

Minutes
Town of Chino Valley
General Plan Committee August 13, 2012

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, August 13, 2012 at 3:30 P.M. in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

Dava Hoffman, Dava & Associates, Inc, Consultant, called the meeting to order at 3:30 P.M.

Members Present: Ron Romley, Cheri Romley, Michael Edmonds, Frank Perkins, Tom Payne, Edward Steinback, Marti Klein, Celia Vander Molen, Trisha Lamb, John Morgan, Nancy Best

Members Absent: Dan McGuire Norm Freeman, Vanessa Herb.

There were approximately two members of the public in attendance.

Staff Present: David Nicolella, Associate Planner, Mary Brasher, Administrative Clerk

1) Welcome

- Review of July 16, 2012 GPC Meeting Minutes: Accepted
- Review of Joint study session with Council and Planning Commission. Dava Hoffman commented that the study session was held and she received an email from a citizen stating they wanted to speak at that meeting but was overlooked and was not able to. Dava asked that her apologies be passed on to him.

2) Discussion: Primary Land Use Areas

- Dava gave committee members notes that she compiled from the discussion held at the Council joint meeting. She commented that an identity or brand for the community was discussed, the appearance of the State Route 89 corridor, and that some Council member comments indicated they didn't like the idea of a lot of regulations on businesses coming into Town. Dava pointed out that there are currently regulations in the UDO that pertain to appearances and thought committee members should view those regulations. David Nicolella gave a brief overview of the landscaping requirements, parking, and setbacks for new businesses. Many committee members agreed that a standard design theme for the Town would be a positive step in creating a consistent appearance throughout the community. This could be mentioned in the "goals and objectives" section of the GP.

3) The Town Manager Robert Smith gave a brief presentation on some of the ideas/plans the Town is working on for the Old Home Manor (OHM) site. He commented that job

creation and sales revenue is a priority for the Town and the property at OHM lends itself to that function. He gave a brief description of an aerated concrete plant that could generate 25-35 jobs and would like to use 25 acres, but they require a gas line for the operation of their business, and unfortunately there is not a high pressure gas line in that location. Mr. Smith stated that Unisource has a rebate program that will help facilitate extending that line out there.

Town Manager Smith stated there might also be an opportunity for a power generation facility at OHM, and APS has a program to help finance power generation to help offset certain loads that municipalities may create. The plant the Town is looking at would be fueled with biomass, and the Town would use yard waste and other sources, including solids from the Town's wastewater treatment plant to accomplish that. All of this could help to finance the extension of a gas line.

The material that would be manufactured at the aerated-cement plant is 80% lighter than normal concrete, and the loads that would be transported on the Town's roads would not be as damaging as the weight caused by standard concrete loads. This concrete plant has also agreed to get their workforce and construction labor from the local community. The Town has an opportunity to start developing the OHM property starting with this industrial use and this will hopefully be a good start for future development of that property. The land at OHM would be leased out at a reasonable rate to promote business growth, and if something happens and companies default then the Town will then own the buildings that have been built. The initial plan is for business/mgf development on five 40-acre parcels located in the northwest portion of OHM around the Town's wastewater treatment plant. Committee members agreed that there does need to be a future plan for the property at OHM, and thought this was the right step to take at this point.

There was some discussion about the lack of construction workers in Arizona and speculation as to where and why they may have left. Committee members agreed that the Town needs to be forward thinking and implement idea's that are visionary and can be dovetailed with the next group of people that will be considering these issues in the future.

There was a brief discussion about different options that could be looked into involving incineration program and waste management that produces a lot of gasses that can be sold and utilized in a community.

- **Other Primary Land Use Areas**

There were discussions about mixed use areas and if that is something the community would accept. Some committee members do not feel that the citizens would support mixed use areas because of the problems associated with businesses that have operated within residential areas. Other committee members commented that the problems associated with that particular business was that the business started its operation in an established residential area. Future mixed use areas would be designated as such and anyone building in those areas would be aware that a commercial business could potentially operate next door to them.

A sense of place is important to draw people to an area, and in many places that would be a downtown area; however, Chino Valley doesn't currently have that and it's something that needs to be addressed. Given the current economy and the way the Town is situated, State Route 89 will continue to be the business corridor until an economic impetus generates development in another area.

The question is whether or not the citizens want to see the community grow into a small city. One committee member felt that if the idea is presented properly, and the community knew what to expect, they would probably be willing to accept future changes. Growth is inevitable and the Town needs to have a plan to accommodate that growth for the best potential of the Town and its citizens.

The creation of the General Plan is not just a plan but an educational tool. Many citizens have a perceived view of things and the GP will help to educate the public to other views.

Some Committee members felt that the committee has not made much progress in the months they have been meeting, and thought that the committee should be working with the current GP with different committee members working in different groups. Dava pointed out that the focus has presently been on the Land Use Assumptions. The first three elements this committee will be working on are Land Use, Transportation, and Economic Development.

Mr. Smith commented that the committee needs to formulate their goals and objectives for the Town's future. This is not an easy step and he complimented the committee for their progress so far.

4) Comments

- Committee: Members commented that they need to be kept up to date by Town staff for projects the Town might be considering because that would impact the General Plan and it's development.
- Public: None

5) Next Steps

- Homework: Dava asked committee member to create a short list of land use goals they feel are necessary for the Town; and to also identify appropriate locations of existing and future "Community Core" areas.
- Next Meeting: September 10, 2012

6) Adjourn

The meeting adjourned at approximately 6:00 P.M.

Prepared and Dated This 20 Day of August, 2012

By: Mary Brasher, Administrative Clerk