

# YOUNGTOWN GENERAL PLAN 2035



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## **ACKNOWLEDGEMENTS**

Youngtown General Plan 2035 was made possible through the collaboration of residents, business/landowners, Town of Youngtown Council, staff, and consultants. The Town would like to extend its appreciation to all for their participation, thoughtful input, and commitment to Youngtown's future.

The following persons are particularly acknowledged for their participation. Youngtown General Plan 2035 was adopted by Resolution No: 2025-xx

### **Youngtown Town Council**

Michael LeVault, Mayor  
Charles, "Chuck", Vice Mayor  
Margaret Chittenden  
Karen Haney Duncan  
Mike Francis  
Kathryn French  
Jodi Kaczynski

### **Youngtown Staff**

Jeanne Blackman, Town Manager  
Nicole Smart, Town Clerk  
Gregory Arrington, Community Development/  
Public Infrastructure

## RESOLUTION NO. 2025-01

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF YOUNGTOWN, ARIZONA, DECLARING THAT CERTAIN DOCUMENT ENTITLED "YOUNGTOWN GENERAL PLAN 2035" TO BE A PUBLIC RECORD; ADOPTING THE "YOUNGTOWN GENERAL PLAN 2035" IN COMPLIANCE WITH ARIZONA REVISED STATUTES § 9-461.06; MAKING FINDINGS OF FACT; DIRECTING THAT THE "YOUNGTOWN GENERAL PLAN 2035" BE ADOPTED BY THIS RESOLUTION; PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING FOR SEVERABILITY.

**WHEREAS**, A.R.S. § 9-461.06, requires the Youngtown Town Council to adopt a comprehensive, long-range general plan for the development of Youngtown, setting forth Youngtown's goals and development policies for the development of land in Youngtown; and

**WHEREAS**, the Town Council adopted written procedures to provide for the effective, early, and continuous public participation in the development of the proposed general plan in accordance with A.R.S. § 9-461.06; as a result, citizen-involvement workshops and stakeholder meetings were conducted to encourage a broad dissemination of proposals and alternatives, the draft general plan was posted on the Town's website for ready access by the public, written comments were solicited and received, several public meetings were held to discuss the draft general plan, public hearings were held following notice required by law, and all public comments were considered; and

**WHEREAS**, opportunity was provided for official comment by public officials and agencies, Maricopa County, school districts, associations of governments, public land management agencies, and other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens, in compliance with A.R.S. § 9-461.06(C)(2); and

**WHEREAS**, in the preparation of the new general plan, Youngtown sought maximum feasible public participation from all geographic, ethnic and economic areas of Youngtown; and

**WHEREAS**, at least sixty days prior to the notice, public hearing, and adoption, the proposed draft general plan was transmitted in compliance with A.R.S. § 9-461.06(D) to the Youngtown Town Council and Mayor, Zoning Hearing Officer, the Maricopa County Planning & Development Department, City of Peoria, City of Surprise, City of El Mirage, City of Sun City, the Bureau of Land Management, Maricopa County Department of Transportation, Arizona Department of Transportation, Valley Metro, Maricopa Association of Governments, Arizona State Land Department, Arizona Department of Commerce, EPCOR Water, Arizona Public Service Company, Southwest Gas Corporation, Century Link, Parks & Sons of Sun City, Sun City Home Owners Association, Sun City West Homeowners Association, Glendale Union High

School District, Peoria Unified School District, Dysart School District, and all persons requesting in writing to receive a review copy; and Luke Air Force Base, City of El Mirage Planning Department, City of Peoria Planning Department, and City of Surprise Planning Department.

**WHEREAS**, the recommendations of the Zoning Hearing Officer on the proposed general plan were transmitted to the Town Council; and

**WHEREAS**, having received and considered all public comment and having considered the best interests of Youngtown as a whole, the Town Council finds that the “Youngtown General Plan 2035,” attached as Exhibit A, sets forth Youngtown’s goals and development policies; and

**WHEREAS**, that certain document entitled “Youngtown General Plan 2035,” one paper copy of which are on file in the office of the Town Clerk, and one paper copy and one electronic copy are on file with the Town Clerk in compliance with A.R.S. § 9-802, are declared to be a public record and said copies are hereby ordered to remain on file with the Town Clerk; and

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the Town of Youngtown, Arizona:

1. That the “Youngtown General Plan 2035”, attached hereto and incorporated herein by reference, be and it is hereby adopted as the General Plan for the Town of Youngtown, Arizona, pursuant to A.R.S. § 9-461 *et seq.*

2. That, upon approval of the “Youngtown General Plan 2025” by the voters, the prior Town of Youngtown General Plan, approved November 4, 2014, and as amended thereafter from time to time, is hereby repealed.

**BE IT FURTHER RESOLVED** that all resolutions or parts of resolutions in conflict with the provisions of this resolution are hereby repealed.

**BE IT FURTHER RESOLVED** that if any section, subsection, sentence, clause, phrase or portion of this Resolution 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 Mayor and Common Council of the Town of Youngtown, Arizona this 20<sup>th</sup> day of February, 2025.




---

Michael LeVault, Mayor

ATTEST:

  
\_\_\_\_\_  
Nicole Smart, Town Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Trish Stuhan, Town Attorney  
Pierce Coleman, PLLC

I hereby certify the above foregoing Resolution No. 2025-01 was duly passed by the Council of the Town of Youngtown, Arizona, at a regular meeting held on February 20, 2025, and that quorum was present thereat and that the vote thereon was 7 ayes and 0 nays and 0 abstentions. 0 Council members were absent or excused.

  
\_\_\_\_\_  
Nicole Smart, Town Clerk

The following exhibits are attached hereto and incorporated herein:

- 1. Youngtown General Plan 2035

## **PREFACE**

Youngtown updates its General Plan to serve three, interrelated purposes: 1) to comply with Arizona's Growing Smarter (1998), Growing Smarter Plus (2000), and Regulatory Bill of Rights (2011) legislation; 2) to recognize changes of conditions in the community since the last comprehensive General Plan adoption; and 3) to develop strategies to ensure a prosperous and sustainable future for Youngtown.

Since the last comprehensive adoption of the Youngtown General Plan in 2015, changes have occurred that required the Plan to be updated. Most of these include in an increase in population, and major increase in projects in the Town and in the continued shift in the demographics.

The Town Council has adopted a Public Participation Program, as required by State statutes, to ensure that the General Plan 2035 process is open to involvement by all interested members of the community. One citizen-involvement workshop, stakeholder outreach, Plan briefing with Council and public presentations have afforded interested residents and business people opportunities for input in validating existing, and establishing new policy directions for Youngtown.

Updates have been made to the goals outlined in the original plan, which included adoption by Council, which consisted of outreach to resident and business community.

## **Youngtown Mission Statement**

Youngtown exists as a municipality to provide a sustainable, locally controlled environment in which its citizens and businesses can thrive, by:

- Supporting and engaging the community through programs and services and by providing opportunities for resident and business feedback.
- Promoting transparent, effective and efficient government.
- Promoting a business-friendly environment that contributes to quality of life and the sustainability of Youngtown as an independent municipality.

## **Youngtown Vision Statement**

We envision Youngtown to be an aesthetically beautiful community that embodies small town values such as safety, community pride and a highly engaged citizenry while at the same time providing proximity to big city amenities, a business-friendly environment as well as a dynamic and sustainable local economy.

### Strategic Priorities:

1. Engage Citizenry/Foster Community Pride (create “I’m from Youngtown and proud of it” residents rather than “My address just happens to be in Youngtown... I think”). The lack of such citizen engagement on the part of Youngtown may be a continued alienation from new Youngtown residents and various sub-communities that are less inclined to make decisions to preserve a locally controlled Youngtown. Such a resident mind-set increases the probability that Youngtown moves closer toward no longer existing as an individual municipality.
2. Cultivate, protect, and strengthen existing and new sources of town revenue.
3. Cultivate a strong business community/business community identity.
4. Create a system/process that ensures strong, principled leadership of Youngtown in the future.
5. Foster a mindset of bold innovation that further encourages/enables Youngtown to “think outside the box” to address the challenges and opportunities facing municipal government in the 21st century.

## 1.0 INTRODUCTION

### 1.1 Purpose of the General Plan

The General Plan (Plan) provides guidance for Town staff, citizens, and others doing business with our Town to help them achieve Youngtown’s vision for future land use and development. The Plan contains eight (8) elements: Land Use, Circulation and Transportation, Water Resources, Open Space and Recreation, Environmental Planning, Economic Development, Growth Areas and Cost of Development. Together, these elements provide guidance regarding future development of the community.

<b>A General Plan Is:</b>	<b>A General Plan Is Not:</b>
A means to protect quality of life	A rigid, static document
A statement of policy	A zoning ordinance
An expression of community intentions	A detailed policy of specific areas of the Town
A guide to decision making	A Capital Improvement Plan
A presentation of long-term perspectives	A tool to promote special interests
A legal mandate	Just a land use map

### 1.2 General Plans and How They Are Used

General Plans reflect the long-term development goals of the community and guide future growth. General Plans are comprehensive because they seek to coordinate all the systems of a municipality. They consist of maps, goals, objectives and policies. These are used by officials to guide decisions about types of land uses, permitted density and/or coverage area, open space, infrastructure, and circulation systems, along with the financing tools necessary to accomplish them.

Citizens use the Plan to better understand their Town and its future. Those wishing to develop projects within the Town use the Plan to understand what types of developments are desired by the Town and where they should be located.

The General Plan does not change existing zoning. If a property’s existing zoning is not in conformance with the adopted Plan, the property may still be developed

according to the existing zoning. However, any proposed changes to existing zoning must be consistent with, and conform to, the current adopted Land Use Plan. This does not mean the Plan is static. There are provisions under Arizona Revised Statutes (A.R.S.) §9-461.06 for General Plan Major and Minor Amendments and a procedure for considering them. This process is further described at the end of this section.

The General Plan affects every resident and business/landowner in Youngtown. It provides guidance to the Town and to the private sector about the types and locations of public facilities, private development, and infrastructure needs. The Plan’s eight elements are interrelated. All the General Plan elements should be considered collectively in any decision-making process. That is, no single element or excerpted statement should be used to reach a particular conclusion.

Other plans formulated by outside sectors of government may influence the planning of Youngtown. These are listed in Table 1, Related Documents.

**Table 1: Related Documents**

Document Name	Related General Plan Element(s)
Flood Control District of Maricopa County Watercourse Agua Fria Master Plan	Land Use, Open Space
Maricopa Association of Governments West Valley Non-Motorized Transportation Plan	Open Space
Maricopa Association of Governments Desert Spaces Plan	Open Space
Maricopa County Countywide Trails Plan	Open Space
Grand Avenue Northwest Corridor Study	Circulation, Environmental
Northwest Valley Transportation Plan	Circulation, Transportation
Maricopa Association of Governments Small Area Transportation Study	Circulation, Transportation

### **1.3 Public Participation**

Public participation is critical to a successful general planning process. The formation of the Youngtown General Plan 2035 involved residents, key stake holders, staff, and officials of Youngtown through several public meetings.

Arizona Law requires that each entity preparing a General Plan to adopt written procedures to provide effective, early, and continuous public participation in the development and major amendment of General Plans from all geographic, ethnic, and economic sectors of the community. The procedures provide for: 1) the broad dissemination of proposals and alternatives; 2) the opportunity for written comments; 3) public hearings after effective notice; 4) open discussions, communications, programs, and information services; and, 5) consideration of public comments.

### **1.4 How the Plan is Arranged**

The General Plan is organized into eight (8) elements. Each of these contains specific goals, objectives and policies that provide guidance to citizens and decision makers about future land use and development. Broadly defined, goals are the desired result, objectives are benchmarks toward achieving the goals, and policies are the action items that the Town can take to reach the objectives and desired goals. An Implementation Plan is provided, which suggests short-, mid-, and long-range strategies to accomplish the goals and objectives of the General Plan 2035. In compliance with A.R.S. §9-461.05, the General Plan Elements will address the elements illustrated.

**Table 2: Organization of Elements**

<b>Element</b>	<b>Focus</b>
Land Use*	Designates the general distribution, location, and extent of land uses.
Circulation & Transportation	Map of transportation system including transit.
Water Resources*	Currently available surface water, groundwater and effluent supplies, projections for future growth and need.
Open Spaces* & Recreation	Comprehensive inventory of open space, analysis of forecasted needs, and policies for the enhancement of open space and recreation activities.
Environmental Planning*	Protection of air and water quality and natural resources.
Economic Development	Principles and policies to guide the Town of Youngtown in making decisions regarding the economic stability of the community. Identification of areas appropriate for intense development activity.
Cost of Development*	Policies and strategies that Youngtown will use to require development to pay its fair share.
Growth*	Work with Mayor and Council on infill opportunities that positively impact the community.

\* Required by Arizona Revised Statutes (A.R.S.) §9-461.06

## **1.5 Amendments to the General Plan**

1.5.1 Major Amendment: A major amendment to the General Plan is any proposal that would result in a change to the Land Use Element that would substantially alter the Town’s planned mixture or balance of land uses. The following criteria are to be used to determine whether a proposed amendment to the Land Use Element would result in such a substantial change.

A major amendment is any proposal that meets any one of these criteria:

1. A change in the Land Use Plan designation on ten (10) or more acres within the Town’s municipal boundaries, or
2. Any change and/or elimination of a goal, objective or policy that would result in the change of these amendment procedures, the intensity or density of a General Plan land use category or would result in the modification, addition or deletion of a freeway, highway, or arterial road standard or alignment. It should be noted that a designation of a proposal as a “major amendment” essentially affects the processing of the proposal

and does not directly relate to the merits of the proposal. By State Statute, the key procedural elements that apply to a major amendment proposal are: 1) all major General Plan amendments shall be presented at a single Town Council hearing during the calendar year; and 2) a 2/3 majority vote of the Town Council is needed to approve them.

1.5.2 Minor Amendment: Any change that does not meet the above criteria defining “major” amendments shall be considered a minor amendment that can be considered by the Town staff, Planning and Zoning Commission, and Town Council in accordance with the regularly scheduled process as prescribed by the Arizona Revised Statutes. Amendments to this Plan may be initiated by the Town and/or may be requested by private individuals and/or agencies in accordance with the procedures set forth in Arizona State Law.

Text changes that change a policy or policies may be considered minor amendments if the goals and objectives are not directly affected.

## 2.0 CONTEXT

### 2.1 Introduction

This section covers Youngtown's history, setting, and growth. Occurring within these contexts are the historical, economic, demographic, and environmental influences that could affect the future growth and development of Youngtown.

### 2.2 History

Like many of the other communities in the Northwest Valley, the area around Youngtown began as agricultural, specifically a dairy farm. In 1954, Ben Schleifer, Real Estate broker and Clarence Suggs, banker, purchased 320 acres of farmland. Working with developer Elmer Johns, Schleifer and Suggs designed the country's first master-planned retirement community. In November of 2004, Youngtown celebrated its 50<sup>th</sup> Anniversary.

In 1960, the Town was incorporated and was the first municipality to establish age restrictions. These were removed in 1998 and the Town now consists largely of younger families.



Youngtown Historical Society Museum

### 2.3 Geography

Youngtown is located in the Northwest Valley: north of Peoria, west of Sun City, and east of El Mirage. It is located between Grand and Olive Avenues, and between 111<sup>th</sup> and 115<sup>th</sup> Avenues. The Town is fortunate to be close to the 101 (Agua Fria Freeway) and bordered by State Route 60 (Grand Avenue).

## 2.4 Youngtown Planning Area

Youngtown is situated in the center of the Northwest Valley at an elevation of approximately 1150 feet. The Town encompasses 1.5 square miles, bordered by the Agua Fria River and El Mirage on the west, unincorporated Sun City to the north and east, and Peoria to the south.

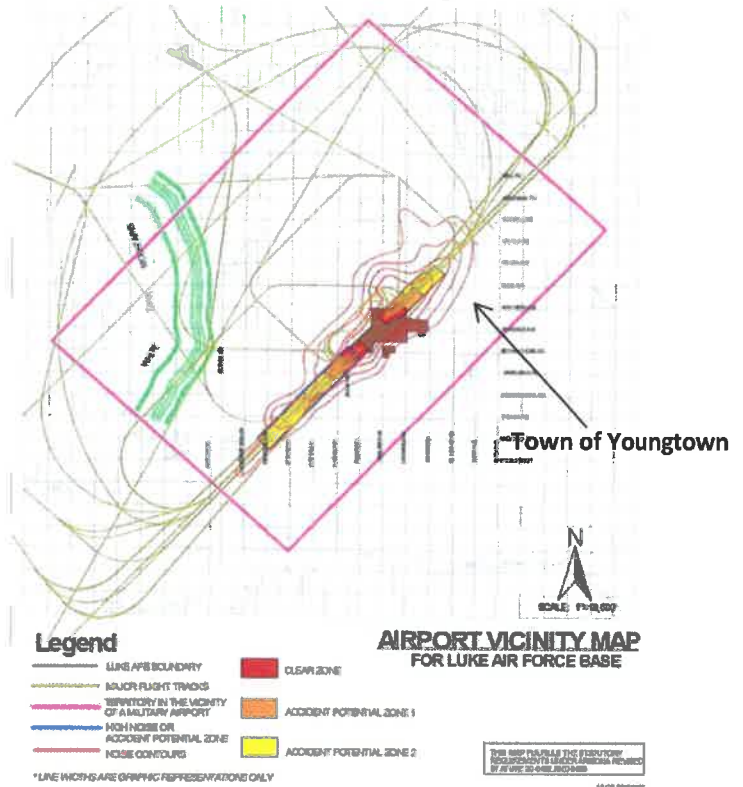
The Town's Municipal Planning Area includes incorporated area that is basically flat with the exception of the Agua Fria riverbed which forms a deep cut on the north end of Town that gradually lessens to the south. Because of the slight elevation on the river's east bank, there are distant views of the White Tanks Mountains from the river's edge. The Agua Fria River corridor is planned to become a major regional recreation corridor.

Youngtown has approximately 1/2 mile of frontage on U.S. 60 (Grand Avenue). U.S.60 connects Youngtown to SR101, 2.5 miles east, and SR 303, five miles to the west.

Luke Air Force Base (Luke AFB) is located three miles to the southwest. Although Youngtown lies outside the 65 DNL noise contours of the airport, it does have territory in the vicinity of Luke AFB, defined as ten miles to the north, south and west and four miles to the east.

Luke AFB is extremely important to the WestValley and is instrumental in bringing jobs, tourism, and new residents to the region. It is touted as adding \$3.88 billion to the State's economy.

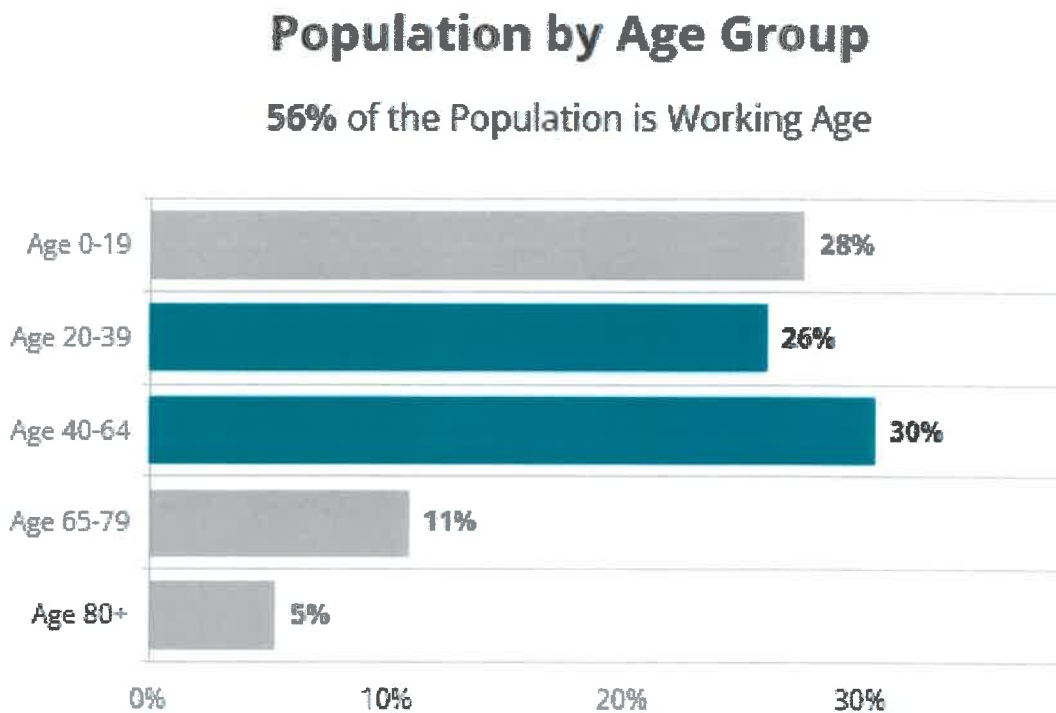
**Figure 1: Airport Vicinity Map for LAFB**



## 2.5 Demographic Overview

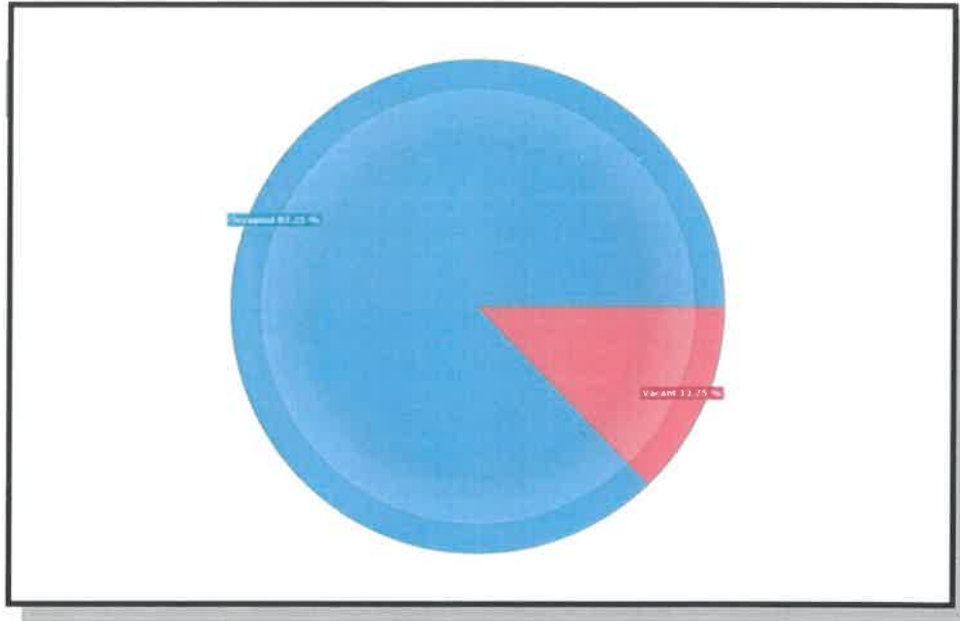
Youngtown has undergone significant changes in its demographics since removal of the Town's age restrictions in 1998. Youngtown now more closely resembles the age distribution of Maricopa County as a whole. Of the 2022 total population 5,863 people (84%) were under the age of 65, and 1,117 people (16%) were over the age of 65 (see Figure 2: Population by Age Group). This is largely due to the development of the of Agua Fria Ranch Community, Ridgeview, and Youngtown Flats.

**Figure 2: Population by Age**

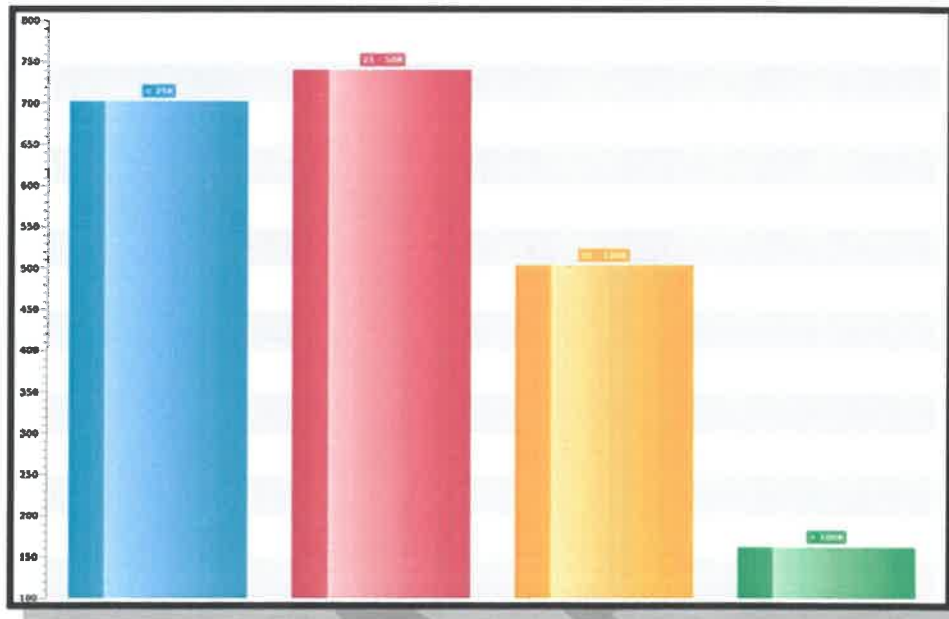


Youngtown resembles the age distribution of Maricopa County as a whole.

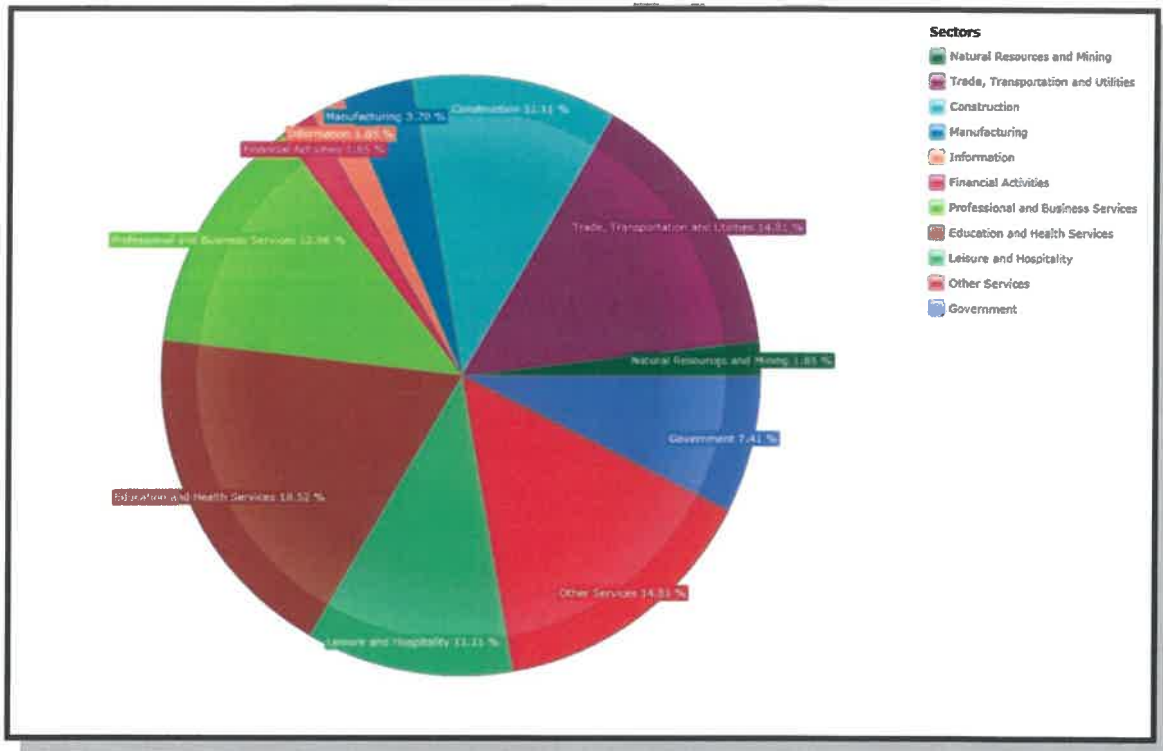
**Figure 3: Housing Unit Occupancy**



**Figure 4: Household Income**



**Figure 5: Business by Sector**



## **3.0 LAND USE ELEMENT**

### **3.1 Introduction**

The Land Use Element describes, through policies and a land use map, the locations and types of land uses and land use intensities desired by Youngtown. By law, all rezoning must be consistent with and conform to the General Plan. The Land Use Map guides rezoning decisions and does not change existing zoning. This Land Use Element is prepared in accordance with A.R.S. §9-461.05.

### **3.2 Existing Land Use**

The current incorporated area of the Town of Youngtown is approximately 1.5 square miles and extends from Grand Avenue (US 60) on the north to Olive Avenue on the south (see Figure 6: Youngtown Area Vicinity Map, next page). The Town's western boundary is generally the west edge of the Agua Fria River floodway; the eastern boundary is from 111<sup>th</sup> Avenue from Grand Avenue to Peoria Avenue and 114<sup>th</sup> Avenue from Peoria Avenue to Olive Avenue. The Municipal Planning Area addressed by this Plan includes the incorporated area and potential future annexation areas. The potential annexation areas are mostly vacant, unincorporated areas bounded by Olive Avenue on the north, Northern Avenue on the south, the east side of the Agua Fria River floodway on the west and approximately 117<sup>th</sup> Avenue from Peoria to Olive Avenues and 115<sup>th</sup> Avenue from Olive to Northern Avenues.

Approximately 35% of the Municipal Planning Area is vacant and only about 5% is currently usable. Currently, all of the land within the unincorporated portion of the Municipal Planning Area is either mined or consists of vacant land, which includes land within the 100-year floodplain of the Agua Fria River.

Residential land uses categories of all densities account for 555 acres or 39% of the Municipal Planning Area. Commercial land use categories, including Institutional and Public, Industrial and Town Center Business District uses account for 38%, or 529 acres of the Municipal Planning Area. The balance of the Municipal Planning Area is designated as open space, which includes the Agua Fria River floodway, and accounts for approximately 322 acres or 23% of the Municipal Planning Area. The distribution of land use is shown on Figure 7, Land Use Map.

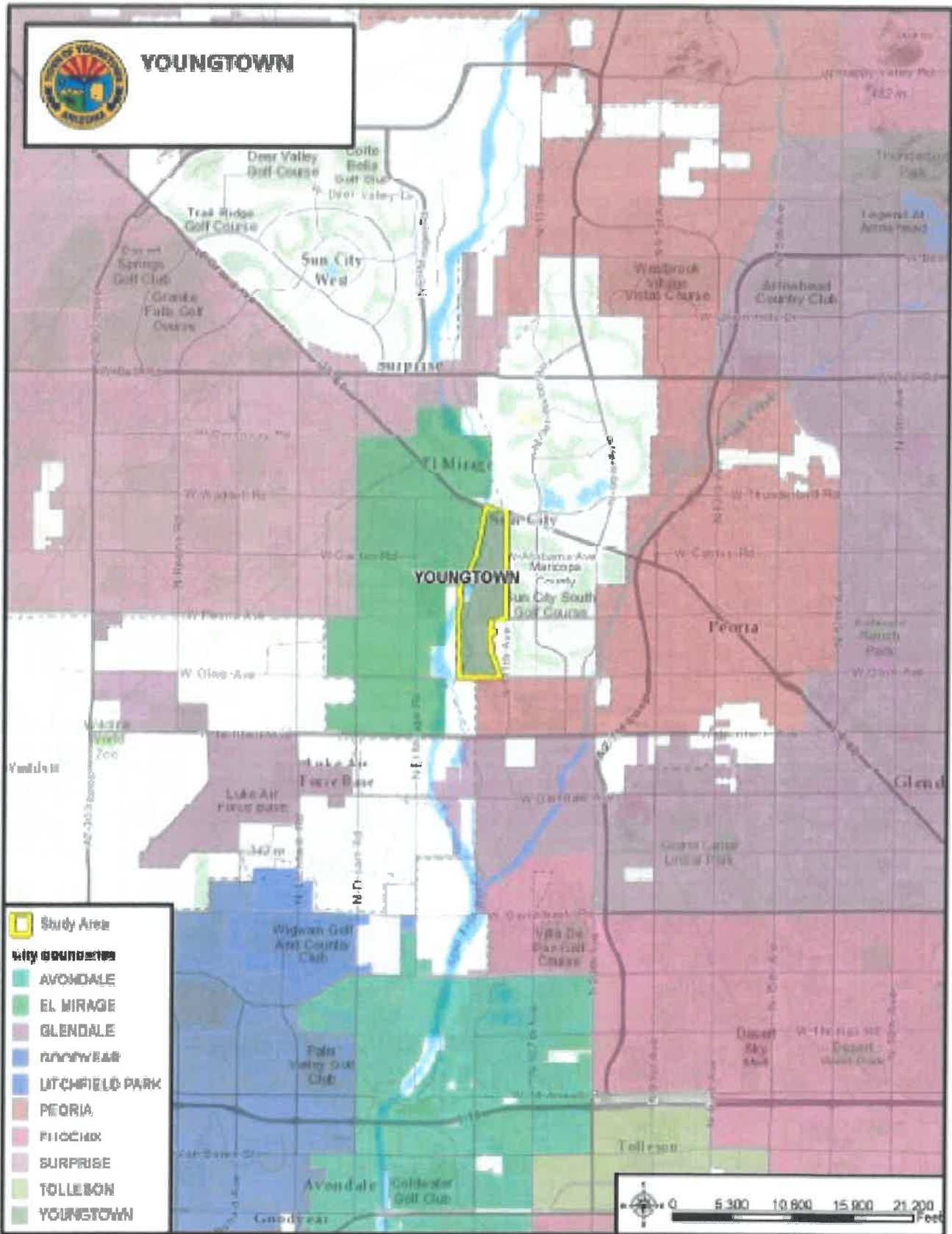
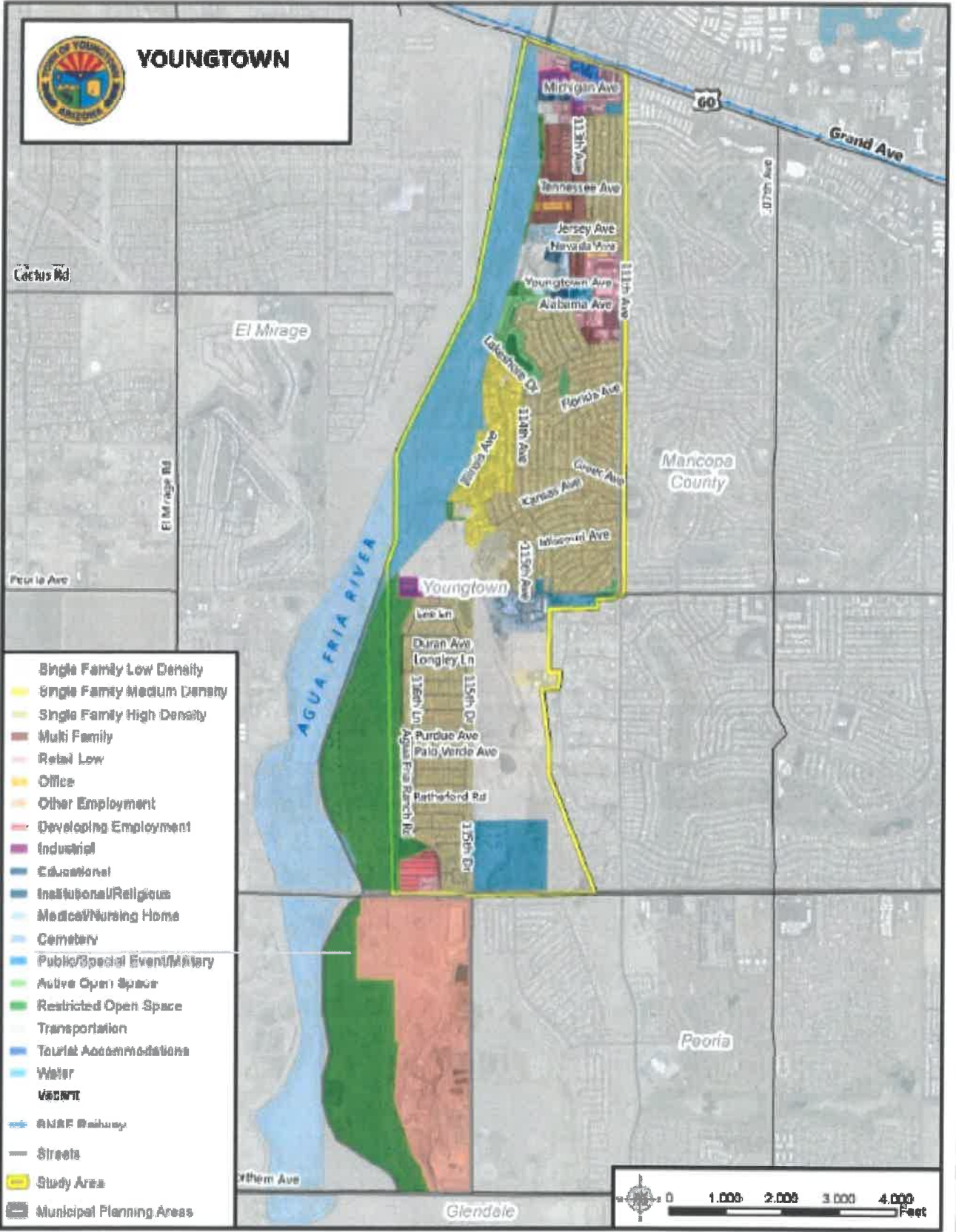


Figure 6: Youngtown Area Vicinity Map



**Figure 7: Land Use Map**

### 3.3

#### Planning Issues

- The majority of Youngtown's opportunity for new growth is located in areas east and south of Agua Fria Ranch between Peoria Avenue and Northern Avenue.
- New development includes amenities and services provided in traditional mixed generation communities.
- The median household income of Youngtown residents is below that of Maricopa County as a whole. The Town's median income has improved somewhat with the construction and sale of new houses in the annexed area south of Peoria Avenue and as new residents move into existing homes, Youngtown residents' median income may move closer to that of Maricopa County residents.
- An opportunity exists along 113th Avenue, from Grand Avenue to Alabama, and along Alabama from 113th Avenue to 111th Avenue, to create an identifying gateway to the Town.
- The residentially designated/zoned parcels along the west side of 115<sup>th</sup> Avenue between Wisconsin Avenue and Nevada Avenue designed as live/work. On the other hand, there is a demand for a more work-driven type of space in which employees and walk-in trade are permitted and more intense kinds of work are performed. This is referred to as live/work.
- Aggregates (particulate materials such as sand, gravel, and crushed stone, used to make concrete) are typically mined from riverbeds and riverbanks, including the Agua Fria River. Aggregate mining, which is regulated by county flood control districts, sometimes leads to conflicts with nearby residents affected by noise, dust, traffic, or other impacts associated with mining activities. To address these problems, A.R.S. Section 9-461.05 requires local governments to include in their general or long-term planning a land use element that identifies known sources of aggregates and establishes policies to preserve these resources and avoid incompatible land uses (e.g., distance and buffering policies). Thus, future conflicts between mining companies and local communities should be reduced.

### **3.4 Goals, Objectives, and Policies**

#### **GOAL 1: MAINTAIN YOUNGTOWN’S “SMALL TOWN” FEEL FOR CURRENT AND FUTURE RESIDENTS TO ENJOY.**

Objective 1.1: Promote development that enhances the existing community by providing the appropriate “small town” scale and character.

Policy 1.1.1: Develop design standards or guidelines that define the elements of Youngtown’s “small town” character such as roadway width, architectural character, building size, common areas, and elevations.

Objective 1.2: Enhance the attractiveness of infill parcels as an option for new development throughout the community.

Policy 1.2.1: Consider adaptive reuse of existing vacant buildings.

Policy 1.2.2: Incorporate community gardens.

**GOAL 2: MINIMIZE CONFLICTS BETWEEN LAND USES.**

Objective 2.1: Ensure that residential areas are appropriately sited and protected from incompatible land uses.

Policy 2.1.1: Provide transition land uses between Medium and High-Density Residential areas and non-residential land uses on the Land Use Map.

Policy 2.1.2: Provide appropriate transition zones, buffers and/or screening between dissimilar land uses and development intensities.

Policy 2.1.3: Incorporate and upgrade the buffer standards in the Town's zoning and subdivision ordinances.

Policy 2.1.4: Mitigate the potential impact of mining sites during their operation and plan for productive re-use following their eventual closure.

**GOAL 3: PROTECT AND PRESERVE THE SAFETY OF NEIGHBORHOODS**

Objective 3.1: Encourage participation by residents in keeping their neighborhoods safe.

Policy 3.1.1: Support the formation of neighborhood watch organizations.

Policy 3.1.2: Consider strengthening existing neighborhood watch groups.

**GOAL 4: PROVIDE A RANGE OF HOUSING INTENSITIES AND DENSITIES THAT CONTRIBUTE TO YOUNGTOWN'S RESIDENTIAL DIVERSITY AND STABILITY.**

Objective 4.1: Provide an adequate mix of housing types at various densities and for persons of all income levels and ages.

Policy 4.1.1: Encourage the development of energy-efficient, affordable housing.

Policy 4.1.2: Review the requirements of the Town's zoning and subdivision ordinances to permit all types of attainable housing in a manner

consistent with community desires, land use capacity, and legal requirements.

Objective 4.2: Understand the changing population dynamics of Youngtown to better provide housing and services.

Policy 4.2.1: Address Youngtown’s housing affordability gaps for family home ownership as well as rental opportunities.

Policy 4.2.2: Provide the right types of common spaces and amenities for each generation.

Objective 4.3: Provide for flexibility and use of evolution of existing live-work area.

Policy 4.3.1: Develop planning regulations and required application materials for live/work uses.

Policy 4.3.2: Ensure that live/work is predominantly residential in character.

Policy 4.3.3: Consider a “live/work incubator” in which business assistance and facilities would be provided in a residential live-work setting.

**GOAL 5: PROMOTE REGIONAL LAND USE PLANNING AND COORDINATION WITH NEIGHBORING COMMUNITIES TO DEVELOP AND MAINTAIN SUSTAINABLE LAND USE PATTERNS.**

Objective 5.1: Coordinate with external entities, surrounding jurisdictions, and state and federal agencies to address issues of regional importance.

Policy 5.1.1: Provide up-to-date information regarding land use changes and development plans to MAG to assist in regional planning studies.

Policy 5.1.2: Coordinate with El Mirage, Peoria, and Maricopa County regarding land use along communal borders on issues such as buffering, screening, compatible land uses, and connectivity opportunities.

Policy 5.1.3: Plan for opportunities when aggregate mining is no longer needed or if mine activities along the Agua Fria River cease.

**GOAL 6: IMPROVE THE APPEARANCE OF EXISTING NEIGHBORHOODS**

Objective 6.1: Promote a high level of property maintenance.

Policy 6.1.1: Develop and enforce a property maintenance ordinance.

Policy 6.1.2: Implement programs that provide incentives to property owners to maintain, rehabilitate, revitalize, and protect the existing housing stock.

Objective 6.2: Focus on established Redevelopment Areas to promote growth and vitality in Youngtown with educational outreach, code enforcement and revitalization.

Policy 6.2.1.: Design or retrofit neighborhoods to emphasize outdoor enjoyment, traffic reduction.

Policy 6.2.2.: Add to the Town's housing stock through neighborhood revitalization infill mixed-use developments.

Objective 6.3: Explore all possible sources of funds for housing renovation and neighborhood improvement.

Objective 6.4: Establish a Gateway into Youngtown along 113<sup>th</sup> Avenue and Alabama Avenue.

Policy 6.4.1: Develop guidelines that promote quality development along these corridors including generous setbacks and parking lot screening.

Policy 6.4.2: Develop landscape standards that will create a consistent streetscape along these corridors including site amenities that reflect the Town's desired 'small town' character.

**GOAL 7: CONTINUE TO MONITOR TOWN PLANNING DOCUMENTS TO ENSURE THEY ARE FUNCTIONING OPTIMALLY TO THE TYPE OF GROWTH AND AESTHETICS DESIRED BY THE COMMUNITY.**

Objective 7.1: Bring the zoning ordinance and other development related documents into conformance with the updated General Plan.

Policy 7.1.1: Revise and update zoning and design requirements as necessary.

Policy 7.1.2: Revise and update the sign ordinance. Include the requirement that all town-owned signs and all signs located within the public right-of-way have a standardized design and format.

Objective 7.2: Continue to promote aesthetically designed developments which foster an economically sustainable and socially dynamic community.

Policy 7.2.1: Develop design standards or guidelines for all types of new and renovated developments (residential, commercial, employment).

Policy 7.2.2: Ensure Youngtown is at the forefront by continuously updating codes and policies to include standards for new industries.

## **GOAL 8: ECONOMIC REDEVELOPMENT OVERLAY DISTRICT**

Objective 8.1 Establish and economic redevelopment district to enhance the aesthetic and financial components of the area to include new mixed use/commercial developments, repurpose/renovate existing buildings, and supporting existing businesses by diversifying the local market.

Policy 8.1.1 Create a specific area plan (a mini general plan) for the economic redevelopment district that explains the detailed incentives for achieving redevelopment and sets the aesthetic standards for a walkable mixed use downtown type of atmosphere.

Policy 8.1.2 Create financial incentives for new and existing businesses to relocate to the area or to upgrade existing businesses within the overlay district.

Policy 8.1.3 Create a streamlined permitting process for businesses wanting to repurpose old or vacant buildings or reinvest in current properties.

Policy 8.1.4 Create an overall land use map for the overlay district that compliments the entire area with well-placed parking, pedestrian connections, outdoor dining, and opportunities for landscaping and pocket parks.

### **3.5 Proposed Land Uses and Map**

Table 3, Land Use and Projected Population Growth, lists the acres for each land use included in the Land Use Element, the target densities and projected population at build-out.

The Land Use Map, Figure 7, graphically represents the locations of the land uses listed in Table 3. The Land Use Map fulfills the requirements of A.R.S. §9-461.05 to designate the proposed distribution, location, and extent of such uses on the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses, as may be appropriate. The Land Use Map is not a zoning map and does not change zoning.

**Table 3: Land Use Densities and Projected Build-Out**

<b>Land Use</b>	<b>Total Area in Acres</b>	<b>% of Total Area</b>	<b>Density Range per Acre</b>	<b>Projected Dwelling Units at Build-out</b>
Medium Density Residential	533	37.9	3 to 7 du/acre	1,599 to 3,731
Medium to High Density	13	1	7 to 12 du/acre	91 to 156
High Density Residential	9	.7	12 to 18 du/acre	108 to 162
Commercial	147	10.5	--	--
Institutional and Public	34	2.4	--	--
Industrial	289	20.5	--	--
Town Center Business District	59	4.2	--	--
Open Space	322	22.9	Max. 1 du/acre	322
<b>TOTALS:</b>	<b>1,406</b>	<b>100</b>		<b>2,120 to 4,371</b>

The land uses shown are intended to portray the overall character of development for the Town and generally reflect existing and planned uses larger than ten acres.

### **3.6 Land Use Categories**

#### Medium Density Residential (3 to 7 DU/acre)

This designation is the predominant land use in the incorporated and annexed areas of Town. Lots range from 6,000 square feet (minimum) to over 12,000 square feet. Larger lots can be included as part of this category.

#### Live/Work

A live/work use permits business to be conducted within a dwelling unit or accessory structure by occupants of the dwelling unit and up to two employees. Live/Work is associated with the Medium Density Residential Land Use designation and is indicated on the Land Use Map with hatched lines. All business activities must be subordinate to the residential use of the site. A live/work use is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home, involve a greater number of customers, be located in a larger percentage of a home or accessory building, and operate beyond the days and hours prescribed for home occupations.

#### Medium to High Density Residential (7 to 12 DU/acre)

This designation is created to allow for alternative designs in various non- traditional detached and attached homes. Lot size and/or density shall be determined by quality, function, and diversity. This land use designation can be considered for in-fill parcels, areas located between land uses of different intensities where a transitional use or density gradation is advisable. Projects with densities up to 12 units per acre may be located along arterial or collector roads, adjacent to employment and commercial areas, regional parks or major recreation facilities, or as part of an approved neighborhood or area plan where compatibility, transition, or other justifications warrant approval. This category may include town homes, condominiums, and other products built at similar intensities.

#### High Density Residential (12 to 18 DU/acre)

This designation is the highest density category. Apartments or condominiums up to 18 dwelling units per acre may be located adjacent to freeways, arterial or collector roads, or employment and commercial areas. Densities exceeding 18 dwellings per acre can be considered in the Town Center Business District or for projects that provide elderly care with assisted living components. Quality and infrastructure capability will be the primary determinants of density.

#### Institutional and Public

This designation allows commercial offices, commercial services, health care, public facilities, and institutional uses.

#### Commercial

This designation allows neighborhood or community shopping facilities. This land use is most appropriate at the intersections of major arterials and other access to these centers and internal vehicular access from within adjacent neighborhoods to minimize the need for local vehicular traffic to enter arterial streets to enter the shopping center. This land use designation commonly abuts residential areas. Buffers, transitional uses, attention to building size to height, and truck delivery movement should be considered in site design in order to provide compatibility and convenient access.

### Town Center Business District

This designation allows neighborhood or community shopping facilities, commercial services, health care, public facilities, institutional uses, and medium- high to high density residential. These are places designed to be pedestrian friendly activity areas that support a mix of retail and commercial services uses and attract visitors. It could include restaurants, retail shops, entertainment and recreational uses, offices, and plazas. It could also include higher density residential projects as part of an approved, mixed-use area plan and projects that provide elderly care with assisted living components.

### Open Space (Max. 1 DU/acre)

This designation provides for open space within Youngtown. The priority location for open space is along the Agua Fria River. This designation also allows for low density residential at a maximum of one dwelling unit per acre.

### Aggregate Land Use

This designation encompasses all existing sand and gravel/mining operations within the Town's Municipal Planning Area. This category also identifies broad areas that may contain commercial quantities of aggregates subject to permitting requirements. These locations are identified on the Land Use Map to provide proper disclosure to the public.

### **3.7 Protection of Aggregate Sites and Resources**

The State of Arizona SB1598 requires General Plans to identify current and potential sources of aggregate material from maps that are available from state agencies and to provide policies to preserve currently identified aggregates sufficient for future development and policies to avoid incompatible land uses.

The Town of Youngtown has provided the locations of existing and potential future aggregate sites on its Land Use Map as required by State law as well as generally described these properties in this Land Use Element text. Every reasonable effort has been made to assure the accuracy of the maps and related information contained herein. However, these maps and information reflect limited data available through the Arizona State Mine Inspector, Flood Control District of Maricopa County, and Arizona Geological Survey at the time of this General Plan Update. Youngtown assumes no liability either for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such.

Aggregate mining operations exceeding five acres in area are required by Arizona statute to file “Reclamation Plans” with the Arizona State Mine Inspector. These plans detail the total acreage of the mining site, the disturbed (i.e. mined) acreage, and the manner in which the owner/operator will restore the site once mining activity has ceased. Reclamation Plans have been filed with the Arizona State Mine Inspector for sites located within the Town of Youngtown’s planning boundary.

The Town recognizes these sites as existing or future operations, but has identified policies to plan for the eventual re-use of these aggregate sites, if annexed into the corporate limits of the Town. Once mining operations have ceased the potential for each of these sites to develop, or, if located within an undevelopable floodway, contribute to the Town’s open space network, will be limitless. The Town will work with the Arizona Mine Inspector, the property owner, and the operator of these facilities to complete their reclamation plans that ensure the future use of any existing or future mining sites will benefit all parties and the residents of Youngtown.

## 4.0: CIRCULATION and TRANSPORTATION ELEMENT

### 4.1 Introduction

The Circulation and Transportation Element includes goals, objectives, and policies for vehicular and non-vehicular mobility throughout Youngtown and between Youngtown and adjacent communities. The purpose of this element is to provide decision-making guidance to enhance access to jobs, schools and recreation areas for all Town residents, businesses and visitors, as well as facilitate regional travel. This element is prepared in conformance with A.R.S. §9-461.05.



Typical Youngtown Residential Street

### 4.2 Existing Conditions

#### 4.2.1 Roads

State Route (SR) 60 (Grand Avenue), an Arizona Department of Transportation owned and maintained facility, forms the northern border of Youngtown. It travels northwest/southeast, providing quick access to the center of Phoenix. Grand Avenue is a fundamental factor in the viability of the Town's commercial corridor, as it provides access and visibility from a major thoroughfare.

111th Avenue, forms the eastern border of Youngtown. It is the major north-south arterial of the Town, and the primary commercial corridor. Two of Youngtown's three commercial centers are located on 111th Avenue.

Peoria Avenue provides access to Agua Fria Ranch, located between Peoria and Olive Avenues, west of the 115th Avenue alignment.

Olive Avenue forms the southern border of the Town's incorporated area. It is a regionally significant roadway that is bridged across the Agua Fria River. This road is fundamental to the commercial and residential development at the Town's southern end.

Within the incorporated area of the Town, 113th Avenue/114th Avenue functions as a major collector street providing through-access between Grand and Peoria Avenues.

The development of Agua Fria Ranch introduced a second collector street, the Agua Fria Parkway, into the Town. This street provides access to and within the Agua Fria Ranch subdivision.

SR 101 is located approximately two- and one-half miles east of Youngtown and SR 303 is located approximately five miles west of Youngtown. These major freeways afford Youngtown residents regional access and contribute to additional opportunities for economic development of the community.

#### **4.2.2 Multimodal Transportation**

##### Pedestrian Facilities

Sidewalks are provided within the Agua Fria Ranch subdivision and along several major roadways, including but not limited to Grand Avenue, 111th Avenue, and Peoria Avenue. The majority of residential and collector roadways within the Town do have sidewalks.

##### Bicycle Facilities

The Agua Fria Ranch subdivision provides one of two bike lane in the Town. . Agua Fria Ranch Parkway provides dedicated, 6-foot bicycle lanes with applicable signs and pavement markings along both sides of the median-separated roadway. The bicycle lanes extend from Cheryl Drive to Green Drive.

##### Existing Golf Cart Facilities

There is substantial golf cart traffic through portions of the Town and adjacent Sun City. The intersection of 111th and 103rd Avenues with Grand Avenue are key golf cart crossing points to access Sun City golf courses and recreation centers located to the north of the Town. In Maricopa County, golf carts are allowed to share the roadway where posted speed limits are 35 mph or less.

##### Existing Public Transit

Valley Metro Route 106 (Peoria/Cactus) and Route 571 (Surprise Express) are the only fixed routes within Youngtown. Route 106 travels east/west from Cactus Road to 111th Avenue along Peoria Avenue before redirecting to travel north/south along 111th. The route terminates on the east side of the Banner Boswell Medical Center after crossing Grand Avenue. Route 571 generally travels along Grand Avenue providing service from Surprise to Phoenix. Only Route 106 provides fixed, stop locations in the Town.

There are no park-and-ride facilities within the Town. The nearest facility is located at the intersection of 129th Avenue and Thunderbird Road in the City of El Mirage.

The Northwest Valley Dial-a-Ride paratransit service is provided through Valley Metro to residents of the Town, the City of Surprise, the City of El Mirage, Sun City and Sun City West. The Town is provided service for ADA certified residents, seniors over age 65 and residents with disabilities. The service is provided Monday through Friday from 7 a.m. to 5 p.m.

### **4.3 Street Classification Definitions**

The following definitions apply to roadways within Youngtown:

#### Arterial Roads

Arterial roads provide high traffic volume capacity and serve major traffic circulation movements at higher speeds. They put more emphasis on traffic movement than land access. They are generally four or six lane roadways, with two to three lanes striped in each direction and medians and turn lanes where applicable.

#### Collector Roads

Collector roads provide connections between arterial and local roads and generally operate at lower speeds than arterial roads. Collector roads link residential, commercial, and industrial areas while providing more frequent access to properties than arterial roads.

#### Local Roads

Local roads primarily provide access to properties and generally operate at low speeds. Local roads are typically two lanes with frequent driveway access.

Roadway design criteria shall follow the latest edition of the Maricopa Association of Governments Uniform Standard Specifications and Details for Public Works Construction, with modifications to accommodate older drivers.

**Table 4: Roadway Level of Service and Service Volumes**

Road Classification	Desired Level of Service	Average Daily Traffic per Lane	2-Way Average Daily Traffic Range	# of Through Lanes	Maximum Roadway Length
Local Road	A	350	50-700	2	1,000 feet
Collector Road	B	2,500	700-18,000	2	½ mile
Arterial Road	D	7,500	18,000-45,000	6	No maximum

*Source: Maricopa County Roadway Design Manual, Adopted November 3, 1993, Maricopa County Department of Transportation.*

**4.4 Planning Issues**

- Need to complete the Town’s sidewalks Improvement Program.
- Need to expand bicycle facilities throughout the Town.
- Need additional lighting in the alleys.
- Need to address access and congestion along Grand Avenue.
- Need to enhance north-south roadway connectivity within the Town boundary, to enhance mobility, growth and redevelopment.
- Need for aesthetic treatments along Grand Avenue to elevate the image of the Town.
- Need for improved access to SR 101 and SR 303 to help provide
- Need to address safety along arterial streets.
- Need funding for capital improvement projects and operations and maintenance activities.

**4.5 Goals, Objectives, and Policies**

**GOAL 1: MAINTAIN AND IMPROVE TOWN ROAD CONDITIONS FOR SAFE, CONVENIENT TRAVEL.**

Objective 1.1: Prioritize street construction projects.

Policy 1.1.1: Prepare an annual assessment of needed roadway improvements and publish a priority list and construction schedule.

Policy 1.1.2: Work with the Arizona Department of Transportation to improve the eastbound Grand Avenue right-turn lane near 113th Avenue and consider a new eastbound Grand Avenue right-turn lane at 111th Avenue.

Policy 1.1.3: Conduct regular reviews of non-motorized transportation facilities for safety issues.

Policy 1.1.4: Identify roadways that need to be brought into compliance with Maricopa County level of service criteria and add them to the annual priority list.

Objective 1.2: Enhance transportation network connectivity.

Policy 1.2.1: Consider additional east-west access from 115th Avenue to the Agua Fria Parkway south of Olive Avenue and to 114th Avenue north of Olive Avenue.

Policy 1.2.2: Provide an additional north-south link within the Town by extending Agua Fria Ranch Road to Peoria Avenue.

Policy 1.2.3: Provide entry features along Grand Avenue at 111th Avenue and 113th Avenue.

Policy 1.2.4: Create a Town gateway along 113th Avenue from Grand Avenue to Alabama Avenue, and along Alabama Avenue from 113th Avenue to 111th Avenue. Signing the gateway can indicate it as an alternative route if the intersection of Grand Avenue and 111th Avenue is closed.

Objective 1.3: Ensure adequate funding to address long-term transportation needs.

Policy 1.3.1: Require new development to pay for the costs of future transportation improvements that will occur within the development boundaries.

Policy 1.3.2: Coordinate with other jurisdictions to maximize federal, state and county roadway funding.

Policy 1.3.3: Pursue state and federal grants for transportation enhancement projects.

Objective 1.4: Improve safety for older drivers.

**GOAL 2: PROMOTE NON-VEHICULAR CIRCULATION WITHIN YOUNGTOWN AND BETWEEN THE TOWN AND NEIGHBORING COMMUNITIES.**

Objective 2.1: Improve non-motorized connections to all areas of Youngtown and implement complete streets.

Policy 2.1.1: Develop an implementation plan for new sidewalks and street lighting recommended in the Youngtown Small Area Transportation Study.

Policy 2.1.2: Require installation of sidewalks and lighting for new development and roadway improvement projects.

Policy 2.1.3: Support Maricopa County Trail Plan along Agua Fria River.

**GOAL 3: PROMOTE REGIONAL COOPERATION TRANSPORTATION ISSUES.**

Objective 3.1: Join regional and other committees that review vehicular and non-vehicular circulation issues.

Policy 3.1.1: Participate in Maricopa Association of Government's transportation committees.

Policy 3.1.2: Support the MAG US-60/Grand Avenue Corridor Optimization, Access Management, and System Study (COMPASS).

Policy 3.1.3: Partner with appropriate jurisdictions to improve regionally significant roadways and circulation routes such as El Mirage Road as a north/south route.

Objective 3.2: Support and Enhance Regional Mobility

Policy 3.2.1: Support Commuter Rail on Grand Avenue.

Policy 3.2.2: Adopt recommendations of the US-60/Grand Avenue COMPASS.

**GOAL 4: ENSURE THAT YOUNGTOWN'S STREET STANDARDS MEET CURRENT/FUTURE CIRCULATION DEMANDS.**

Objective 4.1: Assess impacts of proposed developments on existing and planned streets.

Policy 4.1.1: Require that public and private roads be developed in accordance with the latest edition of the Maricopa Association of Governments Uniform Standard Specifications and Details for Public Works Construction, with additional provisions to improve safety for older drivers.

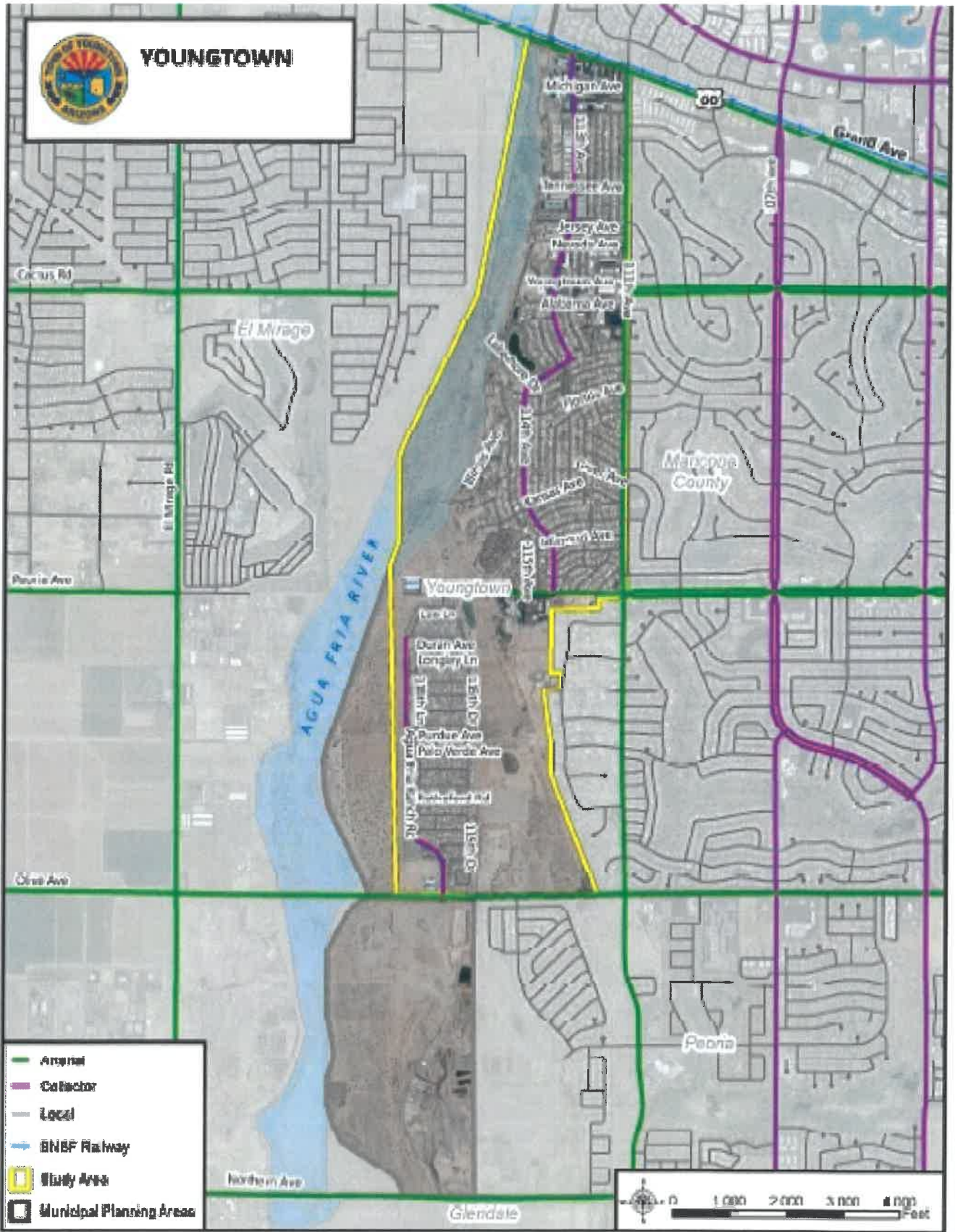


Figure 8: Circulation and Transportation Map

## **5.0: WATER RESOURCES ELEMENT**

### **5.1 Introduction**

A sufficient water supply is crucial to all communities. Economic growth and the wellbeing of residents and businesses depend on adequate water resources. The Water Resources Element reviews the future water needs of Youngtown and contains goals, objectives, and policies to guide the Town in meeting current and future needs. The Water Resources Element addresses potable and reclaimed water sources. This element was prepared in accordance with A.R.S. §9-461.05.

### **5.2 Current Conditions**

Historically, Youngtown has had an adequate water supply. State-wide, however, there has been substantial groundwater depletion. The overdraft of groundwater in some areas has resulted in significant lowering of groundwater levels, surface subsidence and cracking, water quality problems and/or loss of aquifer storage space. The Arizona Department of Water Resources (ADWR) was created to oversee the use of surface water and groundwater and works to develop the policies to ensure long-term water supplies for the people of Arizona.

Throughout the State, ADWR formed Active Management Areas (AMAs) to address water supply issues. Youngtown is located within the Phoenix AMA. The management goal of the Phoenix AMA is to attain “safe-yield” by the year 2025. Safe-yield means to “achieve and thereafter maintain a long-term balance between the annual amount of groundwater withdrawn in an active management area and the annual amount of natural and artificial groundwater recharge in the active management areas” (A.R.S. §45-561.12).

Potable water and wastewater services in Youngtown are provided by EPCOR Water Arizona, Inc. (EPCOR) EPCOR’s service area boundary for Sun City/Youngtown stops at Olive Avenue. The Youngtown water system is fully integrated with the Sun City Water delivery system. Sun City and Youngtown customers pay the same water rates and are recognized by the Arizona Corporation Commission (ACC) as one entity for rate making and other regulatory purposes.

The water supply for the system is provided by 24 wells owned and operated by EPCOR. Of the 24 wells, five to seven are typically inactive in a given year. The wells pump a combination of groundwater, Central Arizona Project (CAP) water

store credit generated through recharge activities at the company's Northwest Valley Water Reclamation Facility. EPCOR has a CAP water allocation of 4,189 acre-feet per year. Currently, the CAP water allocation is recharged in the Maricopa Water District Groundwater Savings Facility and recovered on an annual basis. The Sun City/Youngtown system current demand is approximately 16,500 acre-feet per year. In 2011, 4,105 acre-feet of effluent credits were pumped.

The current system has a peak-day capacity of approximately 34.5 million gallons per day. The per capita demand for the Sun City/Youngtown system is currently approximately 300 gallons-per capita-per-day (gpcd). This amount includes non-residential uses as well as residential. New residential development in Youngtown would be expected to use considerably less water. ADWR Third Management Plan residential use expectations are in the range of 160-175 gpcd. These figures reflect anticipated water demands for new residential development in Youngtown.

Future demand of new development in Youngtown will be met by EWAZ through current and new well capacity. A number of existing wells can be equipped and retrofitted to provide the additional capacity needed to meet increased demand. New residential subdivisions which receive groundwater are required to obtain an agreement to serve in the Central Arizona Groundwater Replenishment District (CAGRDR) as a means of meeting the State's 100-year Assured Water Supply Certificate Requirements. Homes enrolled in the CAGRDR pay a "replenishment tax" to the CAGRDR that is used to purchase renewable water and replenish the groundwater that is pumped and delivered to the homes each year.

Wastewater generated in Sun City and Youngtown is conveyed to the Tolleson Wastewater Treatment Plant under a contract between Tolleson and EWAZ. The water is treated and delivered to Palo Verde Nuclear Generating Station for use as cooling water.

### **5.3 Future Trends**

Youngtown has no plans to become a water service provider. As a new development occurs in the Town, individual landowners or developers will continue to work with entities to ensure adequate water supplies.

### **5.4 Development Issues**

As Youngtown continues to expand, working with existing providers to ensure adequate water supplies to serve new development.

## **5.5 Goals, Objectives, and Policies**

### **GOAL 1: CONTINUE TO UTILIZE PRIVATE WATER COMPANIES AND OTHER ENTITIES TO PROVIDE WATER TO YOUNGTOWN RESIDENTS.**

Objective 1.1: Provide a continuous water supply.

Policy 1.1.1: Ensure that all new development has an adequate water supply to meet its needs now and in the future.

### **GOAL 2: PROMOTE CONSERVATION, REUSE, AND RENEWABLE WATER RESOURCES.**

Objective 2.1: Enact effective conservation measures.

Policy 2.1.1: Work with EPCOR Water Arizona Inc. to provide incentives to existing users to switch to low-flow water devices.

Policy 2.1.2: Promote the use of low-water use plants in public and private landscape areas.

Policy 2.1.3: Install low flow and water saving devices in all public facilities.

Objective 2.2: Plan for future conditions.

Policy 2.2.1: Encourage local water companies to develop and provide to the Town plans for providing water in the event of regional water shortages.

## 6.0: OPEN SPACE and RECREATION ELEMENT

### 6.1 Introduction

The Open Space and Recreation element is intended to document current open space and recreation facilities provided by Youngtown for its residents, and identify open space and recreation desires that the Town may choose to address in the future. This element also addresses how Youngtown's open spaces contribute to a regional system of open space. This element was prepared in accordance with A.R.S. §9-461.05.



**Maricopa Lake**

### 6.2 Current Conditions

Recreational facilities near Youngtown include the Glendale Westgate Center within 4-½ miles. State Farm Stadium home of the Arizona Cardinals National Football League team, along with many restaurants and entertainment venues, are located here in the Westgate Center. In addition, the West Valley Arts Center and the Peoria and Surprise Town Centers and Spring Training Facilities are located nearby.

The Town currently maintains seven (7) parks ranging in size from just under three acres to one-third acre. Youngtown parks were formerly maintained as open areas without facilities; however, the Town has now provided tot lots in some parks to address the needs of families. Table 5, Youngtown Public Parks includes a list of planned and existing parks within Youngtown.

In addition to parks, Youngtown also maintains a community building and a crafts center. The community building is open to the public by reservation and provides space for a variety of community sponsored art and recreation groups. In the near future, the Town plans to initiate programmed recreation activities in the community building and expand Schleifer Park to provide connections to the Agua Fria River.

**Table 5: Youngtown Public Parks**

<b>Name</b>	<b>Location</b>	<b>Landscape Type</b>	<b>Area</b>
Greer Park, North Greer Park, South	112 <sup>th</sup> Lane and Youngtown Avenue	Grass	1.03 acres
Caliche Cactus Garden	112 <sup>th</sup> and Alabama Avenues	Granite Rock	0.34 acre
Caliche Park	113 <sup>th</sup> Avenue west of Connecticut Avenue	Grass	0.32 acres
Memorial Park	111 <sup>th</sup> and Peoria Avenues	Rock Landscape	0.37 acre
Schleifer Park	113 <sup>th</sup> and Alabama Avenues	1.52-acre grass .957-acre river rock	2.48 acres
Maricopa Lake Park	114 <sup>th</sup> and Connecticut Avenues	1.64-acre grass .905-acre river rock 1 acre granite rock 2.8 acres lake	6.34 acres
David C. Uribe Park	Olive Avenue and Agua Fria Parkway	Tot lot Sports Field Rest rooms	5.0 acres
<b>TOTAL:</b>			<b>15.88 acres</b>

A variety of standards has been developed by professional and trade associations which are used throughout the country. The standard derived from early studies of park acreages located within metropolitan areas was the expression of acres of park land per unit of population. Over time, the figure of 10 acres per 1,000 population came to be the commonly accepted standard used by a majority of communities.

As illustrated in Table 5 above, Youngtown has 15.88 acres of parks. The Town’s population of 6156 indicates a ratio of 3.87 acres per 1000 residents. This falls short of the minimum suggested ratio of 6.25 per thousand by approximately 40%, and short of the recommended amount by a great deal; i.e., less than four as compared with ten – or two and a half times what Youngtown currently has.

The stated recommended ratio is 6.25 to 10.5 acres per 1000 residents in the 1983 Guidelines – since then it has risen steadily.

In 2002, the Flood Control District of Maricopa County adopted the Agua Fria Watercourse Master Plan. While the primary purpose of this plan is to address flood control options for the Agua Fria River, it also provides recreation options to maximize the use of undeveloped areas within the 100-year floodplain. These options include the development of a park on the west side of the river at Olive Avenue and a trail/maintenance road on both sides of the floodway. The plan includes additional recommendations that encourage the conservation of areas within the 100-year floodplain as open space.

Youngtown’s location on the east bank of the Agua Fria River provides it with an opportunity to implement the recommendations of the Agua Fria Watercourse Master Plan and provide an open space resource to its residents. At Maricopa Lake Park, where the Town owns land directly adjacent to the River, a steep bank accesses the riverbed. Study of the condition of the existing bank and opportunities to provide direct river access would be necessary to create a direct open space link here. South of Maricopa Lake Park, private land directly abuts the river’s edge. South of Peoria Avenue, the elevation of the Town and the riverbed begin to merge and additional open space opportunities on undeveloped floodplain exist for the Town.

### **6.3 Planning Issues**

- While the Agua Fria River offers opportunity to provide public open space to Town residents, river access from public lands is difficult and private property owner permission is necessary for access to the river from private land.
- Demand has increased for publicly-owned/maintained active recreation facilities and recreation programming.
- Consideration should be given to options that provide additional recreation facilities and parks to accommodate post 2020 population growth.

### **6.4 Goals, Objectives and Policies**

#### **GOAL 1: ALL RESIDENTS HAVE REASONABLE ACCESS TO THE RECREATIONAL OPPORTUNITIES PROVIDED BY THE AGUA FRIA RIVER.**

Objective 1.1: Public trail access to the Agua Fria River is available.

Policy 1.1.1: Continue to work with the Flood Control District of Maricopa County to implement the Agua Fria Watercourse Master Plan.

Policy 1.1.2: Require all new developments adjacent to the Agua Fria floodplain to provide recreational access to it.

Policy 1.1.3: Provide access from the Agua Fria River to Maricopa Lake Park and Schleifer Park.

Policy 1.1.4: Work with the Flood Control District of Maricopa County and U.S. Army Corps of Engineers to identify the potential for acquiring and developing floodplain for recreation purposes.

**GOAL 2: PROVIDE ADEQUATE RECREATION OPPORTUNITIES FOR ALL RESIDENTS.**

Objective 2.1: Maintain at least four to five acres of park per 1,000 residents.

Policy 2.1.1: Look at potential expansion possibilities of all parks.

Policy 2.1.2: Require, as part of all new developments, over five acres of contiguous public parks and open space per 1,000 residents.

Policy 2.1.3: Apply for grants to develop recreation facilities for Youngtown residents.

Objective 2.2: Provide recreation programs for Youngtown residents at the community building, craft center, and Town parks.

Objective 2.2.1: Explore the possibility of a new multi-generational community center for all residents.

Policy 2.2.2: Consider a non-resident fee for recreation programs to subsidize additional programs and materials.

Objective 2.3: Provide a range of recreation facilities for all Youngtown residents.

Policy 2.3.1: Provide tot lots in all new public and private parks over one-half an acre.

Policy 2.3.2: Provide at least one sport court or ball field in all new parks over one acre.

Policy 2.3.3: Provide restrooms, some parking and water fountains in all new parks larger than five acres.

Objective 2.4: Provide for the future recreational needs of Youngtown residents.

**GOAL 3: THE AGUA FRIA RIVER IS AN OPEN SPACE USED BY THE COMMUNITY.**

Objective 3.1: Transform the Agua Fria River into an open space and recreation asset that benefits the community. Continue working on Phase 1 of the hike & bike trail design.

Policy 3.1.1: Continue to work with the City of El Mirage, the Flood Control District of Maricopa County and U.S. Army Corps of Engineers to implement the Agua Fria River Watercourse Master Plan.

Policy 3.1.2: Consider working with the City of El Mirage to jointly provide recreation options along and within the Agua Fria River floodplain.

**7.0: ENVIRONMENTAL PLANNING ELEMENT**

**7.1 Introduction**

The purpose of the Environmental Planning Element is to address the impacts of development and lifestyle on air and water quality and the conservation of natural resources. This element was prepared in accordance with A.R.S. §9- 461.05.

**7.2 Current Conditions**

Maricopa County was, at one time, designated as a nonattainment area for carbon monoxide, ozone and particulate matter (PM10). In the past several years, corrective measures have been taken and great strides have been made in lowering the levels of these pollutants.

**Table 6: Measures adopted by Town to reduce PM-10 Particulates**

98-FP-1	Adopt a fireplace ordinance (Ordinance No. 98-15)
98-DC-7	Completed the implementation plan to stabilize unpaved roads and alleys
98-DC-8	Implement a plan to stabilize shoulders of paved targeted arterials
98-DC-9	Adopt an Ordinance to reduce particulate emissions from unpaved parking lots (Ordinance No. 08-04)
98-DC-10	Adopt an Ordinance to reduce particulate emissions from vacant disturbed parking lots (Ordinance No. 08-04)
98-DC-12	The Town has purchased a PM-10 efficient street sweeper for clean ups and also contracts out for regular sweeps throughout the Town.

*Source: Revised MAG 1999 Serious Area Particulate Plan for the Maricopa County Nonattainment Area, Commitments for Implementation, Volume 4.*

Carbon Monoxide

The region has met the federal air quality standard for Carbon Monoxide. EPA re-designated the Maricopa County nonattainment area to attainment for the carbon monoxide standard, effective April 8, 2005. There have been no violations of the eight-hour standard since 1996.

### PM-10

The primary sources of particulate matter (PM-10) are: Non-Road Sources (construction/earthmoving dust, construction track out, non-road engine exhaust, and construction windblown dust), On-road Sources (paved road dust, unpaved road dust, and on-road vehicle exhaust), and Area Sources (disturbed vacant land and agricultural windblown dust, agricultural dust, and residential wood burning).

MAG works closely with partner agencies in both Pinal and Maricopa counties on innovative strategies to prevent exceedances of the PM-10 dust standard. The MAG 2012 Five Percent Plan for PM-10 contains a wide variety of control measures and projects that have been implemented to reduce PM-10. Within the Maricopa County nonattainment area, EPA has determined that the region met the PM-10 standard based upon three years of clean air quality monitoring data for 2010-2012. MAG also prepared the 2023 Five Percent Particulate Plan for PM-10 for the West Pinal County PM-10 nonattainment area, which demonstrates attainment of the standard by 2026.

### Ozone

Ozone pollution remains one of the most challenging environmental issues the MAG region faces. MAG performs and facilitates critical air quality planning and modeling work to develop and submit a plan to EPA that demonstrates the region can attain the ozone standard. In addition to working closely with partner agencies, MAG has engaged EPA at the highest levels to discuss challenges such as ozone pollution from wildfires and international emissions that uniquely impact the MAG region and Intermountain West.

### Flooding

Youngtown works with the Flood Control District of Maricopa County (MCFCD) to protect the community from flooding. Because it is impacted by the Agua Fria River 100-year floodplain, the Town cooperates with MCFCD to determine appropriate actions to prevent flooding and developments compatible with the floodplain. Current planning and projects are underway to mitigate flooding in key sectors of the Town.

### Aggregate Mining

The Town of Youngtown has provided the locations of existing and potential future aggregate sites on its Land Use Map as required by State law and generally described these properties in this Land Use Element text. Although the Town recognizes these sites as existing or future operations, it has identified policies to plan for the eventual re-use of these aggregate sites should they be annexed into the corporate limits of the Town. Once mining operations have ceased, two possibilities will exist for each of the sites. The first is appropriate development of the site. The second is incorporation into the Town's open space network in the event the site is within an undevelopable flood plain.

## **7.3 Future Trends**

Practices have been established to improve air and water quality for Youngtown. As the region and Town increase in population, however, incrementally, efforts to maintain and enhance these programs must be maintained.

## **7.4 Planning Issues**

- Efforts must continue to ensure that the 100-year, 2-hour storm event is fully contained and does not affect new development.
- If new areas are annexed, existing County and private roads will need to comply with PM-10 and Carbon Monoxide commitments.

## **7.5 Goals, Objectives and Policies**

### **GOAL 1: LOCATE POLLUTING LAND USES SO AS TO MINIMIZE IMPACTS TO YOUNGTOWN RESIDENTS AND THE ENVIRONMENT**

Objective 1.1: Potentially hazardous land uses which may include, but are not limited to landfills, power generating stations and gas stations are best located a safe distance from residential development.

Policy 1.1.1: Prohibit uses that could negatively impact the safety and health of the residents next to existing residential development.

Policy 1.1.2: Require that all development which has, or may have, air, water or other environmental impacts affecting the health and safety of Town residents, mitigate these impacts at their own expense.

Objective 1.2: Identify the locations of existing and potential future aggregate sites on the Land Use Map.

Policy 1.2.1: Work with the Arizona Mine Inspector, the property owner, and the operator of these facilities in completing their reclamation plans to ensure the future use of any existing or future mining sites will benefit all parties and the residents of Youngtown.

Policy 1.2.2: Plan for the eventual re-use of these aggregate sites

**GOAL 2: CONTINUE TO MEET FEDERAL, STATE AND COUNTY AIR AND WATER QUALITY STANDARDS.**

Objective 2.1: Continue participation in MAG and Maricopa County efforts to meet federal and state air and water quality standards.

Objective 2.2: Continually work to reduce PM-10 and Carbon Monoxide levels, and continue to reduce ozone pollution as it is a significant challenge in the region.

Policy 2.2.1: Encourage ridesharing through maintenance of the employee rideshare database and providing preferential parking for carpools.

Policy 2.2.2: Require all parking areas and driveways to have a paved surface.

**GOAL 3: PROTECT RESIDENTS OF YOUNGTOWN FROM EXCESSIVE NOISE IMPACTS**

Objective 3.1: Discourage rezoning requests for residential development in high noise areas.

Policy 3.1.1: Require mitigation measures on new residential development areas to achieve compliance with local, state, and federal noise standards.

Policy 3.1.2: Require buffers between high noise areas and other development.

## **8.0: ECONOMIC DEVELOPMENT ELEMENT**

### **8.1 Introduction**

An economic development element was incorporated into General Plan 2025 in order to expand and enhance the economic viability of Youngtown. Goals were formulated with input from residents and landowners who attended Public Workshops at that time.

Future input from residents will be incorporated into this plan after the workshops on December 17, 2024 and January 21, 2025. Thoughts have also been incorporated from meetings with Town Council, staff, the economic development consultant, and business owners in the Town.

### **8.2 Goals, Objectives, and Policies**

#### **GOAL 1: COMMUNITY REVITALIZATION**

#### **INVEST IN COMMUNITY INFRASTRUCTURE AND COMMERCIAL UPGRADES TO ENCOURAGE OUTSIDE INVESTMENT**

Youngtown was in a downward economic spiral, largely due to: 1) recent recessionary conditions 2) decreased state- shared revenues, and 3) the absence of additional revenue streams.

The Town has languished with regards to both public and private buildings and properties. Due to the prevalence of dated structures and the lack of landscaping in the community, surrounding cities, particularly Peoria and El Mirage, have more to offer outside businesses and developers. In the past year the following portions of Phase One, Goal One have been embarked upon.

Objective 1.1: Update and improve the Town's appearance.

Policy 1.1.1: Identify vacant and underutilized parcels for mixed-use development.

Policy 1.1.2: Enhance the public environment with landscaping, lighting, and signage.

Policy 1.1.3: Encourage absentee landowner's participation in revitalization plans and activities.

Policy 1.1.4: Exercise eminent domain to purchase obsolete buildings, when necessary.

Objective 1.2: Partner with landowners and businesses in upgrading and landscaping their property.

Policy 1.2.1: Establish a funding mechanism such as a 50/50 or Revolving Loan Fund to assist businesses with exterior improvements, such as painting and landscaping.

Policy 1.2.2: Catalogue deteriorating buildings and encourage the owners to take advantage of incentives for upgrades.

Policy 1.2.3: Expand use of creative financing tools such as Federal and State grants and Community Development Action Committee (CDAC) grants.

**GOAL 2: PUBLIC RELATIONS AND MARKETING CAMPAIGN ELEVATE YOUNGTOWN'S IMAGE THROUGH A PUBLIC RELATIONS/MARKETING CAMPAIGN EMPHASIZING THE TOWN'S ASSETS.**

Objective 2.1: Marketing Campaign for the has been developed, and implemented. Youngtown tag line is "Youngtown in the Heart of the Northwest Valley". Branding had been implanted has been part of the marketing strategy.

Policy 2.1.1: Enlist assistance from the Arizona Republic in repositioning the Town's image.

Policy 2.1.1: Utilize paid advertising and unpaid publicity to sell the Town.

Policy 2.2.3: Partner with business owners in co-op ads.

Objective 2.2: Generate enthusiasm around the new Youngtown brand by marketing it internally and externally.

Policy 2.2.1: Hold a public event to roll out the new brand.

Policy 2.2.2: Invest in creative, high-quality collateral materials.

Policy 2.2.3: Give complimentary signs to businesses that proudly indicate “Town of Youngtown”.

Policy 2.2.4: Encourage use of the new brand in the preparation of collateral materials for commercial areas and individual businesses.

### **GOAL 3: BUSINESS ENHANCEMENT**

Youngtown is home to more than 150 businesses, ranging in profitability from “thriving” to “doing okay.” Most of these businesses’ customers come from outside the Town, mainly the surrounding Sun Cities.

In meetings with individual business owners, the consultant found that those businesses that are doing well take advantage of technology, while the weaker businesses rely on word-of-mouth to market their product or service. The reluctance to embrace technology prevents many of the Town’s businesses from achieving their potential. This reluctance is a product of fear and/or lack of initiative to learn about computer hardware and software systems.

Objective 3.1: Increase use of technology within the Youngtown business district.

Policy 3.2.1 Create a quarterly event such as a Mayor’s Round Table inviting business leaders to discuss issues affecting the community, patterned after the November 8, 2012 luncheons of property owners.

**GOAL 4: BUSINESS ATTRACTION**

**MARKET THE COMMUNITY TO DEVELOPERS, SITE SELECTORS AND TENANTS TO EXPAND RETAIL AND COMMERCIAL ACTIVITY**

Many of Youngtown’s residents see the Town’s retail and service providers as inappropriate for their needs. The large surrounding cities of Glendale and Peoria have much to offer and to attract the Town’s more affluent residents. The Town must provide a greater variety of shopping and dining in order to shrink leakage and increase sales tax for the Town.

Objective 4.1: Create an atmosphere conducive to investment through the community revitalization campaign.

Policy 4.2.: Design and publish a single sheet marketing piece specific to retail.

Policy 4.2.2: Target and recruit businesses appropriate to the Town’s demographic profile.

Objective 4.4: Explore allocating a portion of the sales tax for economic development in the Town.

**GOAL 5: BUSINESS DIVERSIFICATION**

**INCORPORATE COMMERCIAL/INDUSTRIAL DEVELOPMENT.**

Youngtown did not have an area dedicated to industry and industrial issues but does now with the additional of the land designated for the Commerce Park. The General Plan provides for individual classifications.

Objective 5.1: Plan, fund and implement zoning changes and capital improvements that will support economic development.

Objective 5.2: Coordinate with landowners to develop a commerce park in the area between Agua Fria and 115<sup>th</sup> Avenue.

Policy 5.2.1: Create a Public/Private Partnership for the commerce park and other ventures.

Objective 5.3: Utilize the commerce park as an economic catalyst.

**GOAL 6: SIGNATURE EVENT: CREATE AND DEVELOP A MAJOR EVENT THAT IS UNIQUE TO YOUNGTOWN**

The purpose of this goal is to initiate a unique event that will foster pride in the Town and will draw participants from throughout Northwest Phoenix.

Objective 6.1: Establish an annual community event within the Town of Youngtown that is unique to the Northwest Valley.

Policy 6.1.1: Formulate an event that is uniformly attractive to young couples, families and seniors.

Policy 6.1.2: Create excitement around the event by presenting complementary events at the Town Square and in the parks.

Policy 6.1.3: Encourage private sector event partners.

Policy 6.1.4: Encourage coordination and implementation of themed sales days to accompany the event.

## 9.0: GROWTH AREAS ELEMENT

### 9.1 Introduction

The purpose of the Growth Areas Element is to guide new development to areas where the maximum use of existing infrastructure and services can be obtained. Youngtown has chosen to focus on developing policies that maximize services at the southern end of the Town and redevelopment of existing commercial areas.

### 9.2 Current Conditions

Youngtown has been a master planned community since its transformation from a dairy farm to a retirement community and, most recently, to a standard, mixed generational community. Most of the Town is built out at residential densities from four to six dwelling units to the acre. Two major commercial areas exist within Youngtown - at Grand Avenue north of Wisconsin Avenue and between Nevada and Arizona Avenues west of 112th Avenue. These areas consist of small, strip centers with on-site parking.

### 9.3 Growth Areas

Generally, commercial/industrial and residential growth is anticipated for Youngtown. Growth areas of Youngtown are shown in the following Table 7, Growth Areas, and in Figure 9, Growth Areas Map.

**Table 7: Growth Areas**

<b>Growth Areas</b>	<b>Desired Development Patterns</b>
Industrial (North of Olive Avenue)	Light industrial/employment land uses

### 9.4 Planning Issues

- The Town has limited opportunity for retail development, with the exception of new market opportunities on Olive Avenue. The Agua Fria River separates the Town from markets to the west and undeveloped land annexed by Glendale limits the potential market from the south.
- The Town's major commercial areas consist largely of small, outdated structures that lack the ability to attract new business. The best potential for retail is in redevelopment of these centers.

## **9.5 Goals, Objectives, and Policies**

### **GOAL 1: YOUNGTOWN MAXIMIZES THE COMMERCIAL POTENTIAL OF DEVELOPED, COMMERCIAL ZONED LAND AT GRAND AVENUE AND AT THE TOWN CENTER BUSINESS DISTRICT**

Objective 1.1: Maximize the commercial potential for commercially zoned land.

Policy 1.1.1 Work with landowners of commercial frontage along Grand Avenue to attract high-volume retail use.

Policy 1.1.2: Work with landowners at Arizona and 111<sup>th</sup> Avenues to update their properties and intensify their uses.

### **GOAL 2: THE DEVELOPMENT POTENTIAL OF VACANT COMMERCIAL ZONED LAND IS MAXIMIZED**

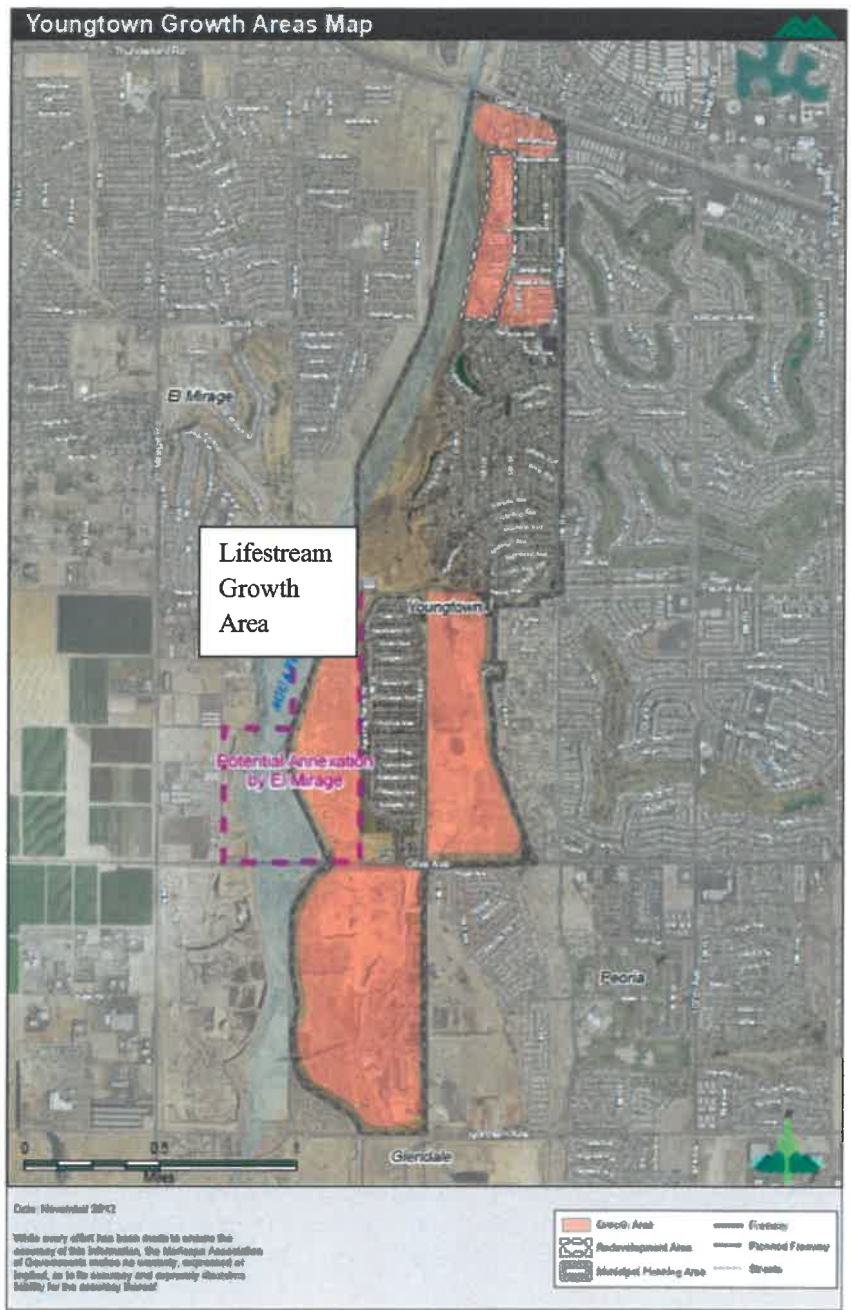
Objective 2.1: High intensity, high volume enterprises located along the frontage of Olive Avenue.

Policy 2.1.1: Encourage the development of businesses in areas located along the north side of Olive Avenue.

Objective 2.2: Encourage new residential uses to support retail development.

Objective 2.3: Continue to support the health care businesses on 113th Avenue.

Policy 2.3.1: Encourage continued development of new eldercare facilities.



**Figure 9: Growth Areas Map**

## **10.0 : COST OF DEVELOPMENT ELEMENT**

### **10.1 Introduction**

The Cost of Development Element identifies strategies that can be used to require new development to pay its share of the cost of the infrastructure needed for that new development. Exceptions are considered when all or part of the development is in the greater public interest.

By implementing the strategies of the Cost of Development Element, Youngtown will secure a source of revenues to provide for new facilities required as a result of new development from developers and the Town will ensure that newly developing areas are provided with needed infrastructure. The purpose of this element is to ensure that the level of infrastructure and services is constant between new and existing development. This element is prepared in accordance with A.R.S. §9-461.05.

### **10.2 Current Conditions**

The Town of Youngtown contracts its public safety services to Maricopa County Sheriff's Office (MCSO), and fire services to Sun City Fire and Medical Department (SCFD). EPCOR provides water and sewer services.

### **10.3 Planning Issues**

- Development and redevelopment of commercial sites has become important as new housing starts and the sales tax and development fee revenues from them decline.
- Olive Avenue crosses the Agua Fria River, providing access to a potential retail market west of the river. Development of additional commercial sites on Olive Avenue could provide additional revenues to the Town.
- Intensification of commercial sites on established regional corridors, such as Grand Avenue, presents an opportunity to enhance the Town's revenues from sales tax.

**10.4 Goals, Objectives and Policies**

**GOAL 1: LOCATE NEW LAND USES WHERE APPROPRIATE AND WHERE THE TAX-BASE BENEFITS MOST.**

Objective 1.1: Promote commercial developments that attract buyers from surrounding communities.

Policy 1.1.1: Work to obtain commercial uses that have potential for regional attraction.

Objective 1.2: Maximize the use of infrastructure.

Policy 1.2.1: Support multi-family housing only where there is adequate infrastructure i.e. near transportation and away from or buffered from low-density residential.

**GOAL 3: NEW DEVELOPMENT SHALL BE ATTRACTIVE AND REVENUE-PRODUCING.**

Objective 3.1: Enhanced developments that benefit the Town both aesthetically and financially.

**GOAL 4: ENCOURAGE INFILL DEVELOPMENT.**

Objective 4.1: Encourage the infill of vacant parcels with high-quality developments.

Policy 4.1.1: Develop a list of properties that are obsolete in use or vacant and work with the landowner on an alternate, appropriate use.

## **11.0 IMPLEMENTATION PROGRAM**

### **11.1 Introduction**

The Town of Youngtown General Plan 2035 is intended, in all respects, to guide progressive change in a sustainable manner. Citizens' vision for their community translates into goals and objectives, followed by policies (recommendations/actions) for each of the Plan Elements. These statements of principle now need to be carried out in practice. In this section of the General Plan 2035, strategic approaches indicate methodical application of local resources and capabilities working toward civic aspirations.

### **11.2 Phased Actions**

The Youngtown General Plan 2035 Vision Statement contemplates a secure and prosperous future for residents and stakeholders over a period of ten years or more. The Phased Actions portion of the implementation strategy focuses on the next decade, specifying recommended actions that may be completed between 2024 and 2034 in order to be well on the way toward fulfilling this General Plan 2035, before the next comprehensive revision sets the community's sights even higher.

#### **11.2.1 Short-Term Action Steps**

General Plan 2035 implementation effectiveness will rely heavily upon first step preparations of a strong, directed foundation for accomplishing defined planning objectives and recommendations that, ultimately, achieve the Goals Youngtown citizens have set. Most activities are intended to set the stage for development quality in future projects; however, they can also provide useful guidance to plans either in progress or imminent. Landowners/developers with projects already underway will benefit from their voluntary compliance with evolving improvement criteria so that their properties can compete, in terms of appearance and functional efficiency, with future development.

Commitments for many of these initial actions are already being formulated. The years 2015-2017 should provide clear evidence of General Plan 2035 progress of these Recommendation Actions. All steps should be fully in practice by 2017. General Plan 2035 monitoring, including the yearly amendment process, will allow for adjustments in schedules, ordinance provisions and administrative procedures that enable the Town to take on larger, more aggressive projects during the Mid- and Long-Term implementation phases.

### **11.2.2 Mid-Term Action Steps**

Implementation priorities in the mid-term (three to five years) focus on creative approaches for installing planned improvements. All existing parks would be improved and/or expanded -- as direct outgrowths of short-term performance. Citizen participation in environmental check-ups begins. Other programs, such as Capital Improvement Program (CIP) updating, continue on their established cycles.

The scale of these projects will depend on available financial resources. Revenues generated by successful economic development projects may enable the Town to expedite capital investment, begin to subsidize incentive programs, and undertake more aggressive open space/recreation improvements.

Evaluations of General Plan 2035 implementation effectiveness will enable public determination, possibly in a Town Hall forum (held as the Mid-Term commences in early 2017), of whether adjustments are needed in the Phased Actions priority. Essential programs, such as infill incentives and comprehensive bicycle program are "givens". But other enhancements dealing with environment, open space preservation and outdoor enjoyment must move forward, also, even if funding resources are limited.

### **11.2.3 Long-Term Action Steps**

From six to ten years after General Plan 2035 adoption, and beyond, major projects began during the short-term or mid-term Phased Actions phases will take on new directions. Emphasis would be on completion so that the next General Plan Update, required by State statutes at least every ten years, can begin on a solid foundation of infrastructure and preserved open space: streets and sidewalk improvements in place; Agua Fria River recreational enhancements, infill in older areas; and quality of life enhancements.

Although a full General Plan 2035 revision may not be needed, the annual Plan Amendment process during 2020 or 2021 would focus on considering "mid-course" evaluations of each Plan Element. Findings may be added to the document as appendices or, as may be preferred, one or more Elements could be adopted formally, with additions each year so that the General Plan will be effectively revised in stages by 2024.

Additional Action Steps, derived from changes of conditions (including growth rate), should be considered for expanding 2020-2024 municipal planning priorities. Possible activities could include: reconsidering annexation policies, further code revisions to encourage desired land uses; or joint Town-County projects such as Agua Fria River recreational improvements.

**Table 8: LAND USE ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Develop design standards or guidelines that define the elements of Youngtown’s “small town”.				<b>X</b>
Consider adaptive reuse of existing vacant buildings.				<b>X</b>
Encourage community gardens.				<b>X</b>
Provide appropriate transition zones, buffers and/or screening between dissimilar land uses and development intensities.				<b>X</b>
Support the formation of neighborhood watch programs.				<b>X</b>
Encourage the development of energy-efficient, affordable housing.				<b>X</b>
Review the requirements of the Town’s zoning and subdivision ordinances to permit all types of attainable housing in a manner consistent with community desires, land use capacity and legal requirements.				<b>X</b>
Address Youngtown’s housing affordability gaps for family home ownership and rental opportunities.				<b>X</b>
Ensure that live/work is predominately residential in character.				<b>X</b>
Consider a “live/work incubator” in which business assistance and facilities would be provided in a residential live-work setting.				<b>X</b>

Recommendation Actions	Timing			
	Short-term	Mid-term	Long-term	On-going
Provide up-to-date information regarding land use changes and development plans to the Maricopa Association of Governments to assist in regional planning studies.				X
Plan for opportunities when aggregate miners no longer need or intend to mine locations along the Agua Fria River.				X
Develop and enforce a property maintenance ordinance.				X
Implement programs that provide incentives to property owners to maintain, rehabilitate, revitalize, and protect the existing housing stock.				X
Add to the Town's housing stock through neighborhood revitalization, infill, and mixed-use developments.				X
Develop guidelines that promote quality development along these corridors including generous setbacks and parking lot screening.				X
Develop landscape standards that will create a consistent streetscape along these corridors; including site amenities that reflect the Town's desired "small town" character.				X
Revise and update zoning and design requirements as necessary.				X
Revise and update the sign ordinance. Include the requirement that all Town owned signs and all signs within the public right-of-way have a standardized design and format.				X
Develop design standards or guidelines for all types of new and renovated developments (residential, commercial, employment).				X
Ensure that Youngtown is at the forefront of emerging markets by continuously updating codes and policies to include standards for new business types and technologies.				X

**Table 9: CIRCULATION and TRANSPORTATION ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Prepare an annual assessment of needed roadway improvements and publish a priority list and construction schedule.				<b>X</b>
Conduct periodic traffic safety audits on major streets to determine if traffic control measures need to be modified.				<b>X</b>
Identify roadways that need to be brought into compliance with level of service and add them to the annual priority list.				<b>X</b>
Continue to participate in the Grand Avenue Northwest Corridor Study.				<b>X</b>
Require new development to pay the costs of future transportation improvements that will occur within the development boundaries.				<b>X</b>
Coordinate with other jurisdictions to get the most out of Federal, State and County roadway funding.				<b>X</b>
Pursue State and Federal grants for transportation enhancement projects.				<b>X</b>
Continue to provide more sidewalks.				<b>X</b>
Continue to participate in the Maricopa Association of Government's transportation committees.				<b>X</b>

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Require that all roads meet the Maricopa County Road Standards.				<b>X</b>
Prepare design guidelines that create pleasant walking and biking environments to encourage these activities. Improvements might include plants, shade, bike racks, rest stops and comfortable attractive transit stops.				<b>X</b>
Continue to work with Valley Metro to ensure bus access along 111 <sup>th</sup> Avenue is maintained.				<b>X</b>

**Table 10: WATER RESOURCES ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Require as a part of all requests for new development proof of water service.				<b>X</b>
Install low-flow devices in all public facilities.				<b>X</b>

**Table 11: OPEN SPACE and RECREATION ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Continue to work with the Flood Control District of Maricopa County to implement the Agua Fria Watercourse Master Plan.			<b>X</b>	
Require any new developments adjacent to the Agua Fria Floodplain to provide access to it.				<b>X</b>
Work with the Flood Control District of Maricopa County and the U.S. Army Corps of Engineers to identify the potential for acquiring and developing the Agua Fria River Floodplain for recreational purposes.				<b>X</b>
Update Park amenities AT Schleifer Park.				<b>X</b>
Require, as part of all a new development, over five (5) acres of contiguous public park and open space per 1,000 dwelling units.				<b>X</b>
Apply for grants to develop recreation facilities for Youngtown residents.				<b>X</b>
Prepare an Open Space and Recreation Plan.				<b>X</b>
Consider working with the City of El Mirage to jointly provide recreation options along and within the Agua Fria River Floodplain.				<b>X</b>

**Table 12: ENVIRONMENTAL PLANNING ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Prohibit uses that could negatively impact the safety and health of the residents next to existing residential development.				<b>X</b>
Require that all development which has, or may have, air, water or other environmental impacts affecting the health and safety of Town residents to mitigate these impacts at their own expense.				<b>X</b>
Work with the Arizona Mine Inspector, the property owner and the operator of mining facilities to complete their reclamation plans that ensure the future use of any existing or future mining sites. This will benefit all parties and the residents of Youngtown as well.				<b>X</b>
Require all parking areas and driveways to have a paved surface.				<b>X</b>
Work with the City of El Mirage to monitor the use of the landfill, which has become an air quality nuisance due to the recreational vehicles using the area.				<b>X</b>
Require mitigation measures on new residential development areas to achieve compliance with local, State and Federal noise standards.				<b>X</b>
Provide buffers between high noise areas and other development.				<b>X</b>

**Table 13: ECONOMIC DEVELOPMENT ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Identify vacant and underutilized parcels for mixed-use development.				x
Enhance the public environment with landscaping, lighting, and signage.				x
Exercise eminent domain to purchase obsolete buildings, when necessary.				<b>X</b>
Catalogue deteriorating buildings and encourage the owners to take advantage of incentives for upgrades. (Façade Improvement)				X
Expand use of creative financing tools such as Federal and State grants and Community Development Action Committee (CDAC) grants.				<b>X</b>
Encourage use of the new Town brand in the preparation of collateral materials for commercial areas and individual businesses.				X

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Continue Mayor's Town Hall meeting. (Invite Business Leaders to discuss affecting the community)				X
Encourage private sector event sponsorship.				X

**Table 14: GROWTH AREAS ELEMANT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Encourage the development of community and neighborhood local retail uses located along 111 <sup>th</sup> avenue.				<b>X</b>

**Table 15: COST OF DEVELOPMENT ELEMENT  
Implementation Strategies and Timing**

<b>Recommendation Actions</b>	<b>Timing</b>			
	<b>Short-term</b>	<b>Mid-term</b>	<b>Long-term</b>	<b>On-going</b>
Work to obtain commercial uses that have potential for regional attraction.				<b>X</b>
Support multi-family housing only where there is adequate infrastructure, i.e. near transportation and away from buffered low-density residential.				<b>X</b>
When necessary, utilize eminent domain to purchase deteriorated properties for redevelopment.			<b>X</b>	

**APPENDIX A**  
**YOUNGTOWN PUBLIC INVOLVEMENT PROCESS**

Arizona law requires written procedures be adopted to provide effective, early, and continuous public participation in the development of the Town of Youngtown's General Plan and amendments to it from all geographic, ethnic and economic areas of the Town.

The Town of Youngtown Public Involvement Goals are to:

- a. Obtain broad-based citizen participation in the planning process.
- b. Provide information to Town of Youngtown citizens and general public throughout the process.
- c. Understand the residents' attitudes and opinions regarding the direction of Youngtown's growth and development, key issues facing Youngtown and their hopes for Youngtown's future.
- d. Keep the Plan updated and amendment process accessible and understandable to citizens of Youngtown.
- e. Promote intergovernmental and interagency cooperation and collaboration.
- f. Meet the requirements of A.R.S. §9-461 (Growing Smarter) as amended through the Arizona Revised Statutes.
- g. Keep the plan and amendments to it in the public eye throughout the process and establish programs to increase their understanding of the plan recommendations.

*To accomplish these goals, the following strategies and specific actions shall be implemented:*

**STRATEGY I: ENCOURAGE CITIZEN INVOLVEMENT AND ENCOURAGE BROAD-BASED PARTICIPATION IN THE DEVELOPMENT, UPDATE OR AMENDMENT OF THE GENERAL PLAN.**

- Action 1a: At least two public meetings to inform the public of the update of the General Plan and solicit ideas and comments that could be considered in the General Plan updates process and may be held separately or in conjunction with public meetings of the Town Council and Planning and Zoning Commission, to encourage public participation in the development of the Plan.

- Action 1b: At least one public meeting to discuss and solicit ideas and comments on amendments proposed to the General Plan may be held separately or in conjunction with public meetings of the Town Council and Planning and Zoning Commission to encourage public participation in the development of the Plan.
- Action 1c: Regular briefings on updates or amendments proposed to the General Plan shall be given to elected and appointed officials by Town Staff in order to keep them informed.

**STRATEGY II: INVOLVE CITIZENS, LANDOWNERS, BUSINESS REPRESENTATIVES, MINORITY GROUPS AND NEIGHBORING JURISDICTIONS, DISTRICTS AND OTHER ENTITIES IN THE DEVELOPMENT, UPDATE AND AMENDMENT OF THE PLAN**

- Action 11a: Neighborhood organizations, major employers, civic groups, major landowners and developers may be contacted regarding the update of proposed amendments to the General Plan and meetings with them as a group or individually may be conducted to obtain their views on the proposed plan goals, objectives, policies and proposed amendments.
- Action 11b: Town staff shall consult with, give advice and provide for official comment by the school districts, community colleges, the flood control district, public utility companies, and civic, educational, professional and other organizations to secure maximum input and coordination. The Town shall provide and review copies of the Plan, in accordance with State law to:
- School Districts in Youngtown
  - Maricopa Association of Governments
  - Arizona Land Department
  - Maricopa County Planning Department
  - Youngtown Utility Companies
  - Sun City
  - Sun City West
  - City of El Mirage Planning Department
  - City of Peoria Planning Department
  - City of Surprise Planning Department
  - ACA Community Planning Department
  - Any other entities or individuals that notify the Town, in writing, of their desires to be notified of the development of the General Plan or major amendments to the General Plan.

**STRATEGY III: KEEP THE PLAN AND AMENDMENTS TO IT IN THE PUBLIC EYE THROUGHOUT THE PLANNING PROCESS AND ESTABLISH PROGRAMS TO INCREASE THEIR UNDERSTANDING OF THE PLAN RECOMMENDATIONS.**

- Action IIIa: Town staff may provide information to the local media regarding the Plan and the Plan development process.
- Action IIIb: Town staff shall educate the public about the General Plan update and amendment process through public meetings, speaking at civic and community functions or other venues.
- Town staff shall educate the public about the General Plan update and amendment process through public meeting.
- Action IIIc: A draft of the proposed updated Plan and a copy of any amendment proposed to the Plan shall be maintained at Town Hall and made available to interested members of the general public.
- Action IIIId: Notice of the time, place, and date of public hearings on updates or proposed amendments to the General Plan shall be provided in accordance with State Law.