

1. Agenda

Documents: [AGENDA JANUARY 07.PDF](#)

2. Packet

Documents: [PACKET JANUARY 07.PDF](#)

3. Action Taken

Documents: [AGENDA JANUARY 07.PDF](#)



Town of Chino Valley
MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
Tuesday, January 7, 2014
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **MINUTES**
 - A. Consideration and possible action to approve the November 19, 2013 regular meeting minutes.
 - B. Consideration and possible action to approve the November 19, 2013 joint work study session minutes.
5. **STAFF REPORTS**
6. **PUBLIC HEARING**
 - A. For consideration, discussion and possible recommendation to the Town Council regarding the issuance of a Conditional Use Permit to allow for the construction and operation of a 20 MW AC (30 MW DC) Photovoltaic Solar project.
7. **DISCUSSION ITEMS:** Amend Rules of Order Section 3 (B) Regular Meetings
8. **PUBLIC COMMENTS**
9. **ADJOURN**

Dated this 31 day of December, 2013.

By: *Mary Brasher, Administrative Technician*

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.



Town of Chino Valley
MEETING NOTICE
PLANNING AND ZONING COMMISSION

REGULAR MEETING
Tuesday, January 7, 2014
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - A.** Consideration and possible action to approve the November 19, 2013 regular meeting minutes.
 - B.** Consideration and possible action to approve the November 19, 2013 joint work study session minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - A.** For consideration, discussion and possible recommendation to the Town Council regarding the issuance of a Conditional Use Permit to allow for the construction and operation of a 20 MW AC (30 MW DC) Photovoltaic Solar project.
- 7. DISCUSSION ITEMS: Amend Rules of Order Section 3 (B) Regular Meetings**
- 8. PUBLIC COMMENTS**
- 9. ADJOURN**

Dated this 31 day of December, 2013.

By: *Mary Brasher, Administrative Technician*

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.

P&Z Planning Commission Regular

Meeting Date: 01/07/2014

November 19, 2013 Regular Meeting Minutes

CASE DESCRIPTION:

Consideration and possible action to approve the November 19, 2013 regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Attachments

November 19, 2013 Minutes

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

**TUESDAY, November 19, 2013
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley, Arizona, met for a Regular Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, November 19, 2013.

Present: Chair Gwen Rowitsch; Vice-Chair Garland Miner; Commissioner Michael Edmonds; Commissioner Robert McCaullay; Commissioner Corey Mendoza; Commissioner Chuck Merritt; Commissioner Florence Sloan

Staff Present: Ruth Mayday, Planner
Liz Hart (recorder), Town Clerk Assistant

1) CALL TO ORDER

Commission Chair Gwen Rowitsch called the meeting to order at 6:03 P.M.

2) PLEDGE OF ALLEGIANCE

3) ROLL CALL

4) MINUTES

- A)** Consideration and possible action to approve the October 15, 2013 regular meeting minutes.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Robert McCaullay to approve the minutes as written.

Vote: 7 - 0 PASSED

- B)** Consideration and possible action to approve the October 15, 2013 joint work study session minutes.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Florence Sloan to accept the minutes from the October 15, 2013 joint work study session as written.

Vote: 6 - 0 PASSED

Other: Vice-Chair Garland Miner (ABSTAIN)

- C) Consideration and possible action to approve the November 5, 2013 joint work study session minutes.

MOVED by Commissioner Chuck Merritt, seconded by Vice-Chair Garland Miner to accept the November 5, 2013 joint work study minutes as corrected.

Vote: 6 - 0 PASSED

Other: Commissioner Florence Sloan (ABSTAIN)

5) STAFF REPORTS

Planner Mayday welcomed Commissioner Mendoza to the Planning and Zoning Commission.

6) PUBLIC HEARING

- A) Amendments to Section 2: Definitions of the Unified Development Ordinance (UDO) to provide for the addition and deletion of, as well as the modification of terms related to the regulation of medical marijuana dispensaries, infusion facilities, and cultivation sites, as well as Commercial Greenhouses.

Planner Mayday recapped the marijuana proposition 203, which was approved by voters in 2010 and Town Council who decided to operate by State Law guidelines set forth by the Department of Health Services. The regulating authorities are ARS 36-2801 Arizona Medical Marijuana Act and Title 9 Health Services Chapter 17, Medical Marijuana program.

Planner Mayday reported on the following items:

- How surrounding towns are following these rules.
- State law concerning 500 foot buffer around schools.
- Definition of a commercial greenhouse - Unified Development Ordinance (UDO) guidelines are regulating an activity not a structure.
- Disparity between commercial greenhouses vs other commercial businesses.
- Buildings already in existence being considered non conforming.
- Suggested language regarding cultivation, infusion, and dispensing of medical marijuana.
- Changes to commercial greenhouse regulations.
- Differences between industrial use vs agricultural use.

Commissioner Edmonds requested clarification on Conditional Use Permit (CUP) in agricultural and residential areas for a growing manufacturing business in a residential area. Planner Mayday advised the business has to be in an agricultural and residential area, must comply with State Law and CUP allows to set other parameters for that specific use. The CUP would have to go through the review process.

Planner Mayday presented the recommended changes in the definitions found in section 2.1. Commissioner Merritt confirmed the definitions are tied to State law. Planner Mayday advised that by tying to State law if the State changes the definitions the Town's

definitions would automatically change.

No public hearing comments were made.

MOVED by Commissioner Chuck Merritt, seconded by Vice-Chair Garland Miner to accept the meanings of the words in terms as amended.

Vote: 7 - 0 PASSED

- B)** Amendments to Section 4.30: Commercial Greenhouse Regulations of the Unified Development Ordinance, to regulate the manner and placement of Commercial Greenhouses in the AR-4, AR-5, AR-36, CL, CH, and I zoning districts.

Planner Mayday presented proposed commercial greenhouse regulations, from previously adopted standards, regulating all greenhouses as a regular commercial business.

Commissioner Edmonds requested clarification on movable containers and raised bed not connected to the land, Planner Mayday advised the section dealt only with water.

No public hearing comments.

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Chuck Merritt to recommend to Town Council to approve Section 4.30: Commercial Greenhouse Regulations as present in staff report.

Vote: 7 - 0 PASSED

- C)** Amendments to Chapter 4, General Regulations of the Unified Development Ordinance (UDO) by adding Subsection 4.31 Medical Marijuana Dispensaries, Off-Site Cultivation Sites, and Infusion Facilities related to the standards for Medical Marijuana Dispensaries and Medical Marijuana Off-Site Cultivation Sites

Planner Mayday presented a set for rules governing the location and function of medical Marijuana dispensaries, off-site cultivation sites, and infusion facilities.

Section A. Comply with the regulations set forth in 4.31

Section B. Facility containment as defined in ARS 36-2801

Section C. Provide written evidence from the appropriate State regulatory agency

Section D. Dispensary facility separation requirements

Commissioner McCaullay mentioned the original requirements being set at 500 feet.

Section E. Retail sales, service, or activities within a cultivation facility

Section F. Minimized impact on surrounding properties from dust, fumes, odors, or vapors

Section G. Located in a permanent building or structure

Section H. Maximum square footage of dispensary

Section I. No consumption of medical marijuana on any medical marijuana facility

Section J. Limiting access within a medical marijuana facility to dispensary agents.

Section K. Infusion facilities restrictions

Section L. All cultivation shall be within an enclosed, locked structure.

Commissioner Gwen Rowitsch opened the meeting to Public hearing.

Duke Rodriguez, officer of Ultra Health, presented information on the history of marijuana growing and Ultra Health's site plan. The presentation mentioned the following items:

- Design and technology of the growing facility, Current and future
- Development of outdoor marijuana growth
- Opportunity to do research for medical benefits
- Security and safety of facility

The Commission requested Mr. Rodriguez clarify the following items:

- Hoop house – facility for starting infant plants
- Plans for adding an infusion facility – none at this time
- How plants are produced – through cloning and/or seed production
- Seed escaping from lot and growing in other areas – possibility but unable to address concern
- New industry and don't know how to grow – explore potential of growing effective medical marijuana
- Patients prefer plants grown outside – some patients state they will only use outdoor grown medical marijuana.

Michael Vanarton (?) advised he was in the marijuana industry in California. He advised there is research available on the plant. The growing plant smell should not go into the neighborhood; it is the drying plant that smells and carbon filters can cut down that smell. Outdoor growing plants could blow into neighborhood. An indoor environment is easier to regulate.

Cheri Romley advised as marijuana facilities are new to the community she has some concerns. She contacted the Department of Health Services, which regulates individual growth, but the local police and the Town regulate commercial growing issues. Some topics to consider are how many are facilities are we going to allow, how far apart are they going to be, odor regulations, security issues, illegal drugs, and screening issues around boundary walls? What is the benefit to the Town? She recommends keeping a 500-foot boundary from schools, parks, churches, and residential areas.

Ronald Maines advised he believes 500-foot standard regulation seems reasonable.

Mark Brannigan, Ultra Health, advised he believes in outdoor growing and stated the growing season for outdoor growing is six months out of the year.

Jeff Schaffer, Director of PARC Dispensary in Phoenix, AZ reported the flowers do not have seeds and the technology is already here it is not a new field. He reported smells are controllable with carbon filters before it leaves the building.

Co3 (gas) carbon trioxide, which controls the odor. Commissioner Edmonds asked about getting effects of marijuana by being next to it. Mr. Schaffer advised that he has never been under the influence by walking through a growing facility the tetrahydrocannabinol (THC) in the plant will not affect you by just smelling the air. The extracted chemical properties cannabidiol (CBD and CBN) of the plant are infused into a product. In extraction, you try to get as little as possible of the THC, which is the psychotic recreational use. He advised you could grow plants with low levels of THC and more CBN and CBDs.

Julie Jennings, Prescott, real estate agent advised that the proposed ordinance is necessary for the sale of a zone - CH commercial building. She recommends approval of the ordinance as would be beneficial to Chino Valley.

Commissioner Rowitsch closed public hearing.

Commissioner Rowitsch requested clarification on the original ordinance of 500 feet vs. 200 feet, what is staff recommending in this amendment, other cultivation facilities within the town, how far apart from each other they are, and the landscaping requirements.

Planner Mayday advised the 500 feet from a school is State law and can be greater but not lesser. The recommendation for other locations is 200 feet and can be made at any distance. There are at least two locations Perkinsville, and another at Road 1 East other companies are waiting for the hearing outcome. She advised when speaking with the police chief he would prefer them to be closer as it would be easier to control. The landscape requirements in Section 4 would be enforced.

Commissioner McCaullay, Commissioner Edmonds, and Commissioner Sloan proposed to recommend the 500 foot buffer in all circumstances.

Planner Mayday advised the 500-foot buffer was adopted by Prescott Valley.

Commissioner Merritt and Commissioner Rowitsch recommended the 500-foot separation rule and are not in favor of open air cultivation/outdoor grow facility. Commissioner Mendoza confirmed the 500-foot rule applies only to marijuana growing facilities and not a regular greenhouse. He also confirmed that outdoor growing is not currently allowed.

Commissioner Rowitsch advised the 500-foot rules applies to all marijuana growing, dispensary, and infusion facilities.

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Chuck Merritt to recommend to the Town Council to approve subsection 4.31 with the change to 500 feet, instead of 200 feet.

Vote: 7 - 0 PASSED

- D)** Proposed amendments to Section 3.7: Agricultural/Residential (4 Acre Minimum), Subsections 3.7.2 Permitted Uses and 3.7.3 Conditional Uses, of the Unified Development Ordinance (UDO) to provide for the manner and placement of Commercial Greenhouses and Medical Marijuana Cultivation Facilities (with or without infusion facilities)

Planner Mayday advised the section is adding commercial greenhouse with a minimum of 10 contiguous acres, as a conditional use and the medical marijuana cultivation facility with or without infusion facility subject to the regulations set forth in section 4.31. This section is for growing and infusion only.

Commissioner Rowitsch opened the public hearing.

A question was raised regarding the changing minimum acreage. Planner Mayday advise in AR-4, AR-5, and AR-36, the minimum is 10 acres because it is a residential area.

Commissioner Rowitsch closed the public hearing.

MOVED by Commissioner Chuck Merritt, seconded by Commissioner Florence Sloan to recommend for approval amendment to Section 3.7: Agricultural/Residential (4-Acre Minimum), Subsections 3.7.2 Permitted Uses and 3.7.3 Conditional Uses, of the Unified Development Ordinance (UDO) to provide for the manner and placement of Commercial Greenhouses and Medical Marijuana Cultivation Facilities (with or without infusion facilities).

Vote: 6 - 1 PASSED

NAY: Commissioner Michael Edmonds

- E) Amendments to Section 3.6: Agricultural/Residential (5 Acre Minimum) of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use subject to additional requirements, and allowing Medical Marijuana Cultivation Facilities (with or without infusion facilities) as a Conditional Use.

Planner Mayday advised this is a minimum of 5-acres in the zoning classification as opposed to 4-acres.

Commissioner Edmonds and Commissioner McCaullay advised they do not believe medical marijuana should not be grown in a residential area.

No public hearing comments.

MOVED by Commissioner Chuck Merritt, seconded by Vice-Chair Garland Miner to recommend for the approval of Section 3.6: Agricultural/Residential (5 Acre Minimum) of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use subject to additional requirements, and allowing Medical Marijuana Cultivation Facilities (with or without infusion facilities) as a Conditional Use.

Vote: 5 - 2 PASSED

NAY: Commissioner Michael Edmonds

Commissioner Robert McCaullay

- F) Amendments to Section 3.5: Agricultural/Residential (36 Acre Minimum) of the Unified Development Ordinance (UDO) to provide for the manner and placement of medical marijuana dispensaries, infusion facilities, and cultivation facilities as a Conditional Use; remove the ten (10) acre minimum required for Commercial Greenhouses; and allow for accessory uses to Commercial Greenhouses.

Planner Mayday advised this the same version just 36-acre minimum, the 10 acre minimum was not included, with conditional use in the zoning classification and the additional restrictions under section 4.3.1 would apply.

No public hearing comments.

Commissioner Edmonds went on record that he has a problem with it being in a residential area as it has a possibility of destroying neighborhoods.

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Chuck Merritt to recommend to approve to the Town Council Section 3.5: Agricultural/Residential (36 Acre Minimum) of the Unified Development Ordinance (UDO) to provide for the manner and placement of medical marijuana dispensaries, infusion facilities, and cultivation facilities as a Conditional Use; remove the ten (10) acre minimum required for Commercial Greenhouses; and allow for accessory uses to Commercial Greenhouses.

Vote: 5 - 2 PASSED

NAY: Commissioner Michael Edmonds
Commissioner Robert McCaullay

- G) Amendments to Section 3.15: Commercial Light of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and to add Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use.

Planner Mayday advised this amendment removes the requirement for a minimum 10 contiguous acres and allows commercial greenhouses in general as a permitted use and medical marijuana dispensaries and off site cultivation and infusion facilities as a permitted use subject to the regulations set forth in Section 4.3.1. this included the separation from the schools and parks.

Commissioner Edmonds and Commissioner McCaullay went on record that they believe that this is an appropriate use for this zoning.

No public hearing comments.

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Chuck Merritt to recommend to Town Council to approve the amendment to Section 3.15: Commercial Light of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and to add Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use.

Vote: 7 - 0 PASSED

- H)** Amendments to Section 3.16: Commercial Heavy of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and adding Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use.

No commissioner comments or questions.

No public hearing comments.

MOVED by Commissioner Chuck Merritt, seconded by Vice-Chair Garland Miner to recommend to Town Council for approval Amendments to Section 3.16: Commercial Heavy of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and adding Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use.

Vote: 7 - 0 PASSED

- I)** Amendments to Section 3.17: Industrial of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and to allow Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use in the I:Industrial Zoning District.

No public hearing comments.

Commissioner Merritt stated that he would like to go on record that he would just as soon not have any of it in this town at all, but the State voted and State law is State law and we have to deal with it. Commissioner Edmond and Commissioner McCaullay went on record that they supported Commissioner Merritt's position.

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Robert McCaullay to recommend to Town Council for approval Amendments to Section 3.16: Commercial Heavy of the Unified Development Ordinance (UDO) to allow for Commercial Greenhouses as a Permitted Use, and adding Medical Marijuana Dispensaries and Cultivation Facilities (with or without infusion facilities) as a Permitted Use.

Vote: 7 - 0 PASSED

- 7) DISCUSSION ITEMS**
- 8) PUBLIC COMMENTS**
- 9) ADJOURN**

MOVED by Vice-Chair Garland Miner, seconded by Commissioner Robert McCaullay passed and closed at 7:59 p.m.

Vote: 7 - 0 PASSED

Chair Gwen Rowitsch

Date

DRAFT

P&Z Planning Commission Regular

Meeting Date: 01/07/2014

November 19, 2013 Joint work study session minutes

CASE DESCRIPTION:

Consideration and possible action to approve the November 19, 2013 joint work study session minutes.

ANALYSIS:

RECOMMENDATION

Attachments

Nov. 17 Joint Meeting Minutes

**MINUTES OF THE PLANNING AND ZONING
COMMISSION AND THE GENERAL PLAN COMMITTEE
JOINT WORK STUDY
OF THE TOWN OF CHINO VALLEY**

**TUESDAY, November 19, 2013
8:00 P.M.**

The Planning and Zoning Commission and the General Plan Committee of the Town of Chino Valley, Arizona, met for a joint work study in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona, on Tuesday, November 19, 2013.

Present: Gwen Rowitsch, Chair; Garland Miner, Vice-Chair; Michael Edmonds, Commissioner; Robert McCaullay, Commissioner; Chuck Merritt, Commissioner; Florence Sloan, Commissioner; Corey Mendoza

Staff Present: Ruth Mayday, Planner, Dava Hoffman, Consultant Planner
Liz Hart (recorder), Town Clerk Assistant

1) CALL TO ORDER

Commission Chair Gwen Rowitsch called the meeting to order at 8:08 P.M.

2) ROLL CALL

General Plan Committee Members Present: Michael Edmonds, Patricia (Trish) Lamb, Robert McCaullay, John Morgan, Tom Payne, Frank Perkins, Cheri Romley, Ron Romley, Edward Steinback, Celia Vander-Molen

General Plan Committee Members absent: Nancy Best, Norm Freeman, Dan McGuire

3) DISCUSSION ITEMS

A) Review of Working Draft of the Water Resources/Environment Element of the General Plan.

Consultant Dava Hoffman spoke on water resources (supply and demands for water) and environmental impact.

With the growth of the Town, water and sewer facilities were established; and in 1980, the State adopted AZ Ground Water Management Act where Chino Valley is part of the Prescott Active Management Area (PAMA). The goal of the active management is reaching safe yield where the amount of water taken out of the ground equals the water put into the ground.

Consultant Hoffman spoke on municipal and private water supplies within Chino Valley.

Chino Valley has approximately 550 water accounts with a capacity of 550,000 gallons. There is additionally the City of Prescott water and seven other private water companies within Chino Valley. The Town has a municipal sewer collection and treatment facility current capacity at 500,000 gallon/day, which the Town is in negotiations to take over from the private contractor who currently runs the facility. The water recharge facility Class A+ effluent also has an aquifer recharge facility.

The Town of Chino Valley's safe yield possibilities in PAMA are via rain harvesting and/or wastewater treatment recharge and augmentation. The current wastewater recharge is 1,000,000 gallons/day with a capacity of 5,000,000 gallons/day. The parcels purchased outside PAMA to augment the safe yield supply via importation. The endorsement of water conservation is through educational brochures, Arizona Rinse Smart program, leak detection monitoring, and rainwater harvesting. The Town has an agreement with Upper Verde River Protection Coalition for a regional rainwater harvesting pilot program.

Other environmental effects are air quality and water quality. The major pollutant in Chino Valley's air quality is from dirt roads. The lot splits created problem as the Ground Water Act only regulates water in subdivisions and lot splitting is a method to circumvent with the 35 gallons/minute exemption. The Town is working on expansion for sewer and water, which will come before the voters in November.

Consultant Hoffman presented ideas to encourage sustainable water resources and protection of water and air qualities as the Town grows.

1. Encourage new residential development to comply with the regulations of the subdivision code for the installation of central water distribution and central sewage collection systems, as well as the construction of paved roadway surfaces.

Consultant Hoffman advised of a correction to change "add procedures for subdivisions as defined by Arizona Real Estate Department ARS 32-2101 for 6 or fewer lots for non-requirement of Certificate of Assured Water from ADWR" to "for 5 or fewer lots".

The committees presented the following questions and suggestions:

The word "require annual pumping" and methods of enforcement. It was suggested changing require to recommend.

How much water would be generated at the Town's dumping station as pumping collects solid waste not water, which runs out the leach field. The committees' final recommendation was to delete the step entirely.

2. Promote the expansion of the Town's municipal water distribution system and sewage collection system and expansion of the wastewater treatment facilities. The committees discussed the following ideas for a sewage collection system.

- The need of a sewer system along State Route 89 to provide a commercial tax base in the town.
- Presenting the idea to the public that a bond is important towards making a

property more marketable/valuable.

- Expanding sewer to areas outside the Town limits.
- Not making hookup mandatory but not issuing permits for septic system repair was discussed but the committee was informed that the County is the only one to regulate septic systems.
- Sewer improvement districts and community core concepts for sewer expansion. Consultant Hoffman recommended adding additional steps
- Explain the financial benefits to property owners within the entire town with the expansion of water and sewer along State Route 89.
- Explain that in-fill development where water and sewers exist as starting points for expansion of the systems.

3. Expand indoor and outdoor water conservation including rain catchment through education to existing homeowners and business owners and through regulatory methods for all new construction.

The committee discussed, as there are brochures available on various conservation techniques changing the wording from “Produce” simple brochures to “Distribute”.

4. Increase future water-resource augmentation for Chino Valley.

5. Encourage new residential development to install paved roads that are designed for proper construction materials and drainage features to control dust and erosion.

The committee suggested changing “designed for proper construction” to “designed with proper construction”.

6. Update regulations for paving of driveways and parking area for business uses.

Celia Vander-Molen suggested adding more wording on using storm water treatment. She will email the suggested wording to Consultant Hoffman.

7. Coordinate assessments of new developments for potential air and water impacts.

Comments were made to “discourage high water consuming business” in light of the marijuana greenhouses coming to the area.

B) Review of Working Draft of the Cost of Development Element of the General Plan.

Consultant Hoffman reported on “What is cost of development?”

The Cost of Development Element ensures that a new development pays its fair share for public services. Legislature requires that a Cost of Development Element identify policies and strategies used to require a development to pay its fair share.

Consultant Hoffman reported on the kinds of methods and how to make sure that is a fair cost benefit ratio.

In 2002, Chino Valley adopted a development impact fees schedule for new residential

developments, commercial and industrial development fees were waived. The Town imposed utility fees, installation fees, and monthly use rates for municipal water and sewer users. The State legislature restricted wide spread development fees by restricting its definition necessary public services" These fees and restrictions must come into compliance with the new State law by August 2014. These plans are called Infrastructure improvement plans (IIP) formally known as Capital Improvement plan must be updated every 5 years.

Types of revenue funding sources for infrastructures

1. Bonds:

- a. General obligation bonds – used on town wide facility and must be voted on.
- b. revenue bonds – expansion of revenue generating facility
- c. Improvement districts - 50 % of the property owners must agree and only they are taxed.
- d. community facilities districts - large specific developments

2. Taxes:

- a. Transaction privilege tax – sales tax
- b. Franchise tax – public utility tax
- c. Industry tax- e.g. booze, board, and bed tax, which is voted in.

The committee discussed if a tax per plant on marijuana could qualify as an industry tax. It was advised that the attorney could look into it if it could be isolated to just marijuana growers or would it have to be anybody in agriculture.

- d. Local property tax – none in Chino Valley

3. Fees:

- a. Development impact fees – offset public services costs on new developments.
- b. Permit fees – zoning fees, conditional use permits
- c. User fees – water, sewer, pool, tennis courts charges

4. Other development mechanisms:

- a. Dedications - developer dedicates and constructs a capital facility.
- b. Development agreements – developer agrees to a major facility.
- c. Exactions – e.g. offsite improvements for non-residential development.

5. Revenues from the State:

- a. State shared revenues – based on collection of State sales tax.

- b. Income tax revenues - based on collection of state income tax.
- c. Highway user revenue funds and local transportation assistance fund, State lottery, and vehicle license taxes.

Consultant Hoffman reported on the goals to ensure that development pays its fair share for additional public services.

1. Evaluate the Town's existing public services and infrastructure to provide a basis for new development.
2. Update the Town's Development Impact Fee Ordinance.
3. Create methods for achieving reasonable costs in new developments to expand public services and infrastructure.

The committee discussed the term "fair share" it was explained that it is statutory language required by law

C) Review of Working Draft of the "Getting It Done!" section of the General Plan.

Consultant Hoffman presented information on Getting It Done and its two components.

Part 1. How to amend the General Plan.

Consultant Hoffman advised that by State law the General Plan needs reviewing once every 10 years for re-adoption or updating as needed. The procedures for amending the General Plan are covered in two categories major amendment and minor amendments and per state law major amendments can only be heard once in the calendar year.

Consultant Hoffman presented the four criteria as found in the current Chino Valley General Plan Major amendment criteria. The committees discussed the differences in major and minor amendments, and their effect on zoning changes.

Part 2. How do we provide a guideline to getting strategies done to accomplish those goals?

Consultant Hoffman presented a series of charts covering the six Elements, strategies and steps for accomplishing those goals based on their timing, primary area, and responsibility.

A. LAND USE ELEMENT –Strategies supporting the Goal

1. Encourage new variety of residential and compatible development in Community Cores for sustainable lifestyle choices
- 2Protect existing residences in large-lot neighborhoods as new lifestyle choices develop.
- 3Avoid proximity of incompatible land uses
- 4Correction on preserve currently identified aggregate area should be longer and ongoing.
- 5Strive for developments that fulfill the Community Vision while allowing flexibility and encouraging innovation.

B. CIRCULATION/TRANSPORTATION ELEMENT-Strategies supporting the Goal

1. Encourage new connecting local roadways that offer convenience and provide emergency/safety routes.
2. Support regional cooperation for continued widening of State Route 89 south to State Route 89A.
3. Encourage regional transportation planning for a major regional connector from State Route 89A to Road 5 South extension, and long range planning for further northward extensions.
4. Promote the usage of the Yavapai Regional Transit Authority (YRTA) correction to Yavapai Regional Transit Inc. (YRTI).
5. Encourage all modes of alternative transportation including installation of bicycling and pedestrian route networks, the use of local non-profit vans and YRTA.
6. Investigate green streets techniques for new street construction.
7. Institute a 5-year Capital Improvement Plan (CIP) and coordinate all proposed roadway construction with existing and planned land uses and with the Vision and Goals of the General Plan.

C. ECONOMIC DEVELOPMENT ELEMENT- Strategies supporting the Goal

1. Create a Community-Focused Retail Base.
2. Establish an Employment / Job Base.
3. Enhance the Recreation/ Agri-Tourism Base
4. Create a researched businesses database – ongoing.
5. Provide a Business-Friendly atmosphere.
6. Commit financial resources/ staff to marketing efforts for Chino Valley.

The committee mentioned enacting a transfer excise tax on marijuana. Both Maine (\$50.00/oz.) and Colorado (25% recreational tax) impose this type of tax.

E. OPEN SPACE/ RECREATION ELEMENT - Strategies supporting the Goal

1. Plan for comprehensive recreation, parks, and trails commensurate with the Town's growth.
2. Provide for short-term recreation and parks enhancements.
3. Provide for long-term development of parks and recreation coordinated with the Parks/Trails/Recreation Master plan and with regional agencies.
4. Create partnerships for the development of new recreational assets and expanded facilities.
5. Add Open Space, private or public, by zoning regulations and by conservation easements.

Correction on Create an Inter-Governmental Agreement (IGA) between the Town and Chino Valley School District (CVSD) from regional cooperation to plan and research.

6. Motivate healthfulness through stimulating activity and ease of use in mobility alternatives.

F. WATER RESOURCES AND ENVIRONMENT ELEMENT-Strategies supporting the Goal

1. Encourage new residential development to comply with the regulations of

the subdivision code for the installation of central water distribution and central sewage collection systems, as well as the construction of paved roadway surfaces. Correction on step three to read for 5 or fewer lots and delete step five.

2. Increase future water-resource augmentation for Chino Valley.
3. Promote the expansion of the Town's municipal water distribution system and sewage collection system and expansion of the wastewater treatment facilities (see prior discussed changes).
4. Expand indoor and outdoor water conservation, including rain catchment, through education to existing homeowners and business owners, and through regulatory methods for all new construction (see prior discussed changes).
5. Encourage new residential development to install paved roads that are designed for proper construction materials and drainage features to control dust and erosion (see prior discussed changes).
6. Update regulations for paving of driveways and parking areas for business uses.
7. Coordinate assessments of new developments for potential air and water impacts.

G. COST OF DEVELOPMENT ELEMENT- Strategies supporting the Goal

1. Evaluate the Town's existing public services and infrastructure to provide a basis for new development's impact
2. Update the Town's Development Impact Fee Ordinance
3. Create methods for achieving reasonable costs in new developments to expand public services and infrastructure

The committee discussed that instead of calling items "goals and strategies" change to "objectives and/or policies" for ease of grant writing, a consensus was not reached.

Consultant Hoffman advised the rest of the process of completion is:

1. Corrections, proofing, and editing.
2. Prepare and change from "working draft" to "review draft".
3. Send copy to mandated agencies for a 60-day review period and post on the web site.
4. After the 60-day period there is a 15-day, advertising time before the Planning Commission can hold a public hearing.
5. Only required to have one public hearing then goes to Council for adoption, revision or rejection.
6. In order to meet the minimum time period adoption must be by June for November election.
7. General plan summary brochure created and sent to voters.

Consultant Hoffman explained the idea of the "General Plan" provides guidance for specific plans.

4) **PUBLIC COMMENTS**

5) **ADJOURN**

The committees adjourned at 9:52 p.m..

Chair Gwen Rowitsch

Date

DRAFT

P&Z Planning Commission Regular

Meeting Date: 01/07/2014

CASE DESCRIPTION:

For consideration, discussion and possible recommendation to the Town Council regarding the issuance of a Conditional Use Permit to allow for the construction and operation of a 20 MW AC (30 MW DC) Photovoltaic Solar project.

LOCATION:

The location for the proposed Photovoltaic Solar Project is in the west ½ of Section 1, Township 16 North, Range 2 West near the intersection of North Old Home Manor Drive and Jerome Junction, Chino Valley, Arizona 86323, and further identified as Assessor's Parcel Number 306-002-300F.

FACTS:

1. Applicant:.....RES America Development, Inc. / Daniel Menahem
2. Owner:.....Wilkinson Investments LLC - C/O Rob Biscoe
3. Parcel Number.....306-02-300F
4. Site Area.....Approximately 200 acres
5. Existing zoning:.....AR-4 (Agricultural Residential 4 acre minimum)

Intended Use.....Construction and operation of the CV Solar Project, a 20 MW AC (30 MW DC) Photovoltaic (PV) solar project

ANALYSIS:

Wilkinson Investments, LLC and RES America Developments filed an application for a Conditional Use Permit (CUP) on November 5, 2013 for the purpose of constructing and operating a 20 MW PV installation for a period of 25 years on 200 acres of real property generally located immediately north and east of the junction of Old Home Manor Drive and Rodeo Drive.

On Thursday, November 14, 2013 Ruth Mayday, in her capacity as Zoning Administrator, caused a notice to be mailed by the applicant(s) to the surrounding property owners within 300 feet of the subject property as only one (1) of the adjoining property owners was not a public utility, or a party to the proposed project, or the Town of Chino Valley, in accordance with the Town of Chino Valley's Unified Development Ordinance §1.9.5 Citizen Review Process. Notice of a Public Hearing was published in accordance with ARS 462.04 in order for the item to be heard by the Planning and Zoning Commission. The Commission is now being asked to take public comment on the proposed project, and make a recommendation to the Town Council regarding the terms and conditions of the permit.

TECHNICAL REVIEW:

~The Terms and Conditions of the Use Permit are as follows:

1. The term of this Use Permit shall be for twenty-five (25) years, beginning on the date of approval by the Town Council and terminating December 10, 2038.
2. Due to the remote location of the Property, lack of adjacent residential development, and in lieu of providing landscaping to the Property as required by the UDO, Applicant shall provide off-site landscaping on Assessors' Parcels no. 306-02-293 and 306-02-295, equivalent to one-half the UDO requirement for the south and west boundaries, which shall include:
 - A. 150 trees; 112 of which shall be a minimum of fifteen (15) gallons;
 - B. 80 shrubs, all of which shall be a minimum of five (5) gallons;
 - C. An irrigation system sufficient to maintain the above landscaping in a healthy, live condition, in perpetuity.
 - D. Landscaping and buffering for the east and north property boundaries shall be in accordance with lease

agreement between RES America Developments and Wilkinson Investments LLC.

E. Installation of landscaping on APN 306-02-293 and 306-02-295 shall be completed prior to issuance of Certificate of Occupancy.

3. Development and operation of the Property shall be as a photovoltaic solar energy generating facility only, which shall be constructed in substantial conformance with the terms and conditions of this Use Permit, the application narrative and preliminary site plan (sheets and conditions of the Conditional Use Permit, application narrative and preliminary site plan sheets 1-4, dated March 1 2011), all of which are attached hereto as Exhibit 2.

4. Future modifications, upgrades or replacement of equipment not identified in or shown on the narrative and preliminary site plan (Exhibit 2) shall not materially alter the solar array footprint, orientation, height, reflectivity, landscaping, noise or designated open space, unless they reduce the impact on the surrounding area. All modifications, upgrades or replacement plans are subject to review and approval by Town Staff and shall be submitted to the Planning Department for approval prior to construction.

5. All drive aisles and parking areas shall have a dust free hard surface. Chip seal is adequate to satisfy this requirement.

6. Prior to construction, an engineered, stamped grading and drainage report is required.

7. Developer shall extend Jerome Road from Rodeo Drive north to the Property. The roadway shall be no less than twenty-eight feet (28') wide and double chip sealed with a minimum of eight inches (8") of asphaltic base course. This Use Permit is subject to all procedures and limitations set forth in the Chino Valley Unified Development Ordinance and in this Use Permit, including termination and/or revocation. If either commencement of the use or commencement of construction, pursuant to a valid building permit, has not occurred within one year of the effective date of this Use Permit, this Use Permit will automatically expire and be void. The effective date is the 11th day after approval.

RECOMMENDATION

~The subject property is zoned AR-4 (Agricultural/Residential, 4 acre minimum). Staff finds that the proposed PV solar field meets the definition of a public utility as set forth in UDO §3.7.3 (F), which requires the issuance of a Conditional Use Permit (CUP) prior to construction.

Staff further finds that authorizing the proposed CUP will meet the standard set forth in UDO §1.9.3 (A), in that the approval of the CUP will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and that the proposed use is reasonably compatible with uses permitted in the surrounding area. The applicant(s) have met the burden of proof satisfying these requirements.

Staff also finds that the requirements set forth UDO §1.9.5 Citizen Review Process have also been met.

Therefore, staff recommends forwarding CUP13-003 to Town Council with a recommendation for approval.

Recommended motion: Based upon the following Findings of Fact, I make a motion to forward CUP 13-003 to Town Council with a recommendation for approval:

- 1) The proposed project constitutes a public utility, which necessitates a CUP in the AR-4 zoning district (Agricultural/Residential; 4 Acre minimum).
- 2) Approval of the CUP will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare.
- 3) The proposed use is reasonably compatible with uses permitted in the surrounding area.
- 4) The requirements for Citizen Review have been met.

Attachments

CUP letter

Application, Site Plan

Zoning Map

FLU Map

Location Map

Legal Description



Department
Address
Chino Valley, AZ 86323

Phone number
Fax number
www.chinoaz.net

January 15, 2013

Daniel Menahem
RES America Developments Inc.
11101 W. 120th Ave #400

Broomfield, CO 80021

RE: Use Permit No.: 13-003
UP Name: RES Solar

On January 14, 2013, the Chino Valley Town Council made the findings and approved a Conditional Use Permit in the above-referenced case for approximately 200 acres of property in the AR-5 zoning district, located immediately north of the northwest corner of the property commonly known as Old Home Manor (2100 Old Home Manor Drive), as legally described in Exhibit 1, which is attached hereto and incorporated herein. The findings made by the Town Council are as follows:

1. The Conditional Use Permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and
2. The proposed use is reasonably compatible with uses permitted in the surrounding area. Pursuant to Section 3.6.3F, public utility buildings, structures and appurtenances thereto for public service use are permitted as conditional uses in the AR-5 zoning district; and
3. The Citizen Participation protocols and notice requirements pursuant to the Unified Development Ordinance have been completed and satisfied.

Minutes of the Town Council meeting are available from the Town Clerk or online at www.chinoaz.net.

The Use Permit permits a 20MW solar electric energy facility use in the Agricultural/Residential – 5 (AR-5) zoning district. This Use Permit is subject to the following conditions:

1. The term of this Use Permit shall be twenty-five (25) years, beginning on the date of approval by the Town Council and terminating December 10, 2038.



Department
Address
Chino Valley, AZ 86323

Phone number
Fax number
www.chinoaz.net

2. Due to the remote location of the Property, lack of adjacent residential development, and in lieu of providing landscaping to the Property as required by the UDO, Applicant shall provide off-site landscaping on Assessors' Parcels no. 306-02-293 and 306-02-295, equivalent to one-half the UDO requirement of the south and west property boundaries, which shall include:
 - A. 150 trees; 112 of which shall be a minimum of fifteen (15) gallons;
 - B. 80 shrubs, all of which shall be a minimum of five (5) gallons;
 - C. An irrigation system sufficient to maintain the above landscaping in a healthy, live condition, in perpetuity.
 - D. Landscaping and buffering for the east and north property boundaries shall be in accordance with lease agreement between RES America Developments and Wilkinson Investments LLC.
 - E. Installation of landscaping on APN 306-02-293 and 306-02-295 shall be completed prior to issuance of Certificate of Occupancy.
3. Development and operation of the Property shall be as a photovoltaic solar energy generating facility only, which shall be constructed in substantial conformance with the terms and conditions of this Use Permit, the application narrative and preliminary site plan (sheets and conditions of the Conditional Use Permit, application narrative and preliminary site plan sheets 1-4, dated March 1 2011), all of which are attached hereto as Exhibit 2.
4. Future modifications, upgrades or replacement of equipment not identified in or shown on the narrative and preliminary site plan (Exhibit 2) shall not materially alter the solar array footprint, orientation, height, reflectivity, landscaping, noise or designated open space, unless they reduce the impact on the surrounding area. All modifications, upgrades or replacement plans are subject to review and approval by Town Staff and shall be submitted to the Planning Department for approval prior to construction.
5. All drive aisles and parking areas shall have a dust free hard surface. Chip seal is adequate to satisfy this requirement.
6. Prior to construction, an engineered, stamped grading and drainage report is required.
7. Developer shall extend Jerome Road from Rodeo Drive north to the Property. The roadway shall be no less than twenty-eight feet (28') wide and double chip sealed with a minimum of eight inches (8") of asphaltic base course.



Department
Address
Chino Valley, AZ 86323

Phone number
Fax number
www.chinoaz.net

This Use Permit is subject to all procedures and limitations set forth in the Chino Valley Unified Development Ordinance and in this Use Permit, including termination and/or revocation. If either commencement of the use or commencement of construction, pursuant to a valid building permit, has not occurred within one year of the effective date of this Use Permit, this Use Permit will automatically expire and be void. The effective date is the 11th day after approval.

Please ensure that all public hearing notice signs installed on the site, if any, are removed immediately.

If you have any questions regarding this Use Permit, please contact Ruth Mayday at 928-636-4427 or by email at rmayday@chinoaz.net.

Sincerely,

Ruth Mayday
Planner

Enclosures (Exhibits):

1. Legal Description
2. Project Narrative/Site Plan



CONDITIONAL USE PERMIT APPLICATION

1.	PROPERTY OWNER NAME MAILING ADDRESS TELEPHONE NUMBER FAX NUMBER	Wilkinson Investments LLC - c/o Rob Biscoe 25418 N. 44th Drive , Phoenix, AZ 85083 602-448-4401
2.	APPLICANT NAME MAILING ADDRESS TELEPHONE NUMBER FAX NUMBER	RES America Developments, Inc. / Daniel Menahem 11101 W. 120th Ave. - #400, Broomfield, CO 80021 303-439-4200 303-439-4299
3.	REQUEST SPECIAL USE PERMIT TO ALLOW: PV Solar Project IN THE AR-4 ZONING DISTRICT	
4.	SITE LOCATION	W 1/2 of Section 1, T16N, R2W
5.	ASSESSORS PARCEL NUMBER(S)	306-02-300F
6.	SITE DIMENSIONS	Approximately 4,560 by 1,880 feet
7.	SITE AREA (GROSS)	Approximately 200 acres
8.	PARKING REQUIRED	
9.	PARKING PROVIDED	Approx 5 spaces around the O&M building
10.	SITE ZONING	AR-4
11.	SITE USE (EXPLAIN) Applicant proposes construction and operation of the CV Solar Project, a 20 MW AC (30 MW DC) photovoltaic (PV) solar project. The Project would be located on 200 acres of private land in the north central part of the Town of Chino Valley. The site would be developed and operated by the applicant and leased from the current owner.	
12.	ADJACENT ZONING NORTH: AR-4 SOUTH: PL EAST: AR-4 WEST: State and CL	ADJACENT LAND USE NORTH: Agriculture, Undeveloped SOUTH: Utility (substation), undeveloped EAST: Agriculture WEST: Undeveloped, Open

13.	WHY IS THE PROPOSED USE APPROPRIATE IN THE INTENDED LOCATION? The proposed site is zoned AR-4 and a solar energy project is allowable as a conditional use in the AR-4 zoning. The surrounding lands are zoned AR-4 on the north and east. Land to the south is zoned PL (public lands) and is owned by the Town of Chino Valley. Lands to the west are unzoned State lands and CL (light commercial) west of the southern portion of the site. The proposed solar use would not be incompatible with site or surrounding zoning or present or future uses. All surrounding properties are undeveloped and the nearest residence is approximately 0.5 miles from the eastern site boundary. The proposed solar project would be located on land that would be leased from the current owner who would continue to own and operate the adjacent lands on the east and north. The proposed site is adjacent to an existing electrical substation so the power generated from the solar project could be interconnected at this substation without having to develop an off-site transmission line.
14.	WHAT DESIGN OR SITE FEATURES ARE PROPOSED TO INSURE THAT THE INTENDED USE WILL NOT HAVE AN ADVERSE EFFECT ON THE HEALTH, SAFETY, AND WELFARE OF THE ADJACENT PROPERTIES AND SURROUNDING NEIGHBORHOOD? PV solar projects do not pose significant risks to public health and safety. The Applicant would design the Proposed Project in accordance with Federal and industrial standards including the American Society of Mechanical Engineers (ASME), National Electrical Safety Code (NESC), International Energy Conservation Code (IECC), International Building Code (IBC), Uniform Plumbing Code (UPC), Uniform Mechanical Code (UMC), the National Fire Protection Association (NFPA) standards, and OSHA regulations. The Applicant would also comply with Federal, state, and local regulations and industrial standards for construction and operational activities. A PV project would have only very small amounts of hazardous materials on-site during either construction or operations - primarily fuels and lubricants. The Applicant would prepare and implement a Hazardous Waste Management Plan that would define the methods for storage, transportation, disposal, and handling of hazardous materials and wastes and would emphasize recycling of wastes where possible. The Applicant would also require all employees and contractors to adhere to health and safety plans and emergency response plans.



15. FULLY DESCRIBE THE NATURE AND SCALE OF THE PROPOSED USE:

The Proposed CV Solar Project would generate electricity using photovoltaic (PV) technology and would generate up to 20 megawatts (MW) of power. The proposed PV solar field would utilize crystalline silicon or thin-film PV panels that would be mounted on single-axis trackers that would be oriented in north-south rows with the panels moving to track the sun as it moves across the sky during the day. The 20 MW PV project would disturb the majority of the 200-acre site.

The PV modules would convert sunlight into direct current (DC) electricity, and the DC output of multiple rows of PV modules would be collected and directed to an inverter. The inverter would convert the DC power to AC power which would then flow to a transformer with multiple transformers connected in parallel via low voltage (12.5-kV or 34.5-kV) below-ground collector lines to the Project substation, where the power is stepped up for delivery to the adjacent APS substation. The substation would increase the voltage to 69-kV via a step-up transformer(s) with mineral oil, breakers, buswork, protective relaying, supervisory control and data acquisition (SCADA), and associated substation equipment.

The PV modules, inverters, and transformers would be grouped into approximately 1 to 2 megawatts of alternating current (MWac) blocks. The highest point on the single axis-trackers would be about 6 to 8 feet, occurring during the morning and evening hours when the panels are tilted to face the rising or setting sun. The PV units would be mounted on driven pile foundations to support the panel mounting system. The electrical equipment (inverters and transformers) would be approximately 8 to 10 feet high. An Operations and Maintenance (O&M) building would be developed on the site that would contain offices, parts storage, a maintenance shop, plant security systems, and plant monitoring equipment with adjacent worker parking. The O&M building would have a maximum height of approximately 18 feet.

The entire site would be graded and designed to meet drainage and retention requirements and would be fenced with a chained-link security fence approximately 8 feet high with barbed wire on top (up to total 10-foot height). Access would be provided via Jerome Drive which would be extended from Rodeo Drive and improved to a paved surfaced. The Town will dedicate this road extension as public right-of-way. No lighting is proposed in the solar field. The only outdoor lighting proposed on the site would be at the small O&M building located on the southern part of the site. If night work is ever necessary in the solar field, portable lights would be used as needed.

During operations of the PV project, only one or two employees would be required. Bottled water would be used to provide the small amount of water needed for potable uses. Portable toilets would be used. Water for panel washing would be provided by a third-party and trucked to the site when needed.

OWNER'S SIGNATURE: _____

DATE

10/23/13

APPLICANT'S SIGNATURE: _____

DATE

Dom Hester
10/31/13

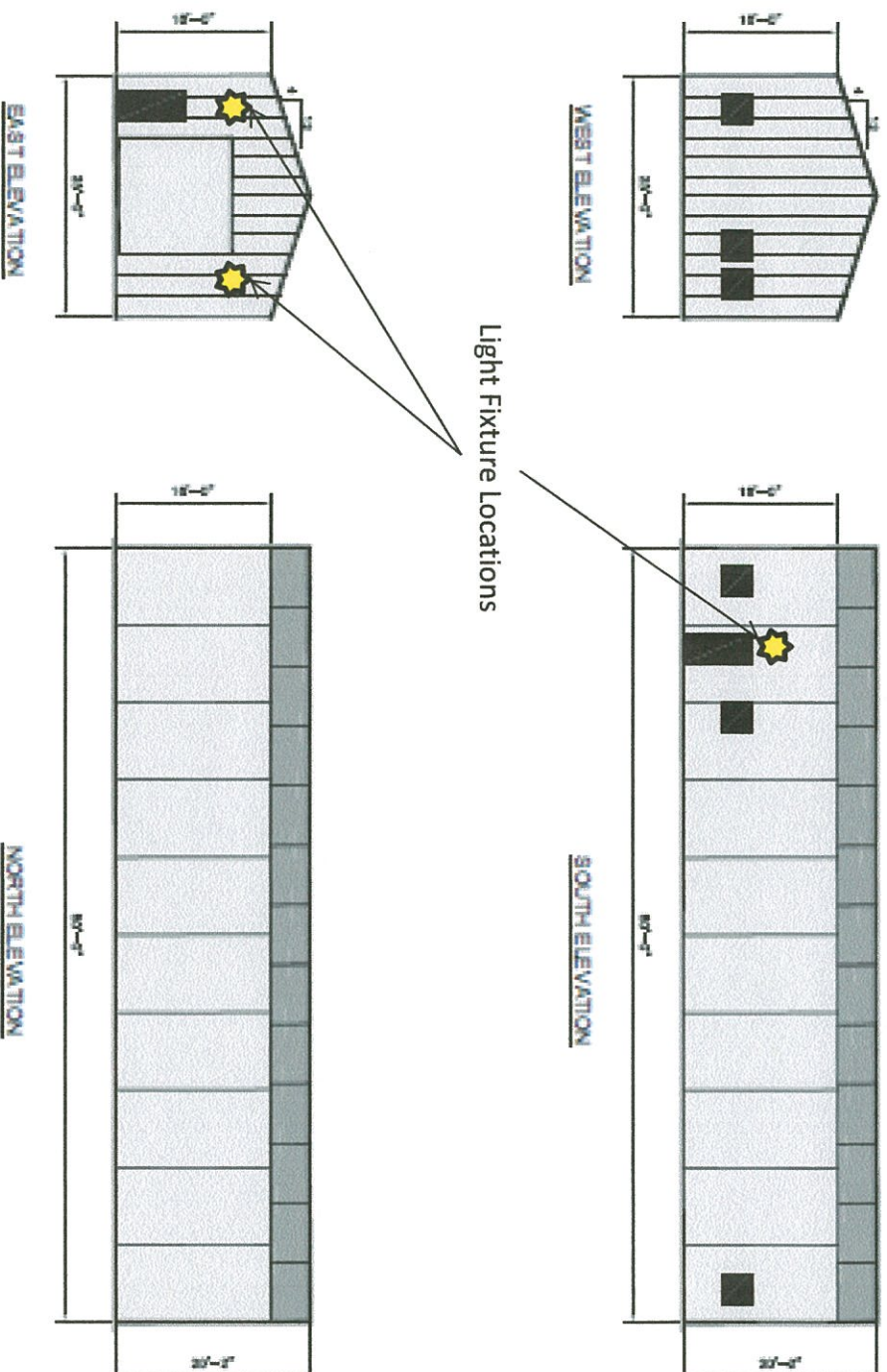
CV Solar Project

Outdoor Lighting Plan

The CV Solar Project is proposing very limited outdoor light associated with the Project:

- No outdoor lighting is proposed within the solar field where the panel arrays and associated equipment would be located. If night-time maintenance is needed, portable lights would be used to illuminate the areas where work would be performed.
- Outdoor light fixtures would be installed on the operations and maintenance (O&M) building at door locations. The attached drawing shows the proposed locations of the light fixtures on the building.
 - These lights would be equipped with photocells and motion-detectors so they would turn on only when personnel were in the area.
 - The proposed fixtures would be hooded to reduce light pollution (dark-sky compliant).
 - The proposed fixtures would be low power E-conolight LED lights (or similar). Spec sheets are attached.

Operations and Maintenance Building



CV Solar Project
Outdoor Lighting Plan

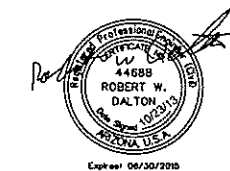
A vicinity map showing the location of the site. The map includes the following features:

- Site Location:** A hatched rectangular area labeled "THIS SITE" with an arrow pointing to it.
- Chino Valley:** Indicated by a black dot and the text "CHINO VALLEY".
- Roads:**
 - SR-89 (vertical line on the left)
 - ROAD 5N (horizontal line at the top)
 - PERKINSVILLE RD. (horizontal line below Chino Valley)
 - RODEO RD. (horizontal line to the right of the site)
 - N. OLD HOME MANOR DR. (vertical line on the far right)
 - JEROME JCT. (vertical line below the site)
 - JEROME JUNCTION RD. (diagonal line extending from the bottom right towards the center)
- North Arrow:** A stylized arrow pointing upwards, labeled "N".
- Map Title:** "VICINITY MAP" in large, bold, underlined letters, with "(NOT-TO-SCALE)" in smaller letters below it.

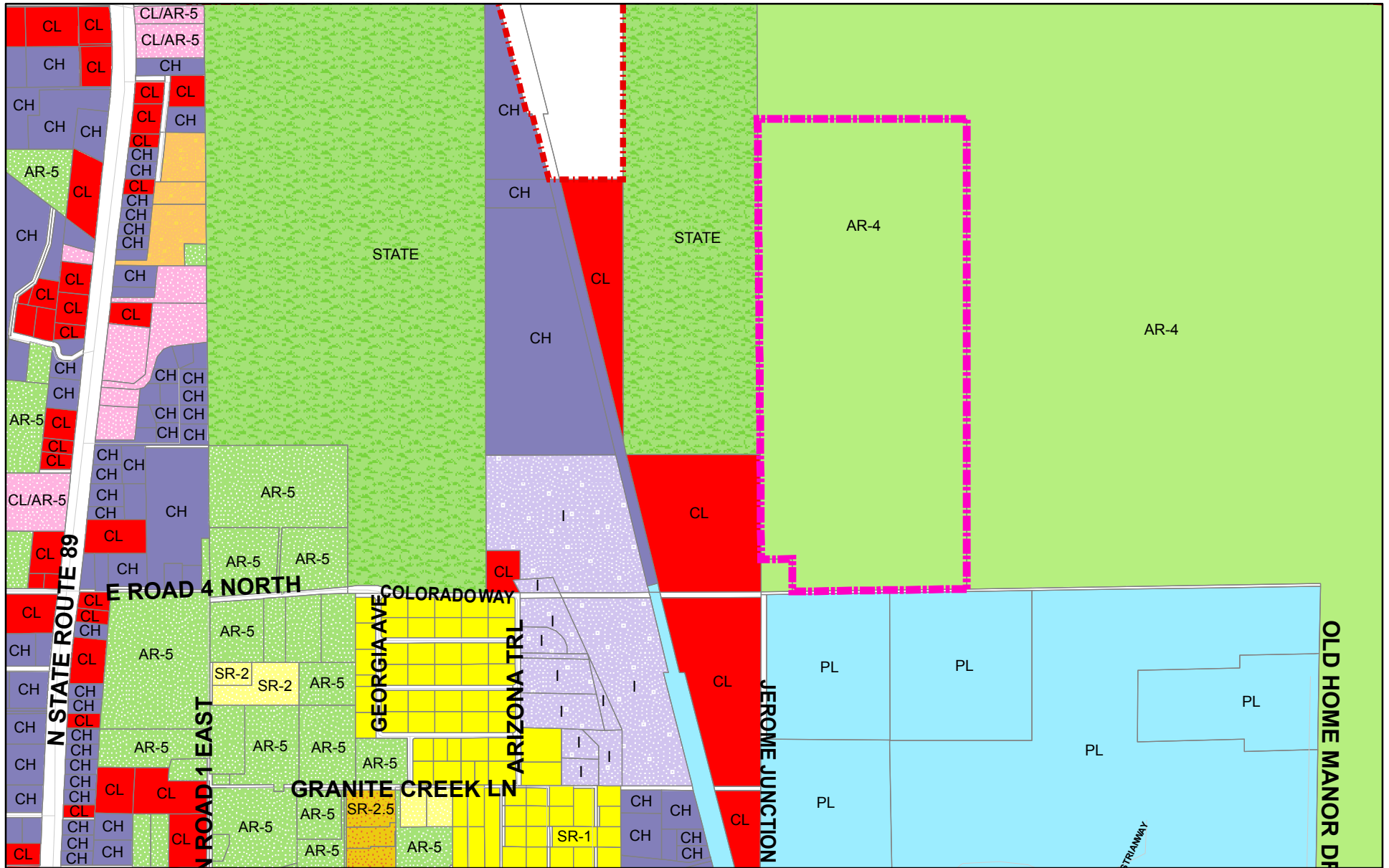
NOTES:

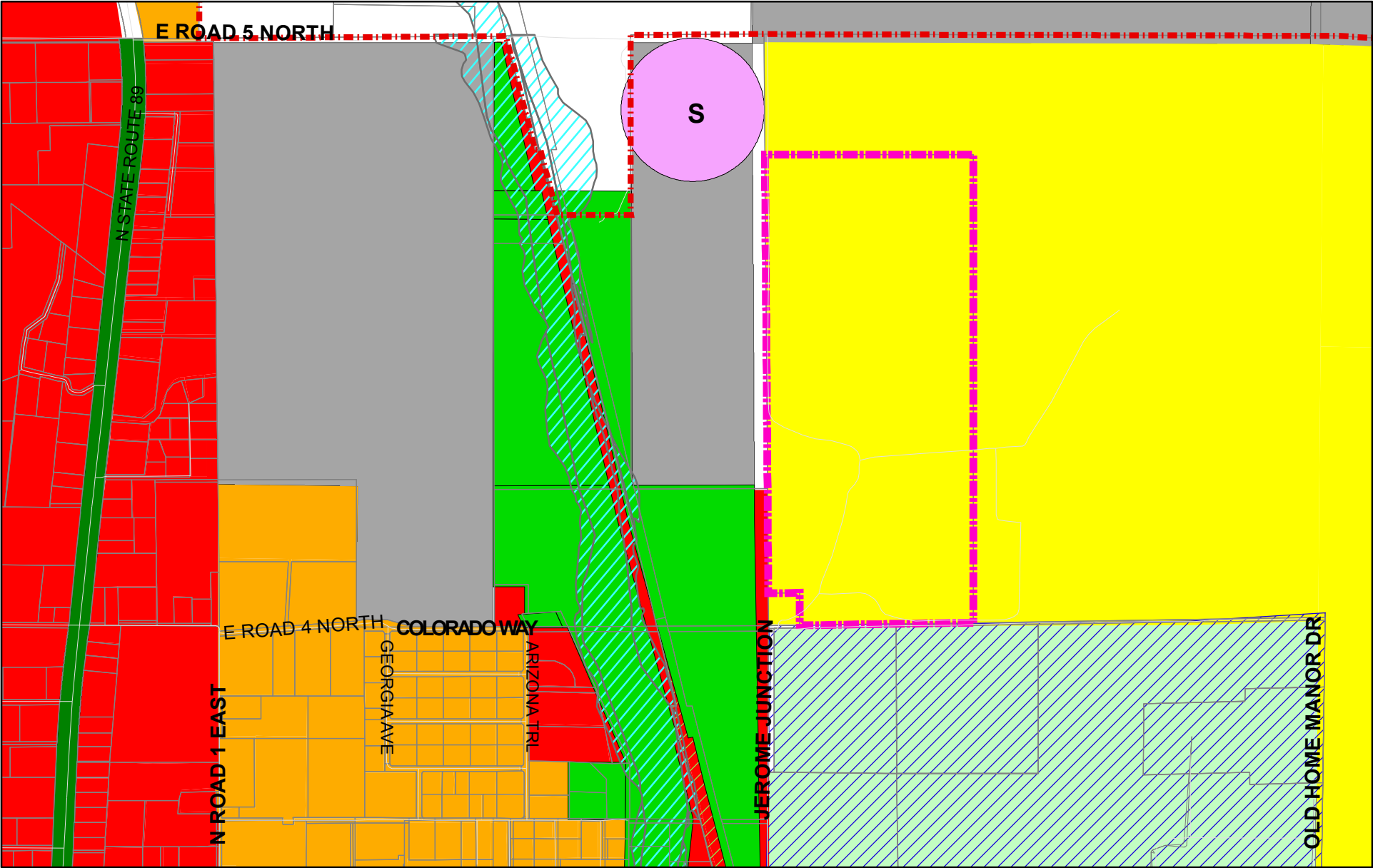
1. PROJECT AREA = 200 ACRES
2. ZONING = AR-4
3. BUILDING AREA = 1000 SQ. FT.
4. LANDSCAPE AREA = NONE
5. FLOOR AREA = 1000 SQ. FT.
6. PARKING SPACES = 4 GRAVEL SPACES
(NO PAVED PARKING PROVIDED)
7. AC SIZE = 20 MW
8. DC SIZE = 27-36
9. DC/AC RATIO = 1.37
10. GROUND COVER RATIO = 0.33
11. MODULE RATING = 300 W
12. TOTAL NUMBER OF MODULES = 91,200
13. BUILDING TO BE PREFABRICATED STEEL STORAGE BUILDING

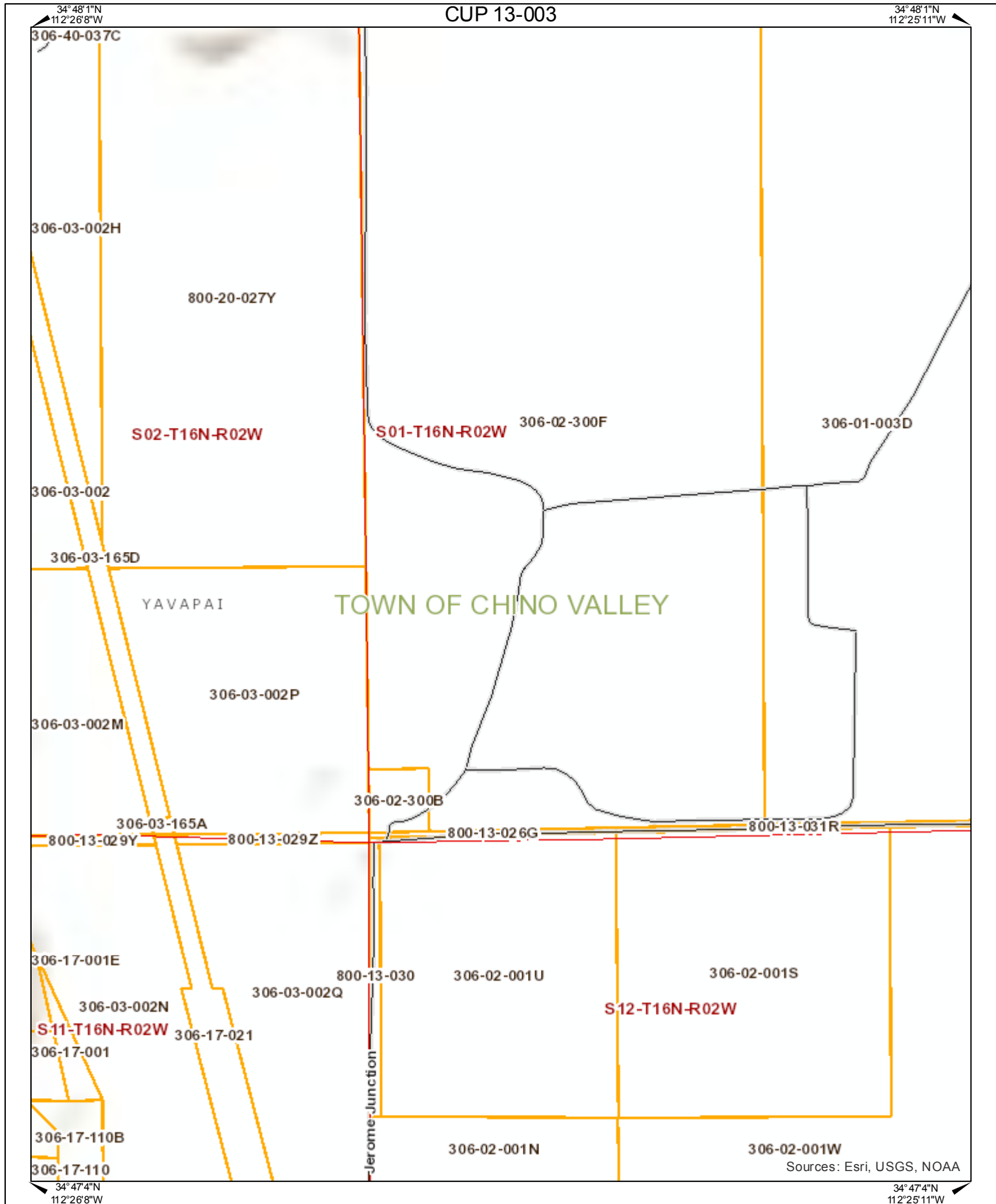
1 OF 1



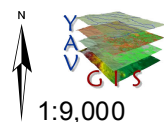
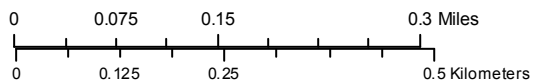
CUP 13-003







Disclaimer:
Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.



Map Created 11/27/2013

Yavapai County assumes no responsibility for errors, omissions, and/or inaccuracies in this mapping product.

EMPIRE SURVEYING, INC.
P.O. BOX 67, PAULDEN, AZ 86334-0067
PHONE (928) 636-6992 FAX (928) 636-6993

Property Description
Lease area
200.00 Acres



March 19, 2013

All that portion of Section 1, Township 16 North, Range 2 West, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows;

COMMENCING at the Southwest corner of Section 1, marked with a General Land Office capped pipe monument from which the Northeast corner of Tract 38 bears North 00° 28' 57" West 1319.87 feet;

Thence along the West line of Section 1, North 00° 28' 57" West 325.03 feet to a five-eighths inch rebar and **THE TRUE POINT OF BEGINNING;**

Thence continuing along the West line of Section 1, North 00° 28' 57" West 994.84 feet to a General Land Office capped pipe monument marking the Northeast corner of Tract 38;

Thence North 00° 24' 54" West 1512.31 feet along the West line of Section 1, to a General Land Office capped pipe monument marking the West Quarter Corner of Section 1;

Thence continuing along the West line of Section 1, North 00° 26' 18" West 1744.95 feet to a one-half inch rebar;

Thence North 90° 00' 00" East 1960.32 feet to point;

Thence South 00° 00' 00" East 4507.12 feet to a one-half inch rebar on the North line of a 25 foot wide Road right-of-way,

Property Description
Lease Parcel
200.00 Acres

March 19, 2013

Thence following the North line of the Roadway and running parallel with the South line of Section 1, South 88° 37' 12" West 601.65 feet to a one-half inch rebar;

Thence following the North line of the Roadway and running parallel with the South line of Section 1, South 88° 41' 05" West 1023.96 feet to a five-eighths inch rebar;

Thence North 00° 28' 57" West 300.03 feet to a five-eighths inch rebar;

Thence South 88° 41' 05" West 300.03 feet to **THE TRUE POINT OF BEGINNING.**

Containing 200.00 **Acres** more or less

P&Z Planning Commission Regular

Meeting Date: 01/07/2014

Amend Rules of Order to reduce number of meetings

CASE DESCRIPTION:

DISCUSSION ITEMS: Amend Rules of Order Section 3 (B) Regular Meetings

ANALYSIS:

Rules of Order call for Regular Meetings to be held on the first and third Tuesday of each month. (§3 (B)). The current workload does not warrant two (2) meetings per month; staff suggests striking "and third" from this section. Special meetings can be held as necessary, should special circumstances require an additional meeting.

RECOMMENDATION

Motion to amend the Rules of Order by striking the words "and third" from Section 3: Commission Meetings, Subsection B: Regular Meetings.



Town of Chino Valley

**MEETING NOTICE
PLANNING AND ZONING COMMISSION**

REGULAR MEETING
Tuesday, January 7, 2014
6:00 P.M.

Council Chambers
202 N. State Route 89
Chino Valley, Arizona

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - A. Consideration and possible action to approve the November 19, 2013 regular meeting minutes.
 - B. Consideration and possible action to approve the November 19, 2013 joint work study session minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - A. For consideration, discussion and possible recommendation to the Town Council regarding the issuance of a Conditional Use Permit to allow for the construction and operation of a 20 MW AC (30 MW DC) Photovoltaic Solar project.
- 7. DISCUSSION ITEMS: Amend Rules of Order Section 3 (B) Regular Meetings**
- 8. PUBLIC COMMENTS**
- 9. ADJOURN**

Dated this 31 day of December, 2013.

By: Mary Brasher, Administrative Technician

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

In accordance with Chapter 3, Title 38, Section 38-431.02 Arizona Revised Statutes, public notice is hereby given that four (4) or more members of the Mayor and Town Council may be present at this meeting.