

**Minutes**  
**Town of Chino Valley**  
**General Plan Committee September 10, 2012**

The General Plan Committee of the Town of Chino Valley, Arizona convened for a regular meeting on Monday, September 10, 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, Marti Klein, Celia Vander Molen, Trisha Lamb, John Morgan, Cheri Romley, Michael Edmonds, Nancy Best

Members Absent: Ron Romley, Vanessa Herb, Edward Steinback, Norm Freeman

There were approximately two members of the public in attendance.

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

**1) Welcome**

- Review of August 13, 2012 GPC Meeting Minutes. Accepted
- David Nicolella gave a brief overview of the Council Study session that took place on Thursday September 6, 2012 where Councilmembers discussed options the Town has to develop some of the property at Old Home Manor (OHM) to promote an Industrial park in the northwest portion of the site.

**2) Discussion: Primary Land Use Areas and Goals**

- Potential Community Core and other areas: Committee members identified the following as “Community Core” areas in the vicinities of the following intersections of SR 89; 4 North, Perkinsville Rd, 2 North, 1 North, 1 South, and 4 South. Some of these areas incorporate current and proposed roundabouts, and members felt these roundabouts would be nodes that can be the driving connections towards eastern expansion to OHM, future industrial areas, and the future ADOT road extensions from SR 89A and the Prescott Valley area. These cores would incorporate entertainment, hospitality, medical, retirement facilities, tourism, travel, farming, education, and mixed residential and commercial uses. These cores could create a loop to encourage foot travel as well as vehicular convenience, creating situations where residences would be in walking distance to commercial conveniences. Committee members felt that conveniences will become a major factor for the

future of the Town. Long range infrastructure planning is also essential for the growth and the Town's economic sustainability. Committee members also felt that the Town should have some type of theme for how they want the Town to look. Committee members didn't feel that having specific design criteria for future buildings would put a burden on the developers.

In response to a question about a goal statement in the existing General Plan, Dava commented there will also need to be some policies in the land use element of the General Plan to protect the rights of aggregate mining because of recent State legislation.

- Draft ideas for Land Use Goals and Objectives/Policies: Moved to the next regular meeting.

### **3) Comments**

- Committee: Request Dava send them prompts to remind them about getting their draft goals to her. It was noted that Wednesdays are best for prompting GPC members, and that the Goals would be due next week ,Wednesday, Sept 19<sup>th</sup> .
- Public: None

### **4) Next Steps**

- Homework: Dava asked committee members to send her their draft goals and she will compile a list, send back to the GPC for ranking, to be discussed by the Committee at the October 8, 2012 meeting.
- Next Meeting: October 8, 2012 at 3:30 pm Council Chambers
- Additional Meeting: November 5, 2012 and December 10, 2012.
- Possible Briefing/Joint Study session with Council and Commission.

### **5) Adjourn**

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

Prepared and Dated This 12 Day of September, 2012

By: Mary Brasher, Administrative Clerk