

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

**JUNE 6, 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 Van Wuffen 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 Present: Associate Planner Alex Lerma; Town Clerk Jami Lewis; IT Specialist Spencer Guest

4) MINUTES

- a) Consideration and possible action to approve the May 2, 2017 regular meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen to approve the the May 2, 2017 regular meeting minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Associate Planner Larma stated there was no staff report this meeting.

6) PUBLIC HEARING

- a) Consideration and possible action regarding a proposal for a zone change from existing CL/SR-1 (Commercial Light/Single Family Residential- 1 Acre Minimum) to CL/SR-1 (Commercial Light/ Single Family Residential- 1 Acre Minimum) with a Planned Area Development (PAD) Overlay for Perkinsville Estates Active Adult Community and the approval of a Development Plan for parcels APN:306-18-011N and APN:306-18-011P.

Associate Planner Lerma provided a presentation that would incorporate both agenda items due to the similarities in the projects and referenced like properties in the area - Orchard Ranch and Village at Lynx Creek Retirement Community. Lerma explained that applicant Larson is applying for approval of a zone change from a CL/SR-1 to CL/SR-1 with a PAD. Land uses in the area are single-family residence, commercial light and agricultural. Proposed land use designation conforms to zoning regulations. Applicant Larson proposes to develop a retirement community that consists of 48-units on 4.32 acres with approximately 11.1 units per acre and connect to the Town of Chino Valley's water and sewer system. Larma explained that this is Phase 1 with additional phases planned in the future, but the site description and plan is covering all phases for the PAD development plan. Applicant has completed the citizen review process, with a neighborhood meeting held May 12, 2017 with approximately six residents attending. One resident provided a letter the morning of the June 6th Planning & Zoning meeting with concerns that the project is too dense, but she did not raise this issue at the neighborhood meeting.

Commissioners discussed in detail, voiced concern and requested clarification on the following issues: vagueness of project design and development of future phases including the inability to control upcoming development, inconsistencies in the submitted plan, cemetery development, amenities, age restrictions, and sewer line size. Commissioners also discussed whether this development qualified as affordable long-term housing and if this is the best use of the property. Lerma explained that immediate approval is not necessary and Commissioners could make suggestions to the applicant.

Applicant's representative David Benner presented details and provided comments to statements and questions presented by Commissioners, including size of sewer lines in conformance with Administrative Code and further explained that the amenities type and location are currently unknown but are part of a future phase. He explained the zoning is not changing with the overlay. Mr. Benner clarified issues brought up by Commissioner's and explained the demographic they want to appeal to are the Baby Boomer's. The developer is requesting the Town of Chino credit the developer for recharge credits charged for sewer, which would be invested into another development project. The developer does not have expectations that the Town would maintain a regional basin, but if it became an online structure that was a community benefit, it would make sense that the Town maintained it. Benner stated he appreciated the criticism but would appreciate input for better ideas from Commissioners.

Commissioners discussed approving the project now would approve the whole project, not just phase one. Commissioners also discussed whether the cemetery would be included in the approval of the application. Applicant explained that the approval would not include all the parcels, only parcels APN:306-18-011N and APN:306-18-011P. Lerma explained that the PAD only included the parcels or portion of the parcels as stated; the 2nd phase must come back for comments and approval from the Commission to amend the PAD. The Commission opened the hearing up for public comment.

- Carol Diamond shares a property line with the proposed development project and supports the project and the concept.
- Dave Vincent asked if phase one does not have the amenities, will it be advertised to include the amenities and if phase two is not approved, will people believe the amenities are part of the community but not actually get the amenities advertised.

Commission further discussed the lack of information in the application and PAD regulations. Commissioners voiced concern about the application missing items such as innovation development design and preserving open space for recreational use. Density increases for

submitted PADs is also a growing concern as well as concerns about the additional property owner deciding not to provide open recreational space for future phases. Commissioners agreed that there are too many loose ends and unanswered questions to approve at this meeting. Application be should be sent back to applicant for clarification on the phasing, amenities, development on site plan and detailed insight to the business plan. Commissioners stated it is not their job to design the project.

MOVED by Commissioner Claude Baker, seconded by Commissioner Julie Van Wuffen that this project be returned to presenter to clarify the comments of the Commission as they have been heard and that it not be sent to City Council at this time.

Vote: 7 - 0 PASSED - Unanimously

- b) Consideration and possible action regarding a proposal to Abandon Preliminary Plat and approve Development Plan for West Meadows Active Adult Community, 54.50 combined acres located east of Road 1 West and half a mile north of Road 4 North- defined as APN:306-04-008J, APN: 306-04-005Y, and APN: 306-04-005X.

Associate Planner Lerma presented further details on the application for an active adult community with park model homes. A zone change from the approved Agricultural Residential with a 5-acre minimum to the current zoning Single Family Residential with a 7000 s.f. minimum was approved in Ordinance No. 07-690 along with Resolution No. 07-839, which approved a preliminary plat for 406 lots and 133 acres, a portion of which is subject to the current project. The applicant would like to incorporate a new development plan, but Resolution No. 07-839 needs to be abandoned because it encompasses 55 acres of project property.

Commissioners discussed open space proposed for the project. Applicant gave an overview of possible amenities, which included pathways, golf course, club house, pool, tennis, pickle ball, snack bars, raised gardens, dog parks and lounges. Applicant is asking the Commission for the opportunity for open space development. The lot space provided for each unit will be 7000 s.f. Phase 2 will included irrigated open space, golf course and trees. Applicant stated he will lose some lots for development of open space. Applicant is not asking for zone change, but asking to abandon preliminary plat and incorporate a PAD.

Commission discussed project stipulations: community center with meeting and craft rooms (applicant agreed), one non-evasive tree for each lot (400 trees planned), tie project together with pathways to community center (applicant stated project will be tied together), outdoor picnic and seating area (applicant said will be provided in both units), active areas for tennis or swimming pool (applicant placing in unit 2), at least one person in each unit will be 55-years or older (applicant agreed). Commissioners questioned park models and wanting the flexibility of larger models, which applicant said was possible with such large lots.

The Commission opened the hearing up for public comment.

- Bill Michael owns property 600' from north side of the project property line and shares a property line for back portion of phase 3. He farms his property and has loud equipment and animals. He feels his rights would be infringed upon with this project and worries about property values dropping. Feels there should be a buffer between zoning areas.
- Dean Metherell moved from Williamson Valley because of a similar issue. He owns many animals and is worried about complaints about animal noise. He is worried this will destroy his property and wants to continue country living.

- Leslie Bloom stated her property boundaries border phase 2. She bought the property for horses and dogs and animals. She does not want this type of density next door to her property.
- Ryan Roberts sees big projects like this turned down and subsequently end up being split and not maintained. This appears to be a nice project and they already have a prelim plat approved for this density.

Lerma and Commissioners discussed zoning allowances, density, community mapping and allowable uses for this property. Project buffers and perimeter walls were also discussed. Applicant agreed to a wall on the north side in phase one and a wall on the south side during phase two if stipulated. Commissioners discussed sewage requirements, property owner rights and individual property owners concerns.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Claude Baker to recommend abandonment of existing preliminary plat for parcels APN: 306-04-005X APN, 306-04-005Y, and APN:306-04-008J and approve the development plan presented for West Meadows Active Adult Community and forward to Town Council with a recommendation of approval, with the following stipulations: Community Center with small meeting and craft rooms, provide at least 1 non-evasive tree per rented unit, provide a community center (unit 2) with a connection between the two communities, outdoor seating and picnic areas, and either a tennis court or swimming pool available at the community center, development restricted to age 55 or older, and a border wall be included on phase one and two.

Vote: 7 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

Commissioners requested that Lerma include the number of people that attend neighborhood meetings and their comments in the Commissioner's packet notes.

8) DISCUSSION ITEMS

No discussion items at this time.

9) PUBLIC COMMENTS

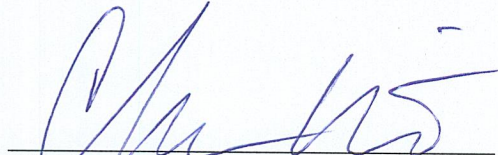
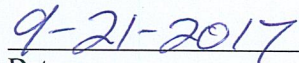
Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes 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.

- Dave Vincent stated that a number people were attending the meeting to talk about a zoning request from Robert Galloway. Lerma explained that Galloway has work to do before the application can come before the Commission and the how the approval process works.
- Commissioners explained that Development Services Director Ruth Mayday has left the Town and complimented Associate Planner Lerma for his work.

10) ADJOURN

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 8:05 p.m.

Vote: 7 - 0 PASSED - Unanimously


Chair Charles Merritt
Date