



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

**REGULAR MEETING
TUESDAY, OCTOBER 27, 2020
6:00 P.M.**

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

A majority of the Councilmembers may attend a private invocation in the Council Conference Room immediately prior to the Council meeting. No Town business will be discussed.

AGENDA

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE; ROLL CALL

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a.** Presentation by Drew Nelson, event organizer, regarding the first annual "Chino Valley Community Fast," scheduled for November 9-15, 2020, sponsored by various faith-based and other organizations.

3. CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Council action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

4. CURRENT EVENT SUMMARIES AND REPORTS

This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.

- a.** Status reports by Mayor and Council regarding current events.

- b. Status report by Town Manager Cecilia Gritman regarding Town accomplishments, and current or upcoming projects.

5. CONSENT AGENDA

All those items listed below are considered to be routine and may be enacted by one motion. Any Councilmember may request to remove an item from the Consent Agenda to be considered and discussed separately.

- a. Consideration and possible action to adopt Resolution 2020-1176 approving the Intergovernmental Agreement (IGA) for Regional Emergency Operations Management and Disaster Services with Yavapai County for fiscal years July 1, 2020 through June 30, 2025 and authorize payment of the annual dues in the amount of \$4,651.00. (Frank Marbury, Public Works Director/Town Engineer)
- b. Consideration and possible action to approve the Financial Report for the three months ending September 30, 2020. (Joe Duffy, Administrative Services Director)

6. ACTION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- a. Consideration and possible action to rezone approximately 9.62 acres from SR-2.5 (Single Family Residential 2.5-acre minimum) zoning classification to AR-5 (Agricultural Residential 5-acre minimum) zoning classification in order to resume the operation of a commercial greenhouse. (Will Dingee, Assistant Planner)

Recommended Action: Approve rezone of approximately 9.62 acres from SR-2.5 (Single Family Residential 2.5-acre minimum) zoning classification to AR-5 (Agricultural Residential 5-acre minimum) zoning classification in order to resume the operation of a commercial greenhouse to resume with the following recommendations:

1. The additional right-of-way dedication of 20 feet be made along West Center Street to ensure compliance with Town Code Right-of-Way requirements.
2. Any new construction will need to hook up to Town Utilities and will need to come through site plan review.

- b. Consideration and possible action to approve the Perkinsville 40 Preliminary Plat to subdivide approximately 44.3 acres into 161 lots, with an average lot size of approximately 7,000 square feet developed over multiple phases, located at the northeast corner of East Perkinsville Road and North Road 1 East. (Will Dingee, Assistant Planner)

Recommended Action: Approve the Perkinsville 40 Preliminary Plat to subdivide

approximately 44.3 acres into 161 lots with an average lot size of approximately 7,000 square feet developed over multiple phases with the following stipulations:

1. Align the proposed extension of Valentine Road with the existing Valentine Road.
2. Make a dedication of 25' along the northern property line for East Road 3 North.
3. The proposed pathway along East Perkinsville Road will need to be paved and will need to meander.

- c. Consideration and possible action to approve a Conditional Use Permit to allow a model home complex and temporary placement of a sales trailer located approximately 1,700 feet west of the southwest corner of West Road 4 North and North Road 1 West. (Will Dingee, Assistant Planner)

Recommended Action: Approve a Conditional Use Permit to allow a model home complex and temporary placement of a sales trailer with the following stipulations:

1. Construction of the Model Home Complex cannot begin until approval of the Heritage Pointe Final Plat is recorded.
2. The sales trailer cannot be placed on site until approval of the Heritage Pointe Final Plat is recorded.
3. The sales trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-johns, etc.) will be removed within two months of the final lot's start of construction.
4. If Final Plat approval for Heritage Pointe is not received within one (1) year of this Conditional Use Permit's approval, the Conditional Use Permit will expire.
5. The Conditional Use Permit will be reviewed at five years from the date of approval.

- d. Consideration and possible action to approve a Conditional Use Permit to allow the temporary placement of a construction trailer for Brown Homes to be located approximately 1,900 feet north of the northeast corner of the intersection for Road 2 North and North State Route 89. (Will Dingee, Assistant Planner)

Recommended Action: Approve a Conditional Use Permit to allow the temporary placement of a construction trailer for Brown Homes with the following stipulations:

1. The construction trailer and accompanying site improvements (i.e. parking lots, walkways, port-a-johns, etc.) will be removed upon reaching 90% completion of both subdivisions of the applicant's subdivisions.
2. Any signage that is placed in relation to the construction trailer be in conformance with Town Code.
3. Landscaping and screening shall be required to help mitigate the view of the trailer off Highway 89. Site plan review and accompanying landscape plan shall be required.
4. The construction trailer be located 50 feet behind the State Route 89 property line in accordance with Town Code.

7. ADJOURNMENT

Dated this 22nd day of October, 2020.

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 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.

Council meetings are live-streamed on Cable Channel 57, Town of Chino Valley Facebook page, and Zoom.

Join Zoom Webinar: <https://us02web.zoom.us/j/88089355589>

Telephone: 877 853 5247 (toll free) or 888 788 0099 (toll free)

iPhone one-tap: US: +13462487799,,88089355589# or +16699009128,,88089355589#

Webinar ID: 880 8935 5589

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: 22 OCT 2020

Time: 4:15 PM

By: *Jami C. Lewis*

Jami C. Lewis, Town Clerk