



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

STUDY SESSION
Thursday, January 22, 2015
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

- 1) CALL TO ORDER; ROLL CALL
- 2) Presentation and discussion of proposed wireless tower installations at the Town Hall, Recreation Center, and Library. (Ruth Mayday, Development Services Director)
- 3) Presentation and discussion of amending Unified Development Ordinance (UDO) Section 4.21 Sign Regulations. (Ruth Mayday, Development Services Director)
- 4) Discussion of an amendment to the Unified Development Ordinance (UDO) to establish an Agribusiness Overlay District, and consideration of amendments to commercial regulations in the UDO. (Ruth Mayday, Development Services Director)
- 5) ADJOURNMENT

Dated this 15th day of January, 2015.

By: **Jami C. Lewis, Town Clerk**

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 1-(800) 347-1695 (Arizona Relay Service) 48 hours prior to the meeting to request a reasonable accommodation to participate in this meeting.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at <http://www.chinoaz.net/clerk/townagenda.shtml>, and in the Public Library and Town Clerk's Office.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____ Time: _____ By: _____
Jami C. Lewis, Town Clerk



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

Item No. 2.

Meeting Date: 01/22/2015
Contact Person: Ruth Mayday, Development Services Director
Phone: 928-636-4427 x-1217
Department: Development Services
Estimated length 10 minutes
of Staff Presentation:
Physical location of item: Town Hall, Community Center, Library

Information

AGENDA ITEM TITLE:

Presentation and discussion of proposed wireless tower installations at the Town Hall, Recreation Center, and Library. (Ruth Mayday, Development Services Director)

SITUATION & ANALYSIS:

The proposed project involves the construction of two (2) 100' monopole Verizon Cell Towers on which the Town will place dish antennas for the transmission of network data and telecommunications. In addition, Sunstate will construct an 80' tower for the Town at the Library, providing wireless communication between Town Hall, the North Campus, and Recreation Center. The Town will procure the necessary components for the tower at the Library either through its own process or through Sunstate, whichever is less costly.

The current computer network utilizes a fiber-optic connection, for which the Town pays Cable One \$1,100 per month. By replacing the fiber optic with wireless, the Town can save \$1,100 per month, or \$13,200 per year. The addition of two (2) Verizon cell sites will improve wireless services for the community as a whole. Out-of-Pocket costs to the town will be approximately \$28,000 for the materials to construct the 80' tower at the library and two (2) dish antennas to be placed on the Verizon towers at Town Hall and the Recreation Center.

In the 2014/15 Capital Projects Budget, \$140,000 was allocated for the remodel of the Recreation Center; \$40,000 was set aside for the enhancements to our current network. While the remodel has been postponed, there is still need for improvements to the Town of Chino Valley's existing wireless network. This project will provide a strengthened wireless signal for Verizon customers in town, and save the Town \$13,200 annually by eliminating fiber-optic leasing costs.

In addition, the Federal Communications Commission has recently made final rule changes regarding the approval of wireless towers, siting, and permitting process. Staff will be bringing the necessary code amendments through Planning and Zoning to the Town Council for approval.

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TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

Item No. **3.**

Meeting Date: 01/22/2015
Contact Person: Ruth Mayday, Development Services Director
Phone: 928-636-4427 x-1217
Department: Development Services
Estimated length 10 minutes
of Staff Presentation:
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Presentation and discussion of amending Unified Development Ordinance (UDO) Section 4.21 Sign Regulations. (Ruth Mayday, Development Services Director)

SITUATION & ANALYSIS:

Currently, Section 4.21 Sign Regulations is comprised of twenty-two pages of regulations which are vague and confusing at best. For instance, Section 4.21 B refers to Non-Agricultural and Residential, which one would assume would regulate all signage in residential, commercial, industrial, and all other zoning districts except agriculture. In fact, it regulates Commercial signage (CL, CH, I, PL, and OS) but no agricultural and no residential (or combination thereof) zoning districts. Similarly, Section 4.21.8 regulates "Subdivision Signs" but only refers to signage one would expect to see in a residential subdivision but does not refer at all to commercial or industrial subdivisions. Finally, internally illuminated signs are regulated not by the sign regulations, but rather by Section 4.24 Outdoor Lighting.

The organization of this Section is difficult to follow. Rather than differentiate based on type of sign (on-site directional, moveable type, animated) or design/construction (pole, monument, wall), the regulations are divided into three (3) sections: Permitted Permanent Signs, Temporary Signs, and Subdivision Signs, then sub-divided by type/design/construction with different requirements based on use and/or zoning. This information can be better presented in a table format that is easier for the public to read and understand, easier for staff to administer, and reduce the size of the ordinance section significantly.

Consistent use of materials, colors, and design/construction of signage can lend a sense of place to a community or part of a community. Establishing some design criteria that provide broad guidelines for signage in the State Route 89 corridor and each of the community cores can further the goal of creating a community identity for Chino Valley.

Staff has held one study session with the Planning and Zoning Commission to define and provide examples of different types/designs/construction of signs, which will be presented for Council's review

as well. Staff also proposes establishing a stakeholder's workgroup that can provide input for the amended text; four (4) volunteers have already stepped forward to serve on the workgroup.

Rewriting this ordinance will require several study sessions with the Commission and Council together and separately before any public hearings are initiated; staff anticipates the review and study sessions to take at least four (4) to six (6) months, with the statutory notification and public hearing process to require an additional 45 to 60 days.

Staff has held one study session with the Planning and Zoning Commission in which terms were defined and different types of signage were reviewed.

Attachments

No file(s) attached.



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

Item No. 4.

Meeting Date: 01/22/2015
Contact Person: Ruth Mayday, Development Services Director
Phone: 928-636-4427 x-1217
Department: Development Services
Estimated length 10 minutes
of Staff Presentation:
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Discussion of an amendment to the Unified Development Ordinance (UDO) to establish an Agribusiness Overlay District, and consideration of amendments to commercial regulations in the UDO. (Ruth Mayday, Development Services Director)

SITUATION & ANALYSIS:

There are a number of agricultural businesses within Chino Valley which are currently regulated in the same manner as any other retail, restaurant, service or other commercial use. Agribusiness conduct different activities that, if held to the same development standards as non-ag businesses, would fundamentally undermine their core purpose.

At the January 13, 2015 regular meeting of the Town Council, resident and agribusiness owner Norm Freeman expressed his frustration with the costly and onerous requirements for installing a permanent restroom at his facility, which is used sporadically by the public throughout the year.

As a result of discussions with Mr. Freeman, staff is developing an Agribusiness Overlay District concept that will mitigate the impact that the UDO would have on such enterprises. The Overlay would require an additional review to ensure that the district is used appropriately, enable the construction of on-site worker housing, and allow for certain types of activities to take place on a non-daily basis.

Attachments

Agri-business overlay district

Agri-Business Overlay District

I. Acreage: Minimum acreage requirement OR tie improvements to acreage (worker housing at 10 acre minimum)

II. Activities: What activities/uses are considered “agribusiness”?

A. Horse/livestock shows, rodeos, agricultural exhibitions (fairs)

B. Greenhouses except medical marijuana

C. Wedding facilities/special events

a) *Fundraising dinners*

b) *Educational activities*

c) *Farm/Ag tours*

D. Winery/food service

III. Needs

A. Worker Housing

a) *Define Ag Worker*

b) *Not circumvent multifamily prohibition – can’t just call it worker housing – have to work on-site.*

B. Different development standard than commercial

a) *Non-daily commercial activities related to raising of livestock or cultivation and production of crops*

b) *Dust mitigation rather than impervious surface that takes Ag land out of production and/or makes it unsuitable for Ag Activities (e.g., pave parking lot at horse show facility)*

c) *Phasing plan for improvements – allows for spreading of costs over more than one year*

d) *Exempt from D & G permits for crop production activities (i.e., disking before planting is not “grading”; site prep for a new ag building is grading)*

Agri-Business Overlay District

e) Code compliance with other regulations (Building Code, etc.) for health/safety issues

f) Differentiate between public vs. non-public space (places where no activities take place)

g) Different parking standards based on previous attendance rather than square footage

IV. Signage

- A. On-site directional signage
- B. Off-site directional signage during events (temporary)
- C. Off-site signage (permanent)