

Minutes
Town of Chino Valley
General Plan Committee May 6, 2013

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, May 6, 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: Celia Vander-Molen, Trisha Lamb, Michael Edmonds, Nancy Best, Ron Romley, Cheri Romley, Edward Steinback, Marti Klein, John Morgan

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

There were approximately two members of the public in attendance.

Staff Present: Mary Brasher, Administrative Clerk

1) Welcome AND REVIEW

- Review of April 8, 2013 GPC Meeting Minutes. - Accepted

2) Discussion

- Review Memo of Notes from April 8, 2013 GPC Meeting re: Residential, Non Residential Uses, Character/Appearance and Buffers.

John Morgan asked Dava if she knew how much the bond was in regards to the water and sewer expansions the Town is proposing. Mike Edmonds commented that he thought the bond might be about 20 million and that there are six sections to be done to create a continuous loop system.

Dava said she didn't know the particulars but thought they might be able to get Ron Grittmann to come to a meeting and give them information. She noted that the Committee should continue to focus on the goals for the community, and that some of the implementation strategy would be for infrastructure expansion.

Dava provided a brief overview of the ideas for land uses beyond the core areas that have been established. The types of uses that could potentially locate at the edge areas of the cores as well as other areas where there would be neighborhoods with convenience type/nonresidential businesses that fit that category such as: churches, schools, bookstores, day care centers, schools, health and fitness center, small grocery or convenience store, and other small retail shops and services along with clustered housing.

Mike Edmonds asked for clarification about the location of these uses. Mr. Edmonds thought the wording “near” is not very clear.

Dava responded that these are the uses the committee agreed would be appropriate near residential areas, rather than in the heart of the core because those uses would be much more intense. As you go out from that core there is non single family uses, and those would be the uses the committee identified.

Committee members discussed the history of misinterpretations of what uses should be allowed and where, and felt that it was important to find a way to prevent that from happening in the future. The Town needs controlled growth in designated identified areas.

Marti Klein stated that she interprets the uses the committee identified are uses that could go into all residential areas. Dava stated that the uses identified would primarily be on the edges of the core areas and in new development nodes.

Ed Steinback commented that he understood it to mean that the nodes would be for new development and the uses identified would be acceptable outside of those core areas, and how these uses would be controlled in those applications.

Dava stated the Town has a lot of large undeveloped property that will not necessarily end up being all large lots; and the committee should look at all areas of Town where there are large lots and smaller core areas allowing citizens to have the option to walk or ride a bike to different activities.

Cheri Romley used the property behind Walgreen’s as an example of how a property could be turned into an entertainment area. She commented that there are several properties within the Town with the opportunity to be used for commercial purposes.

Ron Romley commented that one of the things that are changing is that younger people are not getting driver’s license and prefer to ride their bike or use other types of transportation. We are saying that it is ok to have certain types of commercial activities within the proximity of residential areas.

Dava commented that one problem is the Town has so few zoning districts. There is nothing between single family residential and commercial which allows many uses. Those would be things the committee can add as implementation strategies, such as neighborhood commercial, or service type commercial, very restrictive types of zones that would be specific in uses allowed in that area. Basically the committee,

through the General Plan, can recommend that new zoning districts be added to the zoning code as an implementation strategy.

Mr. Steinback commented that he really liked that idea and felt that the Town has lacked the zoning needed to accommodate things, such as the KOA.

Dava commented that uses are not always the same if the character of the building, and the site plan will dictate how that is used. To ensure a human scale, building would be closer to the road, pedestrian oriented with parking in back or on the side to create an interesting area for pedestrians. She stated that if any of the committee members wanted to remove any of the uses they have established in these areas, now was the time to do so.

Dava then discussed the different types of buffering that have been discussed, such as walls, berms, landscaping, greenbelt areas, and the separation of residential to nonresidential areas. The buffering techniques would also address lighting, noise, and traffic concerns. These concepts will allow some commercial uses in certain areas with strict development standards. The use is not the only consideration; the appearance and the buffering from residential uses must also be considered and addressed if Council creates these districts, within the zoning code .

Mr. Steinback asked if this aspect of zoning would occur along with the writing of General Plan or after? Dava stated that it could be concurrent, but that it's usually done after. The General Plan establishes the goals and objectives of the community vision/what it will look like, and then the zoning code would help to implement them.. The codes need to have enough flexibility to accommodate new uses that come along while protecting the residential element of the Town at the same time.

If the committee feels strongly they want to create these development standards, and if this community gets known as having strong standards does it apply to vacant properties that already have commercial zoning, and is that something the committee wants stated in the General Plan?

Committee members agreed that is what their purpose is, to establish a road map for people to follow. New developments will need to comply with a standard of style that fits with a general idea of the Town character. Possibly identifying a few parcels that depict that style and at the risk of offending some people, point to those places that do not. Creating a document that is obtainable and acceptable by all, is an unattainable task, but there has to be a middle ground somewhere.

Dava commented that it is impossible to get everyone to agree on everything, but if the majority of the citizens understand the concepts, then you have a document that works. If developers are able to open the code books and know exactly what they need to do then they can decide if they want to do it or not, and most times these standards do not affect their budget, it's just a matter of making sure what they spend their money on is what the Town wants to see.

Ms. Klein commented that some Town Officials are not on board with this. It has been said that we shouldn't have guidelines and we should let businesses come in and that there shouldn't be any architectural guidelines. She wondered how to get everyone on board in order to actually implement these concepts.

There has been a history of inconsistency, but there is also a change in population. People coming from larger cities expect these types of standards, and the rural area is beginning to change into something else. There needs to be a way to bring the General Plan and the Zoning code together to get the changes implemented.

Dava stated that the committee can put an implementation program into the General Plan with a list of different steps on what should happen and how. It was suggested that a committee could be formed that would report to the Council regularly to push for these changes.

Committee members felt that it might be useful to have the newspaper do an article regularly to let citizens know what the committee is proposing and ask for their input. It might be more helpful if the General Plan information was more accessible on the Town's website. Mr. Edmonds agreed to write something for Channel 13 to promote the General Plan Committee meetings.

- Discuss Committee Members' Homework: Description of Community Core Area at Road 2 North: Uses, Types of Future Land Uses, Character/Appearance.
- Discussion of other Community Cores and Ideas for Economic Development.

Committee members discussed the different large vacant properties that have the potential for development. The property behind the Walgreens that goes all the way to Road 1 West would be a good area for these uses to be implemented. Committee members felt that the property on the southeast corner of Road 2 North/SR 89 was too small for most business, but it might be a good location for a small community square with vendors. It might be possible for the Town to enter into an agreement with the property owner to allow that.

Dava stated the committee could create some target areas within the community for more beautification and pedestrian friendly uses. Committee members felt this area and Road 1 South would be another area to include. The small property on the corner of Road 2 North might only work if it contained a parking garage with shops located above. Members felt that three or four story would be acceptable.

Dava asked if that height would be appropriate in the center of core areas, or within certain distances from the highway. Committee members thought that may be something that could be implemented.

Dava went on to talk about Perkinsville Road and Old Home Manor and the things that are currently existing and other possible uses that have been discussed. The property needs to be rezoned in order to accommodate different activities. The 2003 General Plan Future Land Use Map shows a commercial area on the south side of Perkinsville Road and committee members agreed that the development standards they had been discussing for the core areas, should apply to this commercial area as well, and is only valuable if it is applied 100% throughout the Town.

Committee members discussed the college property and the property at Old Home Manor. They discussed the different buffering techniques that could be used between the high intense use and lessor intense uses. Dava showed a map of the uses that were currently taking place at Old Home Manor and what is hopeful. Committee members questioned why some of these plans have not come for public meetings. Committee members voiced their frustration over the lack of information supplied to them in regards to the Town's current or future development plans. Committee members felt there was disconnect between the General Plan Committee and the Town. Dava stated she would pass their frustration on to the Town Manager.

Dava commented that the Town Manager has been focusing on getting business to come to Town and has been looking at the westerly 200 acres at Old Home Manor for an Industrial Park. The map that was shown was put together to show what is existing at Old Home Manor and what other people have asked for.

Committee members felt that what is going on at Old Home Manor was piece meal and that there needs to be a plan put in place for the entire property. Dava suggested the Committee start looking at everything east of the Industrial Park area and west of the shooting range the 160 acres to discuss and give the Town some ideas. She also suggested the committee talk to the Council and express their views

that they don't want to see haphazard development out at Old Home Manor and there needs to be a plan.

3) Comments – Pertaining to the General Plan

- Committee: None
- Public: None

4) Next Steps

- Homework: None
- Next Meeting: Monday June 10, 2013

5) Adjourn

The meeting adjourned at approximately 6:00 P.M.

Prepared and Dated This 13 Day of May 2013.

By: Mary Brasher, Administrative Clerk