

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

**SEPTEMBER 5, 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

3) ROLL CALL

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

Absent: Commissioner Michael Bacon

Staff Acting Development Services Director Jason Sanks; Associate Planner Alex

Present: Lerma; Town Clerk Jami Lewis; Deputy Town Clerk Vickie Nipper

Attendees: Alternate Commissioner Welles Geary

4) MINUTES

- a) Consideration and possible action to approve the June 6, 2017 minutes.

MOVED by Commissioner Claude Baker, seconded by Vice-Chair Gary Pasciak to approve the June 6, 2017 minutes.

Vote: 6 - 0 PASSED - Unanimously

- b) Consideration and possible action to approve the August 1, 2017 minutes.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Claude Baker to approve the August 1, 2017 minutes with two amendments: (i) the word "neighbors" (to the east) should be "neighbor;" and (ii) clarify that the Commission did not want to set a standard for dust control on flag lots.

Vote: 6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Jason Sanks introduced the new Alternate Commissioner, Welles Geary, and stated that if any Commissioner were to be absent, inform the clerk's office, Mr. Lerma, or himself.

Mr. Sanks reported that the department was getting busier with many projects and gave an update on the following developments:

- Town center PAD
- Hawk's Nest subdivision
- Whispering Winds Phase 2
- Center Street duplexes
- Rilibertos
- Food truck court
- Perkinsville 40

6) PUBLIC HEARING

- a) Consideration and possible action regarding a proposal for a zone change for a property located on the northeast corner of Bacon Lane and West Road 4 North at 3065 Bacon Lane. The proposed zone change is from the existing AR-5 (Agricultural Residential 5 acre minimum) to the proposed SR-2.5 (Single Family Residential 2.5 acre minimum) for Assessor's Parcel No. 306-04-009R. (Alex Lerma, Associate Planner).

Mr. Lerma reported that:

- *Purpose:* Applicant Carol Osterman was applying for the zone change to divide the parcel into two 3.5 acre parcels.
- *Current condition:* The seven-acre property was currently vacant and its General Plan designation was commercial/multi-family residential. Surrounding areas were predominately commercial, agricultural/residential, and large lots, with some smaller SR-0.16 lots. West Meadows was a little to the west.
- *Public review process:* No surrounding property owners attended the July 31 neighborhood meeting and staff received no calls.
- *Staff recommendation:* Staff supported the proposal, as the zone change will keep the property and surrounding area as low-density residential; it will identify the property as transitional zoning from AR-5 to AR-2.5; the lot size will reinforce low density residential development; and it will have no negative impacts on surrounding properties.

Jack Miller, representing the property owner, stated that his property was directly to the east and the subject property was owned by two other family members. As one of the members intended to sell her half of the subject property, he desired to purchase it.

Chair Merritt opened and closed the public hearing, as no public was present.

MOVED by Commissioner Tom Armstrong, seconded by Vice-Chair Gary Pasciak to recommend approval to Town Council of this request to rezone approximately 7 acres of real property located on the northeast corner of Bacon Lane and West road 4 North at 3065 Bacon Lane, from AR-5 Agricultural Residential 5 acre minimum, to SR-2.5 Single Family Residential 2.5 acre minimum.

Vote: 6 - 0 PASSED - Unanimously

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

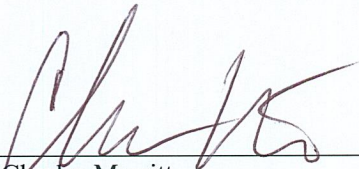
8) **DISCUSSION ITEMS**

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.

10) **ADJOURN**

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:20 p.m.



Chair Charles Merritt

10-12-17
Date