

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

**Tuesday, March 4, 2014
6:15 P.M.**

The Planning and Zoning Commission and the General Plan Committee of the Town of Chino Valley, Arizona, convened for a joint work-study session in the Chino Valley Council Chambers located at 202 N. State Route 89, Chino Valley, Arizona.

Commission Chair Gwen Rowitsch called the meeting to order at 6:27 P.M.

Planning & Zoning Commission Present: Commissioner Gwen Rowitsch (chair), Commissioner Michael Edmonds, Commissioner Robert McCaullay, Commissioner Chuck Merritt, Commissioner Gary Pasciak, Commissioner Corey Mendoza (arrived approximately 7:00 p.m.)

Planning & Zoning Commission absent: Commissioner Florence Sloan

General Plan Members Present: Nancy Best, Michael Edmonds, Patricia (Trish) Lamb, Robert McCaullay, Tom Payne, Cheri Romley, Ron Romley, Celia Vander-Molen

General Plan Committee Members absent: Norm Freeman, Dan McGuire, John Morgan, Frank Perkins, Edward Steinback

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

3. DISCUSSION ITEMS

- a. Discussion of implementation of Building Appearance, Character, and Buffering standards.

Consultant Planner Hoffman presented a series of slides highlighting past General Plan Committee focus: Appearance/Character – Sense of Community through:

- Building scale and orientation
- Building character – style: ranch style southwestern
- Reducing onsite parking
- Property maintenance
- Noise and light mitigation techniques
- Land use element – Community Cores
- Development standards to the UDO for capability

Consultant Planner Hoffman presented the idea of adding an addendum to the general plan. She discussed architectural style and branding to the Town's newer building. Landscaping, which enhances the building and softens the look of the driveway.

What are the wishes of the committees, Design Development Standard objectives addressed in the General Plan as an addendum? What is important in creating community character and appearance?

Esthetic value promotes economic development and a quality of life within the community. Emphasize architecture and landscaping versus parking lots, protect views and visual image by using screening and buffering.

The committees discussed having a common theme making it more appealing to come to Chino Valley. In the past, the public consensus was to keep a western appearance. The need to ensure future Council members and Commissioners to stay with the theme. The committee discussed having a theme or motif for core areas and along the highway corridor, but excluding industrial areas. Commissioner Mendoza (arrived approximately 7:00 p.m.)

The existing UDO has a design concept but states “should” and “may”, an ordinance needs to say “is required” or “shall”. The committee suggested using the UDO language as a guideline within the general plan and clarifying the language in the UDO to specify, “Required” and/or “not required”. A clearer definition the term “concept” would be “standard”.

The committee discussed the difference between guidelines and regulation. Guidelines are not enforceable while regulation are. There should be regulations for every zoning district: residential, industrial, commercial light, commercial heavy.

The committee reached a consensus in the need for landscaping requirements and the enforcement of those requirements. Entry to Chino Valley lacks landscaping and material does not fit with Town concept.

The committee discussed architectural style western styles, traditional and contemporary along the State Route 89 corridor and core areas for new construction.

The committee discussed the following topics:

- Exterior materials vs. style in order to provide more leeway for building construction.
- Property fronting SR 89 and building set back moved to the front of the property line.
- Buildings with an earth tone palate with specific light reflective values.
- Relaxing paving requirements
- Wordage being “required”
- Town logo

The committees agreed to develop drafts for discussion to add a General Plan addendum reflecting consistency of development.

4. PUBLIC COMMENTS – No Public comments

5. ADJOURN

The committees adjourned at 8:17 p.m.

Submitted this 2nd day of April, 2014.

By: Liz Hart, Town Clerk Assistant