



Town of Chino Valley

MEETING NOTICE TOWN COUNCIL

**STUDY SESSION
TUESDAY, NOVEMBER 27, 2018
6:00 P.M.**

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

AGENDA

- 1) CALL TO ORDER; ROLL CALL
- 2) Presentation by Dr. Robin Sobotta, Airport Director, regarding the current status and future plans for the Prescott Municipal Airport. (Cecilia Grittmann, Town Manager)
- 3) Presentation and discussion regarding Center Street Duplex, a 2.85-acre site located 0.25 mile east of the southeast corner of West Center Street and South State Route 89 intersection. The applicant is proposing to rezone the property from SR-2.5 (Single Family Residential-2.5 acre minimum) to MR-1 (Multi-Family Residential-1 Acre Minimum) to allow development for nine (9) duplex properties or eighteen (18) individual residences. (Owner of Record: Jared Clatterbuck) (Alex Lerma, Planner).
- 4) Consideration and possible review and discussion regarding rosters for Council subcommittees and entity appointments. (Jami Lewis, Town Clerk)
- 5) Council may vote to recess the study session and hold an executive session pursuant to A.R.S. § 38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding non-subdivision land splits. (Andrew McGuire, Town Attorney)
- 6) Consideration and possible discussion regarding non-subdivision land splits. (Frank Marbury, Public Works Director/Town Engineer; Martin Scribner, Development Services Director)
- 7) ADJOURNMENT

Dated this 21st day of November, 2018.

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.

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

3)

Meeting Date: 11/27/2018

Contact Person: Alex Lerma, Associate Planner
Phone: 928-626-4427 x-1295

Department: Development Services

Estimated length 5 minutes

of Staff Presentation:

Physical location of item: Located apporximatley .25 miles east of the southeast corner of West Center Street and South State Route 89 intersection.

Information

AGENDA ITEM TITLE:

Presentation and discussion regarding Center Street Duplex, a 2.85-acre site located 0.25 mile east of the southeast corner of West Center Street and South State Route 89 intersection. The applicant is proposing to rezone the property from SR-2.5 (Single Family Residential-2.5 acre minimum) to MR-1 (Multi-Family Residential-1 Acre Minimum) to allow development for nine (9) duplex properties or eighteen (18) individual residences. (Owner of Record: Jared Clatterbuck) (Alex Lerma, Planner).

SITUATION & ANALYSIS:

See attached Memo and Conceptual Site Plan.

Attachments

Center Street Duplex Memo
Center Street Duplex Site Plan
Center Street Duplex Elevations



MEMORANDUM

To: Town Council
From: Alex Lerma, Planner
Re: Center Street Duplexes
Date: November 19, 2018

In advance of a future Town Council meeting, Staff wanted to provide Council with general information regarding this project. The intent of this Study Session item is to afford Staff and Council an advance review of the project prior to a future public hearing on the case. No recommendation on this item is requested at this time.

The project is located .25 miles east of the southeast corner of West Center Street and South State Route 89 intersection. The 2.85 acre project is generally located south of Chino Valley High School. The applicant, Granite Basin Engineering, Inc. has completed its pre-application meetings with Staff (Feasibility Review meeting on December 7, 2016 and Technical Review Meeting on October 11, 2017). The item also went before the Planning and Zoning Commission as a study session item on March 6, 2018.

The applicant is intending to rezone the property from SR-2.5 (Single Family Residential- 2.5 Acre Minimum) to MR-1 (Multi-Family Residential- 1 acre minimum). The site is accessed via East Center Street and is currently vacant with no existing structures. The proposed MR-1 zoning will allow the applicant to develop nine (9) duplex properties resulting in eighteen (18) individual residences. Proposed zoning of MR-1 is in conformance with the Commercial/ Multi- Family Residential Chino Valley General Plan Land Use Designation.

Site infrastructure will consist of underground utilities, a 24' wide private drive with rolled curb & gutter (no on-street parking), sidewalk and a CAFMA approved turnaround at the end of the private drive. Each duplex unit includes four parking spaces, two in each individual garage and two in each driveway.

The property has rights to 0.71 A.F. (Acre/Feet) of Assured Water Supply per year from the City of Prescott (CVID) Chino Valley Irrigation District (IGA) Inter Governmental Agreement supplies, which would adequately service two single family residences. In addition, the extension of and connection to the City of Prescott's water distribution system is cost prohibitive as this portion of Center Street is not currently serviced. Due to these factors, the applicant is proposing an on-site water distribution system served by an on-site water production facility consisting of a well, pump and water storage tank. Each unit will have individual water services.

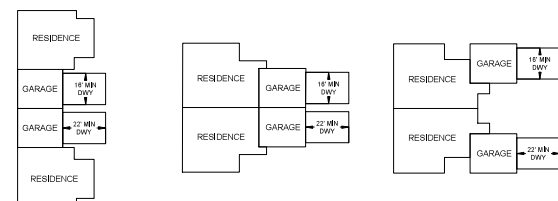
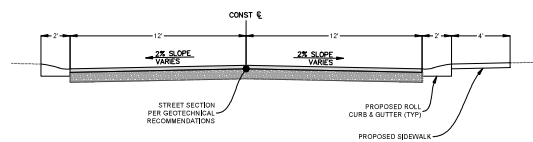
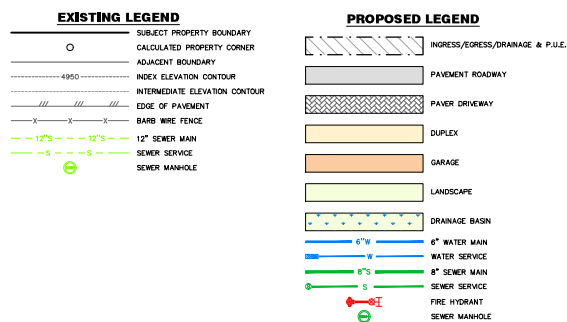
An existing 12-inch sewer main located in the Center Street frontage of this property will be the project's connection point to the Town's sewer collection system. The on-site sewer system, consisting of new main line, manholes and services, will connect to the existing Town main via a new manhole installed in Center Street.

Staff has no recommendation at this time as this item is being presented for informational and discussion purposes only. No recommendation is requested from PZ until which time in the future this item is publicly noticed and placed on a hearing agenda.

SITE PLAN

CENTER STREET DUPLEX APARTMENTS

2.85 ACRE MULTI-FAMILY DEVELOPMENT



2,200 SF± BUILDING (KEYNOTE #18)
SCALE: 1" = 30'

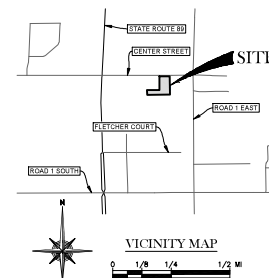
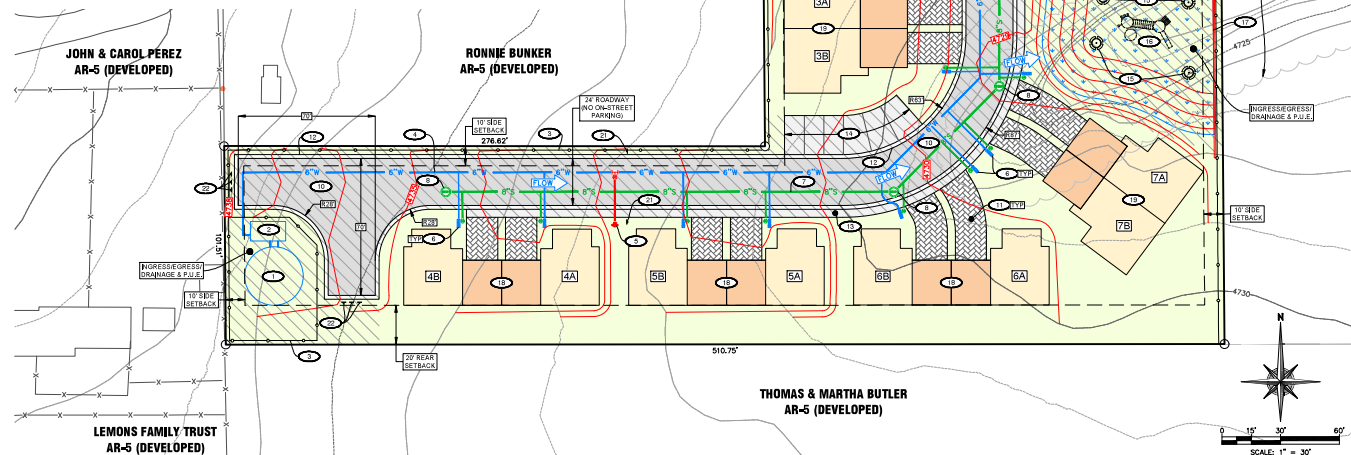
- 1,100 SF±: 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT

2,500 SF± BUILDING (KEYNOTE #19)
SCALE: 1" = 30'

- 1,250 SF± 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT

2,600 SF± BUILDING (KEYNOTE #20)
SCALE: 1" = 30'

- 1,350 SF±: 2 BEDROOM RESIDENCE PER UNIT
- 2 CAR GARAGE PER UNIT
- 2 CAR DRIVEWAY PER UNIT



OWNER/DEVELOPER
JARED CANTRELL
680 SOUTH FREDERICK
CHANDLER, ARIZONA 86023
(930) 778-0775

CONS. ENGINEER
GRANITE BANK ENGINEERING, INC.
1981 CANTRELL COURT, SUITE B
PRESCOTT, ARIZONA 86301
(930) 372-0371

DESIGN TEAM

DESIGN NOTES

1) TOPOGRAPHY BASED ON AERIAL MAPPIING PERFORMED ON BEHALF OF THE TOWN OF CHANDLER VILLAGE IN 2006
2) HORIZONTAL CONTROL BASED ON NAD83 AZIMUTHAL DISTANCE CONTROL, ZONE 10
3) ELEVATIONS BASED ON NATIONAL DATUM USED FOR VERTICAL DATUM IN ZONE 10 (NAVD83)
4) SITE PLAN DEVELOPED BY GRANITE BANK ENGINEERING, INC.

PROPERTY INFORMATION

ADDRESS 1001 WEST CHANDLER STREET
APN 300-29-052N
SIZE 2.85 - 2 ACRES
CURRENT USE THE SITE IS VACANT WITH SURROUNDING INFRASTRUCTURE

ZONING

EXISTING

PROPOSED

SP-25
SINGLE FAMILY
RESIDENTIAL
2.5 ACRES MINIMUM

GL-20
SECTION 8-B
MULTIPLE FAMILY
RESIDENTIAL
1.6 ACRES MINIMUM

MB-1
MULTIPLE FAMILY
RESIDENTIAL
SECTION 3-B
11.0-0

DENSITY FORMULA

2.5 ACRES / UNIT

3.0-0.1

3000 SF / UNIT

3.1-8.1

MAX LOT COVERAGE

40%

3.0-0.9

40%

3.1-3.0

MIN BUILDING FOOTPRINT

N/A

N/A

N/A

N/A

MIN BUILDING HEIGHT

35'

3.0-0.7

35'

3.1-3.0

MINIMUM SETBACKS

FRONT: 30'
SIDE: 10'
REAR: 20'

FRONT: 40'
SIDE: 10'
REAR: 20'

FRONT: 30'
SIDE: 10'
REAR: 20'

FRONT: 30'
SIDE: 10'
REAR: 20'

ADDITIONAL SETBACKS

FRONT: 30'
SIDE: 10'
REAR: 20'

FRONT: 30'
SIDE: 10'
REAR: 20'

FRONT: 30'
SIDE: 10'
REAR: 20'

FRONT: 30'
SIDE: 10'
REAR: 20'

EXTENSION

20'

3.0-0.8

20'

3.1-3.0

PROJECT INFORMATION

PROJECT NAME 1001 WEST CHANDLER STREET

PROJECT TYPE SINGLE-FAMILY RESIDENTIAL DUPLEX APARTMENTS

PROPOSED USE (SINGLE-FAMILY RESIDENTIAL)

PROPOSED DENSITY

18 UNITS ON 2.85 ACRES

(6.3 UNITS / ACRE)

BUILDING TYPE 1815-10 STORY

FIRE SPRINKLING NOT REQUIRED FOR DUPLEXES THAT ARE LESS THAN 3,000 SF UNDER FLOOR IF PROJECT PROPOSED

MEAN BUILDING HEIGHT

11.35' (35' MAX IN MB-1)

LOT COVERAGE

26.6%

(40% MAX IN MB-1)

BUILDING/UNIT AREA

1,300 SQ FT 2 BEDROOM UNITS =

12 BEDROOMS

BUILDING/UNIT AREA

1,250 SQ FT 1 BEDROOM UNITS =

16 BEDROOMS

PARKING/UNIT AREA

1,200 SQ FT 1 BEDROOM UNITS =

12 BEDROOMS

PARKING/UNIT AREA

PER UNIT (2 DRIVEWAYS & 2 GARAGE) =

72 PARKING SPACES

PARKING SPACES PER BEDROOM

(72) PARKING SPACES / (60) BEDROOMS =

1.2 PARKING SPACES/BEDROOM

EXPECTED OCCUPANCY

(15) OCCUPANTS PER BEDROOM =

80 OCCUPANTS

GROSS BUILDING AREA

33,040 SFS

LIABLE FLOOR AREA

24,400 SFS

LANDSCAPE AREA / PERCENTAGE

62.33% SQ. FT.

50.4 %

SITE PLAN NOTES

1 10,000 GALLON WATER STORAGE TANK

32 CURB & GUTTER

2 WATER PUMP HOUSE

33 SIDEWALK

3 SCREEN FENCING

34 GUEST PARKING (100-200)

4 WATER TANK

35 POLE/TOWER

5 FIRE HYDRANT

36 CONCRETE OR POLYSTYRENE FENCING/ALUMINUM RAILINGS

6 WATER & SEWER SERVICES

37 DETENTION POND WALL WITH GUTTER

7 SEWER MAIN

38 2-UNIT 1 STORY BLDG (2,000 SQ FT 12 BEDROOMS)

8 SEWER SANITARY

39 2-UNIT 1 STORY BLDG (2,000 SQ FT 12 BEDROOMS)

9 SEWER CONNECTION TO T.O.C. & SEWER SYSTEM

20 2-UNIT 1 STORY BLDG (2,000 SQ FT 13 BEDROOMS)

10 AS PAVEMENT

21 AS PAVEMENT

APPROXIMATE

22 10,000 GALLON WATER STORAGE TANK



Building type 1

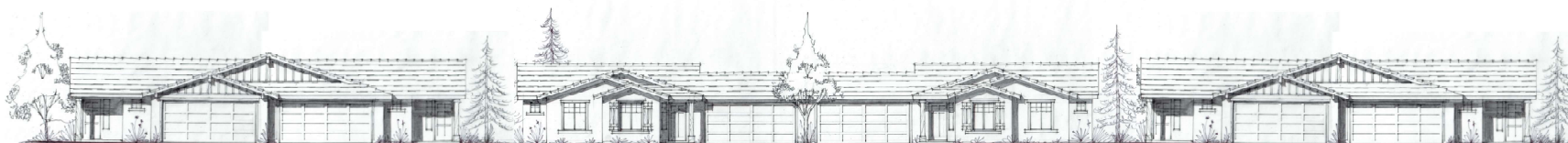
Building type 1



Building type 2

Building type 2

Building type 2



Building type 2

Building type 1

Building type 2

Preliminary Elevation Street Scapes

Duplex Community

Prescott, Arizona



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

4)

Meeting Date: 11/27/2018
Contact Person: Jami Lewis, Town Clerk
 Phone: 928-636-2646 x-1208
Department: Council
Estimated length of Staff Presentation: None
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Consideration and possible review and discussion regarding rosters for Council subcommittees and entity appointments. (Jami Lewis, Town Clerk)

SITUATION & ANALYSIS:

After each regular election, Council reviews and updates the rosters for Council subcommittees, and staff and Council review the appointments to various outside entities for corrections and/or updates. Mayor Croft would like to review these rosters during the study session to give Councilmembers an opportunity to request a change in position(s) if so desired. Staff will make said changes and bring the final rosters back for approval on December 11.

Attachments

Council Subcommittees Roster
 Entity Appointments

COUNCIL SUBCOMMITTEES
as of ~~OCTOBER 9, 2018~~ **DECEMBER 11, 2018**

Subcommittee	Members	Staff Liaison/Participant(s)
Appointments	Darryl Croft (Chair) Mike Best Lon Turner	Town Clerk (Liaison)
Economic Development	Darryl Croft (Chair) Annie Lane Perkins Corey Mendoza	Economic Devt. Proj. Mgr. (Liaison) Town Manager Chamber CEO
Finance	Darryl Croft (Chair) Cloyce Kelly Corey Mendoza	Finance Director (Liaison) Town Manager
Public Safety	Mike Best (Chair) Annie Lane Perkins Jack Miller	Police Chief (Liaison) Town Manager
UDO Update	Lon Turner (Chair) Cloyce Kelly Corey Mendoza	Devt Svcs Director (Liaison) Town Manager
Water & Utilities	Lon Turner (Chair) Corey Mendoza Jack Miller	Town Engineer (Liaison) Town Manager

	ENTITY	REP	APPOINTED DATE	ALT	APPOINTED DATE	CURRENT STATUS
a)	Upper Verde River Watershed Protection Coalition (UVRWPC)	Former Mayor Chris Marley	1/10/2017	Councilmember Lon Turner	7/26/2011	Position typically filled by elected official.
b)	UPRWPC Technical Advisory Committee (TAC)	Town Engineer	7/26/2011	Town Engineer designee	7/26/2011	Position typically filled by staff members and/or technical community members
c)	Northern Arizona Municipal Water User's Association (NAMWUA)	Former Mayor- Chris Marley	1/10/2017	Councilmember Lon Turner	7/26/2011	Position typically filled by elected official. Chris Marley requests that he be replaced on this entity.
d)	NAMWUA Technical Advisory Committee (TAC)	Town Engineer- Consultant Mark Holmes	7/26/2011- 12/11/2018	Town Engineer designee	7/26/2011- 12/11/2018	Position typically filled by staff members and/or technical community members
e)	Groundwater Users Advisory Council (GUAC)	Former Mayor Chris Marley	1/10/2017	Councilmember Lon Turner		Position appointed by the Governor and is <i>not</i> tied to the Town.
f)	Central Yavapai Metropolitan Planning Organization (CYMPO)	Vice-Mayor- Councilmember Mike Best	7/12/2016	Councilmember Corey Mendoza	1/10/2017	Position typically filled by elected official.
g)	CYMPO Technical Advisory Committee (TAC)	Town Engineer	6/28/2011	Town Engineer designee	6/28/2011	Position typically filled by staff members and/or technical community members
h)	Northern Arizona Council of Governments (NACOG) Regional Council	Mayor Darryl Croft	6/28/2016	Vice-Mayor- Councilmember Mike Best	1/10/2017	Position typically filled by elected official.
i)	Greater Arizona Mayors Association (GAMA)	Mayor Darryl Croft	1/10/2017	Vice-Mayor- Councilmember Mike Best	1/10/2017	Position typically filled by mayor; alternate typically filled by Vice-Mayor.
j)	League Resolutions Committee	Mayor Darryl Croft	1/10/2017	Vice-Mayor Mike-Best Jack Miller	1/10/2017	Position typically filled by mayor; alternate typically filled by Vice-Mayor.
k)	Yavapai Regional Medical Center (YRMC) Council of Electors	Mayor Darryl Croft	10/11/2016	Vice-Mayor- Councilmember Mike Best	1/10/2017	Position typically filled by elected official.
l)	Chamber of Commerce	Councilmember Cloyce Kelly	6/27/2017	Councilmember Jack Miller	1/10/2017	The Chamber typically elects a representative from the Council with Council ratifying the action.
m)	Arizona Municipal Risk Retention Pool (AMRRP)	Town Manager Cecilia Gritman	1/10/2017	HR Director Laura Kyriakakis	1/10/2017	Appointee may be elected official or staff member, who may participate in nominations for this board.

	ENTITY	REP		ALT	APPOINTED DATE	CURRENT STATUS
n)	Greater Prescott Regional Economic Partnership (GPREP)	Town Manager Cecilia Grittmann	6/27/2017	Vice-Mayor Councilmember Mike Best	1/10/2017	Position filled by elected official, appointed by Mayor.
o)	Yavapai Combined Trust (YCT)	HR Director, Laura Kyriakakis	3/27/2012	Town Manager Cecilia Grittmann	4/14/2016	Positions typically filled by staff members.
p)	Liaison to Chino Valley Fire District (CVFD) Board	Councilmember Jack Miller	10/13/2015	Vice-Mayor Councilmember Mike Best	10/13/2015	First-time position in 2013.
q)	Prescott Regional Airport Master Plan Committee-Planning Advisory Committee (MPAC)	Mayor Darryl Croft	1/10/2017	Vice-Mayor Councilmember Mike Best	1/10/2017	This is a Proposed Committee that has not yet been officially established. Committee was established in October 2016.
r	Yavapai County Unified Emergency Management Advisory Committee	Councilmember Jack Miller Police Chief Chuck Wynn	4/11/2016 12/11/2018	Police Lt. Vince Schaan	12/11/2018	Position may be filled by elected official or staff member (as of 9/6/18, MOU is not approved)

Rev. ~~6-27-17~~ 12-11-18; jcl



TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

Town Council Study Session

6)

Meeting Date: 11/27/2018
Contact Person: Frank Marbury, Public Works Director/Town Engineer
 Phone: 928-636-7140 x-1226
Department: Public Works
Estimated length of Staff Presentation: None
Physical location of item: N/A

Information

AGENDA ITEM TITLE:

Consideration and possible discussion regarding non-subdivision land splits. (Frank Marbury, Public Works Director/Town Engineer; Martin Scribner, Development Services Director)

SITUATION & ANALYSIS:

Council may elect to discuss the land split matter after receiving attorney advice in executive session.

Attachments

No file(s) attached.