

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

**MAY 2, 2017
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.

1) CALL TO ORDER

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Commissioner Welker led the pledge of allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong;
Commissioner Michael Bacon; Commissioner Claude Baker; Commissioner William
Welker; Commissioner Julie Van Wuffen

Staff Development Services Director Ruth Mayday; Associate Planner Alex Lerma;
Present: GIS/CAD/Web Technician Jan Mazy (videographer)

4) MINUTES

- a) Consideration and possible action to approve the April 4, 2017 regular meeting minutes.

MOVED by Commissioner Claude Baker, seconded by Commissioner Michael Bacon to
approve the April 4, 2017 regular meeting minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Development Services Director Mayday announced it was Jan Mazy's last day and thanked her
for her hard work in recording and producing for the Town's recordings.

6) PUBLIC HEARING

- a) Applicant is requesting a zone change to the subject property from SR-2.5 (Single Family
Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum). The
subject property is within the Shadow Meadows Unit 1 subdivision and is generally located
approximately 560 feet south of the southeast corner of West Road 4 North and North Reed
Road. The property is currently SR-2.5 (Single Family Residential- 2.5 Acre Minimum) under
the Town of Chino Valley Unified Development Ordinance. The property has a Land Use
designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley

General Plan Potential Land Use Map. Currently the site has a residential use.

Associate Planner Lerma presented Metchis zone change application including a history of subdivision. He advised there were no attendees at the public meeting, prior to the meeting the applicants notified the neighbors of the proposal and did not receive concerns. Staff recommends forward to Town council with a stipulation of a 25-foot Right of Way (ROW) dedication on Reed Road for future growth.

Vice-Chair Gary Pasciak asked for clarification of a replatting from 2 ½ acre to 1 acre as the Records office does not show a replat.

Development Services Director Mayday advised the split was created in 1974 under a previous owner who did not replat the property. Development Services is working on a program to prevent this from happening in the future.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak that the Planning Commission recommends forward to Town Council with recommendation of approval of a zone change from SR-2.5 (Single Family Residential-2.5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum) with a stipulation of dedication of 25 feet of right-of-way on North Reed Road to the Town of Chino Valley.

Vote: 7 - 0 PASSED - Unanimously

- b) The applicant is requesting a conditional use permit in order to allow the use of horse boarding, horse shows and equine events. The property is currently zoned AR-5 (Agricultural/ Residential- 5 Acre Minimum) under the Town of Chino Valley Unified Development Ordinance. The property has a Land Use designation of Medium Density Residential (2 acres or less) under the Town of Chino Valley General Plan Potential Land Use Map. The site currently being used as a residential and hay field.

Associate Planner Lerma presented the Santori Conditional Use Permit (CUP) at 915 N Road 1 West. The proposed uses are included in the allowed uses under AR-5 (Agricultural/ Residential- 5 Acre Minimum). No issues were raised during public review and hearing process. Staff recommendations for approval are 25-foot ROW on both Road 2 North and Road 1 West, no lighted arenas, no events after dark, adequate dust control, comply with all other ordinances.

The commissioners confirmed site plan information proposed uses and complemented Staff on the aerial display.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen that the commission recommends forward to Town Council with recommendation of approval for a conditional use permit in order to allow the use of horse boarding, horse shows and equine events on said property with a stipulation of dedication of 25 feet of right-of-way on the north portion of the property along West Road 2 North and a 25 feet of right-of-way on the west portion of the property along North Road 1 West to the Town of Chino Valley and other stipulations as noted in the staff report.

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

No non-public hearing action items at this time.

8) DISCUSSION ITEMS

No discussion items at this time.

Vote: 7 - 0 PASSED - Unanimously

9) PUBLIC COMMENTS

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

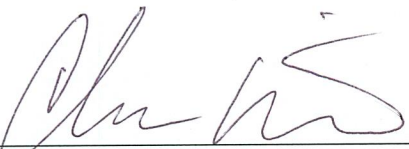
No public comments at this time.

Vote: 7 - 0 PASSED - Unanimously

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:35 p.m.

Vote: 7 - 0 PASSED - Unanimously



Chair Charles Merritt

6-5-17

Date