

Minutes
Town of Chino Valley
General Plan Committee December 10, 2012

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, December 10, 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: John Morgan, Ron Romley, Cheri Romley, Michael Edmonds, Tom Payne, Marti Klein, Celia Vander Molen, Trisha Lamb

Members Absent: Dan McGuire, Frank Perkins, Edward Steinback, Vanessa Herb, Norm Freeman and Nancy Best

There were approximately three members of the public in attendance.

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

1) Welcome

- Review of November 5, 2012 GPC Meeting Minutes. Accepted

2) Discussion: GPC Community Goals

The Committee discussed the three goal statements: Focus on community core development; Embellish lifestyle choices; and Enhance local business to create a sustainable economy. The Committee members then discussed each of these goals and what is contained in each, including the Community Cores identified in Goal 1:

- Major Community Core: Mixed-Use Business/Residential & Downtown/Civic Component, centered on Road 2 North/SR 89.
- Hospitality/Entertainment Core: Mixed-Use Business/Residential & Tourist-Oriented Business, centered on Road 1 South/SR 89.
- Recreation/Employment Gateway Core: Mixed-Use Business/Residential & Major Recreation & Employment Entry, centered on Perkinsville Rd/SR 89.
- Other Potential Cores, Mid-Term or Long-term development:
 - Gateway Core: Regional Entry to Chino Valley, centered on Rd 4 S/SR 89 (or Rd 5 S/SR 89 with future alignment of regional connector).
 - Future Medical Hub, centered on Rd 1N/SR 89
 - North Mixed-Use Hub, centered on Rd 4N/SR89

Discussion centered on retaining large lot/ranches; protection to residential from commercial encroachment; recreational facilities; enhancing healthy community lifestyle; pedestrian orientation and streets that are conducive to walking and an emphasis on attractiveness and other attributes to attract people. Zoning code flexibility that allows a mixture of commercial and residential; encouragement provisions such as different types of buffering; provisions that may request developers to create people gathering spaces; circulation and transit augmentation to provide for all age groups to commute; maintain and improve streets for all modes of transportation; and some discussion about what terms and definitions should be used when describing large lot/ranches, encroachment and buffering.

The Committee consensus was to reword Goal 2, using “Encourage” in place of “Embellish”, and to revise the first bullet point to read: “Retain existing large lot/ranches, protecting them through buffering techniques for sound and light control, such as installing trees, landscaping, walls and berms with appropriately placed pedestrian access.” There were no changes to Goals 1 and 3 as drafted.

There was discussions regarding General Plan Amendments and what will define a Minor General Plan amendment and a Major General Plan Amendment. Dava commented that she thought the County just recently changed their General Plan Amendment criteria to provide for more flexibility. Committee members discussed the current and future demographics and how they need to plan for that population in regards to jobs, activities, retail, restaurants, transportation, medical, and other services.

3) Comments

- Committee: The Committee asked about the results of the citizen survey study that was mailed out to registered voters and were informed that the results would be discussed at the next Council meeting. The committee looked at possibly having another study session with Council and Commission and looked at January 31, 2012 as the meeting that would accommodate most Committee members.

Dava informed the Committee members that David Nicolella will be leaving for another position in Sedona.

- Public: None

4) Public: Next Steps

- Homework: Enjoy Happy Holidays
- Next Meeting:
 - GPC meeting: regular meeting schedules - January 14, and February 11, 2013
 - Possible Joint Commission/Council meeting possible January 31, 2013

6) Adjourn

The meeting adjourned at approximately 5:30 P.M.

Prepared and Dated This 12 Day of December, 2012

By: Mary Brasher, Administrative Clerk