

Minutes
Town of Chino Valley
General Plan Committee
June 10, 2013

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

Members Absent: Dan McGuire, Vanessa Herb, Norm Freeman.

Staff Present: Mary Brasher, Administrative Clerk

1) WELCOME AND REVIEW

- Review of May 6, 2013 GPC Meeting Minutes – Accepted

2) PRESENTATIONS AND DISCUSSIONS

- Recent Building and/or Development Projects/Proposals-Dan Trout, Assistant Director Development Services Department/Building Official.

Mr. Trout stated that he wanted to bring them some statistics, but didn't have them yet because the tracking system used is archaic and he didn't want to provide them with anything less than accurate. He commented that the Department doesn't usually discuss building permits until they are actually issued because it is not public information prior to that. There are some developers interested in building homes in a couple of our existing subdivisions. He explained that the department has Technical Review meetings held twice per month where potential developers discuss their development plans with staff and obtain knowledge of what will be required. In 2010 and 2011 there were approximately three of these meetings held, so far this year we have had a meeting for every meeting date for the last three months. The department has also seen an increase in building permits. Once there are some accurate statistics gathered he will forward them to Committee Members. Mr. Trout commented that he has completed a site visit six different times at the old "buckaroo" building located on Highway 89. There has been interest in that building for commercial purposes; however, due to the age of the building, and in many cases with other similar buildings in Town, these buildings are not suited for the use that is proposed and require upgrades. Many of these upgrades are very expensive and for this reason many potential businesses go elsewhere. It is difficult for potential

commercial businesses to find the right building to fit their needs due to the lack of infrastructure and the expense of upgrades.

Marti Klein asked if the Town had any architectural guidelines for potential commercial businesses. Mr. Trout stated there is some design criteria for building frontages, particularly putting facades on metal building, but we do not have a full design standard.

Mr. Gritman, Public Works Director stated the whole Town would need to go through a significant mind shift before it could adopt a design review criteria such as building colors and similar design. Sedona has the support of its citizens and that is why it works for them. Mr. Romley stated that he didn't think they were looking for specific colors and such, but were more interested in the style of buildings.

Dava stated that Dan was there to talk about building codes and that building styles are part of the zoning code and that the committee has already discussed building character and how the committee would make those suggestions as part of the General Plan, and then amendments would need to be made to the zoning ordinance.

Mr. Romley stated the committee had talked a lot about zoning codes and the probable need of getting more zoning districts as well as being more concise, which would help the building department with their jobs. Mr. Trout commented that is in the works and we hope to start addressing some of the changes soon.

Mr. Morgan asked about building height requirements and possibly raising that for commercial purposes. There was some discussion about the height limitation in commercial and industrial zoning as to whether it was 35 feet or 50 feet. Mr. Trout thought it was 50 feet.

Mr. Edmonds asked if the Town pulled permits for the things they do, Mr. Trout indicated they pull permits for all projects.

Ms. Vander-Molen asked what is reviewed in the Technical Review meetings. Mr. Trout indicated they review the building, zoning, engineering, fire, traffic, and all aspects of constructing the project to meet all pertinent codes.

Ms. Vander-Molen commented that the committee has discussed changing the way that buildings are orientated and getting them closer to the front of the property with parking in the rear, and asked if the Town has discussed this before. Mr. Smith stated that the special organization and the scaling of that, is one of the most dramatic things that you can affect. Spatially where things sit is huge, and that alone gives a sense of place.

Dava asked how many greenhouses were in Town and if there are more in the works. Mr. Trout commented there approximately four in operation and two under construction.

Mr. Perkins stated that he would not like to see Chino Valley (CV) become known as the pot growing center of AZ, but felt that they need to be called what they are. He wanted to make sure the citizens knew what was being grown.

Mr. Trout stated that the Town Council decided just to treat marijuana growers like any other greenhouse facility since these types are primarily regulated by the State.

Ms. Romley commented the Town has a responsibility to look at where these are going because future development is not going to want to build next to a pot field. Mr. Trout indicated that the plants are housed in greenhouses and that the State is pretty strict with their regulations.

Mr. Smith stated he felt that in time the State will demonstrate to the Town that they are capable of regulating the security and administration of these sites. He felt the only impact to citizens may be the possible odor.

Ms. Romley stated she was concerned that when things get tough the State will back off the regulations. She felt the Town needed a mechanism to enforce the regulations. Dava asked if the Building Department was in a position to enforce the State regulation.

Mr. Trout indicated that the applicants go through Technical Review and are treated like any other greenhouse, but are also told they have to meet all State and Federal Requirements. Mr. Trout stated that the Town will not issue a License until all State requirements have been met.

- Recent Roads/Highways Improvements and Proposals for Water-Sewer Extensions – Ron Gritman, Public Works Director.

Mr. Gritman gave a brief presentation informing the Committee about ADOT's Highway 89 project which includes sidewalks, rock landscaping, and art projects that consist of 3 sculptures with walls surrounding them. He stated that they are in the process of entering into an IGA with ADOT for the Town to take over the maintenance along Highway 89. He informed the Committee of the employee shortages for road and park maintenance. The roadway widening between CV and Deep Well Ranch Road will consist of a new round-about constructed approximately 1,000 feet north of Ruger Rd. ADOT will leave the bid out for this job for about 3 months and probably start construction in the late fall. The median will be extended from Road 4 South down to a new street that is 1,000 feet from Road 5 South and will be a combination of 2 and 4 lanes. There are plans for 2 roundabouts, one at Perkinsville Rd. and the other at Road 4 North. These will be funded by two different sources, and the fund for the construction at Perkinsville Rd. was to come from CYMPO and ADOT; however CYMPO is unable to provide funding at this time. Because there was a fatality at Road 4 North, the Town is able to use Highway Safety funds. There are some creative ideas to get funding for construction on Perkinsville Rd. There are commercial entities that have an interest in getting the round-about at Perkinsville Rd. constructed. The Town is currently working with ADOT for a traffic signal on Road 1 North and Highway 89, however the elevation drop in that

location are proving problematic. Mr. Gritman pointed out on a map where the Great Western Extension would be constructed and how it would tie into Highway 89 with a Chino Valley extension. At that point ADOT would be responsible for the maintenance on the Great Western and the Town would be responsible for the maintenance of Highway 89. This construction probably won't take place for at least 20 years.

Mr. Gritman informed the Committee that a 7 member panel was formed to look at water and sewer issues. These members created 6 areas that fall upon natural engineering divisions that enable you to get water and sewer from Road 3 ½ North down to Road 5 South. The panel members struggled with determining where future growth would be and determined that growth will happen if the infrastructure was already in place. They then compared the different areas with cost and other pros and cons of each. One issue was determining where the core or the center part of CV was. The panel determined that core was somewhere between Road 3 North and Center street. The Town has 2 competing funding sources to build this infrastructure; one is general obligation bonds, and the other is a property tax. Panel members came up with a general obligation of 9 ½ million and revenue bonds of 4 million with an overall cost of 13 ½ million, and with a vote they said they recommend area 2, 3, 1A, and the waste water treatment plant upgrade. Area 2 is between Perkinsville Rd. and Road 2 North, area 3 is from Road 2 North down to Center Street, and area 1A is the northern area and cutting it at 3 North, stopping there without hooking up all the vacant land to the north. So area 1 was split into 1A from 3 North down to Perkinsville, and area 1B from that to the North. Area 4 is from Center St. down to Road 2 South. A minority of the panel wanted to do away with area 1A and focus on areas 2, 3, 4, and the waste water treatment expansion. Both the majority and minority recommendations will be presented to Council.

One Committee member asked why there was a need to buy out both Prescott Water and Fann Contracting, and where that money is coming from. Mr. Gritman said the reason we have to buy Fann Contracting out is because they are a "for profit" company and the Town cannot use tax exempt bonds to bring on additional rate payers that get Fann Contracting a windfall. Instead the Town would be forced to use taxable bonds which would kill us in interest. The money for the Fann Contracting buy out would come from the rate structure that Council just adopted.

The Prescott system has approximately 650 CV customers that are paying a 30% surcharge on top of the normal water bill. If the Town can acquire those customers then those customers will see a decrease in their water bill and the Town would have the customers needed to support the system. This would also help the Chino Meadows residents because this would offset cost and they would not have to have to deal with an increase in rates.

A Committee member asked if the property tax proposed would be permanent. Mr. Gritman indicated the proposed property tax would be a secondary tax. This tax would only continue until the bond is paid off. Council can only use that money for the bond it was created for, and if the Town has extra revenue they can then use that revenue to pay down the bond for a shorter loan length if they choose. Council can direct staff to use the revenue toward other projects as long as it is related to water/sewer. The infrastructure

expansion will generate potential commercial expansion, and increasing the Town's economic growth, ultimately becoming beneficial for all Town residents including those that are not on the system.

- Recent Projects/Planning for Economic Development including Old Home Manor and other areas – Robert Smith, Town Manager and Mayor Chris Marley

Robert Smith, Town Manager, gave the Committee members a schematic of Old Home Manor showing the different activities people have talked to him about doing in that location. He wanted the Committee to see what the level of interest was for that property. The Industrial Park needs to be included in the General Plan effort because some of the zoning around Perkinsville Rd. will need to change so that there is a buffer between the Industrial area and Residential area. The fire and police department want to create a joint training facility, the aviators club want to realign the airstrip, and the recreation foundation wants to bring back the haunted house and/or a carnival area. There is interest in equestrian facilities, and the Town would like to see that land used for the creation of jobs. Mr. Smith stated that Old Home Manor is a gem that needs to be utilized; however, there needs to be a commercial buffer between Old Home Manor and the residential properties to the South because he doesn't want to see residential encroachment resulting in complaints about the activities taking place on that property.

Committee members asked the Town manager if he could come back to another meeting after they had some time to review the schematic. He indicated he could. Dava indicated the Committee could have a separate meeting in order to explore the different options for the Old Home Manor property.

Chris Marley, Mayor, stated his major concern was with projects that actually come to the table with plans and the financial backing to produce those plans. Many have dreams but not the finances that make those dreams a reality, and he doesn't want to see others get wrapped around the axle over people that are throwing dreams around. Any project will need support from the Town and its citizens to be successful. He stated there are a lot of concepts out there, and interest in expansion, but the Town needs to get some revenue back from these expansions as well as other development that occurs on that property. He thought the expansion of the Prescott Shooting Club, and a joint training facility would bring some revenue into the Town and increase traffic for other business entities. He thought having the Industrial Park on the western edge would provide the Town with a tremendous opportunity. Prescott already has a western brand, Prescott Valley has the entertainment brand, and CV could have the Industrial/Commercial brand. There could be other commercial corridors along the edge to buffer the residential properties, the ball fields and the uses could be expanded as well. All of this could create local jobs and enhance our own community by allowing younger people to remain rather than leaving for jobs in the larger cities. This would benefit the college and other entities, and help reduce crime as well by providing more opportunities for the residents. The potential uses for this property is endless, and in turn these uses would help the Town economically. An area can be set aside for future entertainment, but he felt that wasn't a priority right now.

3) COMMENTS - Pertaining to the General Plan

- Committee comments: None
- Public comments: None

4) NEXT STEPS

- Homework: None
- Next Meeting – the GPC agreed to move the next meeting to July 15, 2013.

5) ADJOURN – 5:30 p.m.