

Minutes
Town of Chino Valley
General Plan Committee February 11, 2013

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, February 11, 2013 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, Edward Steinback, Marti Klein, Celia Vander Molen, Trisha Lamb

Members Absent: Dan McGuire, Frank Perkins, Tom Payne, Vanessa Herb, Norm Freeman and Nancy Best

Staff Present: Robert Smith, Town Manager Mary Brasher, Administrative Clerk

1) WELCOME AND REVIEW

- Review of December 10, 2012 GPC Meeting Minutes - Approved

2) DISCUSSION: GPC Study Session with Council & Commission on January 31, 2013

- The Committee reviewed comments made by Council and Commission at the Joint study held January 31, 2013. It was pointed out that the community core at Road 1 South was illustrated as being above Road 1 South, rather than centered as the others were. This illustration was a result of conversations held regarding a hub from Center to the Days Inn and the future development that will take place there. There is vacant land south of Road 1 South and the decision was made that the core would extend through that vacant land and North to the Days Inn property. It was agreed that it should not extend to the agricultural property. The committee discussed the need for additional smaller lot zoning districts within the Town, and strategies to present to the Council.

How should "large lot/ranches" be defined for draft goal 2? It was decided that the focus should be on the goal of "walkable neighborhoods" as well as "encourage lifestyle choices, land uses, and circulation." Retain the buffering techniques: sound, and light control using trees, landscaping, walls and berms with appropriately placed pedestrian access, but have it apply to any type of single family residential neighborhood, not just large lot/ranches; "and encourage clustered walkable neighborhoods as well."

The idea of suggesting a strategy section of the General Plan (GP) could include the code being updated for other zoning districts, allowing smaller lot sizes and should be included in the section for implementation strategies.

Town Manager, Robert Smith commented that other localities identified separate areas that are separate villages and have a specific focus that gives it the flavor of where it is. These areas are specifically planned for that village and would be a good model to look at in the next order of business.

Dava commented she thought they could use some descriptions of general types of concepts within the core areas. She thought they should focus on the three primary cores identified and maybe then get into more detail about identifying target areas for specific uses, but thought it was important to be careful how things were worded. She thought there needs to be some strategy statements and general concepts of what these areas would look like. Some will have a residential component and some will have a combination of retail and service businesses, tourist destinations, restaurants, motels, as well as others.

Mr. Smith asked the Committee to start looking at visual elements of design, spacing, proportionality that seem to have a resonance of each area, a pictorial resource guide.

Dava thought that would probably come later as one of the strategies for a design guide, or it may be more appropriate for the UDO.

- Discuss Ideas for Implementation Methods and Strategies

Committee members discussed the wording for large lot/ranches and agreed to change the policy statement from “retain existing large lot/ranches” to “retain and protect existing residential neighborhoods through buffering techniques for sound and light control through landscaping, walls, etc.” Having a small commercial node once in a while would be a good thing. The emphasis for this General Plan is to move away from only an auto oriented community where people just drive through it; there needs to be a center, an identification place; a place people will want to stop and visit. The bypass and roundabouts will change the dynamic of State Route 89 and will give an opportunity for revitalizing and design the flavor of State Route 89. There is also some talk about a connector road on 2 North from Williamson Valley Rd to State Route 89 which would fit in with one of the major cores identified. This would also help to open up some commercial opportunities along Road 2 North.

Mr. Smith commented that the ADOT materials yard property on State Route 89 may be a good location for future commercial businesses, such as a grocery store, and that he is talking to ADOT about a possible land swap that may make that possible. With the plans for a roundabout at that location, it would be a good opportunity to install a sewer line at the same time and prevent the town from trying to bore under the road later.

Dava reminded the Committee members to bring their design concepts to the next meeting as well as a list of the types of uses they would like to see in residential neighborhoods.

3) COMMENTS - Pertaining to the General Plan

- Committee comments: Committee members asked the Town Manager what was approved at the last Council meeting in regards to Old Home Manor.

Mr. Smith stated Council instructed him to put a formal presentation together and bring it to them as a formal action item for their consideration.

- Public comments

4) NEXT STEPS

- Homework:
 - Take the three primary core areas identified and write some phrases and/or visuals for the type of uses they visualize forming a generalized picture.
 - Make a list of the uses that would be acceptable in a residential area.

- Next Meeting – March 11, 2013

5) ADJOURN – 5:30 p.m.

Prepared and Dated This 14 Day of February, 2013

By: Mary Brasher, Administrative Technician