

**MINUTES OF THE JOINT STUDY SESSION
OF THE TOWN COUNCIL AND PLANNING AND ZONING COMMISSION
OF THE TOWN OF CHINO VALLEY**

**TUESDAY, JANUARY 31, 2013
6:00 P.M.**

The Town Council and Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Joint Study Session in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, January 31, 2013.

Present: Mayor Chris Marley; Vice-Mayor Carl Tenney; Councilmember Mike Best; Councilmember Darryl Croft; Councilmember Dean Echols; Councilmember Linda Hatch; Councilmember Lon Turner

Staff: Town Manager Robert Smith; General Services Director Cecilia Watts; Town
Present: Engineer/Public Works Director Ron Gritman; Building Official Dan Trout; Town Clerk Jami Lewis (recorder)

Attendees: Commissioner Michael Edmonds, Commissioner Charles Merritt, Commissioner Florence Sloan

1) CALL TO ORDER; ROLL CALL

Mayor Marley called the meeting to order at 4:32 p.m.

Commissioner Merritt arrived at 4:46 p.m.

Councilmember Hatch attended by conference phone and left the meeting at 5:20 p.m.

2) Briefing regarding the General Plan Update, including but not limited to a summary of General Plan Committee activities, identified future community cores, and draft goals. (Dava Hoffman, Planning Consultant, and General Plan Committee)

Acronyms used in this item:

GPC (General Plan Committee)

OHM (Old Home Manor)

SR89 (State Route 89)

UDO (Unified Development Ordinance)

Ms. Hoffman introduced the General Plan Committee Members who were present: Nancy Best, Michael Edmonds, Trisha Lamb, Marti Klein, Dan McGuire, Cheri Romley, Ron Romley, and Celia Vander Molen. She then briefed Council and the Planning and Zoning Commission on General Plan Committee (GPC) activities, and draft community cores and goals.

February through August 2012. The GPC:

- Was appointed and held monthly meetings.
- Received input from various authorities and discussed Town assets, concerns, and vision, as well as General Plan Elements for land use, circulation, economic development, water, and development concepts and standards.
- Held a public workshop on April 2, 2012.
- Briefed Council and Commission on August 2, 2012, and discussed population changes and land use assumptions related to residential density and commercial intensity.

August through December 2012. The GPC:

- Continued monthly meetings and discussed the connected nature of land use, circulation and economic development, and working on these three elements together.
- Discussed clustering uses for walkable neighborhoods to provide a sense of place and lifestyle options; identified community cores, wherein people-gathering centers provided a sense of community; and enhancing business growth and employment opportunities.

Community Cores

- These were defined as places with a combination of uses, more concentrated than other areas, with an emphasis on (i) easy access, with attractive people-place amenities; (ii) combining residential with various other uses; and (iii) supporting local business and expansions.
- Core areas that could be developed in the near term were: (i) Road 2 North/SR89—Major Community Core with mixed-use business and residential, and downtown civic component; (ii) Road 1 South/SR89—Hospitality/Entertainment Core with mixed-use business/residential and tourist-oriented business; and (iii) Perkinsville Road/SR89—Recreation/Employment Gateway with mixed-use business/residential and major recreation and employment entry.
- Core areas that could be developed in the mid to long term were: (i) Road 4 South or Road 5 South/SR89—Gateway Core/Regional Entry with future alignment of regional connector; (ii) Road 1 North/SR89—Future Medical Hub; and (iii) Road 4 North/SR89—North Mixed-Use Hub.

Potential Development Corridors were identified at:

- Road 1 East from Road 4 South to Road 4 North—Agri-Business/Agri-Tourism with existing and expanded farms, winery, and nurseries; and tourist trolley loop with expansions to Yavapai Community College at OHM and Del Rio School agri-festivals.
- SR89—Continued development of existing businesses and mixed zones.

Draft Goals for Land Use, Circulation, Economic Development

- Goal 1—Focus on community core development. These may consist primarily of neighborhood shops, or focus on entertainment, recreation or civic facilities, and all were combined with residential components. The first three predicted for near-term development in the expected order were: Major Community, Hospitality/Entertainment, and Recreation/Employment Gateway as described above.
- Goal 2—Encourage lifestyle choices in land use and circulation by: (i) retaining existing large lots and ranches, protecting them through buffering techniques, with appropriately

placed pedestrian access, and encouraging clustered, walkable neighborhoods; (ii) emphasizing safe pedestrian and bicycle trails, pathways, commons, parks, and other recreational facilities, public and/or private; being pedestrian-friendly and amending the UDO to permit residential uses in commercial zones and adding incentives for people-gathering spaces; (iii) augmenting the transit system for all age groups; and (iv) maintaining and improving streets for all modes of transportation.

- Goal 3—Enhance local business and create a sustainable economy by: (i) developing community cores to enhance local business; (ii) encouraging one-stop centers; (iii) marketing appropriate locations suitable for employment bases and expanding infrastructure; and (iv) encouraging expansions of existing educational institutions and healthcare.
- All of these needed to happen together as they all enriched each other.

Council, Commission, GPC and staff discussed the above items. Key discussion points were:

- The GPC defined “large” as one acre or more.
- The draft General Plan will be circulated to nearby entities, such as Yavapai County, Prescott, Prescott Valley, and Central Yavapai Metropolitan Planning Organization, for input and to encourage regional cooperation with planning efforts and tourism.
- The state’s broadband initiative will be part of economic development planning in the future.
- The GPC did not believe that OHM could become the new 'downtown' within the next 10 years per the current OHM master plan; they believed the Road 2 North/SR89 core area was more viable and had more potential.
- Adoption of the General Plan will require a new zoning map, UDO amendments, and new development processes, as well as an accountability plan to see the vision go forward.
- Some inconsistencies in the current UDO could not wait for General Plan adoption and needed to be addressed now.
- Mixed zoning was not common in the Town and would take getting used to.

Ruth Mayday, a planner with the Town of Prescott Valley and Chino Valley resident, spoke about being impressed with the GPC’s plan thus far.

Council recommended that the GPC:

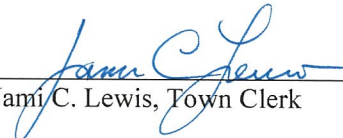
- Continue in their current direction.
- Keep the following new or future potential projects in mind: industrial park at OHM, southeast loop road; and possible connector road along Road 2 North from Williamson Valley to Chino Valley.
- Include both sides of Road 1 South at SR89 on the Community Core Map.
- Look at one-half and one-quarter acre zoning in the core areas and include those in the General Plan document.
- Strike a balance between weak and harsh regulations related to businesses.

3) ADJOURNMENT

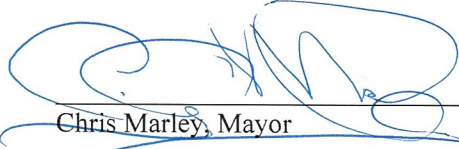
MOVED by Vice-Mayor Carl Tenney, seconded by Councilmember Dean Echols to adjourn the meeting at 5:28 p.m.

Vote: 7 - 0 PASSED - Unanimously

ATTEST:



Jami C. Lewis, Town Clerk

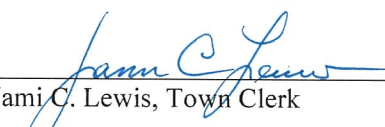


Chris Marley, Mayor

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Joint Study Session of the Town Council and Planning and Zoning Commission of the Town of Chino Valley, Arizona held on the 31st day of January, 2013. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of February, 2013.



Jami C. Lewis, Town Clerk