

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

**AUGUST 1, 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 Armstrong lead 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: Acting Development Services Director Jason Sanks; Associate Planner Alex Lerma; Town Clerk Jami Lewis; Deputy Town Clerk Michelle Greenstreet; IT Specialist Spencer Guest

## **4) MINUTES**

There were no minutes to approve.

## **5) STAFF REPORTS**

STAFF REPORTS Associate Planner Lerma introduced Jason Sanks, Acting Development Services Director. Sanks addressed the Commission and explained his background and plans for the department.

- He has a strong 15-year relationship with the town attorney's office. He works with the City of Litchfield Park and his experience includes: 20 years of urban planning, public planner, private planning for developers and contractors and self employed as a consultant.
- Understands the growth pressures facing Chino Valley and will work on improving department processes such as lot splits, file management systems, and the site plan review process.
- Explained new upcoming town development projects: restaurant, drive up coffee shop, and an assisted living project.

- Introduced Discussion Item or Study Session – provide an opportunity to review upcoming complicated projects. It will provide an opportunity for Commission Members to ask questions to staff members. The applicant and the public will not join the discussion.

## 6) PUBLIC HEARING

- a) Consideration and possible action regarding a proposal for a zone change for property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection, from existing CL (Commercial Light) to SR-1 (Single Family Residential- 1 acre minimum) and a Minor General Plan Map Amendment from Commercial/ Multi-Family Residential to Medium Density Residential (2 ac or less) for APN: 306-23-063R and 306-23-063S. (Alex Lerma, Associate Planner)

Associate Planner Lerma presented Applicant Dewitt's request for a zone change and minor general plan map amendment for the two 1-acre properties that are currently vacant. Lerma explained the land use and designation surrounding the property included commercial light, agricultural, residential and public land. Lerma stated the zone change would provide a residential buffer around the Chino Valley High School. Since the request would not be in conformance with the surrounding general plan land use, the applicant is asking for a minor general plan map change. With the current Commercial Light designation, cannot predict future activity which could negatively affect the school. Staff supports approval because this would protect the surrounding land areas by changing the zoning to residential.

The public comment opened and closed without comments.

Commissioners commended staff for the report changes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen to recommend approval to Town Council of this request to rezone approximately 2 acres of real property located approximately 353 feet northwest of East Center Street and North Road 1 East intersection from CL (Commercial Light) to SR-1 (Single Family Residential-1 acres minimum) and a minor General Plan map amendment from the land use designation of Commercial/ Multi- Family Residential to Medium Density Residential (2 acres or less).

**Vote:** 7 - 0 PASSED - Unanimously

- b) Consideration and possible action regarding a proposal for a zone change for property located approximately .25 miles northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North, from existing AR-5 (Agricultural Residential 5 acres minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acres minimum) for APN: 306-21-165. (Alex Lerma, Associate Planner)

Associate Planner Lerma explained there was an error in the description of the property location. The correct description should state "Southwest of North Road 1 West". The applicant, Jay Parnell, would like to rezone from AR-5 to SR 2.5 to allow for subdivision of the land into 2 lots, one with a flag shaped lot with a 50' ingress/egress road as required for the rear property. The land use of the surrounding property is state and public land, AR 2.5 and agricultural and residential 1-5 acre single family lots. The application underwent the citizen review process, with neighbor to the west having no issues but the neighbor to the east were concerned about dust control for the ingress/egress to the rear property with the flag shaped property. The zone change request conforms to the land use and size surrounding the subject property.

Commissioners discussed:

- Applicants responsibility for dust control
- 50' UDO (Unified Development Ordinance) road requirements for the flag pole section of the property being onerous

Sanks explained that any change to the UDO 50' requirement would need to happen at a different date with a code change.

Mary Schuster, representative for Parnell explained that the applicant has agreed to dust control for the property if the property is put to use, but does not want to set a standard. Commissioners discussed the overall issue of dust control for the area.

Commissioners were concerned that dust control requirements could be cost prohibited for future buyers.

The public comment opened and closed without comments.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to recommend approval to Town Council of this request to rezone approximately 5 acres of real property located approximately .25 mile northwest of North Road 1 West and West Road 2 North intersection at 1395 W Road 2 North from AR-5 (Agricultural Residential- 5 Acre Minimum) to SR-2.5 (Single Family Residential-2.5 acres minimum).

**Vote:** 7 - 0 PASSED - Unanimously

- c) Consideration and possible action regarding a request to amend Ordinance No. 07-690 pertaining to the West Meadows Planned Area Development (PAD) by amending the development plan and changing the conditions of development for approximately 46 acres of real property generally located within the 133 acre West Meadows Planned Area Development with the Sr-0.16 (Single Family Residential- 7,000 Square Foot Minimum Lot Area) zoning district with a Planned Area Development overlay zoning district (PAD) to provide for an age restricted development with required community amenities and open spaces, modify landscaping, lot coverage, rear setback, and building height requirements, and to allow approved development plan. (Jason Sanks, Acting Development Services Director)

Acting Development Services Director Sanks explained this was being brought back to the Commission with improved plans and information. Sanks clarified several items concerning the project including that the project site will not change, the project is a small part of a larger PUD and it is to be age restricted to active adults age 55 and older. Sanks explained that the amenities have been moved to Phase 1 of the project and that although the number of units will remain the same, the units have been allocated in a different manner. The homes are similar to modular homes that can have added porches, decks, etc. The spaces would be owned by the applicant but rented out to tenants for 1-year leases. The rental lot size are bigger than what is needed for the park model homes. Sanks stated that the amenities have been moved to the entrance and green space was added to the the outskirts of the property.

Commission members discussed:

- Green space amenities connecting phase one and two.
- Square foot lot requirements for the zoned area, the 7000 sf lot size requested by applicant and the desire of older tenants to have a smaller lot size
- Length of lease and option to renew
- Age restrictions, families and what is allowed by law
- Monthly cost of rental space
- Water runoff allowances and possible flood issues

Commission opened item to public comment:

- Karen Friend, Chino Valley, concerned development does not fit in the area, and that rental units may become a low income ghetto. Stated park models, trailers, manufactured homes don't increase in value and concerned how Chino Valley will handle the influx of people and that Chino does not have adequate stores, water, doctors, etc.
- Gene Van Horn, Chino Valley, requested developer address issues of water and sewer on project.
- Darren Mahoney, Chino Valley, asked if all residents must be 55 or older and asked about the water and sewer provisions for development. Developer Jim Fletcher explained the sewer would be addressed by county standards. It will be onsite until phase four, then a lift station would be required. The water would be provided through two onsite converted domestic wells.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Tom Armstrong to recommend approval to Town Council of this request to amend a portion of the West Meadows Planned Area Development for approximately 54.5 acres of its 132.8 acres of real property located .33 miles north of the northeast corner of West Road 4 North and North Road 1 West, along with its associated new Development Plan.

**Vote: 6 - 0 PASSED**

Other: Commissioner Claude Baker (ABSTAIN)

## 7) **NON-PUBLIC HEARING ACTION ITEMS**

There were no non-public hearing action items.

## 8) **DISCUSSION ITEMS**

- a) Chino Valley Town Center Project, located northeast of SR 89 and Road 1 South intersection, is being developed to present to the Planning and Zoning Commission at a future date. The applicant's intentions are to obtain a PAD Overlay to allow development of the property as an active adult community with ancillary land uses. See attached Memo. (Jason Sanks, Acting Development Services Director)

Sanks explained that this was not a public hearing item, but discussion between staff and Planning and Zoning to preview upcoming projects.

Mr. Fletcher received a sales tax rebate for the Days Inn as partial reimbursement for a \$500,000 invested into infrastructure (sewer and water) of which he received \$150,000 before the recession stopped the project. Fletcher has decided to pursue a park model concept that would include 25-RV sites, 250+ park model resident sites, centralized park amenities for both RV and park model tenants and an onsite assisted living facility.

This project would generate rental taxes, benefitting the town. Sanks explained the benefit of single ownership of a development such as this project. The project includes green space on the perimeter and at the clubhouse.

Commission stated they liked the study session idea.

Commission discussed:

- Density for commercial light multi-family developments
- Multi Family zoning districts zoning caps
- Open space requirements for PAD's
- Town sewer and water connections
- Space size and details

This will be an action item within the next couple of months.

## 9) **PUBLIC COMMENTS**

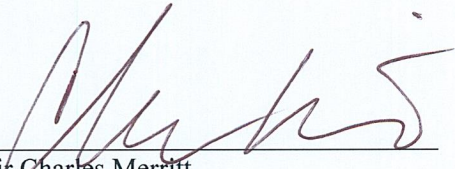
*Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30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

- Darrin Mahoney, Chino Valley, new resident of 6 months voiced concerns about the development in the area. Would like to know how to find out about future development in the area. He is concerned about the type of development.

10) **ADJOURN**

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 7:19 p.m.

**Vote:** 7 - 0 PASSED - Unanimously

  
Chair Charles Merritt

10-12-17  
Date