

**MINUTES OF THE SPECIAL MEETING
TOWN COUNCIL ECONOMIC DEVELOPMENT SUBCOMMITTEE
TOWN OF CHINO VALLEY**

**MONDAY, NOVEMBER 6, 2017
4:00 P.M.**

The Town Council Economic Development Subcommittee of the Town of Chino Valley convened for a public meeting in the Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Councilmember Mendoza called the meeting to order at 4:05 p.m.

2) ROLL CALL

Present: Chair Annie Lane; Corey Mendoza

Absent: Darryl Croft

Staff Jason Sanks, Acting Development Services Director; Cecilia Grittman, Town Manager;
Present: Frank Marbury, Public Works Director/Town Engineer; Alex Lerma, Associate Planner

(Annie Lane arrived at 4:10 p.m.)

a) Welcome to attendees - Cecilia Grittman, Town Manager.

Ms. Grittman thanked those who participated in the last meeting and those who were participating in the current meeting.

b) Introductions - Jackie Guthrie, Project Manager, EPS Group.

Stakeholder participants introduced themselves: Chris Marley; Karla Phillips, Yavapai College, Chino Valley; Richard Hernandez, Yavapai College; Gary Kellogg, GPREP; Danielle Feller, Chino Valley Equestrian Park; Gary Gang, Chino Valley Equestrian Park; Tom Snyder, EPS Group, Landscape Architect; Jackie Guthrie, EPS Group, Land Planner; Sergio Martinez, Architect; Dwayne Miller, NACOG; Bobbie Bott, Broker, All Pro Real Estate; Wendy McManigal, Tom's Print and Sign and Chamber of Commerce; and John Scholl, School Superintendent and Board of Directors for the Chamber.

3) APPROVAL OF MINUTES

a) Consideration and possible action to approve the September 18, 2017 Special Meeting minutes.

(This item was heard after item 6b but is retained here for clarity.)

MOVED by Corey Mendoza, seconded by Chair Annie Lane

Vote: 2 - 0 PASSED - Unanimously

4) CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Subcommittee concerning a subject 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 15 minutes per meeting. Committee 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.

5) OLD BUSINESS

- a) Consideration and possible action regarding the Old Home Manor Industrial Park master planning process with EPS Group and identified stakeholders:

- (i) Project Overview - Jackie Guthrie
- (ii) Summary of Meeting #1 on September 18, 2017 - Jackie Guthrie

Ms. Guthrie handed out notes from the previous meeting (Exhibit 1). She explained that all comments from the last meeting were reviewed by her team and they put together a design charrette. Her team had reviewed the base maps with the site, discussed how to approach it, and put everything on paper to have the design group and landscape architect take it to the next level.

6) NEW BUSINESS

- a) Presentation of Conceptual Plan/Lot Layout - Tom Snyder, Landscape Architect, EPS Group.

Mr. Snyder presented the following conceptual items:

- Context to the project;
- Regional trails plan;
- Peavine Trail system;
- 200-acre Old Home Manor Industrial Park; and
- Conceptual layout for the Equestrian Center.

Mr. Snyder described a plan to have a multi-use trail linking open spaces together, including the Old Home Manor Industrial Park and Equestrian Center, Community Center Park, Heritage Middle School, Aquatic Center and elementary school.

Discussion: A participant pointed out that the Community Center was in the wrong location on the map. Frank Marbury asked if EPS had consulted the transportation study. Mr. Snyder said they did. Ms. Guthrie commented that once the conceptual map was refined, everyone on the committee would get a packet.

Mr. Snyder presented the opportunities and constraints related to:

- Old Home Manor Industrial Park;
- Trail systems;
- Santa Cruz Wash;
- Views;
- Mountains;
- Drainage;
- Vegetation; and
- Wildlife distribution.

He stated that there was a lot of opportunity and not a lot of constraints. It was a great site with great opportunities for visibility, circulation, pedestrian, open spaces and some of the equestrian trails. He showed some future roads and the proposed alignment of Rodeo Drive. Mr. Marbury stated that the map might need to show the expansion reserved for the future Public Works facility.

Mr. Snyder presented the Old Home Manor Master Concept Plan in more detail, including:

- Proposed land uses as light and medium industrial, and research and development;
- Water treatment plant as medium industrial;
- Light industrial along the roadside;
- Future residential areas;
- Visibility and buffering along the sides; and
- Park like setting.

Mr. Snyder spoke about creating a nice entry and vision to be proud of. Mr. Snyder and the stakeholders discussed the following:

- Roundabouts handling 50' - 67' tractor trailers;
- Jerome Junction as the main entry with a ranch look using archways;
- Two secondary entries at the north and south ends, both designed to meet the radius required for emergency vehicles;
- Realigning Rodeo Drive, as it would become a more used thoroughfare;
- Landscaping to be defined within the specific parks;
- Gabion walls to give a rustic, yet modernized, ranch feel;
- Road widths not accommodating on-street parking;
- Signage heading north down Jerome Junction due to an S-curve where the road was being repaired;
- Sidewalks that would be detached;
- Trails linking the communities;
- Flexibility of the plan so as not to lose any potential good development;
- A certain 40 acres proposed for future development for the waste water treatment plant expansion and possibly the public works yard; and
- Lots being owned by the Town as an incentive, as developers did not need to pay property taxes and could build a facility and lease it for a lower rate.

Ms. Guthrie stated that EPS would work jointly with Jason Sanks, Acting Development

Services Director, for the design guidelines for the project versus what the Town was looking for in Code. Everyone coming into the development will know the Codes applied to everyone and development would be of equal quality.

Mr. Mendoza stated that the proposed secondary entrance on the south end could be removed to direct traffic up to the main entrance and then to the roundabout to provide more traffic circulation. Ms. Guthrie stated this would be reviewed in more detail during the traffic engineering stage, which was part of the next phase.

The group reviewed future land uses pertaining to an RV park, rental residential, and shared parking, as well as Old Home Manor park.

Gary Kellogg, former Economic Development Director of Lake Havasu, shared the following points:

- RV parks would need buffers;
- Flexibility on lot sizes was very important; and
- It was important to set the tone for the park with landscaping and signage; less signage kept continuity all the way through the community.

b) Discussion regarding next steps.

Ms. Guthrie reviewed the next steps:

- Go over everything that was discussed and refine material;
- Present it to Jason Sanks and Cecilia Gritman;
- Put the booklets together;
- Schedule a possible joint Town Council and stakeholder group meeting, or the Council could attend a stakeholder meeting prior to their Council meeting that evening to present the final packet;
- In January, Task I should be completed and Task II would roll into putting together the architectural guidelines and laying out the PAD. The stakeholder group would be involved with Task II if it was so decided.

Mr. Sanks added that there needed to be an open house with public participation before this was presented to the Council. This would prevent any community perception that decisions had already been made by the boards and subcommittees. All members agreed that it would be best for the community to be a part of this process.

7) ADJOURNMENT

Dated this 8th day of November, 2017.

By: *Vickie Nipper, Deputy Town Clerk*

Approved: January 16, 2018