



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

**STUDY SESSION
TUESDAY, JULY 16, 2019
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 regarding financial analysis and priorities pertaining to capital improvements. (Joe Duffy, Finance Director)
- 3) Review and discussion regarding draft text amending the Town of Chino Valley Unified Development Ordinance, by amending Section 3, by adding Subsection 3.19: BP (Business Park) zoning district. (Alex Lerma, Planner)
- 4) Review and discussion regarding a proposal to develop land use engineering and development standards. (Joshua Cook, Development Services Director; Frank Marbury, Public Works Director/Town Engineer)
- 5) ADJOURNMENT

Dated this 11th day of July, 2019.

By: *Vickie Nipper, Deputy Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 711 (Telecommunications 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/agendacenter>, 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

2)

Meeting Date: 07/16/2019
Contact Person: Joe Duffy, Finance Director
Phone: 928-636-2646 x-1211
Department: Finance
**Estimated length
of Staff Presentation:**
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Presentation and discussion regarding financial analysis and priorities pertaining to capital improvements. (Joe Duffy, Finance Director)

Attachments

No file(s) attached.



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

3)

Meeting Date: 07/16/2019
Contact Person: Alex Lerma, Planner
 Phone: 928-626-4427 x-1295
Department: Development Services
Estimated length of Staff Presentation: 5 minutes
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Review and discussion regarding draft text amending the Town of Chino Valley Unified Development Ordinance, by amending Section 3, by adding Subsection 3.19: BP (Business Park) zoning district. (Alex Lerma, Planner)

SITUATION & ANALYSIS:

See attached draft text

Attachments

UDO_BP_text_and

3.19 “BP” – BUSINESS PARK

A. PURPOSE

THE PURPOSE OF THE BUSINESS PARK (BP) DISTRICT IS TO PROVIDE AND ATTRACTIVE HIGH QUALITY BUSINESS PARK PRIMARILY FOR OFFICE, ADMINISTRATIVE, MEDICAL, RESEARCH INDUSTRIES AND LIGHT MANUFACTURING IN AN ATTRACTIVE SETTING. THE REGULATIONS AND DEVELOPMENT STANDARDS CONTAINED WITHIN THIS DISTRICT INCLUDE GENEROUS SCREENING, QUALITY-LANDSCAPING BUFFERING AND ARCHITECTURE PERFORMANCE STANDARDS TO ENSURE USE COMPATIBILITY WITH SURROUNDING ZONING DISTRICTS.

B. PERMITTED USES

1. Business and professional offices, banks and similar
2. Professional services including call centers, research and development, high tech businesses
3. Medical and dental laboratories
4. Business, trade, dancing, art, music, and other similar educational facilities
5. Radio and television studios and all attached commercial broadcasting and receiving antennas
6. Indoor commercial recreation establishments
7. Indoor theaters, assembly halls, ballrooms and lodges
8. Headquarters buildings or charitable, philanthropic and welfare organizations provided that their primary activities are administrative and clerical rather than residential in nature
9. Veterinary clinic and animal hospitals, when in a closed building
10. Printing and publishing
- ~~11. Commercial greenhouses and accessory uses, including onsite sales~~
12. Wholesale establishments
13. Light manufacturing
14. Packaging companies
15. Warehouses
16. Welding and machine shops
17. Business incubators
18. Digital Production
19. Commercial/Industrial Laboratories
20. Research and Development
- ~~21. Call Center~~
22. Small Scale Food Prep
23. Mechanical Services
24. Public, Government

C. CONDITIONAL USES (Conditional Use Permit Required)

1. Convention center
2. Colleges and universities
3. Hospitals and other medical/dental offices and clinics
4. Bottling operations
5. Microbrewery, microdistillery
6. Restaurant and eateries

- 7. Churches and similar places of worship
- 8. HOTELS AND MOTELS
- 9. OUTDOOR STORAGE OF ANY KIND

Customary accessory buildings and structures are permitted, provided they are incidental to a permitted use.

Because no list of uses can be complete, the interpretation of whether a use not specified is consistent with the intent of this zoning district and may be allowed as a conditional use or, where discretion is allowed, a permitted use shall be rendered by the Zoning Administrator with appeal to the Board of Adjustment.

D. PROHIBITED USES

- 1. Quarries and mines
- 2. Feed lots
- 3. Automobile salvage yards/junkyards/storage yards
- 4. Commercial outdoor kennels
- 5. Medical marijuana dispensary
- 6. Medical marijuana off-site cultivation and infusion facilities
- 7. Heavy manufacturing such as automobile manufacturing plants
- 8. Slaughterhouses
- 9. Refineries
- 10. Hot mix, batch plants, concrete plants, and similar uses
- 11. Vehicle Motor Sports Facilities
- 12. Airports
- 13. Any industry with excessive water usage and no recharge to the aquifer
- 14. "Dirty" industries that emit excessive particulates or other pollution
- 15. Extremely noisy industries
- 16. Underground liquid petroleum retail and wholesale distribution facilities, including fueling stations
- 17. Agricultural and farming uses
- 18. Drive-thrus
- 19. Residential uses
- 20. COMMERCIAL GREENHOUSES AND ACCESSORY USES, INCLUDING ONSITE SALES

E. PROPERTY DEVELOPMENT STANDARDS

- 1. Minimum Development area: 20 acres total area per business park. May be comprised of one lot or multiple lots, planned in a coordinated, cohesive manner. All lots must be served by a water and sewage disposal system approved by the Town of Chino Valley.
- 2. Perimeter of overall development must maintain a 50 foot setback from all other districts.
- 3. Internal Minimum Lot Frontage (must be Right of Way): None
- 4. Internal Minimum Rear and Side-Yard Building Setback: None
- 5. Internal Minimum Front Yard Building Setbacks: 50 feet
- 6. Maximum Building Height: 35 feet maximum permitted, taller than 35 feet may be

approved as a conditional use permit

7. Maximum Lot Coverage: None
8. Outdoor Storage: All outdoor storage shall be screened with a six (6) foot screening fence, as permitted.
9. Fencing/screening of uses shall include CMU block / stucco walls, or other similar material. It shall not include chain-link fencing.
10. Architectural Design Standards: Each Business Park, as part of the design shall include the addition of a façade on each structure on each side facing a street that is visually similar to other buildings within the development. Metal siding shall not be a permitted façade material unless the developer can demonstrate that such a material can be visually and aesthetically pleasing. Part of these standards may include a common color palette or theme.

F. PARKING STANDARDS

1. Uses in the BP District shall use section 4.22.5.E. JOINT USE PARKING FOR PAD in determining required number of parking spaces.
2. All other appropriate regulations of section 4.22 OFF STREET PARKING AND LOADING will apply to uses in the BP District.

G. PERFORMANCE STANDARDS

The sum total of the effects of concurrent operations on two or more lots should not be greater or more offensive to the senses than the standards contained herein. Compliance with the provision of these performance standards by single or mutual changes in operational levels, scheduling of operations, and other adjustments is permitted.

1. BUILDING ENCLOSURES: Every use permitted in the BP district shall be operated in its entirety within a completely enclosed building or within an area enclosed on all sides by a solid noncombustible fence or wall, as regulated by this ordinance, provided further, that no goods, material, or objects shall be stacked higher than the fence or wall. All fences and walls shall be built in accordance with Section 4.8.
2. LANDSCAPING: In the BP district, all required yards shall be landscaped in compliance with UDO Section 4.26 LANDSCAPE REQUIREMENTS. The perimeter shall be landscaped and maintained by the business park developer/HOA and shall include one (1) 2" caliper tree spaced every 30-feet on center, and three shrubs per tree spaced aesthetically along each street frontage.
3. ODOROUS MATTER: No emission of odorous matter shall be allowed in excess of ambient air quality standards, as set forth by regulations adopted by the Arizona Department of Environmental Quality.
4. HUMIDITY, HEAT OR GLARE: In the BP district, any activity producing humidity, in the form of steam or moist air, or producing heat or glare, shall be carried on in such a manner that the steam, humidity, heat, or glare is not perceptible at or beyond any residential or commercial district boundary. Detailed plans for the elimination of humidity, heat, or glare may be required before the issuance of a building permit.
5. VIBRATION: Vibrations shall be measured at the lot line. No vibration is permitted which is discernible to the human sense of feeling for three (3) minutes or more duration in any one (1) hour.

6. EMISSIONS AND OPEN BURNING: No emission of particulate matter, sulfur, compound, carbon monoxide, hydrocarbon, nitrogen oxide, and open burning shall be allowed in the BP District.
7. STORAGE: In the BP Zone, the storage of materials, supplies, and products on the property outside the building, constructed thereon is permitted at the rear of the property providing that the storage of materials, supplies, and products are within an area enclosed on all sides by a solid noncombustible fence or wall at least six (6) feet in height, provided further that no goods, materials, or objects shall be stacked higher than the fence or wall.
8. WASTE: No waste material or refuse shall be dumped upon, or permitted to remain upon, any part of the part of the property outside of the buildings constructed thereon. All sewage and industrial waste shall be treated and disposed of in such a manner so as to comply with the standards of the appropriate authority. All plans for waste disposal facilities shall be required before the issuance of any building permit.
9. FIRE AND EXPLOSIVE HAZARDS: Storage, utilization, or manufacture of solid materials which requires free burning and intense burning may be allowed, provided that said materials or products shall be stored, utilized, or manufactured within completely enclosed buildings having incombustible walls and protected throughout by an automatic fire extinguishing system and in accordance with Standards of American Insurance Association for Storage, Handling, and Use of Flammable Liquids, "American Insurance Association", Pamphlet No. 30, June 1959, or any subsequent revision or amendment thereto.



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

4)

Meeting Date: 07/16/2019
Contact Person: Joshua Cook, Development Services Director
 Phone: 928-636-4427 x-1217
Department: Development Services
**Estimated length
 of Staff Presentation:**
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Review and discussion regarding a proposal to develop land use engineering and development standards.
 (Joshua Cook, Development Services Director; Frank Marbury, Public Works Director/Town Engineer)

Attachments

Overview

GENERAL ENGINEERING STANDARDS

Presented by
Frank Marbury, P.E.
Town Engineer

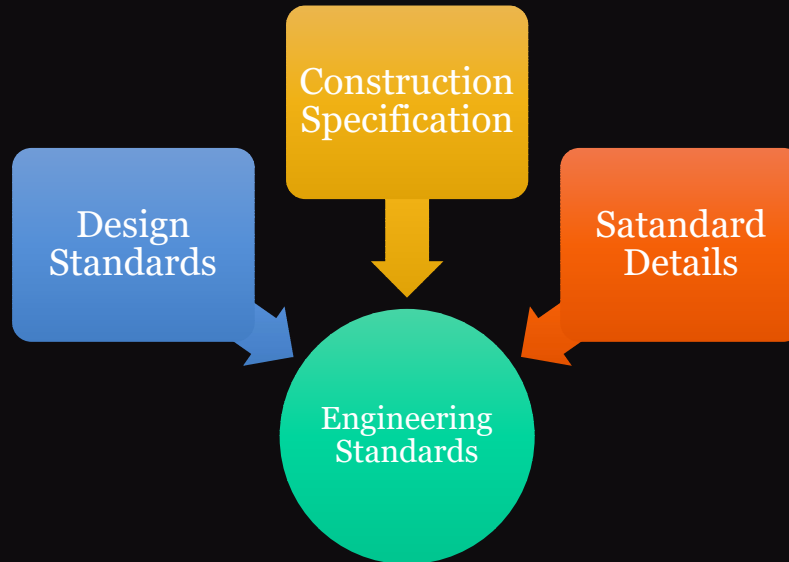
Council Worksession
June 18, 2019

PURPOSE OF ENGINEERING STANDARDS

Provide for Uniform and Functional Public Facilities that will:

- Ensure Health and Safety
- Provide Uniform Development Standards for all development within the Town
- Bring Town Standards in line with surrounding jurisdictional standards
- Provide long term improvement in the Town's Infrastructure Assets, and
- Enhance the quality of life of Town Residents

THREE MAJOR COMPONENTS



DESIGN STANDARDS

1. GRADING
2. DRAINAGE
3. WATER
4. WASTEWATER
5. STREETS AND TRAFFIC
6. DRY UTILITIES
7. SURVEY
8. ALTERATIONS AND APPEALS
9. AS-BUILTS

GRADING

- PERMITS FOR 50 CYD OR 10,00 SF OF CLEARING AND GRUBBING
 - POSSIBLE EXCEPTIONS FOR SOME SINGLE FAMILY RESIDENTIAL (SFR) AND FOR CLEARING OF VEGETATION APPROVED BY FIRE DEPARTMENT
 - KEY IS TO MAINTAIN NATURAL AND HISTORIC DRAINAGE AT PROPERTY LINES
 - PROVIDE FOR GEOTECHNICAL REPORTS WHEN NEEDED
 - PROVIDE DRAINAGE ANALYSIS
 - EROSION CONTROL



DRAINAGE

- KEY IS TO NOT ALTER THE NATURAL DRAINAGE AT THE PROPERTY LINES
 - WILL REQUIRE PROFESSIONALLY PREPARED REPORT
 - RECOMMEND USING YAVAPAI COUNTY DRAINAGE MANUAL AS MUCH AS POSSIBLE
 - CAN EXEMPT SFR OF CERTAIN SIZES UNLESS RUNOFF IS SIGNIFICANT
 - IDENTIFIES POLICIES ON CULVERTS, STREET DRAINAGE, ETC.



WATER

- FOR PLANNED AND UNIFORM EXTENSION OF PUBLIC FACILITIES
 - ENCOURAGES MUNICIPAL WATER AND CONSERVATION
 - BOUND BY STATE LAWS AND RULES
 - SHOULD HELP GUARANTEE WATER AVAILABILITY
 - PROVIDES FOR FIRE FLOW REQUIREMENTS PER IFC
 - WILL PROVIDE UNIFORM EXTENSION POLICY
 - SOME JURISDICTIONS REQUIRE CONNECTION IF WATER IS WITHIN A NUMBER FEET
 - PRESCOTT HAS A 100 FOOT RULE
 - CURRENT UDO IS 0 FEET



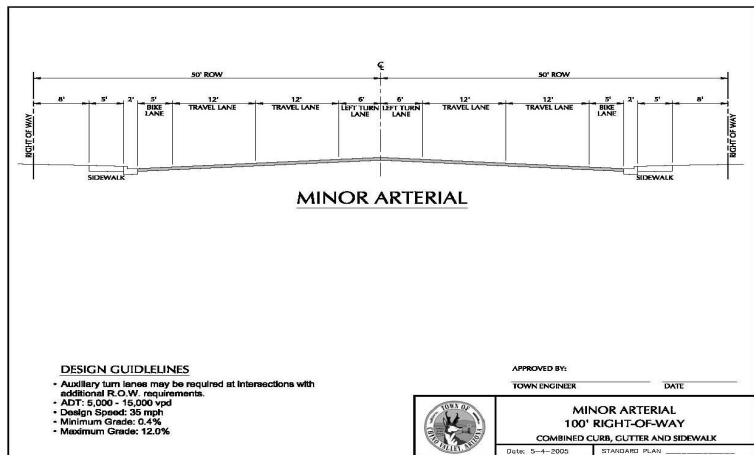
WASTEWATER

- FOR PLANNED AND UNIFORM EXTENSION OF PUBLIC FACILITIES
 - ENCOURAGES MUNICIPAL WATER AND CONSERVATION
 - BOUND BY STATE LAWS AND RULES
 - MORE OF A UTILITY FUNCTION OF TOWNS THAN WATER
 - WILL PROVIDE UNIFORM EXTENSION POLICY
 - SOME JURISDICTIONS REQUIRE CONNECTION IF WATER IS WITHIN A NUMBER FEET
 - PRESCOTT REFERS TO MASTERPLAN
 - CURRENT UDO IS 200 FEET, TOWN CODE IS 400 FEET
 - SUGGEST HAVING IDENTICAL EXTENSION POLICY AS WATER



STREETS AND TRAFFIC

- SET ROW REQUIREMENTS FOR FUTURE STREETS
- ESTABLISHES DESIGN CRITERIA
- POLICIES ON PARKING, SIDEWALKS, ETC.
- MINIMUM STANDARDS FOR PAVEMENT SECTIONS
- STANDARDS FOR LIGHTING, STRIPING, AND SIGNING



DRY UTILITIES

- HELPS ESTABLISH UNIFORM LOCATION WITHIN ROW
- ESTABLISHES POLICY CONCERNING LICENSE AGREEMENTS AND PERMITS
- PROVIDES FOR TRENCH DETAILS, ETC.
- PROVIDES FOR POLICY FOR CONFLICT RESOLUTION



SURVEY

- SURVEY MONUMENTATION SHOULD BE CONSIDERED A PART OF INFRASTRUCTURE JUST LIKE STREETS AND UTILITIES. IT ESTABLISHES PROPERTY LINES
- WOULD ESTABLISH STANDARDS SIMILAR TO OTHER JURISDICTIONS
- DECLARE WHICH BENCHMARKS TO USE AND HOW TO PROTECT MONUMENTS SUCH AS SECTION CORNERS
- WOULD ESTABLISH WHICH DATUM REFERENCES TO USE



ALTERATION PROCEDURES

- WOULD SET POLICIES FOR MINOR AND MAJOR ALTERATIONS
- WOULD ESTABLISH APPEAL PROCEDURES



AS-BUILTS

- WOULD SET REQUIREMENTS FOR AS-BUILT AND RECORD DRAWINGS

