

MINUTES OF THE STUDY SESSION OF THE TOWN COUNCIL OF THE TOWN OF CHINO VALLEY

**TUESDAY, AUGUST 15, 2017
6:00 P.M.**

The Town Council of the Town of Chino Valley, Arizona, met for a Study Session in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, August 15, 2017.

Present: Mayor Darryl Croft; Vice-Mayor Mike Best; Councilmember Annie Lane; Councilmember Corey Mendoza; Councilmember Jack Miller; Councilmember Lon Turner

Absent: Councilmember Cloyce Kelly

Staff Town Manager Cecilia Grittman; Acting Development Services Director Jason Sanks;

Present: Associate Planner Alex Lerma; Town Clerk Jami Lewis (recorder)

1) CALL TO ORDER; ROLL CALL

Mayor Croft called the meeting to order at 6:00 p.m.

2) Presentation and discussion regarding West Meadows Planned Area Development (PAD), located east of Road 1 West and half a mile north of Road 4 North. (Jason Sanks, Acting Development Service Director)

Town Manager Grittman introduced Mr. Sanks to the Council.

Mr. Sanks stated that he would be presenting significant projects, such as the two on this agenda, to Council during future study sessions. He then presented on the following topics:

- *Project history:* West Meadows subdivision, a standard lot subdivision with a Planned Area Development, was originally approved in 2007.
- *Property description:* West Meadows subdivision was zoned SR-0.16, which consisted of 7,000 square foot lot minimums.
- *Project proposal:* Applicant Jim Fletcher proposed an alternative active adult 55+ park model community on 45 acres of the original PAD.
- *Project status:* Planning and Zoning Commission forwarded a recommendation to Council for approval on June 6, 2017. Legal counsel identified concerns with the public hearing notification and staff brought the item back to the Commission. During the interim period between the two hearings, Applicant Jim Fletcher and staff addressed some of the items of concern expressed during the first hearing.

Council, Mr. Sanks, Mr. Fletcher, and applicant's engineer Davin Benner, discussed the following topics in more detail:

- *Park model concept:* The property owner will own the property and rent out spaces

on a short-term basis up to 12 months for homes owned by the renter. Housing types would primarily be park models from 400 to 1,100 square feet, which were titled as RVs and had unique building and code specifications. The spaces could include carports and storage structures.

- *Project status:* The proposal was in compliance with the General Plan. At the Commission's suggestion, Mr. Fletcher had worked with staff to move some of the amenities from Phase 2 to Phase 1. The phases were intended to connect and the connecting road in the current plat will have to be realigned. Any changes to this development plan will require the applicant to file a PAD amendment.
- *Density:* As the proposed number of units was equivalent to SR-0.16 zoning, there was no need to rezone the property. The spaces were purposely oversized compared to a standard mobile home park.
- *Requirements:* Public facilities and recreation areas will comply with ADA standards. Staff had requested an update to the traffic impact analysis. No phasing plan was required.
- *Water/sewer:* The development had an assured water supply and will have a potable water production facility, eventually to be taken over by the Town, and a centralized collection system and treatment facility. Phase 4 will require a lift station and connection to Town sewer.
- *Emergency services access:* The proposed plan met the required turning radii and will have the required secondary emergency access.
- *Property between phases 1 and 2:* The house between the two phases was exempt from the rezone and will be used to house a caretaker and maintenance equipment. It will not be used commercially.

Council asked staff to inform them if connection to Town sewer would still be required if the development stopped at Phase 1.

One councilmember commented that although past Councils had desired to require sewer connection for all future development, he preferred that folks be able to develop their land without having to hookup, as long as they had a plan for future connection.

3) Presentation and discussion regarding Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection. (Jason Sanks, Acting Development Service Director)

Mr. Sanks presented on the following topics:

- *Project history:* The property was originally rezoned in 2004 and the Town Center subdivision subsequently approved. A Retail Tax Development Incentive Agreement was approved by Council to offset the cost of extending utilities.
- *Property description:* The subject project represented a portion of the overall 2004 rezone case, and was located behind Days Inn. It was difficult to develop such properties as commercial when not visible from the highway.
- *Project proposal:* Applicant Jim Fletcher proposed an active adult 55+ park model community, with a potential RV park and assisted living facility. This proposal was unique in that it offered a variety of living spaces and lifestyle choices.
- *Project status:* The project was presented during a Planning Commission study session on August 1. The Commission recommended certain improvements.

Council, Mr. Sanks, Mr. Fletcher, and applicant's engineer Davin Benner, discussed the following topics in more detail:

- *RV section:* No maximum stay had been set yet. Sales taxes differed before and after a 30-day stay.
- *Benefits:* Space leases/rentals will general sales tax; and single ownership projects, like homeowner associations, tended to provide more incentive to keep the development looking nice.
- *Water/sewer:* The property had an assured supply from Prescott and had Town sewer connection.
- *Density:* Spaces were a little over 3,000 square feet and the maximum allowable park model size was 750 square feet.
- *Bacon Lane egress/ingress:* Bacon Lane could only be used for emergency access, as it went through a neighbor's property via easement.

One councilmember commented on the financial benefits to the Town from developments like these. Council also commented that bringing such items to them in study sessions was helpful.

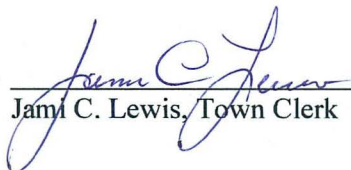
4) ADJOURNMENT

MOVED by Councilmember Jack Miller, seconded by Vice-Mayor Mike Best to adjourn the meeting at 6:43 p.m.

Vote: 6 - 0 PASSED - Unanimously


Darryl L. Croft, Mayor

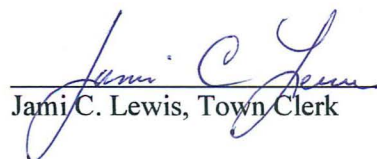
ATTEST:


Jami C. Lewis, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the Town Council of the Town of Chino Valley, Arizona held on the 15th day of August, 2017. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of September, 2017.


Jami C. Lewis, Town Clerk