

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

**TUESDAY, NOVEMBER 5, 2013
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, November 5, 2013.

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

Absent: Commissioner Florence Sloan

Staff Ruth Mayday, Planner; Chris Bartels, Utility Supervisor; Dava Hoffman, Consultant Planner; Liz Hart

Present: (recorder), Town Clerk Assistant

1) **CALL TO ORDER**

Commission Chair Gwen Rowitsch called the meeting to order at 6:01 P.M.

2) **ROLL CALL**

General Plan Committee Members Present:, Michael Edmonds, Patricia (Trish) Lamb, Robert McCaullay, Tom Payne, Frank Perkins, Cheri Romley, Ron Romley, Edward Steinback, Celia Vander-Molen

General Plan Committee Members absent: Nancy Best, Norm Freeman, Dan McGuire, John Morgan

3) **MINUTES**

A) October 15, 2013

Minutes cannot be approved minutes at a work-study session; approval postponed until regular meeting.

4) **DISCUSSION ITEMS**

A) Review of Working Draft of the Circulation/Transportation Element of the General Plan.

Dava Hoffman explained Chino Valley General Plan Committee's Circulation/Transportation Element draft. She reported that State statute required addressing a Circulation Element in the General Plan, including:

- The conditions and locations of all types of transportation-circulation systems.
- Circulation is a system of passage and transportation is the means of passage.
- Dava Hoffman advised the different types of transportation in Chino Valley and nearby areas: personal vehicles, transit bus, biking, and pedestrian, airport & railway.
- Future potential within and outside the Town limits in the form of road expansions and extensions, commuting and recreational trails, and proposed roundabouts. Presented were current plans, 10-year plans, and Central Yavapai Metropolitan Regional Planning Organization's (CYMPO) 2030 circulation long range planning.

Circulation Goal: Encourage circulation improvements with alternative transportation offered for lifestyle choices.

1. Encourage new connecting roadways for convenience and emergency routes
2. Support regional cooperation for continued widening of State Route 89 to State Route 89A
3. Encourage regional transportation planning for major regional connector from State Route 89A to Road 5 South extension. Chino Valley's small area transportation plan needs updating.
4. Promote usage of Yavapai Regional Transit Authority (YRTA)
5. Encourage all modes of alternative transportation.
6. Investigate green streets techniques.
7. Coordinate all proposed roadway construction with land uses and the vision and goals of the general plan.

Ed Steinback advised of an update from YRTA to Yavapai Regional Transit Inc. (YRTI). He mentioned that ADOT has an American Recovery and Reinvestment Act (ARRA), which is an alternative destination origin study for towns based on alternative means of transportation. An "Origin- Destination study" is a study to find where people want to go to and from in order to better plan road improvements.

Dava Hoffman stated state laws say the Planning Commission should be involved in infrastructure planning and that improvements should tie to the general plan. A Capital Improvement Plan (CIP) would include sidewalks and trails in addition to roadways for review by the Planning Commission for recommendation to Council.

Commissioner Rowitsch asked about a tie back to economic development element along with land use and transportation, which are core elements of to the general plan.

The committees discussed the need for long range planning and development, the need to lay some foundation for plans and to strengthen the language to get a CIP for economic development. A CIP would help in getting stimulus money and matching fund grants as they

become available. It was suggested to modify the wording to institute a 5-year CIP for roadway construction that will tie in with land use, etc.

No public comments.

B) Review of Working Draft of the Open Space/Recreation Element of the General Plan.

Dava Hoffman advised statutes require that open space element provides an inventory of all the open space and recreational resources within the community, how it coordinates with other regional open spaces, and create policies promoting a regional system looking at future needs for recreational facilities.

Discussion ensued on:

- What is open space: not private land or state land unless dedicated.
- Open spaces are dedicated or reserved for public uses.
- The Town's open spaces are dedicated parks and trails system.
- National Recreation Park Association (NRPA) recommended 10 acres per 1,000 population.

Dava Hoffman presented a chart of the Town's open spaces, which included the high school's fields and facilities. The schools' recreational uses are in question due to limited public access. Currently there is not an IGA between school district and the Town for shared use.

- Other types of recreation trail system potentials:
 - Wildlife trail corridor on east side from Road 5 North to Road 5 South.
 - Connections to off-road vehicle trails.
- Future parks and open space.
- Budgetary constraints, use of the building at Community Center Park, other Senior Center uses.
- Private sector could provide open space through Planned Area Development (PAD).

Ron Romley asked if there currently is an ordinance to provide open space. Suggestions were made to update the Uniformed Development Ordinance (UDO).

Goal: Enhance quality of life and healthful living through parks, dedicated open spaces, and trails.

1. Plan for comprehensive recreation, parks, and trails commensurate with the Town's growth.
2. Provide short-term recreation and parks enhancements.
3. Provide long-term development of parks and recreation coordinated with the Parks/Trails/Recreation Master plan and with regional agencies.
4. Create partnerships for the development of new recreational assets and expanded facilities; such as with the Over the Hill Gang's help in creating trails.
5. Add Open Space, private or public, by zoning regulations and by conservation easements.

6. Motivate healthfulness through stimulating activity and ease of use in mobility alternatives.

The committees discussed the NRPA open space standard and the Town's standard. The difference between open views and recreational use. A PAD would provide flexibility of land development in exchange for dedicated meaningful open space.

Also discussed were:

- The lack of an IGA with the schools but use of the high school's basketball and tennis courts.
- Highlands Ranch that may have Town dedicated open space, which will be researched for inclusion in the open space map. **(Note: research found it is not dedicated to the town).**
- Paul Katan advised a trail on Road 1 West between the Senior Center and Heritage Middle school. Is it an official town trail with a dedication? Chris Bartels will investigate further.

Eric Smith advised that the Town has enjoyed success with grants, which came out of master plan process, seeing the language for a new parks and recreation master plan will take us into the future and help identify our needs.

C) Review of Working Draft of the Land use Element of the General Plan.

Dava Hoffman presented a history of Chino Valley and its incorporation. Chino Valley is 62 square miles with 82% undeveloped private or State land. The major developed areas are along State Route 89 showing Road 3 North to Road 2 North with the greatest concentration of diverse uses.

She discussed influences of future development, land use patterns, and the need for a Community Core land use pattern to accommodate the needs of multi-generational and ageing populations as well as promoting the economy.

Aspects of a Community Core – concentrated uses of land including residential, business, entertainment, recreation, civic and other uses with pedestrian orientation and compatible architectural styles.

General Plan Committee identified six core locations, three with potential for development within 10 years and three for future. Old Home Manor was presented as a Growth Area with a land-use concept plan.

Goal: Focus on development of Community Cores and on lifestyle choices in land use.

1. Encourage new variety of residential and compatible development in Community Cores for sustainable lifestyle choices.
2. Protect existing residences in large-lot neighborhoods as new lifestyle choices develop.
3. Avoid proximity of incompatible land uses.

- Create a new zoning district or update the existing UDO in commercial and industrial districts.
- Comply with State law to add policy to preserve the identified aggregate areas and to

buffer existing areas.

4. Strive for developments that fulfill the Community Vision while allowing flexibility and encouraging innovation.

The committees asked for clarification of current sewer connection, lot subdivisions, and zone buffering. It was determined that zoning classifications need to be addressed with more language tied to the potential community cores.

Dava Hoffman advised there are two more element drafts to discuss water resources and environment, and cost of development, which are scheduled for November 19. The implementation section may be finished at that time. If not it will be discussed on December 3. After finishing the Working draft, there is a Review draft for a 60-day review period, and then a Planning Commission public hearing in the March-April period.

5) **PUBLIC COMMENTS**

6) **ADJOURN**

Commissioner Robert McCaullay moved, seconded by Commissioner Garland Miner to adjourn, passed at 8:06 P.M.

Chair Gwen Rowitsch

Date