

**MINUTES OF THE JOINT MEETING OF THE
PLANNING AND ZONING COMMISSION AND THE
GENERAL PLAN COMMITTEE
OF THE TOWN OF CHINO VALLEY**

**TUESDAY, OCTOBER 15, 2013
6:00 P.M.**

The Planning and Zoning Commission and the General Plan Committee of the Town of Chino Valley, Arizona, met for a Joint Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, October 15, 2013.

Present: Chair Gwen Rowitsch; Vice-Chair Garland Miner; Commissioner Michael Edmonds; Commissioner Robert McCaullay; Commissioner Chuck Merritt; Commissioner Florence Sloan

Staff Present: Town Manager Robert Smith; Planner Ruth Mayday; Town Clerk Assistant Liz Hart (recorder)

1) CALL TO ORDER

Commissioner Gwen Rowitsch called the meeting to order at 6:18 P.M.

2) ROLL CALL

General Plan Committee Members Present: Nancy Best (arrived at 7:00 P.M.), Michael Edmonds, Dava Hoffman, Patricia Lamb, Robert McCaullay, John Morgan, Tom Payne, Frank Perkins

Members Absent: Norm Freeman, Dan McGuire, Cheri Romley, Ron Romley, Edward Steinback, Celia Vander-Molen

3) DISCUSSION ITEMS

A) Draft review of the Town of Chino Valley General Plan.

Dava Hoffman presented for review the Town of Chino Valley General Plan draft. The sections covered were Introduction, Chino Valley Today, and Economic Development. Dava Hoffman advised the draft is an assimilation of all of the input from last year with a change in the format for the community's ease of use.

Chino Valley General Plan - A Manual For Creating a Community Inspired General Plan

1. Introduction

- What is a general plan
- How is it created
- What are the parts
- What is the process for creating and approving the general plan
- How will the general plan be used
- How does the general plan help the community achieve its vision of the future

2. Chino Valley Today

The Planning and Zoning Commission and the General Plan Committee discussed making a distinction between rural lifestyle and rural community, and the term farming area. Rural lifestyle and farming character identify the Chino Valley community.

Dava Hoffman presented information regarding Chino Valley's population, demographics, household sizes, age grouping, and characteristics of housing.

Town Manager Robert Smith requested information on the housing vacancy rate differences between the present and three (3) years ago.

3. Economic Development Element

Dava Hoffman described the relationship between the six (6) elements and the Town's vision.

What is it like in Chino Valley today?

- What happening in regards to employment and types of employment
- Strengths and weakness in economic development
- Changes influencing economic development
- Future possibilities for Chino Valley
- Local business' as a basis for employment and sales tax
- Core concept land use and its support for local business
- Goal for economic development "Enhance local business and create a sustainable economy"

The economic development goal is achievable by the following methods: create a community focused retail base, establish an employment job base, enhance the recreation agro-tourism base, provide a business friendly atmosphere, create a research business database, commit financial resources, and staff to marketing efforts for Chino Valley.

Commissioner Gwen Rowitsch asked if the Town has a capital plan.

Town Manager Robert Smith advised the general plan provides a road map to the core investment areas, which are key to the Town.

Dava Hoffman advised on the tentative schedule for the Planning & Zoning Commission and General Plan Committee joint work-study meetings. The November 5

topics are land use, circulation, and open space; November 19 topics are water resources, environment, cost of development and tentatively “Get it done”; with December 3 and December 17 meetings if needed.

4) **PUBLIC COMMENTS**

5) **ADJOURN**

MOVED by Chair Gwen Rowitsch, seconded by Vice-Chair Garland Miner to adjourn the meeting at 7:11 P.M.

Vote: 6 - 0 PASSED - Unanimously

Chair Gwen Rowitsch

Date