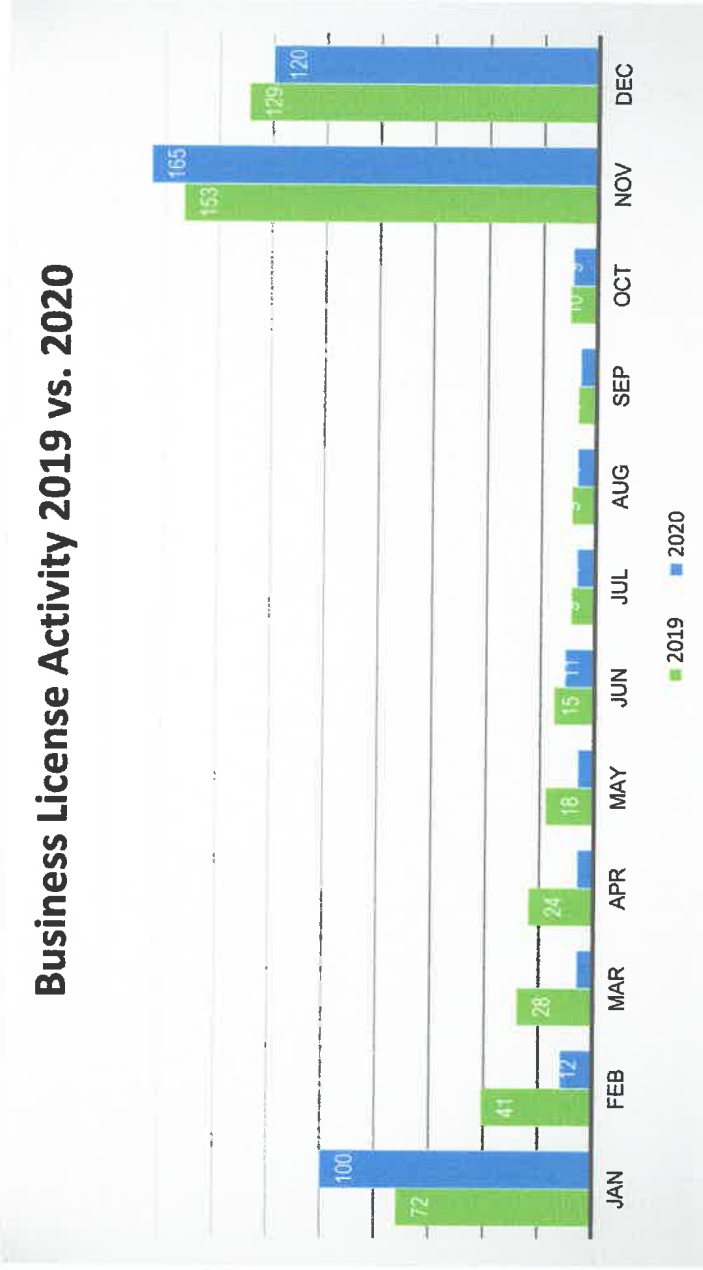
Automatic Garden, LLC

Teshara Investments, LLC

All licenses now expire on December 31st of each year.

	2019	2020
Jan	72	100
Feb	41	12
Mar	28	6
Apr	24	6
May	18	6
Jun	15	11
Jul	9	7
Aug	9	7
Sep	7	6
Oct	10	9
Nov	153	165
Dec	129	120
Total	515	455

Business License Activity 2019 vs. 2020





STAFF REPORT TO COUNCIL

DEPARTMENT: Youngtown Municipal Court	DEPARTMENT REPORT SUBMITTED BY: <i>Court Administrator – Lisa Lipinski</i>
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REPORT:

No formal presentation will be given on the following items:

Court Activity for DECEMBER 2020:

5 walk-ins and arraignments

4 plea agreements entered

1 diversion/deferred prosecutions entered

4 continuances filed by the prosecutor

10 warrants issued – We held off on issuing warrants the week of Christmas

1 probation reinstated

Zero probation terminated on case

Zero probation revoked on case

The Youngtown Municipal Court daily operations include:

Handling general inquires, payments in person and by phone, collection contact for past due cases, sentencing of cases and processing warrants for failure to appear/non-compliance on classes, jail or probation. Assisting citizens to refer to correct court for handling cases, providing contact information for law enforcement, animal control, directions to other Town services and local businesses.



**MINUTES OF THE REGULAR TELEPHONIC
MEETING COMMON COUNCIL OF YOUNGTOWN, AZ
12033 N. CLUBHOUSE SQUARE, TOWN COUNCIL CHAMBERS
THURSDAY, DECEMBER 17, 2020 at 5:30 P.M.**

1. **Call to Order:** Mayor LeVault called the meeting to order at 5:30 p.m.
2. **Roll Call:** Council present telephonically: Mayor Michael LeVault, Vice Mayor Chuck Vickers, Council Members, Margaret Chittenden, June Miller, Susan Hout, Karen Haney Duncan. Absent Councilmember Jack Duran.

Mayor Michael LeVault noted that a quorum is established for transacting business.

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

3. **Pledge of Allegiance and Invocation:** Councilmember Chittenden led the Pledge and Town Manager Blackman gave the Invocation.
4. **Summary of Current Events:**

A. Summary of Current Events from Mayor and Council.

Mayor LeVault gave an update on COVID-19. The numbers are still going up however, the Mayor is relieved that the death toll is not going up as much. The Pfeiffer vaccine is the first batch that has been released and will be administered to first responders.

Mayor LeVault grilled forty-pound prime rib and sides for lunch for staff and for Sun City Fire Station #32. Mayor LeVault wanted to say thank you to the Sun City Fire Station for all the help he received during his accident.

Mayor LeVault mentioned he receives public safety policy reports, and the report from Youngtown, El Mirage, Sun City, Peoria, and some from Surprise. Mayor LeVault is aware that there is a spike of petty crime all over the community. Mayor LeVault stated that he is aware that there were a few incidents here in Youngtown, and for the record, as Mayor, he is committed to Public Safety and keeping our residents as safe as we can keep them, and he knows that everyone on Council feels the same way. This petty crime is going on all over, and Mayor stated that we are going to be creative to resolve this issue.

Mayor LeVault stated that he will be putting the paperwork in the Councilmember's mailbox, for the Town Manager's review, and they are due by January 4th.

Councilmember Chittenden thanked the Mayor for the lunch, and wished everyone a Merry Christmas and a Happy New Year.

B. Summary of Current Events from Town Manager

Town Manager Blackman attended the Community Fund Awards presentation by Debbie Lesko's Office for Congressional Recognition for positive impact to the community.

Town Manager Blackman attended a virtual zoom meeting for the West Valley Mayors and Managers.

Town Manager Blackman attended a conference call with Supervisor Clink Hickman's Office on the vaccination rollout.

Town Manager Blackman held an internal meeting with Community Development Manager Gregory Arrington, Town Clerk Nicole Smart, Town Engineer Grant Anderson and Town Attorney Trish Stuhan on the Ridgeview and Enclave housing developments.

Town Manager Blackman participated in the quarterly virtual Luke West Valley Council meeting.

Town Attorney Stuhan stated that she will be doing refresher training for Council and staff on various issues. The training had been scheduled but had to be postponed due to COVID. Training will be conducted in the future when we are able to meet again in person. If Council or staff has any specific items they would like training on, please email her directly.

5. Staff Reports:

- A. **Library:** No formal report was given.
- B. **Public Works:** No formal report was given.
- C. **Community Development:** No formal report was given.
- D. **Finance:** No formal report was given.
- E. **Town Clerk:** No formal report was given.
- F. **Municipal Court:** No formal report was given.

6. Response to Call to the Community: No response to Call to the Community.

7. Citizens Comments/Appearances from the Floor: No comments from the floor.

8. Consent

A. Approval of Minutes:

- i. Special meeting minutes of **November 30, 2020**
- ii. Regular meeting minutes of **December 3, 2020**

Motion to approve the Consent Agenda with changes – Vice Mayor Vickers
Second – Councilmember Chittenden

Motion passed unanimously on a voice vote with all Councilmembers in attendance voting.

9. Business

- A. Presentation, Discussion and/or Action 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.

Assistant Fire Marshal/Fire Investigator Kenny Kovack reviewed the Sun City Fire and Medical District monthly reports, including discussion of inspections, fire prevention, response times.

- B. Presentation, Discussion and/or Action 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 Brian Stutsman was not available to present the Maricopa County Sheriff's Office (MCSO) November reports, however, Town Manager Blackman stated that the Captain asked for this item to be tabled, and for Council to review the report.

- C. Presentation, Discussion and /or Action Re:** Discussion regarding planning for the Peoria wrap-around project to address traffic issues in the Town of Youngtown and possible approval by the Town Council of an addendum to the Agreement for Professional Services with Willdan, dated May 17, 2012, to approve the Scope of Work dated November 4, 2020 for design services for the Peoria wrap-around project.

Town Manager Blackman and Town Engineer Grant Anderson were in attendance to present to discuss the planning for the Peoria wrap-around project to address traffic issues in the Town of Youngtown and possible approval by the Town Council of an addendum to the Agreement for Professional Services with Willdan, dated May 17, 2012, to approve the Scope of Work dated November 4, 2020 for design services for the Peoria wrap-around project, and answer questions from Council.

Mayor LeVault stated that he received an email from a citizen, and for clarification, this Peoria Wrap which will wrap around Peoria around the north west corner of the community and reconnect with the parkway, which is a correction of a poorly design northern entrance into the subdivision, which fifty percent of the traffic goes through the community, instead of around it. Also, it's an issue for the first responders.

Mayor LeVault stated that in the email it was stated that there will be condemnation of a business to accomplish the Peoria wrap. Mayor LeVault mentioned that there is no condemnation of any businesses, or anything else.

Also, in the email the Town received Cares Act money in response to the COVID-19 pandemic, and why we didn't use the money for this project. The Cares Act money was reimbursement for law enforcement expenses.

Mayor LeVault stated that once we move forward and start this project, our ability to spend the money is control by law. The Town can't take HURF (highway user revenue fund) money, and spend it on Law Enforcement, however, we can spend it on street improvements. There is a one-time Agua Fria Ranch fund that still has \$400,000, that

has to be used for the benefit of the Agua Fria Ranch. If we move forward with this project, the bulk of the money will come from those two funds.

Town Engineer Grant Anderson stated that the project will benefit the first responders, and the travelling public to access the Agua Fria Ranch community. There will be no condemnation of any building or businesses at all. There will be a connection between the existing Peoria Avenue and Knofs Avenue, which is at the north end in Agua Fria Ranch, and around the outside west lot existing there with an open space, which is owned by the Town, and then hooked back in Agua Fria Parkway, approximately south of Hackbarth. For the area around Hackbarth, there will be some closure of the ditch so there will be some additional expenses added to it.

Town Engineer stated that this will be a two-lane road only, this is not a major road, this is to satisfy the needs that are there, and will allow and benefit the residences in the north end of the Agua Fria Ranch, as they won't have the traffic that is going through the neighborhood all of the time.

The first phase is to take a good look at what is necessary to get the whole project surveyed, and designed in a way to make sure the cost assessment is correct, and find other opportunities to fund this project. There is a chance there may monies available through other funding opportunities at some point in time.

This contract is for \$68,000, which includes the survey expense which is about \$5,000 to get this whole area surveyed. In addition to doing that, we will have to work with the Agua Fria Ranch Homeowner's Association and they own a piece of property that will be affected, and we will need to work with the storage business as it will change the access to their business.

Councilmember Chittenden asked if this road will be going westbound along the wall in the north end, and do we need to reinforce for any noise. Councilmember Chittenden suggested that we put sign up for local traffic only.

Town Engineer Grant Anderson stated that with the speed limit at 25, we do not need to reinforce for any noise.

Mayor LeVault stated that the problem we have in Agua Fria Ranch is that the roads were built too narrow. The Mayor stated he is not in favor of an increase in the speed limit in the Town.

Councilmember Hout asked if there are any future plans to put Peoria through to El Mirage as this would help the first responders and lessen the time to respond to get to Youngtown or to El Mirage. Councilmember stated she would support the road going through El Mirage.

Mayor LeVault stated that this would need a partnership with El Mirage and Maricopa County, and we would need to figure out how we would finance the project. Mayor LeVault mentioned that he doesn't know of any future plans. Mayor LeVault stated we could bring this issue for discussion as a future agenda item.

Approval of the addendum to the Agreement for Professional Services with Willdan, dated May 17, 2012, to approve the Scope of Work dated November 4, 2020 for design services for the Peoria wrap-around project.

*Councilmember Miller
Second – Councilmember Duran*

Motion passed 5-1 on a roll call vote with all Councilmembers in attendance voting (Ayes: Mayor LeVault, Vice Mayor Vickers, Councilmembers Chittenden, Haney Duncan, and Miller, Nays: Councilmember Hout). Absent: Councilmember Duran

Motion passed unanimously on a voice vote with all Councilmembers in attendance voting.

- D. Presentation, Discussion and / or Action Re: Case Z2020-05** – The Town of Youngtown is proposing a Text Amendment to the Youngtown Town Code, amending Title 17, Zoning, Chapter 17.40 C-2 Commercial District by adopting a new section 17.40.120 Recreational Marijuana relating to the regulation of recreational marijuana; establishing a purpose; setting forth definitions; prohibiting marijuana on public property; prohibiting marijuana establishments and/or marijuana testing facilities with exception of dual licensees operating a non-profit medical marijuana dispensary and marijuana establishment; establishing regulations for personal use at an individual's primary residence; imposing fees; providing for repeal of conflicting ordinances; providing for severability; providing for penalties; and declaring an emergency, and approval of Ordinance 2020-05.

Community Development Gregory Arrington was in attendance to present the proposed Text Amendment to the Youngtown Town Code, amending Title 17, Zoning, Chapter 17.40 C-2 Commercial District by adopting a new section 17.40.120 Recreational Marijuana relating to the regulation of recreational marijuana; establishing a purpose; setting forth definitions; prohibiting marijuana on public property; prohibiting marijuana establishments and/or marijuana testing facilities with exception of dual licensees operating a non-profit medical marijuana dispensary and marijuana establishment; establishing regulations for personal use at an individual's primary residence; imposing fees; providing for repeal of conflicting ordinances; providing for severability; providing for penalties; and declaring an emergency, and approval of Ordinance 2020-05, and answer questions from Council.

The Town of Youngtown is proposing text amendments to the Youngtown Town Code, Title 17 Zoning Chapter 17.40 C-2 Commercial District to add a section regulating recreational marijuana establishments.

The proposed amendments will add a classification for "Recreational Marijuana" amending Zoning Chapter 17.40 C-2 Commercial District Section.

Town staff recommends the addition of the new category for the proposed commercial ordinance.

Discussion following including regulations of the recreational marijuana, and establishing and imposing new fees for the business license fees.

CRITERIA FOR TEXT AMENDMENTS

1. CONSISTENCY WITH GUIDING DOCUMENTS.

The proposed text amendment supports enforcement and penalties, related to the amendment of the Zoning Chapter 17.40 C-2 Commercial District.

The Town of Youngtown's 2025 General Plan set a goal to promote the community as a desirable place to live, work, and visit. The Town's proposal is aligned with this effort.

2. COMPATIBLE WITH THE SURROUNDING AREA.

This Town amendment does not have one area to be compatible with. However, the proposed amendment is compatible with the goals of the Town and would assure that new and existing development is meeting the expectations of high-quality developments throughout the town, limiting recreational marijuana establishments to co-locate with medical facilities to lessen the burden of these facilities on residents while still allowing safe access to products.

3. PROMOTION OF HEALTH, SAFETY, OR GENERAL WELFARE.

This proposed amendment promotes a healthy environment and the general welfare of Youngtown citizens.

4. FACILITATION OF INFRASTRUCTURE.

The proposed amendment does not impact the facilitation of infrastructure.

5. THERE ARE CHANGED CONDITIONS.

The statewide ballot measures I-23-2020, known as "Smart and Safe Arizona Act" was placed on the November 3, 2020 general election ballot and approved by Arizona voters.

There is an existing commercial establishment that justifies the need for this amendment.

6. EFFECT ON NATURAL ENVIRONMENT.

The proposed amendment does not impact the natural environment.

7. COMMUNITY NEED.

The proposed text amendment compliments the current aesthetic standards in the Youngtown Town Code, and advances the quality of development in Youngtown.

NEIGHBORHOOD IMPACT/INTERFACE

A Notice of Hearing was posted at the following locations as required by established public hearing procedures: Town Information Boards, Web Site and Newspaper.

On November 24th, a Citizen Review Hearing was held.

On December 8th, a Planning and Zoning Hearing was held.

As of the writing of this staff report, no written comments raising issues with the text amendment have been received.

Planning and Zoning Officer Ray Jacobs recommends approval of the following items:

- Adoption of Resolution 2020-05 of the Youngtown Town Code, amending Title 17, Zoning, Chapter 17.40 C-2 Commercial District by adopting a new section 17.40.120 Recreational Marijuana relating to the regulation of recreational marijuana; establishing a purpose; setting forth definitions; prohibiting marijuana on public property; prohibiting marijuana establishments and/or marijuana testing facilities with exception of dual licensees operating a non-profit medical marijuana dispensary and marijuana establishment; establishing regulations for personal use at an individual's primary residence; imposing fees; providing for repeal of conflicting ordinances; providing for severability; providing for penalties; and declaring an emergency.
 - i. Staff Report including review of Planning and Zoning Hearing Officer Recommendation
 - ii. Open Public Hearing and take testimony from the public related to the Text Amendment.

Mayor LeVault opened the public hearing at 6:39 p.m.
 - iii. Close Public Hearing

Mayor LeVault closed the public hearing at 6:39 p.m.
 - iv. Action to approve, deny, or approve with modifications the Proposed Ordinance 2020-05.

Approval of Ordinance 2020-05.

*Councilmember Chittenden
Second – Councilmember Hout*

Motion passed 6-0 on a roll call vote with all Councilmembers in attendance voting (Ayes: Mayor LeVault, Vice Mayor Vickers, Councilmembers Chittenden, Haney Duncan, Miller, and Hout). Absent: Councilmember Duran

E. Presentation, Discussion and /or Action Re: Approval of Ordinance 2020-06 prohibition of the transport and removal of refuse.

Town Manager Blackman was in attendance to present the approval of Ordinance 2020-06 prohibition of the transport and removal of refuse, and answer questions from Council.

It shall be unlawful for any person not authorized by the responsible party to collect, scavenge, or disturb refuse or recyclable material stored in containers or to remove from a refuse or recycling container any refuse or recyclable material set out for collection and disposal by the Town, agents of the Town, or licensed refuse collectors, this prohibition

does not apply to Law Enforcement Officers or Town employees acting within the scope of their official duties. For the purpose of this section, "Responsible Party" means the person or persons who either deposited the refuse or recyclable material in the container including homeowners lawfully using their containers, contractors with the Town, or licensed refuse collectors utilized for the collection of refuse or recyclable material in the Town.

Discussion following including regulations of prohibition of the transport, removal of refuse, and who it does and doesn't apply too.

Approval of Ordinance 2020-06 prohibition of the transport and removal of refuse.

Councilmember Haney Duncan

Second – Vice Mayor Vickers

Motion passed unanimously on a voice vote with all Councilmembers in attendance voting.

10. Call to Executive Session: No Call to Executive Session.

11. Future Agenda & Meetings

A. Future Agenda Items

Councilmember Chittenden would like to have an update on Southwest Keys, and also to add for future agenda items - parking in the front yard, and parking the wrong way.

Mayor LeVault would like to have a representative from Southwest Keys come and do a presentation to Council.

B. The next Regular Council Meeting will be held on:

i. Regular Council Meeting for Thursday, January 7, 2021 is cancelled,

ii. Next Regular Council Meeting will be Thursday, January 21, 2021 beginning at 5:30 p.m.

Adjournment

Motion to Adjourn – Councilmember Miller

Seconded – Mayor LeVault

Meeting Adjourned 6:57 p.m.

Michael LeVault, Mayor

Attest:

Nicole Smart, Town Clerk

Minutes approved at the January 21, 2021 regular meeting



Maricopa County Sheriff's Office

Annual Report for Youngtown

This report reflects a year to year comparison of calls for service and on view based on the primary deputy's call sign.

Data Sources and Knowledge Stores

The Maricopa County Sheriff's Office (MCSO) utilizes Intergraph's Computer-Aided Dispatch (I/CAD), that went live within the MCSO on September 24th, 2013.

Definitions

Calls for Service (CFS) – occurs when a resident contacts the Office, typically by phone, and a deputy is dispatched to handle the call (Wilson & Weiss, 2009). They include calls to "911" for emergency assistance along with to non-emergency numbers (Police Data Initiative, n.d.).

Deputy Initiated Activities (On View/OV) – occurs when a deputy initiates the dispatch by conducting a traffic stop or other proactive policing event.

Unknown Origin – this occurs when the I/CAD is unable to determine the origin of the event. This is rare but does happen.

Additional Information

An asterisk (*) indicates subcodes were grouped under the main event category. For example, speeding and no seatbelt, etc., are grouped under the main event category Traffic Violation*.

References

Police Data Initiative. (n.d.). *Calls for Service*. Retrieved June 13, 2018, from Police Data Initiative: <https://www.policedatainitiative.org/datasets/calls-for-service/>

Wilson, J., & Weiss, A. (2009). *A performance-based approach to police staffing and allocation*. Washington, DC: Office of Community Oriented Policing Services.

Top 20 Calls For Service

Event Category	2018	2019	2020
WELFARE CHECK	688	725	591
TRESPASSING	85	152	272
SUSPICIOUS PERSON	113	161	181
FALSE BURGLAR ALARM*	117	148	112
CIVIL ACTION	133	108	86
LOUD NEIGHBORS	76	102	102
DISTURBING			
CITIZEN/MOTORIST ASSIST	106	92	77
UNWANTED GUEST	63	80	124
SUSPICIOUS ACTIVITY	60	86	97
FOLLOW UP	51	83	82
THEFT	58	68	79
SUSPICIOUS PERSON AND VEHICLE	51	66	85
CIVIL MATTER/STANDBY	64	58	42
CRIMINAL DAMAGE	51	54	53
INJURED/SICK PERSON	45	62	50
VEHICLE CRASH (NO INJURIES)*	61	35	29
FIGHT/MUTUAL COMBAT (DV)	52	30	40
ANIMAL PROBLEM	47	45	26
ASSIST OTHER AGENCY	41	44	33
PATROL/VACATION WATCH	34	22	27
Total	1996	2221	2188

Top 20 On View

Event Category	2018	2019	2020
PATROL/VACATION WATCH	1987	957	854
FOLLOW UP	540	433	270
TRAFFIC VIOLATION*	101	369	295
COMMUNITY POLICING*	209	57	54
WELFARE CHECK	72	94	71
TRAFFIC CONTROL	104	98	22
CITIZEN/MOTORIST ASSIST	80	68	58
SUSPICIOUS PERSON AND VEHICLE	44	50	71
SUSPICIOUS PERSON AND VEHICLE	43	38	59
TRESPASSING	18	38	67
SPECIAL DETAIL	32	27	42
ASSIST OTHER AGENCY	21	20	11
WARRANT ARREST ATTEMPT	25	9	12
ORDERS OF PROT - HARASS - CIVIL USE ONLY	12	16	14
CIVIL SUMMONS - CIVIL USE ONLY	11	8	13
FOUND PROPERTY	14	6	7
WARRANT ARREST	10	8	7
SUSPICIOUS ACTIVITY	10	5	9
TRAFFIC HAZARD	9	7	4
Total	3361	2329	1955

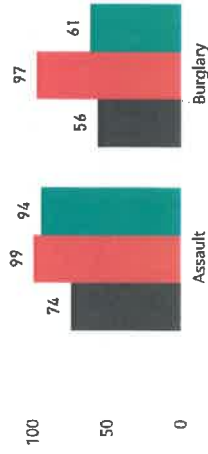
Top 20 Calls for Service with Incident Reports

Event Category	2018	2019	2020
WELFARE CHECK	57	75	66
THEFT	44	54	60
CRIMINAL DAMAGE	42	50	45
VEHICLE CRASH (NO INJURIES)*	39	21	21
CONVENIENCE MARKET THEFT	12	37	20
ASSAULT	18	25	20
TRESPASSING	4	19	40
BURGLARY FROM VEHICLE	11	26	22
DEAD BODY	15	25	19
FOUND PROPERTY	24	22	11
Total	266	354	324

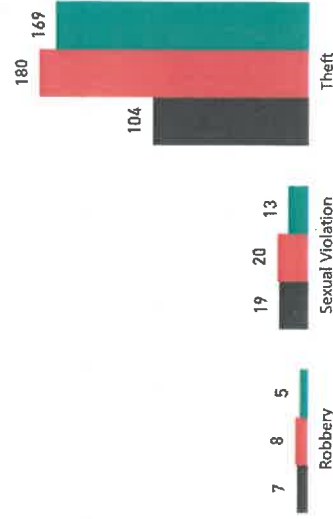
Major Crime Indicators

200

150



Year ● 2018 ● 2019 ● 2020





Maricopa County Sheriff's Office

Annual Report for Youngtown

December, 2020

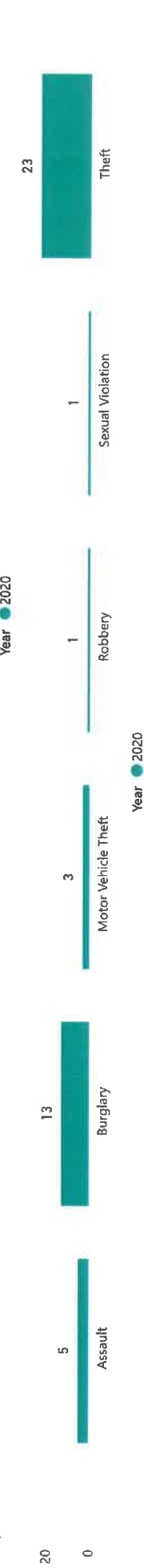
Top 20 Calls For Service

Event Category	2020	2020	2020	2020	2020	2020	2020	2020	
WELFARE CHECK	61	PATROL/VACATION WATCH	101	WARRANT ARREST	2	ATTEMPT SUICIDE	1	Calls for Service (CFS)	307
TRESPASSING	28	FOLLOW UP	19	ABANDONED VEHICLE	1	NARCOTICS/OTHER DRUGS	2	Deputy Initiated Activities (On View/OV)	167
UNWANTED GUEST	16	CITIZEN/MOTORIST ASSIST	6	ASSAULT D/V	1	SEX CRIME - OTHER THAN RAPE	1	Total	474
SUSPICIOUS PERSON	15	SUSPICIOUS PERSON AND VEHICLE	6	CRIMINAL DAMAGE	1				
LOUD NEIGHBORS DISTURBING	11	SUSPICIOUS PERSON	5	MISSING PERSON	1				
SUSPICIOUS ACTIVITY	11	ORDERS OF PROT - HARASS - CIVIL	4	TRESPASSING - TRESPASSING BUSINESS	1				
FALSE BURGLAR ALARM*	9	USE ONLY	4	Total	7				
CIVIL ACTION	8	TRAFFIC VIOLATION*	4						
BURGLARY FROM VEHICLE	7	TRESPASSING	4						
CITIZEN/MOTORIST ASSIST	6	SUSPICIOUS VEHICLE	3						
SUSPICIOUS PERSON AND VEHICLE	6	WARRANT ARREST	2						
THEFT FROM VEHICLE	6	WARRANT ARREST ATTEMPT	2						
ASSIST OTHER AGENCY	5	WELFARE CHECK	2						
FIREWORKS	5	Total	158						
INJURED/SICK PERSON	5								
BURGLARY	4								
LOITERING	4								
VEHICLE CRASH (NO INJURIES)*	4								
CONVENIENCE MARKET THEFT	3								
FALSE PANIC ALARM*	3								
FIRE	3								
FOLLOW UP	3								
ILLEGAL BURNING	3								
MOTORIZED BIKES DISTURBING	3								
PATROL/VACATION WATCH	3								
SUSPICIOUS VEHICLE	3								
Total	246								

Calls for Service by Day of Week



Major Crime Indicators



Top 10 Calls for Service with Reports

Event Category	2020
WARRANT ARREST	2
ABANDONED VEHICLE	1
ASSAULT D/V	1
CRIMINAL DAMAGE	1
MISSING PERSON	1
TRESPASSING - TRESPASSING BUSINESS	1
Total	7

Areas of Special Interest

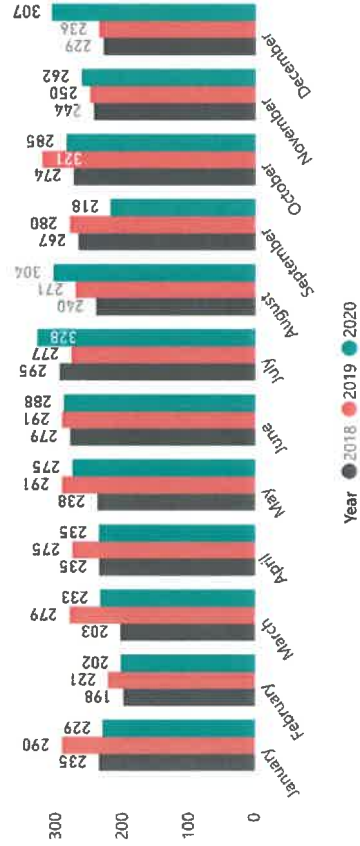
Event Category	2020
ATTEMPT SUICIDE	1
NARCOTICS/OTHER DRUGS	2
SEX CRIME - OTHER THAN RAPE	1
Total	4

Events by Call Source

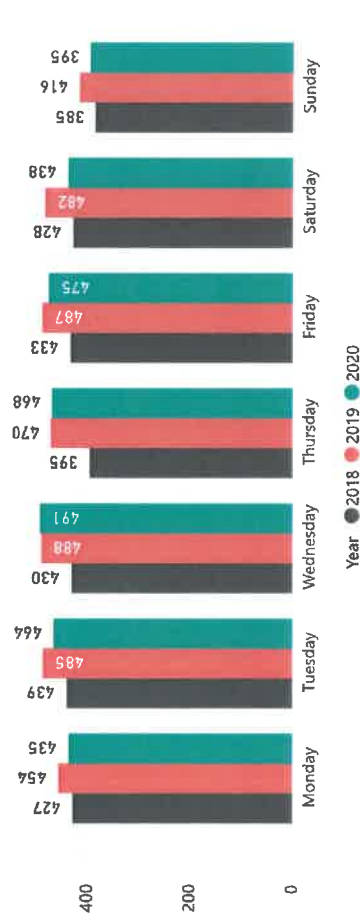
Call Source	2020
Calls for Service (CFS)	307
Deputy Initiated Activities (On View/OV)	167
Total	474

CALLS FOR SERVICE

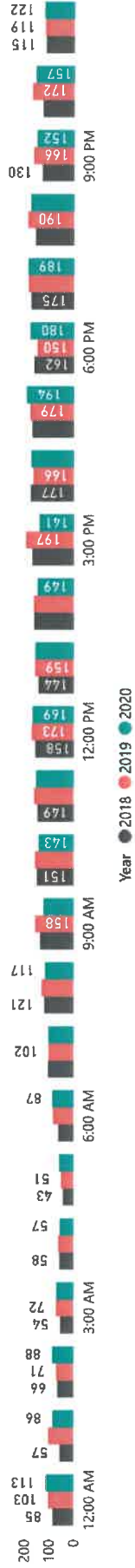
Calls for Service by Month



Calls for Service by Day of Week



Calls for Service by Hour



Calls for Service by Year and Hour of the Day

Year	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
2018	85	57	66	54	58	43	63	104	121	138	151	149	158	144	162	170	177	171	162	175	157	130	127	115	2937
2019	103	103	71	72	62	51	84	102	132	158	159	163	173	159	164	197	166	179	150	187	190	166	172	119	3282
2020	113	86	88	71	57	59	87	103	117	124	143	155	160	158	149	141	115	194	180	198	177	152	152	122	3166
Total	301	246	225	197	177	153	234	309	370	420	453	467	500	461	475	508	518	544	492	551	524	448	456	356	9385

Calls for Service by Day of the Week and Hour of the Day

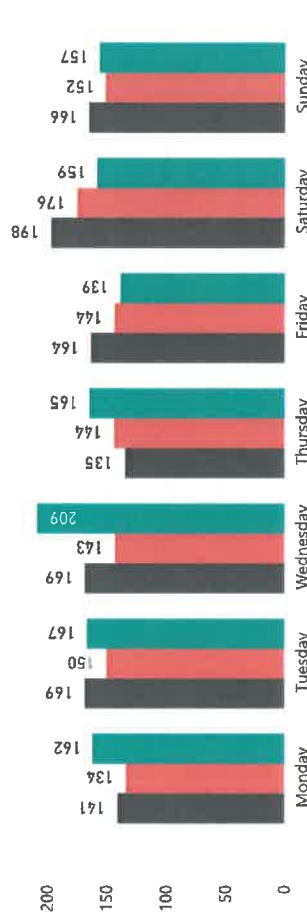
Day Name	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total	
Monday	43	30	29	23	19	13	33	42	55	69	57	66	72	79	76	76	68	68	94	62	74	68	55	62	51	1316
Tuesday	43	40	34	21	22	25	37	50	66	72	74	70	79	70	71	75	72	67	87	67	75	72	60	59	47	1388
Wednesday	29	42	34	32	34	25	41	37	44	74	83	75	87	81	88	81	76	74	85	86	81	56	57	47	1409	
Thursday	29	26	29	25	24	28	46	53	68	57	74	56	67	42	62	85	88	83	78	74	73	64	56	46	1333	
Friday	36	23	24	25	23	22	34	52	63	52	58	69	61	72	85	83	95	76	89	94	84	75	62	69	53	1395
Saturday	51	43	46	29	24	22	23	41	40	47	57	71	59	57	67	65	53	58	56	73	91	86	105	74	1348	
Sunday	42	29	29	42	31	18	20	34	32	49	50	60	75	60	46	45	66	72	65	75	64	65	48	38	1196	
Total	301	246	225	197	177	153	234	309	370	420	453	467	500	461	475	508	518	544	492	551	524	448	456	356	9385	

CALLS FOR SERVICE ASSISTING UNITS

Calls for Service by Month



Calls for Service by Day of Week



Calls for Service by Hour



Calls for Service by Year and Hour of the Day

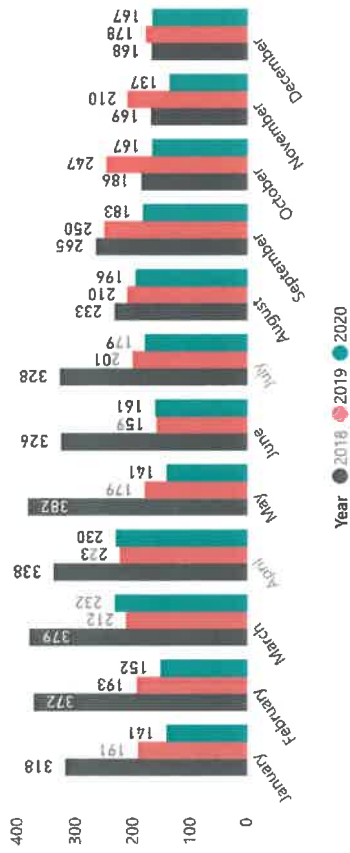
Year	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total	
2018	48	33	35	37	36	27	28	30	31	47	46	41	49	48	38	41	53	59	56	56	79	75	61	72	70	1142
2019	37	48	40	46	35	17	27	38	35	37	40	41	39	38	47	52	36	49	47	53	49	53	68	57	1043	
2020	55	39	40	44	30	22	39	36	32	48	40	53	53	58	58	33	46	53	59	53	59	74	65	70	52	1158
Total	140	120	115	127	101	66	94	104	98	132	135	141	141	143	126	135	161	164	187	191	198	210	210	179	3343	

Calls for Service by Day of the Week and Hour of the Day

Day Name	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
Monday	19	16	15	12	8	8	15	16	11	21	12	12	17	20	19	12	20	28	17	20	26	27	28	30	437
Tuesday	20	21	14	14	10	10	13	15	15	23	26	21	20	18	16	16	29	21	25	30	23	27	26	26	486
Wednesday	15	22	23	22	23	10	16	12	10	29	34	20	16	22	24	21	28	17	19	33	30	25	26	24	521
Thursday	12	10	13	13	11	14	15	20	22	16	20	17	20	14	22	19	15	17	31	22	32	25	22	22	444
Friday	9	8	10	19	15	8	13	15	18	14	11	17	19	22	21	23	24	29	31	20	22	20	27	20	447
Saturday	19	25	22	15	10	10	10	12	12	15	18	25	24	24	23	16	17	24	27	31	36	38	46	38	533
Sunday	36	18	17	29	20	6	12	14	10	14	14	18	19	18	13	12	17	29	23	29	24	31	34	18	475
Total	140	120	115	127	101	66	94	104	98	132	135	141	141	143	126	135	161	164	187	191	198	210	210	179	3343

ON VIEW

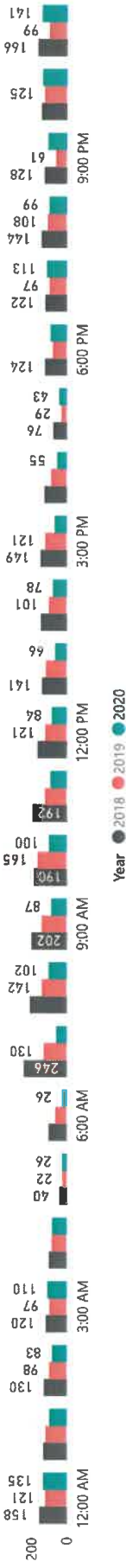
On View by Month



On View by Day of Week



On View by Hour



On View by Year and Hour of the Day

Year	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
2018	158	133	130	120	102	40	103	246	211	190	192	167	141	148	149	127	76	124	122	144	128	145	165	165	3464
2019	121	119	98	97	85	22	64	130	142	165	123	121	118	101	121	87	29	78	97	108	61	125	99	99	2453
2020	135	99	83	110	83	26	26	59	102	87	100	84	66	78	69	55	43	92	113	99	106	138	141	141	2086
Total	414	351	311	327	270	88	193	435	455	431	455	407	372	325	327	339	269	148	294	332	351	295	408	406	8003

On View by Day of the Week and Hour of the Day

Day Name	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total	
Monday	65	58	64	62	64	18	28	78	63	58	52	64	61	53	41	35	43	30	54	45	45	61	40	60	68	1265
Tuesday	76	59	55	60	51	17	25	84	70	96	94	95	91	77	73	83	61	30	44	56	38	32	65	61	1505	
Wednesday	37	57	51	55	49	18	51	64	76	58	67	63	43	43	45	51	46	18	31	36	35	41	49	51	1174	
Thursday	59	50	44	34	21	11	19	45	73	66	65	36	51	37	35	35	22	20	40	51	39	35	69	50	1013	
Friday	43	47	35	42	36	2	28	43	69	47	50	40	39	34	40	41	30	7	28	46	40	41	54	57	939	
Saturday	47	41	37	36	23	11	14	47	44	44	58	52	32	39	38	37	21	20	39	54	74	65	53	47	973	
Sunday	47	39	25	38	26	11	28	74	46	60	69	58	55	42	53	57	46	23	58	44	64	41	58	72	1134	
Total	414	351	311	327	270	88	193	435	455	431	455	407	372	325	327	339	269	148	294	332	351	295	408	406	8003	

TRAFFIC

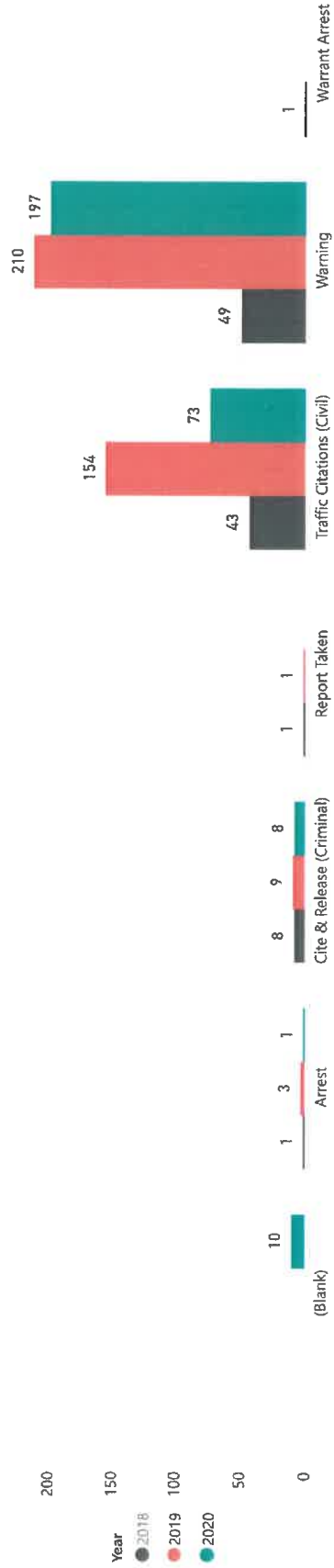
This report reflects the traffic stop activity based on call types for traffic violations (910) and reckless/overly aggressive driving (693/693R) along with DUI and aggravated DUI (692 and 692F) for all call sources (calls for service and on view). Canceled calls have been removed.

Call Types by Year

DESCRIPTION	2018	2019	2020
CIVIL CITATION - NO IR	42	145	67
CIVIL CITATION *PROPERTY IMPOUNDED - IR GENERATED	1	7	6
CRIMINAL TRAFFIC CITE & RELEASE *PROPERTY IMPOUNDED	5	2	2
CRIMINAL TRAFFIC CITE & RELEASE NO PROPERTY IMPOUNDED	2	6	6
DETAIL COMPLETED AS ASSISTING UNIT	40	39	64
DETAIL COMPLETED AS PRIMARY UNIT	3	4	3
DETAIL COMPLETED VIA PHONE	1	1	1
INCIDENTAL CONTACT	1	4	1
NON TRAFFIC CONTACT FORM COMPLETED-NO IR	1	1	19
OFFENSE REPORT NO ARREST - NON TRAFFIC	1	1	1
OFFENSE REPORT SUPPLEMENT	1	4	3
OFFENSE REPORT WITH BOOKING - INCLUDES TRAFFIC / NON-TRAFFIC	1	3	1
OFFENSE REPORT WITH CITE & RELEASE - NON TRAFFIC	1	1	1
POLICE SERVICE REPORT	1	1	1
SUPERVISOR DUTIES	5	7	4
TOW TRUCK REQUEST OR CIVIL CITATION WITH VEHICLE TOW/IMPOUND	2	2	2
UNABLE TO LOCATE / UNABLE TO CONTACT FOR SERVICE	4	4	4
VEHICLE CRASH SUPPLEMENTAL REPORT	1	1	1
WARNING ISSUED	49	210	197
WARRANT ARREST - IR GENERATED (NO NEW CHARGES FILED)	1	1	1
Total	157	440	374

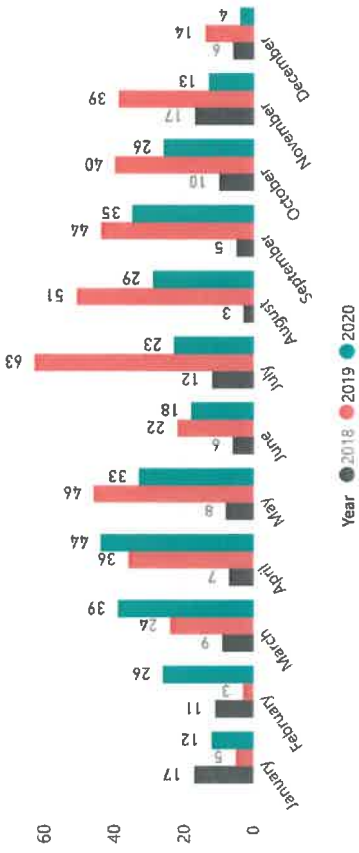
Description	2018	2019	2020
TRAFFIC VIOLATION - SPEEDING	14	163	129
TRAFFIC VIOLATION - STOP SIGN - RED LIGHT	33	103	65
TRAFFIC VIOLATION - NON-MOVING OTHER	6	33	35
TRAFFIC VIOLATION - MOVING OTHER	5	30	17
TRAFFIC VIOLATION	19	10	8
BICYCLE STOP	7	7	25
TRAFFIC VIOLATION - EXPIRED PLATES	3	15	2
TRAFFIC VIOLATION - SUSPENDED DRIVERS LICENSE	6	6	8
RECKLESS DRIVING	5	8	2
DUI	4	5	5
PROOF OF INSURANCE/MANDATORY INSURANCE	2	7	1
SUSPENSION	1	1	1
TRAFFIC VIOLATION - INVALID REGISTRATION	5	2	3
TRAFFIC VIOLATION - FAILURE TO SIGNAL	1	1	1
TRAFFIC VIOLATION - SUSPENDED REGISTRATION	2	2	1
DUI - AGG. DUI	1	1	1
OVERLY AGGRESSIVE DRIVER	1	1	1
Total	111	387	302

Disposition Categories by Year



TRAFFIC

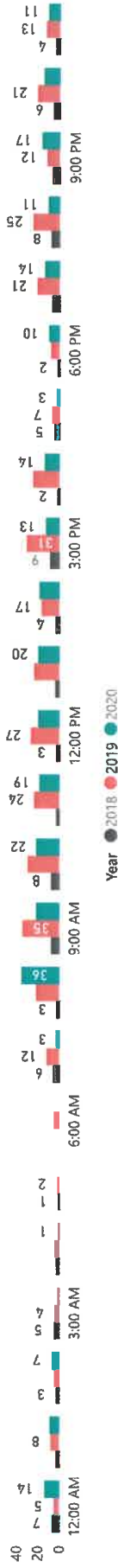
Traffic by Month



Traffic by Day of Week



Traffic by Hour



Traffic by Year and Hour of the Day

Year	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total		
2018	7	3	3	5	3	3	1	6	3	8	8	3	3	3	4	4	9	2	2	5	2	7	8	7	6	4	111
2019	5	8	5	4	4	2	5	12	22	35	30	34	27	24	17	31	25	7	7	8	21	25	12	21	13	387	
2020	14	9	7	2	1	1	3	36	22	22	19	20	20	19	13	14	3	10	14	11	17	15	11	11	302		
Total	26	20	15	11	8	3	5	21	61	65	60	46	50	48	40	53	41	15	20	42	44	36	42	28	800		

Traffic by Day of the Week and Hour of the Day

Day Name	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total	
Monday	1	4	1	4	2	1	1	3	6	8	5	3	5	3	4	4	1	3	4	3	6	2	1	3	1	66
Tuesday	1	2	1	2	1	2	6	15	22	24	19	16	20	11	21	17	2	3	2	3	4	3	4	3	1	189
Wednesday	2	4	1	2	1	2	4	18	18	15	12	13	9	15	12	3	4	4	2	5	4	2	5	3	1	164
Thursday	7	2	3	2	1	1	2	11	7	4	7	11	3	3	3	9	1	4	3	5	3	2	12	5	106	
Friday	4	6	3	2	2	2	3	7	7	4	3	4	5	10	2	2	3	3	3	7	9	5	7	10	108	
Saturday	2	4	4	3	3	1	3	4	3	6	3	2	1	1	2	4	2	2	4	16	21	13	9	122		
Sunday	10	4	3	3	1	2	1	1	1	1	1	1	1	3	1	1	1	1	3	1	3	4	1	1	45	
Total	26	20	15	11	8	3	5	21	61	65	60	46	50	48	40	53	41	15	20	42	44	36	42	28	800	

Priority	January	February	March	April	May	June	July	August	September	October	November	December	Total
1.00	6	4	2	5	6	7	11	6	3	9	3	5	67
2.00	59	57	71	72	88	73	89	79	76	68	85	82	899
3.00	164	141	160	158	181	208	228	219	139	208	174	220	2200
Total	229	202	233	235	275	288	328	304	218	285	262	307	3166



TOWN COUNCIL ACTION FORM

SUBJECT: Presentation and/or Approval: Approval of Resolution 2021-01 of the Community Development Department Fee Schedule relating to Exhibit A Site Development (Engineering) Permit Fees	STAFF PRESENTER: Gregory Arrington-Community Development Manager
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RECOMMENDATION: Staff recommends approval of Resolution 2021-01 of the Community Development Department Fee Schedule (Engineering) relating to Exhibit A – adding, Youngtown Certificate of Construction Quantities Schedule.

COMMUNITY BENEFIT: Consistent application of the Community Development Department Fee Schedule (Engineering) based on the Project Valuation and the assessment of the appropriate fee for a project.

DISCUSSION: Currently Exhibit A of the Community Development Department Fee Schedule does not address development fees associated with subdivision construction quantities. The new fee is intended to recoup costs associated with managing new subdivisions within the Town.

FISCAL IMPACT:

REVIEWED BY:

PREPARED BY:

via email
Trish Stuhan, Town Attorney

via email
Gregory Arrington-Community Development Manager


Jeanne Blackman, Town Manger

RESOLUTION NO. 2021-01

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, ESTABLISHING AND ADOPTING SUBDIVISION CONSTRUCTION QUANTITIES FEES RELATING TO SUBDIVISION COSTS AND IMPOSING A FEE SCHEDULE PURSUANT TO A.R.S. § 9-499.15; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.

WHEREAS, pursuant to the provisions of A.R.S. § 9-499.15, the Town of Youngtown posted a Notice of Intent to Establish New Subdivision Construction Quantities Fees on November 5, 2020.

NOW THEREFORE BE IT RESOLVED by the Mayor and Common Council of the Town of Youngtown, Arizona, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Mayor and Common Council of the Town of Youngtown, Arizona, hereby approve of the establishment of the fees and charges for Subdivision Construction Quantities Fees as indicated in the attached Exhibit A.

SECTION 3. All resolutions and parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or any part of this Resolution, is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION 5. The Mayor, the Town Manager, the Town Clerk and the Town Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the Town of Youngtown, Arizona, this 21st day of January, 2021.

Michael LeVault, Mayor

Attest:

Nicole Smart, Town Clerk

Approved as to Form:

Trish Stuhan, Gust Rosenfeld, PLC
Town Attorneys

EXHIBIT A

YOUNGTOWN CERTIFICATE OF CONSTRUCTION QUANTITIES SCHEDULE



YOUNGTOWN CERTIFICATE OF CONSTRUCTION QUANTITIES SCHEDULE

PROJECT NAME: _____

Item	Unit Charge	Quality	Item Cost
1. Paving			
ENG20- C of Q Date _____ App. Date _____			
Paving – A. C. (Base Course)	\$0.48 per s. y.		
Paving – Overlay or Top Course	\$0.24 per s. y.		
Barricading – (Permanent – Wooden)	\$47.15 each		
Guard Rail	\$0.35 per l. f.		
Survey Monuments	\$8.25 each		
Adjust Monuments	\$8.25 each		
2. Concrete			
ENG20- C of Q Date _____ App. Date _____			
Driveways	\$0.53 per s. f.		
Paving – P.c., Concrete or Bomanite	\$0.53 per s. f.		
Sidewalk	\$0.13 per s. f.		
Curb and Gutter	\$0.24 per l. f.		
Valley Gutter	\$0.53 per s. f.		
Concrete Apron Including Curb and/or Wheelchair Ramp	\$41.15 each		
Scuppers and Building Drains	\$23.55 each		
Alley Surfacing (Non A.C.)	\$0.18 per s. f.		
Cutoff Walls	\$0.24 per l. f.		
Slope Protection	\$0.41 per s. y.		
Decorative Sidewalk/Paving	\$0.41 per s. y.		
3. Drainage			
ENG20- C of Q Date _____ App. Date _____			
Drywell (Maxwell or Similar)	\$87.70 each		
Irrigation and Storm Drain Pipe	\$1.06 per l. f.		
Pressure Manholes	\$59.00 each		
Catch Basins, Headwalls, Irrigation Storm Drains and Water Manholes	\$59.00 each		
4. Landscape			
ENG20- C of Q Date _____ App. Date _____			
Landscape Inspections	\$0.03 per s. f.		

Town of Youngtown
 Engineering
 12030 N. Clubhouse Square
 Youngtown, AZ 85363

5. Utilities

ENG20- _____ C of Q Date _____ App. Date _____			
T.V. Underground Cable or Conduit	\$0.24 per l. f.		
Utility Trenching and Backfill	\$0.24 per l. f.		
Splice and Repair Pits (Backfill and Patch)	\$41.15 each		
Adjustment: Manholes, Valves, Cleanouts, Etc.	\$23.55 each		

6. Site Grading

ENG20- _____ C of Q Date _____ App. Date _____			
Site Grading	\$76.85 plus \$17.55 per acre		
Commercial Sites	\$295.00		

7. Application Fee

Application fee	\$88.00		
	Total Costs		

S.Y. = squared yard
S.F. = square foot
L.F. = lineal foot

I hereby certify these quantities are accurate and that they correspond to the plans and specifications that I have prepared for the improvements of this project.

SIGNATURE

ARIZONA REGISTRATION NUMBER

DATE

Town of Youngtown
Engineering
12030 N. Clubhouse Square
Youngtown, AZ 85363



TOWN COUNCIL ACTION FORM

SUBJECT: Discussion and/or Action Re: Amendment of Town Code Title 17 Zoning Chapter 17.40 C-2 Commercial District Section 17.40.110 Medical marijuana cultivation, infusion or manufacturing facility regulations and medical marijuana dispensary regulations:

STAFF PRESENTER: Gregory Arrington
Community Development Manager

RECOMMENDATION:

Staff recommends approval to the Amendment of Town Code Title 17 Zoning Chapter 17.40 C-2 Commercial District Section 17.40.110 Medical marijuana cultivation, infusion or manufacturing facility regulations and medical marijuana dispensary regulations, adding a new classification "Recreational Marijuana".

COMMUNITY BENEFIT:

November, 2010, voters approved the Arizona Medical Marijuana Act, legalizing the use, sale and cultivation of medical marijuana in Arizona. In January 20, 2011, the Town of Youngtown Council adopted Medical Marijuana Regulations regulating medical marijuana dispensaries and cultivation facilities.

DISCUSSION:

The Town has one medical marijuana dispensary that has operated for approximately one year. The Town Code regulating medical marijuana dispensaries prohibits;

The retail sale of Recreational Marijuana

The statewide ballot measures I-23-2020, known as "Smart and Safe Arizona Act" was placed on the November 3, 2020 general election ballot and approved by Arizona voters.

The Town of Youngtown is proposing an amendment to the Youngtown Town Code, amending Title 17, Zoning, Chapter 17.40 C-2 commercial District by adopting a new section 17.40.120 Recreational Marijuana relating to the regulation of recreational marijuana, and approval of Ordinance 2021-01.

FISCAL IMPACT: N/A

REVIEWED BY:

_____ via email _____
Trish Stuhan, Town Attorney

PREPARED BY:

_____ via email _____
Gregory Arrington, Community Development Manager

Jeanne Blackman, Town Manager

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AMENDING THE CODE OF YOUNGTOWN, ARIZONA, TITLE 5 BUSINESS LICENSES AND REGULATIONS, CHAPTER 5.04 BUSINESS LICENSES GENERALLY, SECTION 5.04.080 SCHEDULE OF FEES; ESTABLISHING AND ADOPTING A SCHEDULE OF FEES PURSUANT TO A.R.S. § 9-499.15 RELATED TO BUSINESS LICENSES FOR MARIJUANA ESTABLISHMENTS, MEDICAL MARIJUANA CULTIVATION, INFUSION OR MANUFACTURING FACILITIES AND MEDICAL MARIJUANA DISPENSARIES; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED by the Common Council of the Town of Youngtown, Arizona, as follows:

Section I. In General.

The Code of Youngtown, Arizona, Title 5 Business Licenses and Regulations, Chapter 5.04 Business Licenses Generally, Section 5.04.080 Schedule of Fees is hereby amended to read as follows (additions in ALL CAPS; deletions in ~~strikeout~~):

Section 5.04.080 – Schedule of Fees.

A. Applications for licenses for all businesses shall be accompanied by a nonrefundable application fee in the amount of twenty-five dollars (\$25.00) unless a different amount is set forth in the following schedule.

B. All commercial businesses shall pay a license fee of one hundred dollars (\$100.00) per year unless a different amount is set forth in the following schedule. Partial year rates shall be paid as outlined in 5.04.080F.

C. Special License Fee Schedule.

Classification	License Fee
***	***
MARIJUANA ESTABLISHMENT	
ANNUAL FEE	750.00
APPLICATION FEE	2,500.00
ZONING CERTIFICATION LETTER	300.00
BACKGROUND AND SECURITY REVIEW	450.00
Medical marijuana cultivation, infusion or manufacturing facility	

Annual Fee	100.00 750.00
Application Fee	200.00 2,500.00
Medical marijuana dispensary	
Annual Fee	100.00 750.00
Application Fee	200.00 2,500.00
ZONING CERTIFICATION LETTER	300.00
BACKGROUND AND SECURITY REVIEW	450.00

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference are hereby repealed.

Section III. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Common Council of the Town of Youngtown, Arizona, this 21st day of January, 2021, by the following vote:

AYES: _____

NAYES: _____ ABSENT: _____

EXCUSED: _____ ABSTAINED: _____

APPROVED this 21st day of January, 2021.

Michael E. LeVault, Mayor

ATTEST:

Nicole Smart, Town Clerk

APPROVED AS TO FORM:

Gust Rosenfeld, P.L.C.
Town Attorneys
By Trish Stuhan

I, NICOLE SMART, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2021-01 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN ON THE 21ST DAY OF JANUARY, 2021, WAS POSTED IN THREE PLACES ON THE 21ST DAY OF JANUARY, 2021.

Nicole Smart, Town Clerk

RESOLUTION NO. 2021-02

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AUTHORIZING THE TOWN MANAGER THROUGH HER DESIGNATED STAFF TO APPROVE TEMPORARY EXTENSION OF PREMISES PERMITS FOR RESTAURANTS AND BARS DURING THE CORONAVIRUS (COVID-19) DECLARATION OF LOCAL EMERGENCY

WHEREAS, the Coronavirus (COVID-19) continues to spread throughout the State of Arizona; and

WHEREAS, on March 11, 2020, the Governor of the State of Arizona, Douglas A. Ducey, declared a state of emergency for the State of Arizona; and

WHEREAS, on March 19, 2020, the Mayor of the Town of Youngtown, Michael LeVault declared a local emergency for the Town of Youngtown; and

WHEREAS, Governor Ducey issued executive orders over the summer to limit the operation of certain businesses and decrease the congregation of people in restaurants and bars to limit the spread of COVID-19; and

WHEREAS, on December 2, 2020, Governor Ducey issued Executive Order 2020-60 to ease state regulations to encourage outdoor dining; and

WHEREAS, it is in the best interest of the Town to help local restaurants and bars who request an extension of their premises to be able to do so expeditiously by authorizing the Town Manager, through her designated staff, to approve temporary extension of premises permits in the Town of Youngtown.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, AS FOLLOWS:

SECTION 1. The Town Manager, through her designated staff, is hereby authorized to establish and implement an application and expedited review process to allow restaurants and bars, free of charge, to apply for temporary extension of premises permits to encourage use of outdoor spaces. Approval shall be subject to, among other things, compliance with applicable federal, state, county, and local laws, regulations, and rules, such as the Americans with Disabilities Act and Arizona liquor laws.

SECTION 2. The Town Manager, through her designated staff, is hereby authorized to review and make recommendations on behalf of the Town of Youngtown to the Arizona Department of Liquor and Control for approval of temporary extension of premises liquor licenses. If the Town Manager intends to recommend denial, however, that recommendation shall be forwarded to the Town Council for the final decision.

SECTION 3. This Resolution does not grant any right or entitlement, temporary or otherwise, to an extension of premises permit. The intent of this Resolution is solely to authorize the Town Manager to implement an expedited free-of-charge process which local restaurants and bars may use to seek an extension of their premises, and, where feasible and safe, to authorize the Town Manager to approve such permits. The Town may place conditions or restrictions on extension of premises permits to protect public health and safety, as appropriate in its sole discretion.

SECTION 4. The various Town officers and employees are authorized and directed to perform all acts necessary or desirable to give effect to this resolution.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA THIS 21ST DAY OF JANUARY, 2021.

APPROVED this 21st day of January, 2021.

Michael LeVault, Mayor

ATTEST:

Nicole Smart, Town Clerk

APPROVED AS TO FORM:

Trish Stuhan, Town Attorney
Gust Rosenfeld, PLC.

CERTIFICATION

I, NICOLE SMART, Town Clerk, HEREBY CERTIFY that the foregoing Resolution 2021-02 was duly passed and adopted by the Common Council of the Town of YOUNGTOWN, Arizona, at a regular meeting held on the 21st day of JANUARY 2021 and that a quorum was present at the meeting.

Nicole Smart, CMC
Town Clerk



October 5, 2020

Ms. Nicole Smart
Community Development Manager
Town of Youngtown
12030 N. Clubhouse Square
Youngtown, Arizona 85363

RE: RIDGEVIEW PLAT, SEPTEMBER 6, 2018

Ms. Smart,

As the original applicant for the RidgeView plat I have been asked by the Town to formally vacate the approval of our Final Plat to allow the current owner of the property, LGI Homes, to submit the plat for approval under their name.

Please consider this letter as our request to vacate the September 6, 2018 approval of the Final Plat as submitted by SDNA and submit the Final Plat for RidgeView under the name "LGI Homes, LLC".

Please feel free to contact me if you have any questions regarding the content of this letter.

Sincerely,

John Luke
SDNA, LLC

CC: Rick Tayrien, LGI Homes, LLC
Brandon Chafey, LGI Homes, LLC
Phillip Clark, Phil Clark Land, LLC

Town of Youngtown



COUNCIL MEETING

TO: COUNCIL

RE: PUBLIC HEARING ON SUBMISSION OF A FINAL PLAT

PROPERTY OWNER: MR. RICK TAYRIEN

PARCEL NUMBERS: 142-70-008V, 142-70-008H, 142-70-008T, 142-70-006S, 142-70-008S, 142-67-022L, 142-70-008L & 142-70-964B

**FROM: GREGORY ARRINGTON
COMMUNITY DEVELOPMENT MANAGER**

DATE: JANUARY 21, 2021

SUMMARY

This proposal consists of a request by Mr. Rick Tayrien of LGI Homes, LLC, the property owner, for review and approval of a Final Plat for the development known as Ridgeview. The Town previously approved a Final Plat for Ridgeview on September 6, 2018, however, amendments to the plat were required after approval before recording so the applicant now seeks to have the prior approval rescinded and a new plat approved. If approved by Council, a new Final Plat will be approved for Ridgeview.

The property is 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.

The property was re-zoned to a Planned Area Development (PAD), with underlying zoning of single-family dwelling district (R-3).

HISTORY

December 12, 2017	Neighborhood Meeting
April 4, 2018	Planning and Hearing office approved cases Z17-000012 "Ridgeview Subdivision" and General Plan amendment GP18-000001.
On April 6, 2018	Town Council approved Z17-000012 "Ridgeview Subdivision" and General Plan amendment GP18-000001
On June 12, 2018	Planning and Hearing Zoning Officer reviewed the Preliminary Plat.
On July 31, 2018	Planning and Hearing Zoning Officer reviewed the Final Plat.
On September 6, 2018	Council Hearing reviewed the Final Plat, and Ordinance
On December 22, 2020	Planning and Hearing Zoning Officer reviewed the Final Plat.

PROJECT INFORMATION

Standard	Required by Zoning Ordinance	Requested
Lot Size	6,000 square feet	4,950 square feet
Minimum Lot Width	60 feet	45 feet
Front Yard setback	25 feet	15 feet or 10 feet w/approved pop-outs
Side Yard	Seven feet or 15% of width of lot, whichever is smaller	5 feet
Rear Yard	35 feet	15 feet for single story houses and 20 feet for two-story houses
Building Height	One story or 15 feet	2 stories or 35 feet except for lots 106 through 119, which shall be 1 story
Fence	6 feet	8 feet
Street Width	50 feet	32 feet (inside curb to curb)

DISCUSSION

The applicant included a request for the approval of the final plat that includes the following revisions:

Owners name.

Size of the Lift Station Parcel was increased from 0.04 to 0.09.

BACKGROUND

The site is generally located between the Town Limit including Agua Fria Ranch with the most northern point being W. Peoria Avenue, which bisects the LifeStream Retirement Facility.

EXISTING CONDITIONS AND USES

The site currently has an existing residential home and several accessory structures located on the property and will be removed to accommodate the proposed development.

SITE ACCESS

The development will be served with access from W. Peoria Avenue. The applicant is aware the existing subdivision to the east has larger lots; the applicant will separate/buffer the two developments with a wall, so as to separate and minimally impact the contiguous neighbors. The access point that connects to N. 112th Avenue will be a secondary/emergency access to create as little impact as possible.

OPEN SPACE/ LANDSCAPE PLAN/ WALL PLAN REVIEW

The development includes a total of 383,000 square feet of open space (30 % ± of the overall development). The development includes two central neighborhood parks with amenities.

The project's landscape plans and the wall plans meet the Town's fencing and landscape standards. The project also has a distinctive entry monument sign.

ANALYSIS

General Plan Review: The General Plan designation for this property is institutional and business park purposes, and the approved amendment to the General Plan is for development for the property to allow residential development.

Zoning Review: The zoning amendment changed the plan of development for the property to allow residential development in land that is currently designated for institutional and business park purposes.

Plat Review: The Final Plat is deemed to be in substantial conformance to the Preliminary Plat.

CONDITIONS OF APPROVAL – ZONING STIPULATIONS

- A. This project shall be developed in accordance with the plans attached to this case and the provisions of the Zoning Ordinance applicable to this case.
- B. All Conditions of Approval for Ridgeview PAD Ordinance (Case GP18-000001) remain in effect, unless modified per Ordinance.
- C. The Developer shall install a left turn bay for west bound traffic on W. Peoria Ave. to turn south into the subdivision.
- D. The internal streets of the project shall be private streets maintained by the Developer or the homeowner's association.
- E. Developer shall dedicate all necessary easements for the required improvements, including easements for drainage and retention.
- F. Developer shall create a Homeowner's Association for the maintenance of all of the landscaping with all open spaces, tracts, trails, collectors, and arterial rights-of-way as shown on the Open Space Plan for this project.
- G. Developer shall install an emergency gate with limited access for emergency vehicles only, at the eastern exit/entrance of the property at N. 112th Avenue. Developer shall use good faith efforts to incorporate input from Rancho Estate property owners in 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 of Rancho Estates units 1-4.
- H. 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. 112th Ave. then along the fence line of lots siding to N. 112th Ave, then west to the southwest corner of lot 22 of Rancho Unit 2.
- I. Developer shall record a one (1) foot wide non-vehicular access easement along the property boundary line adjacent to N. 112th Ave. stipulating that the Ridgeview Homeowner's 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.

- J. Developer shall provide a fifteen (15') foot landscape buffer on the north and west side of 100050 N. 112th Ave. to be maintained by the Ridgeview Homeowner's Association.
- K. 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.
- L. Ridgeview shall designate W. Peoria Ave. as the designated construction access point for the development and construction activities within the project.
- M. Town of Youngtown will review the Homeowner's Association contract.
- N. Sidewalk on West Peoria Avenue shall be the same width as existing.
- O. Emergency access gate will be modified from a swing to a slide gate.
- P. The one-foot Vehicle Non-Access Easement shall be indicated on the plans as agreed upon.

Planning and Zoning Hearing Commission Officer Ray Jacobs recommend approval by Council to recommend approval of the Final Plat for case Z2020-06 with the following stipulations.

- The applicant needs to project maintenance costs for streets and landscaping 5-10 ten years or more so the Homeowner's Association has adequate funds to cover expenses without large assessments or high monthly fees. The builder must make a significant contribution.

ATTACHMENTS

- A. Vicinity Map
- B. Zoning Map
- C. Preliminary Plat
- D. Conceptual Landscape Plan
- E. Landscape Exhibits
- F. Landscape Exhibits
- G. Landscape Exhibits
- H. Entry Feature Exhibit
- I. Wall Plan
- J. Sidewalk Plan
- K. Final Plat

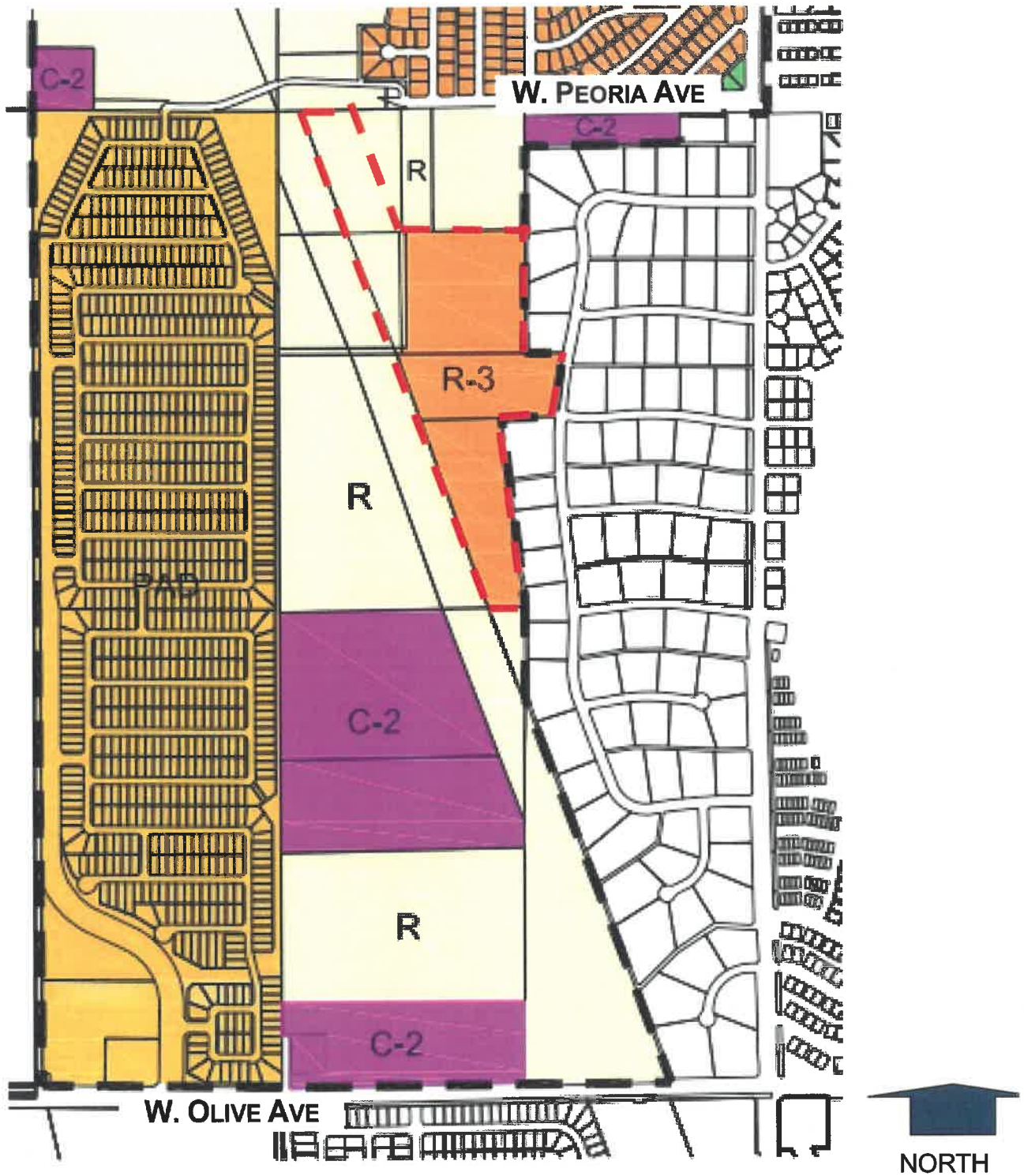
VICINITY MAP



“Ridgeview Submission of Final Plat” (Case No. Z2020-06)
January 21, 2021
Council Hearing Staff Report



ZONING MAP

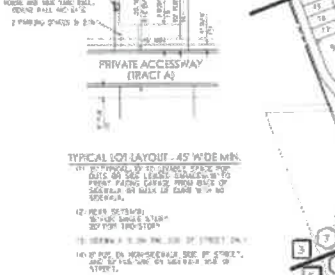
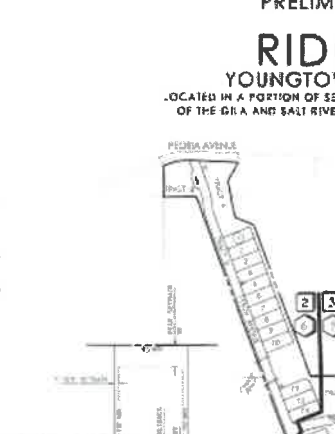


“Ridgeview Submission of Final Plat” (Case No. Z2020-06)
January 21, 2021
Council Hearing Staff Report

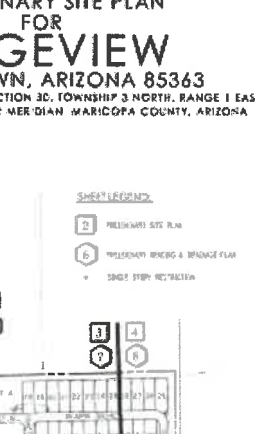
PRELIMINARY PLAT

PRELIMINARY SITE PLAN FOR RIDGEVIEW YOUNGTOWN, ARIZONA 85363 LOCATED IN A PORTION OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE D.R.A. AND SALT RIVER MERIDIAN BY DEED 74030084 AND 74030085

SITE PLAN NOTES
 1. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 2. THIS PROJECT IS SUBJECT TO THE CITY OF YOUNGTOWN'S ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
 3. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 4. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 5. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 6. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 7. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 8. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 9. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 10. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 11. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 12. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 13. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.
 14. ALL DIMENSIONS AND LOCATIONS OF THIS PLAN SHALL BE MEASURED FROM THE APPROVED CORNERS AND BENCHMARKS.
 15. THE CITY OF YOUNGTOWN'S ZONING ORDINANCES SHALL BE APPLIED TO THIS PROJECT.



TRACT	AREA	USE
A	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
B	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
C	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
D	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
E	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
F	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
G	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
H	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
I	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
J	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
K	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
L	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
M	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
N	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
O	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
P	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
Q	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
R	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
S	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
T	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
U	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
V	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
W	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
X	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
Y	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY
Z	0.48 AC	1. RESIDENTIAL SINGLE-FAMILY



LOT NO.	AREA	Bearing	Dist	Area
1	0.48	N 89° 15' 00" E	179.11	0.48
2	0.48	N 89° 15' 00" E	179.11	0.48
3	0.48	N 89° 15' 00" E	179.11	0.48
4	0.48	N 89° 15' 00" E	179.11	0.48
5	0.48	N 89° 15' 00" E	179.11	0.48
6	0.48	N 89° 15' 00" E	179.11	0.48
7	0.48	N 89° 15' 00" E	179.11	0.48
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43	0.48	N 89° 15' 00" E	179.11	0.48
44	0.48	N 89° 15' 00" E	179.11	0.48
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53	0.48	N 89° 15' 00" E	179.11	0.48
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99	0.48	N 89° 15' 00" E	179.11	0.48
100	0.48	N 89° 15' 00" E	179.11	0.48

CLIENT/DEVELOPER:
 BOB & JANE
 12345 MAIN ST, SUITE 100
 PHOENIX, AZ 85001

ENGINEER:
 3æ engineering
 12345 MAIN ST, SUITE 100
 PHOENIX, AZ 85001

PROJECT NO. 1
 PRELIMINARY SITE PLAN

SUBJECT:
 PRELIMINARY SITE PLAN FOR RIDGEVIEW LOT AREA TABLE

PROJECT DESCRIPTION:
 THIS PROJECT IS PROPOSED AS A RESIDENTIAL SINGLE-FAMILY DEVELOPMENT WITH A TOTAL OF 100 LOTS. THE PROJECT IS LOCATED IN SECTION 30, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE D.R.A. AND SALT RIVER MERIDIAN BY DEED 74030084 AND 74030085.

UTILITIES:
 WATER: CITY OF YOUNGTOWN
 SEWER: CITY OF YOUNGTOWN
 GAS: CITY OF YOUNGTOWN

BENCHMARK:
 1. 12345 MAIN ST, SUITE 100, PHOENIX, AZ 85001
 2. 12345 MAIN ST, SUITE 100, PHOENIX, AZ 85001

DATE:
 12/31/2020

SCALE:
 1" = 40'

AREA SUMMARY:

TRACT	AREA	PERCENTAGE	TOTAL
A	0.48	4.8	10.0
B	0.48	4.8	10.0
C	0.48	4.8	10.0
D	0.48	4.8	10.0
E	0.48	4.8	10.0
F	0.48	4.8	10.0
G	0.48	4.8	10.0
H	0.48	4.8	10.0
I	0.48	4.8	10.0
J	0.48	4.8	10.0
K	0.48	4.8	10.0
L	0.48	4.8	10.0
M	0.48	4.8	10.0
N	0.48	4.8	10.0
O	0.48	4.8	10.0
P	0.48	4.8	10.0
Q	0.48	4.8	10.0
R	0.48	4.8	10.0
S	0.48	4.8	10.0
T	0.48	4.8	10.0
U	0.48	4.8	10.0
V	0.48	4.8	10.0
W	0.48	4.8	10.0
X	0.48	4.8	10.0
Y	0.48	4.8	10.0
Z	0.48	4.8	10.0

3æ engineering
 12345 MAIN ST, SUITE 100
 PHOENIX, AZ 85001
 (602) 123-4567

COVER SHEET

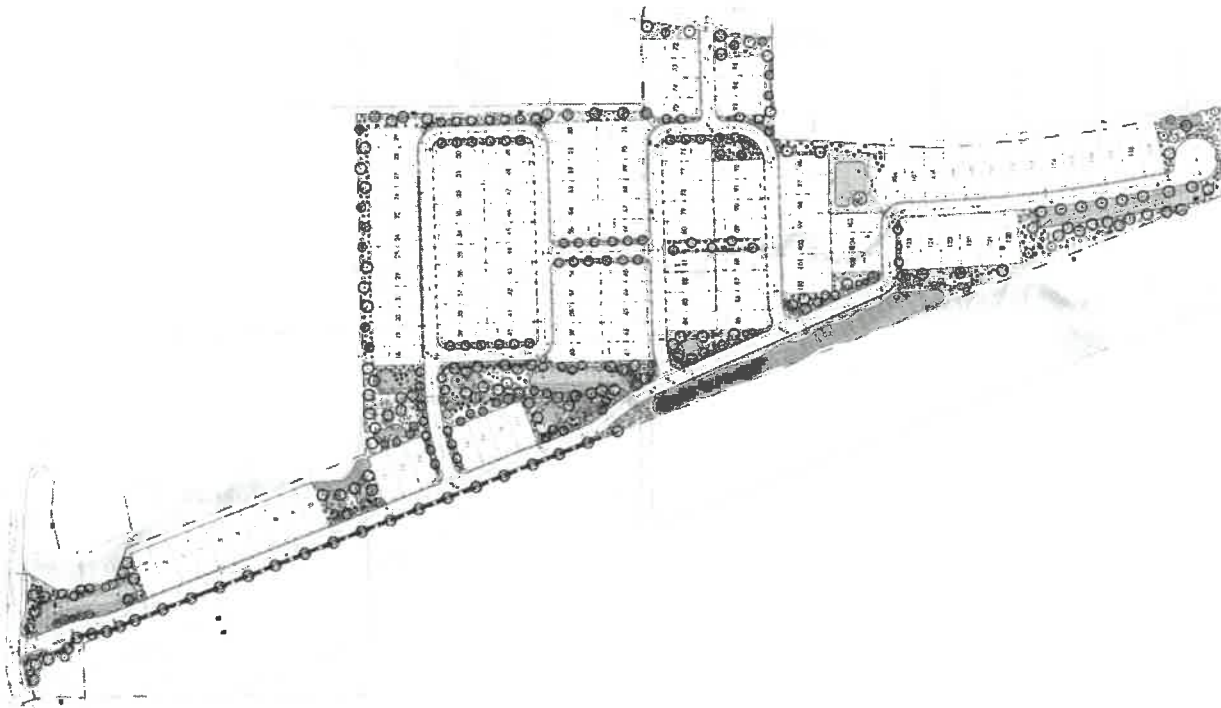
SCALE: 1" = 40'

DATE: 12/31/2020

PROJECT NO. 1

PRELIMINARY SITE PLAN

Landscape Plan



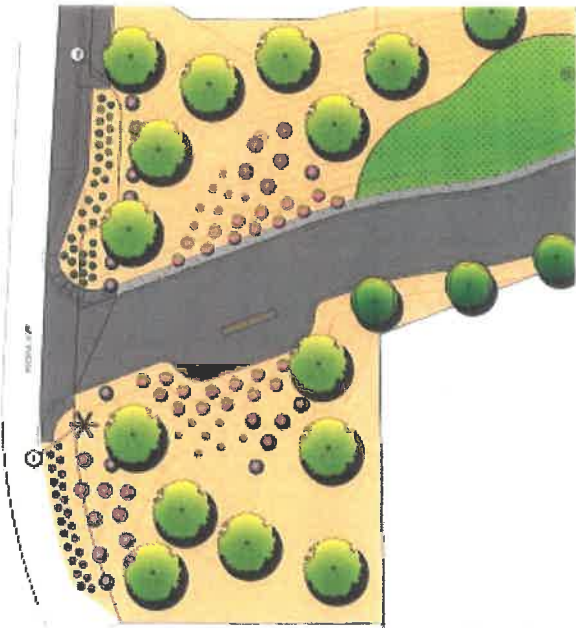
PRELIMINARY
CONSTRUCTION



PROJECT:
**RIDGEVIEW
YOUNGTOWN, AZ 85363**
SHEET:
OVERALL SITE PLAN

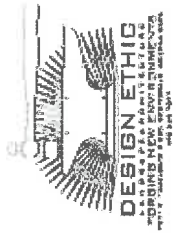


LANDSCAPE EXHIBITS



planting key notes

- ① 10' HIGH (APPROXIMATE) 20' DAB 11' DB, DB 10' 6" AND 50' FT BY 20' 10" 1/2"
- ② 10' DB 10' 6"

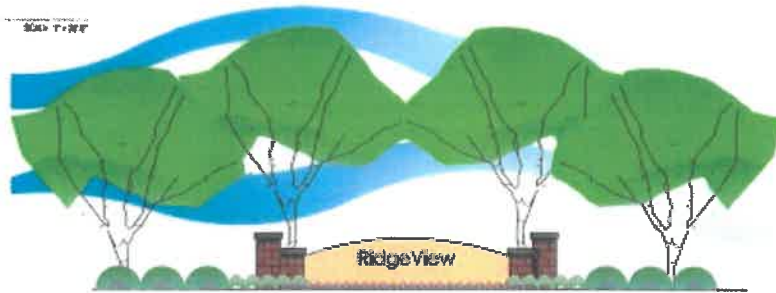


RIDGEVIEW
YOUNGTOWN, AZ 85363
CONCEPTUAL OPEN SPACE EXHIBIT

DATE: 1/20/21
DRAWN: S. PARR
SUBMITTED: 01/20/21
PROJECT:

SHEET
L.02 of L.07

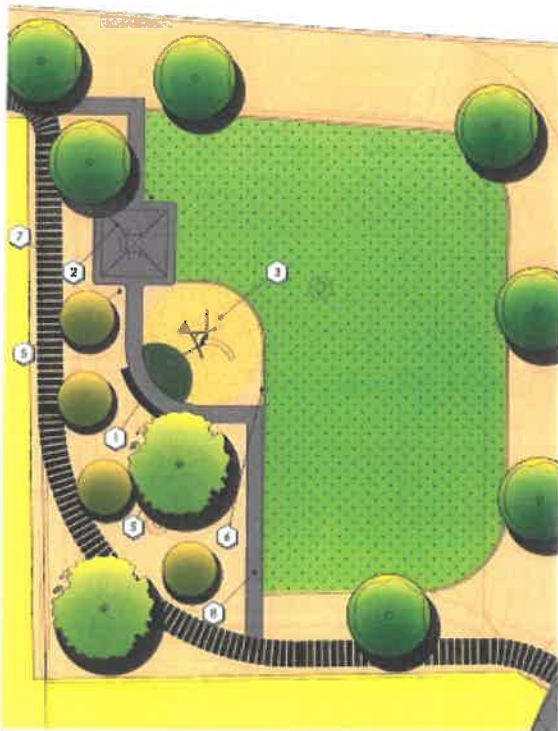
(A) CONCEPTUAL OPEN SPACE EXHIBIT



(B) CONCEPTUAL ENTRY MONUMENT

SCALE: 1/4" = 1'-0"

LANDSCAPE EXHIBITS



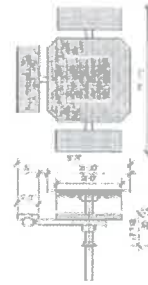
- Planting key schedule**
- 1 2" x 2" CANE SEATWALL 30" x 30" x 12" HIGHSIDE
 - 2 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 3 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 4 RAY PARK PEDESTAL 4" DIA. x 8" HIGHSIDE
 - 5 WABASH PORTAGE COLLECTION 48" x 30" x 12" HIGHSIDE
 - 6 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 7 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 8 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 9 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 10 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE

Planting key schedule

- 1 PEDESTAL
- 2 COMPACTED SUBGRADE
- 3 BRICK PAVING
- 4 APPROXIMATE
- 5 CURB
- 6 FINISH
- 7 1" ASPHALT
- 8 2" POLYURETHANE SEAL
- 9 2" POLYURETHANE SEAL
- 10 2" POLYURETHANE SEAL



(A) RAY PARK PEDESTAL 4" DIA. x 8" HIGHSIDE



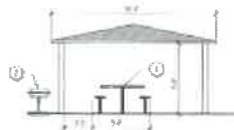
(B) WABASH PORTAGE COLLECTION 48" x 30" x 12" HIGHSIDE



(C) RAY PARK PEDESTAL 4" DIA. x 8" HIGHSIDE



(D) CANE SEATWALL



- NOTES:**
- 1 PRE-FABRICATED RAMADA 48" x 30" x 12" HIGHSIDE
 - 2 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 3 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 4 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 5 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 6 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 7 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 8 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 9 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE
 - 10 12" x 12" HAWAIIAN PINEAPPLE TREE 3" DIA. x 12" HIGHSIDE

(E) PRE-FABRICATED RAMADA

DESIGN ETHIC
 ARCHITECTURE & LANDSCAPE ARCHITECTURE
 4825 W. 110TH STREET, SUITE 100
 OVERLAND PARK, KS 66211
 TEL: 913.241.1100
 WWW.DESIGNETHIC.COM

PRELIMINARY CONSTRUCTION

SCALE: 1" = 100'

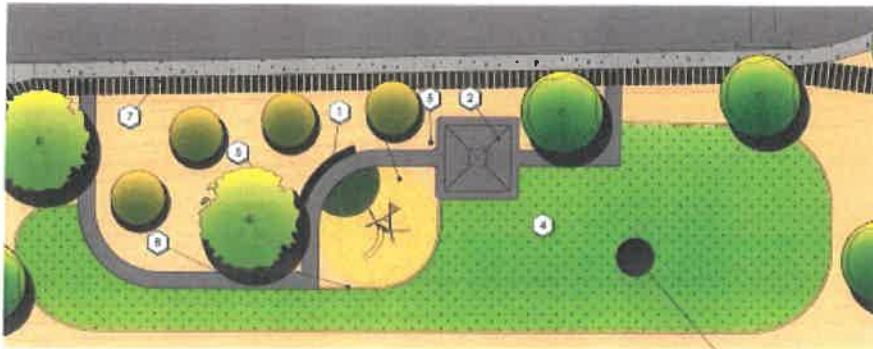
4825 W. 110TH STREET, SUITE 100
 OVERLAND PARK, KS 66211
 TEL: 913.241.1100
 WWW.DESIGNETHIC.COM

RIDGEVIEW
YOUNGTOWN, AZ 85363
 CONCEPTUAL OPEN SPACE EXHIBIT

DATE: 10/24/20
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS

SHEET
L.03 of L.07

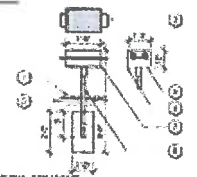
LANDSCAPE EXHIBITS



- Planting Key**
- 1 2" x 2" CONCRETE SQUARE WITH 1" DIA. POST
 - 2 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 3 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 4 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 5 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 6 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 7 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 8 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 9 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
 - 10 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST

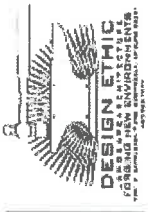
Key Notes

- 1 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 2 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 3 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 4 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 5 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 6 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 7 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 8 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 9 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST
- 10 18" DIA. SPANISH BROOM PALM WITH 1" DIA. POST

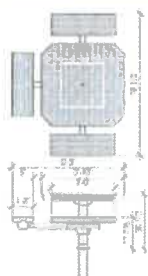


KAY PARK PEDIestal GRILL 8836306

SCALE 1/4" = 1'-0"



PRELIMINARY CONSTRUCTION



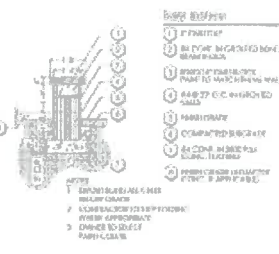
WABASH PORTAGE CONSTRUCTION ACCESSIBLE ADA 4 FOOTBENCH

SCALE 1/4" = 1'-0"



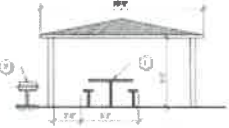
KAY PARK PEDIestal GRILL 8836306

SCALE 1/4" = 1'-0"



CMU SEATWALL

SCALE 1/4" = 1'-0"



PARK BENCH

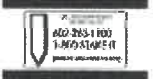
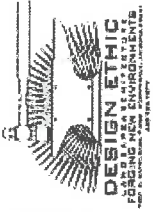
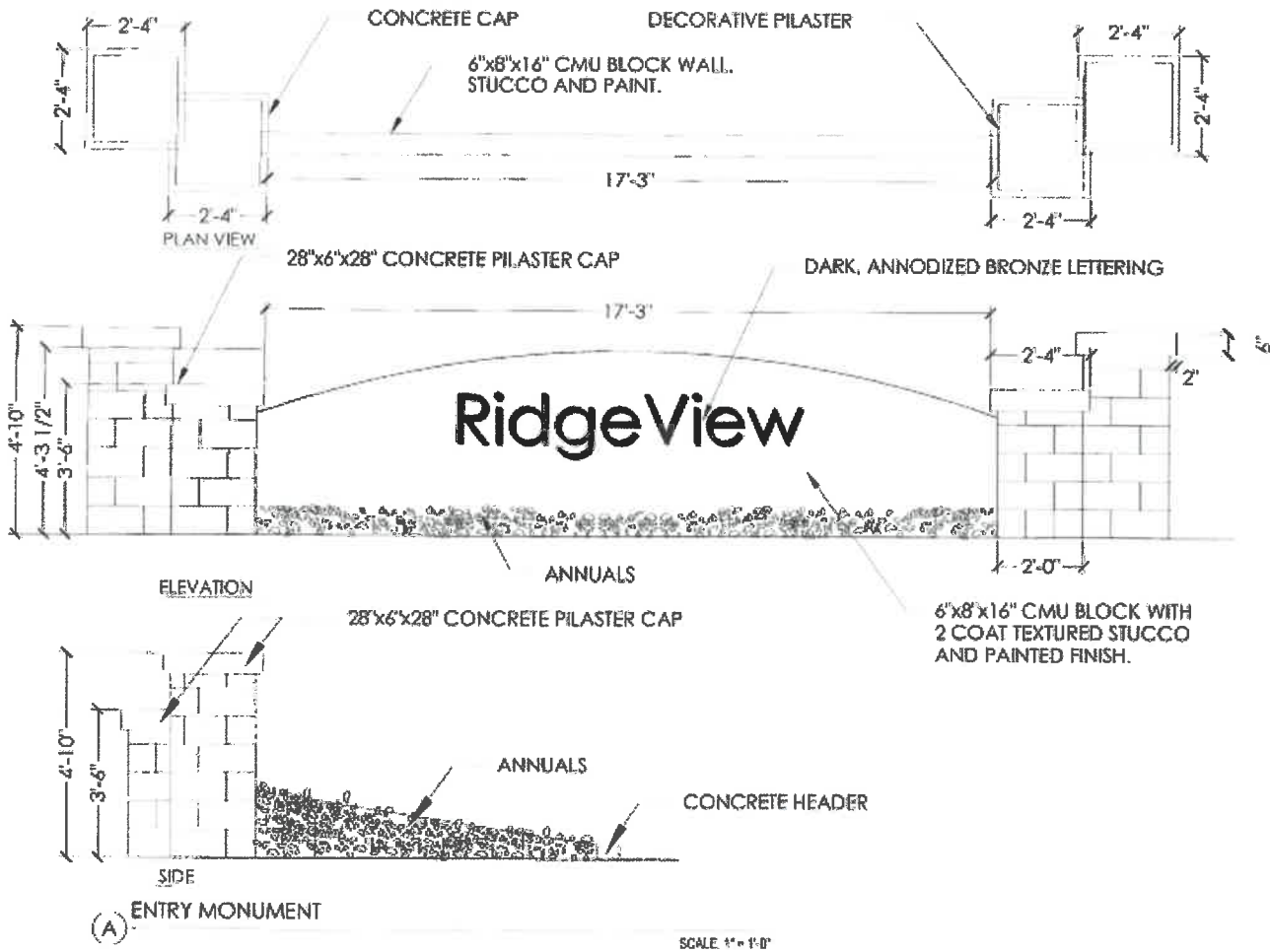
SCALE 1/4" = 1'-0"

RIDGEVIEW
YOUNGTOWN, AZ 85363
CONCEPTUAL OPEN SPACE EXHIBIT

DATE: 10/20/20
DRAWN BY: [Name]
CHECKED BY: [Name]

SHEET: L.04 of L.07

ENTRY MONUMENT

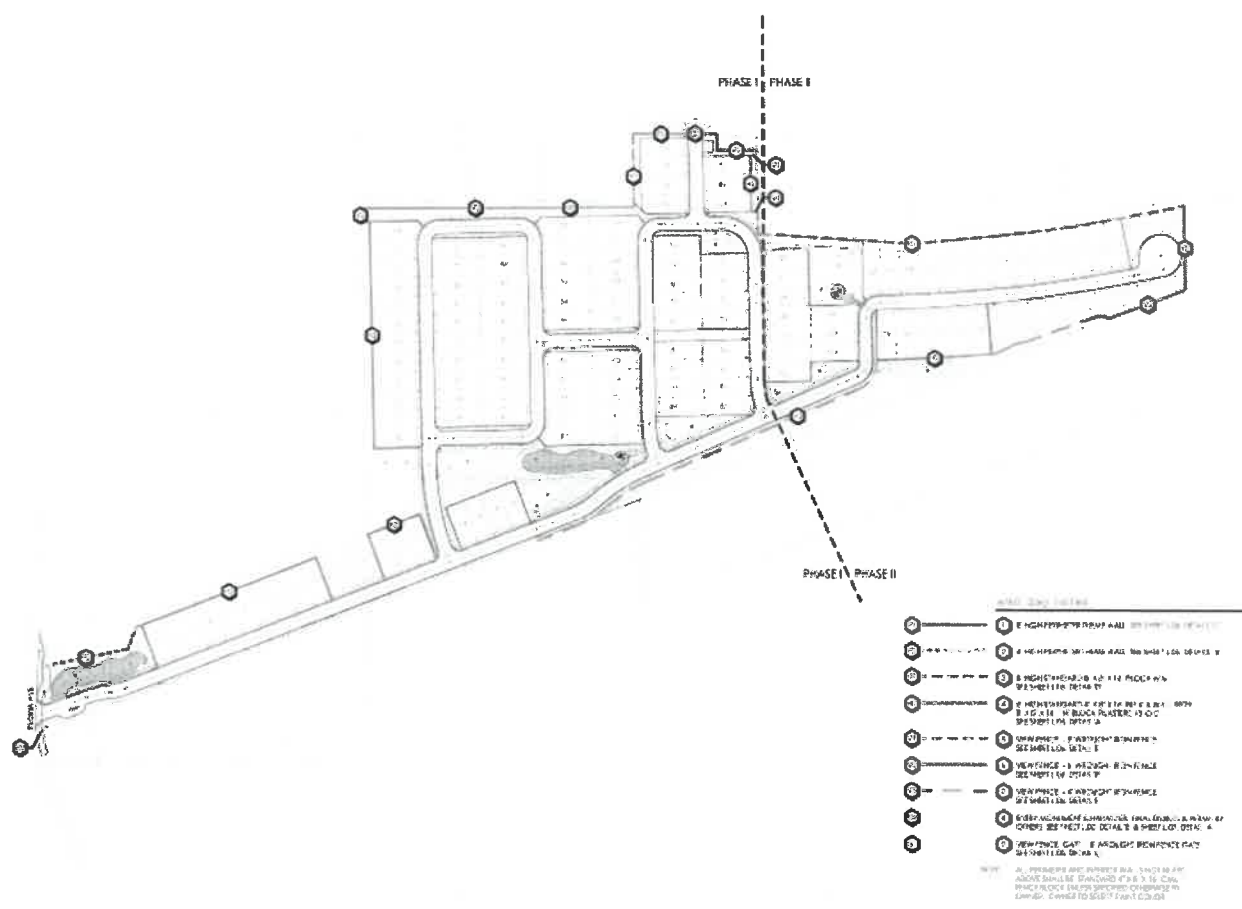


RIDGEVIEW
 YOUNGTOWN, AZ 85363
 CONCEPTUAL WALL DETAILS

DATE:	01/21/21
DRAWN BY:	E. J. JAMES
CHECKED BY:	01/21/21

L.07 of L.07

WALL PLAN









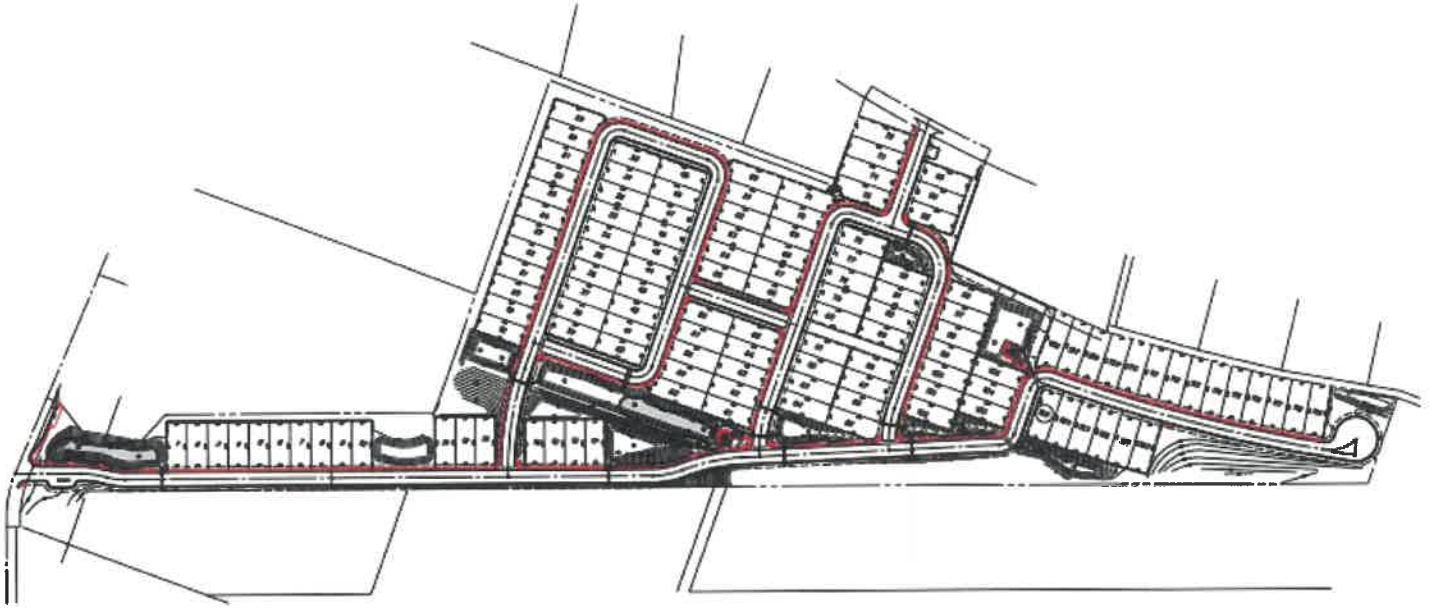


**RIDGEVIEW
YOUNGTOWN, AZ 85363
CONCEPTUAL WALL PLAN**

DATE: 10/20/20
 DRAWN BY: J. K. K.
 CHECKED BY: J. K. K.
 APPROVED BY: J. K. K.

Sheet
L.17 of L.19

SIDEWALK PLAN



FINAL PLAT

