

Minutes
Town of Chino Valley
General Plan Committee October 8, 2012

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, October 8, 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, Marti Klein, Celia Vander Molen, Trisha Lamb, John Morgan, Ron Romley ,Cheri Romley, Michael Edmonds, Edward Steinback

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

There was approximately one member of the public in attendance.

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

1) Welcome

- Review of September 10, 2012 GPC Meeting Minutes. Accepted
- October is Community Planning Month.

2) Discussion: Community Core/Land Use Areas and Goals.

- Review and Discussion of GPC's selected Community Core Areas: Dava gave a quick overview of the "Community Core" areas the Committee Members identified in the last meeting. These Core areas are in the vicinities of the following intersections of SR 89 with Rd4 North, Perkinsville Rd, Rd 2 North, Rd1 North, Rd1 South, and Rd4 South. Dava asked if anyone had any adjustments they would like to make to these areas.

John commented that YRMC is planning to acquire 180 acres south of Town within five years and putting buildings on some of it. These buildings will possibly consist of doctor's offices, medical research facilities, and eventually lead to a major modern hospital in about ten to fifteen years. John felt this needs to be kept in mind when looking at planning for future land uses within the Town.

Ed felt they might consider that the emphasis could change at the south end of Town.

Committee members discussed the proposed connector road that would be going through that area and how that may impact the Town. Committee members also discussed potential water issues involved with further development and the infrastructure needs to support development. John talked about the need for facilities for the allied health clinical training classes of the college students and the needs that YRMC will be able to fill if their plans are a reality in the future.

Dava mentioned the Rd 4S core area the Committee previously identified and asked if anyone wanted to modify that or add additional language. Committee members discussed whether or not additional language was needed and it was concluded that it wasn't necessary. They recommended, however, that a statement about potential other uses such as support health care or senior facilities at the Rd 4S core be added for the Long Term, beyond ten years section.

- Review and Discussion of GPC's ideas for Land Use Goals:

Committee members reviewed and discussed some of the "goal statements" drafted by members, within the following categories: Sense of Place, Appearance, Development Policies, Community Centers and Cores, Economic Development.

Committee members thought there needs to be a blend of retirement, family-residential and commercial to support the community. Members pointed out specific statements from the list they thought were valuable. It was pointed out however, that it didn't appear as if the Town was promoting commercial activity. It was felt that many citizens want to have the ability to work within the Town in which they live; a place to live, work and play. Members felt the Town was lacking stable management and felt that the Town can only become consistent in achieving their goals if it has stable and consistent governance and management.

In response to October being Community Planning Month, the Committee members viewed a video where Andres Duany, nationally known architect and planner, discussed how proper planning is essential to managing growth for any municipality. He showed different ways of developing for the future of the citizens and the community's economic stability.

Committee members felt that they need to become the "inspiration group" for laying the foundation for the Town's future. Members also agreed there still isn't a sense of place and the Town needs an area that is considered the heart of the community.

3) Comments

- Committee: discussed how the West was historically built versus how the East was built; except for those areas of the West built in the late 1800s which were formed similarly to those in the East. These early cities and towns display a heart of the community that is very important and the accommodation of mixed uses and the means to sustain the community.
- Public: None

4) Next Steps

- Homework: Think about a style of living they would like to see added into the Town to include some of the concepts from the Duanny lecture on traditional land use patterns combined with transportation techniques such as walking, bike riding, as well as vehicular travel; send drafts to Dava via e-mail prior to next meeting.
- Next Meeting: November 5, 2012 (first Monday) at 3:30 pm Council Chambers
 - Additional 2012 scheduled GPC meeting: December 10, 2012.
 - Possible Briefing/Joint Study session with Council and Commission.

5) Adjourn

The meeting adjourned at approximately 6:20 P.M.

Prepared and Dated This 11 Day of October, 2012

By: Mary Brasher, Administrative Technician