

Minutes
Town of Chino Valley
General Plan Committee July 16, 2012

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, July 16, 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: Dan McGuire, Frank Perkins, Tom Payne, Edward Steinback, Marti Klein, Norm Freeman, Celia Vander Molen, Trisha Lamb.

Members Absent: Nancy Best, John Morgan, Ron Romley, Cheri Romley, Michael Edmonds, Vanessa Herb.

There were approximately three members of the public in attendance.

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

1) Welcome

- Review of July 9, 2012 GPC Meeting Minutes: No comments made
- Dava introduced the Town Manager Robert Smith who wanted to voice a few thoughts, as follows:

Mr. Smith thanked the committee members for all their attention and hard work. He commented that the Land Use Assumptions part of the General Plan (GP) is critical; it is where you're making assumptions about where you think things will be going, and the basis of why you think they are going there. He asked the committee to consider the following when they are thinking about these Land Use Assumptions.

- Embry Riddle Aeronautical University (ERAU) is working toward an un-manned drone research facility, that is part of a state wide effort proposing to engage four of Arizona's aviation areas. Instead of one big facility the format would have four or five proposed facilities to work on different research efforts concurrently, accomplishing their goals in a timely manner. There is one in Yuma, Phoenix, Kingman, and then one proposed for CV at the remote-controlled model airplane field at Old Home Manor. The drones would be about 55lbs and be restricted to a maximum of 400ft altitude (higher altitudes require permission) flying to the Prescott Airport. The FAA mandates that these drones be incorporated into our national airspace to allow public agencies to utilize them. Some examples are the forest service,

police, fire and others. This research facility doesn't exist anywhere else in the nation, and would be a great asset to our community. Yavapai College has an aviation curriculum that is growing faster than they can accommodate so the relationship with ERAU is obvious. This facility is still conceptual and needs to be awarded by the Federal Government.

- YC and ERAU, in conjunction with Prescott Airport, create a unique opportunity for our community to incubate businesses and research ventures proximal to the Prescott Airport. YC is also has a strong greenhouse technology interest as well as a focus on agriculture; again, positioned at Old Home Manor, this interest may grow and stimulate the creation of additional businesses.
- It is likely that some of the lands at old home manor will be used for economic development purposes, and may not comply with the Conceptual Master Plan that was generated some years ago. Expansion of the waste water treatment plant and its recharge function, as well as the shooting range and its tourism/visitation function should be expected. Some added infrastructure such as water, sewer and natural gas are needed at OHM for economic development; estimate for water/sewer expansion is $\frac{3}{4}$ of a million dollars.
- ADOT is facing critical shortage of funds that will eliminate the creation of new roadways, and the eastern route that was planned may be 20 years in the future.
- The current economic conditions in California are driving small businesses to AZ, and we may find some of that influx heading our way; a niche that may serve Chino well.
- Expect adaptive reuse along Highway 89 corridor to be the rule of the day for the next 10 years until the economy picks up.
- There are some 'macro' design guidelines (i.e. setbacks, general design for entry, parking, lighting, proportions for built structures) that can begin to pull together visual elements into a cohesive landscape – perhaps that can create some common/ubiquitous visual elements and spatial design that would begin to create a visual identity for the 89 corridor and a sense of place.

- Provision and extension of infrastructures (water/sewer) will be spotty for a while, until the Town has the economic depth to fund larger extension projects – this means that some intersections will get service many years before others, and so new development along 89 will be spotty and widely varied...this will create several types of challenges.
- Likewise the disposition of CVID water rights in Chino (their sale to Prescott) and subsequent service of those water rights by Prescott – creates service delivery challenges for Chino, since not only do we have private water providers in town, we also have the City of Prescott in town, delivering water and building infrastructure. The restrictions Prescott places on their services, and the rates they charge, eliminate many economic development opportunities in town. I believe the Town should move to eliminate that presence, but that is a long term problem that will take years, if not decades to resolve.
- Mr. Smith was asked his view of where the Town Center is, and what his view was for the Town's identity. Mr. Smith stated that a Town center needs to occur, but didn't think the Town currently has the ability to plan that. There are other things that need to happen first to give a foundation so that can occur on its own. He stated the key was to figure out what we need, and then what we want, and to interphase with external resources to find the funds to accomplish those needs and wants. He thought CV has a very healthy "mom and pop" type business/family friendly community image, and felt that the Town could serve that niche because there are numerous vacant buildings that can be utilized. He also noted that we should plan conservatively and consider where we want to be in 20-30 years; need short term and long term goals and plans to reach those goals.
- Mr. Smith stated that he is implementing a small business development center within the Development Services Department. All materials that someone needs to start a business in CV will be available through this center. He noted that the Town needs jobs, and expansions of infrastructure (water & sewer), natural gas and telecommunications.

Discussion of these topics with the GP Committee Members produced the following thoughts for future possibilities;

- CV is currently a "bedroom community", but can change if new industries develop in Town

- Some types of new businesses may be:
 - Greenhouse production
 - Bio-fuel technology
 - Possibility of Call Center
 - Agribusiness and agritourism
- Old Home Manor conceptual Plan is wishful thinking and needs to be realistically revised for industry , education and other appropriate uses; and should be rezoned for those uses
- Small local businesses need expanded infrastructure
- Technical infrastructure (telecommunications) upgrades are needed
- Agriculture is Commercial
- Zoning regulations need clean up for expectancy/consistency
- Jobs equal cash flow
- Consider incentive in land lease of OHM lands with partnering of infrastructure expansion

Dava distributed an article that Ed Steinback had copied for the Committee from the “Verde Independent” regarding a plan that combines commercial with residential units adjacent and above, as “food for thought”.

2) Continued Discussion of Land Use Assumptions-Changes over next ten years.

- In reviewing the draft summary of Land Use Assumptions from the GPC July 9th meeting the committee agreed with the three assumptions from the previous meeting and added the following for recommendation to the Town Council on assumed changes in population, densities, and land uses in the future:
 - land use intensity changes will include some commercial and industrial development on the Old Home Manor properties;
 - land use intensity changes will include some agri-business development along the Rd 1 E areas between Rd 3 S and Rd 4 N; and,
 - some portions of the Town’s Master Trails Plan will be implemented

3) Comments – Dava reminded the Committee about the necessary compliance with the Open Meeting Law regulations that were discussed at the first meeting, particularly in the use of e-mails that are sent to and from GPC members

- Committee: None
- Public: None

4) Next Steps

- Homework:
- Next Meeting: August 2, 2012 at 6:00pm - Joint Council/Commission Study Session for update on the General Plan Committee activities and the Committee's recommendations on Land Use Assumptions.
- Next Regular GPC meeting August 13, 2012 at 3:30pm.

5) Adjourn

The meeting adjourned at approximately 6:10 P.M.

Prepared and Dated This 18 Day of July, 2012

By: Mary Brasher, Administrative Clerk