

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

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, March 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: Ron Romley, Cheri Romley, Michael Edmonds, Edward Steinback, Marti Klein, Celia Vander Molen, Trisha Lamb, Nancy Best

Members Absent: Dan McGuire, Frank Perkins, Tom Payne, Vanessa Herb, Norm Freeman and John Morgan

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

1) WELCOME AND REVIEW

- Review of February 11, 2013 GPC Meeting Minutes – Accepted

2) DISCUSSION:

- Review/Discuss Committee Members' Ideas and Descriptions of Community Core Areas

Marti Klein commented that she felt that the wording “retain and protect existing residential neighborhoods through buffering techniques for sound and light control through landscaping, walls, etc.” was too vague and felt that this statement could be interpreted to mean that commercial would be allowed in residential areas as long as its buffered.

Cheri Romley commented that State Route 89 is commercial but has residential properties directly behind them, and the buffering is in between. She felt that was in reference to existing areas where there is already a mix of commercial and residential.

Marti Klein thought the wording was not specific enough and felt that areas could be more explicitly defined to not allow commercial.

The committee then discussed the homework assignment from the last meeting. Committee members were asked to identify acceptable uses within Community Cores as well as those at the Core edges, which may help to define what acceptable uses might be located near residential neighborhoods.

Mike Edmonds commented he was concerned that once this type of activity is allowed in residential neighborhoods the first thing he thought of was the greenhouses on Hwy 89 and how they are totally lit up at night and that this is inappropriate for the neighbors across the street. These are the types of things the General Plan could address to protect the quality of life.

Dava presented a slide show that outlined the purpose of the Community Core, in that it can provide;

- Identity for the Town
- A sense of pride
- A place for connections
- Accessibility for business venues
- Support for local business
- Variety of land uses.

Aspects that have been discussed are; it should be walkable; engaging, connecting, and provide a human scale that would allow for a variety of uses. Dava showed an illustration of some examples of walkable areas, comfortable places to sit and converse, engaging in casual events, and a place for people to connect with one another, this can be very informal with a plaza type setting around it. She commented about the typical uses within community cores such as, common open spaces, residential, variety of retail, hospitality type uses, service businesses, and an entertainment district.

Moving further out to the edges toward existing neighborhoods with lower density residential, could contain types of nonresidential uses that could be placed a short distance from residential areas. These uses could be churches, school, day care center, fitness center, book store, and some small general stores. The important things to talk about are what the building looks like, how big is it, the scale, and how do we buffer it. Should there be a certain restrictions on distance, outside lighting, noise and other things. That is the idea of the cores, but we have to consider how that moves out to the outlying areas.

Celia Vander Molen gave a presentation showing the core areas, and how it could be laid out to include visuals that depicts the different activities so that anyone looking at the concept would see examples of what the vision is. This visualization included examples showing play areas, entertainment, helping to separate multifamily areas, landscaping, and multi-use areas, different lighting themes, transportation, farming areas, realigned lot lines that will result in smaller lots but employ naturally planned open space as well.

Dava commented that both the General Plan and the Zoning Code need some ideas about design concepts; however this group will not get into the details of the zoning code design concepts, but will describe and put visuals in the General Plan to give an idea of how these things will look.

Ed Steinback commented he thought it would be best to implement some visual examples to make it easier to be implemented. He commented that there are diverse cultural groups within this community that could be tapped into in order to create the Town's identity. Prescott has the old Town USA theme but didn't think that translates for Chino Valley and he sees a blending of the old west, Spanish colonial, and the contemporary southwest style.

Dava commented that if the planning for parking with a "build to" line was implemented, then the whole appearance of the highway and the Town would look different. The Town would still contain the same uses and architecture, but it would create a real feeling of closure to the highway.

Ron Romley commented that when the bypass is eventually constructed State Route 89 could be utilized in a similar fashion that Camp Verde implemented. There could be diagonal parking with nodes that come back out with landscaping, sidewalks, and light fixtures. He also commented that if current businesses in Town would take pride in their property, the Town would look so much better.

In response to a question about parks and recreation, Dava commented that the focus and most important elements of the General Plan are Land Use, Circulation, and Economic Development; even though ED is not required to be a part of the General Plan, it is important for every community. As part of the Land Use Element there is an overlap between the elements, and when the powers that be added Open Space as an element, it didn't say just parks. This element was possibly added because of the lack of open space in the Phoenix Urban area. The emphasis is on connectivity on a regional basis, and hopefully the Peavine Trail will one day connect to other improved trails. The need for commons within Core areas can provide a certain percentage of open space, additional to that in public parks. There are other elements that the committee will be working on after these important elements that are currently being discussed.

Responding to a comment by a committee member that there is a need for some "big box stores" in Chino Valley, Dava asked for suggestions on the appropriate locations for them. Many Committee members stated that along State Route 89 was an appropriate place, but until you have infrastructure, commercial entities will not come.

Dava commented that she asked Mike Willett, Yavapai County Assistant Public Works Director, to talk about the potential connection at Road 2 North, that was identified by the Committee as the major Community Core, and the possibility that might become an entranceway to the Williamson Valley Road area.

Mike Willett, informed the Committee that there is a feasibility study being conducted of a broad area that includes Road 2 South up to Road 2 North from Williamson Valley Road to Reed Road. The focus might generally be between Nancy Road and Road 2 South for a connection to Williamson Valley Road. He discussed current traffic counts and expected counts for 2030. It was stated that if there were more attractions in Chino Valley, this will generate more jobs increasing the traffic. Mike passed out a map that shows the different federal, state, and privately owned land that shows a pattern for possible development. Chino

Valley is strategically placed at the south end of a large corridor up to Seligman of private land that has water. If these areas develop that would increase growth to the Town.

Dava updated Mr. Willett on the Committee's work regarding the Core areas that have been identified stating that the Road 2 North corridor is the one the Committee identified as possible for the earliest development. This would extend to Road 1 West and connect to the old Town Hall area and the park.

Mr. Willett commented that there is state land they hope to utilize for an alignment rather than disrupting private landowners. The Rd 2 North alignments would be one that will be looked at. Committee members felt that the Road 2 North alignment would be the most logical with the core area and because Road 2 South would be too close to Outer Loop Road. Mr. Willett commented that they still need to look at the terrain as well for the different areas to be considered.

Dava commented that the ADOT website is no longer showing the Perkinsville Roundabout project. Town Manager Robert Smith stated that he was in discussions pertaining to that roundabout because Perkinsville is a must have for the Town. The Town has a private land owner who wants to pay to put casings under that roundabout. That will be the only way to get water and sewer across Highway 89. This roundabout is also critical to development at Old Home Manor and if we can't get controlled access at Perkinsville Rd and Hwy 89, it will make it difficult to create jobs out at Old Home Manor or recreational venues out there that can manage thousands of people.

Mr. Smith also mentioned that the Town is talking of extending Road 4 South until it hits the Peavine Trail and then turning north along the Peavine to create a road that will go up to Old Home Manor as well. Eventually the Town would like to extend this North-South route on the East side of Town all the way up to Road 4 North, eventually connecting to a roundabout. These would provide controlled access to the Industrial Park at the North, and to the South end. Mr. Smith stated there is a competitive source of funding that is available, and if the Town can obtain that and put it with what CYMPO can give, the project can move forward.

Mr. Willett stated that getting the design completed is worth a lot in ADOT's world, when a design is moving forward, ADOT may pick up that project quicker if they have one that has fallen through. These roundabouts would eliminate the heavy traffic that is currently going down Road 1 East to get to a turn signal in order to get out on Hwy 89.

Mr. Smith gave information about how the Town's sewer plant works and how it fits into the bigger picture of commercial expansion within the Town. Mr. Smith and Committee members talked about how important it was for ADOT to continue widening the south end of State Route 89. The amount of traffic and safety concerns regarding the number of accidents that have occurred on the highway. They discussed the problems with the bridges within the state, and general conversation about roads, traffic, and cost of road construction.

Dava informed the Committee that with their input, and with a new format, she started drafting these three sections of the GP. She will continue to add things as the Committee discusses them.

- Discuss ideas for Types of Acceptable Land Uses Located Close to Neighborhoods. This item was forwarded to the next regular meeting for further discussion.

3) COMMENTS - Pertaining to the General Plan

- Committee comments
- Public comments

4) NEXT STEPS

- Homework: None
- Next Meeting – GPC meeting: April 8, 2013

5) ADJOURN – 6:00 p.m.