

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

**OCTOBER 3, 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

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 Michael Bacon; Commissioner Julie Van Wuffen

Staff Associate Planner Alex Lerma; Deputy Town Clerk Michelle Greenstreet

Present: (videographer); Deputy Town Clerk Vickie Nipper (recorder); Town Clerk Jami Lewis

4) MINUTES

- a)** Consideration and possible action to reconsider approval of the August 1, 2017 minutes.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen to rescind approval of the amended August 1, 2017 minutes; and re-approve the August 1, 2017 minutes, amended as follows: (i) the word "neighbors" (to the east), should be "neighbor;" and add the statement that "some commissioners preferred to not set standards for dust control on flag lots."

Vote: 6 - 0 PASSED - Unanimously

(Claude Baker arrived at 6:04 p.m.)

- b)** Consideration and possible action to approve September 5, 2017 minutes.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to approve the September 5, 2017 minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible action regarding an application from Granite Basin Engineering, Inc./owner Jim Fletcher for a zone change from the existing CL (Commercial Light) zoning to CL PAD (Commercial Light Planned Area Development Overlay) zoning with its associated Development Plan. The PAD Overlay will allow development of the property as an active adult community comprised of an RV park, (55+) park model development, and assisted living facility, for property located at northeast of State Route 89 and Road 1 South intersection, and defined as APN 306-29-061 through APN 306-29-070. (Jason Sanks, Acting Development Services Director)

Mr. Sanks reported that:

- **Purpose:** Owner Jim Fletcher was applying for the zone change to allow development of the property as an active adult community comprised of an RV park, (55+) park model development, and assisted living facility.
- **History:** In the mid-2000s, the applicant had intentions of developing a shopping center, hotel and a 300-unit apartment complex. The applicant was successful with Days Inn and the National Bank facility. The remainder of the property was vacant.
- **Proposal:** There would be approximately 240 park model units and the RV park portion had an additional 25 units. This would be 35 units less from the existing apartment approval that was already on the property. In addition, the applicant was proposing to identify community resources such as park space and small meeting rooms, craft shop, swimming pool, tennis and pickleball courts, outdoor picnic seating, gardens and dog park.
- **Current condition:** The project was located within residential, commercial and vacant land uses. The original commercial rezoning of the property was supported by the Town Council with the intent of generating additional services to residents. There were existing utilities with City of Prescott water, Chino Valley sewer, loop roads were in place, drainage, and fire hydrants.
- **Public review process:** There was a neighborhood meeting on September 11, 2017 and 12 property owners attended. Some had questions on the time frame for completion and some had questions about a buffering wall. Staff had confirmed that there would be a 6' screen wall along the eastern property line.
- **Staff recommendation:** Staff supported the zone change with its associated Development Plan, as the rental units will generate rental tax dollars and provide a housing choice that the town did not currently have, such as a smaller turn-key housing and assisted living on-site.

The commission had questions and discussion regarding the following:

- **Traffic impact analysis:** Mr. Sanks stated that it was not required for the zoning efforts, but once it went into the site plan process it may be required. With a reduction of units, the traffic should be less, but the Town Engineer would evaluate that consideration.
- **Assisted living facility beds:** Mr. Sanks stated he did not have that information at this time.
- **Location of amenities:** Mr. Sanks stated that the location was moved to a more centralized portion of the development to be more visible to the residents.
- **Park unit and RV unit rates:** Mr. Fletcher, property owner, stated the park unit

rental would be approximately \$400 per month, whereas the RV unit rental would be by day, week, or month, so the rate would vary accordingly.

Mr. Fletcher added that the development would bring smaller living units and allow spouses to be nearby if a spouse should need the assisted living facility. The 50' access in the public utility easement would be just for public utilities and privately maintained.

Davin Benner, site plan developer, stated there would be a 70' buffer on the north property line to serve as retention and trail corridor. The east and south property line would have a 50' drainage and landscape buffer and the RV park would be in the northwest corner. He reviewed the unit occupancy, unit size, water, sewer and traffic and how the design calculation took all this into account.

Chair Merritt opened the public hearing:

- Karen Freund, resident, asked about the property selling at a later date and the new owner being able to change the 55+ community to something else. Mr. Sanks stated that any changes would have to be brought before the Planning and Zoning Commission, and the Ordinance would need to be amended.
- Donna Armstrong, resident, inquired about the lot size and how many homes would be put there. Mr. Sanks stated the living minimum was 30'x70' and the number of units will be 240 park models and 86 recreation vehicle spaces as reflected on the site plan.
- Judy Powell, resident, had traffic concerns in regards to lack of site visibility and the radius of Road 1 South. She stated that with no left turn going by Days Inn and the the 6' wall, it would be difficult to see another vehicle coming. Mr. Benner suggested identifying a site triangle. He would encourage pulling the wall back to allow better visibility, and perhaps in some point in the future, Road 1 South would be widened.
- Daryl Mahoney, resident, had concerns about what he felt was inconsistency with the number of RVs given on the plan and what he heard at the meeting. He wanted to know how to get a copy of the Town's Master Plan. Mr. Sanks said that the Master Plan can be obtained off the Chino Valley Website. Regarding this development, there was more design work to be done, but the overall unit counts will not be changed unless the Council wanted to approve a change.
- Pete Mensing, resident, representing the Methodist Church, had questions about the east side irrigation and where the wall would be in relation to the irrigation ditch. Mr. Benner stated that there were two irrigation ditches: one was through the extreme east side of the park, and the one by the Church side was on Mr. Fletcher's property. The ditches would be an underground pipe with landscape over them.

Chair Merritt closed the public portion of the hearing.

Commissioner Armstrong stated that he would prefer to reduce the park model spaces to 200. Commissioner Van Wuffen asked what would be done with the extra space. Mr. Fletcher related that he would increase the RV portion. He also stated that the 6' wall could be pulled back to allow for a site vision triangle.

MOVED by Commissioner Michael Bacon, seconded by Commissioner Julie Van Wuffen to recommend approval to Town Council of this request to rezone Chino Valley Town Center for the existing CL (Commercial Light) zoning to CL PAD (Commercial Light Planned Area Development Overlay) for approximately 25.63± acres of real property located approximately 545 feet east from the northeast corner of East Road 1 South and State Route 89, along with its associated Development Plan, with the following conditions: (i) the Developer shall provide a 6' wall on the eastern property line of the project; (ii) the reduction in density of park units from 240 units to 200 units; and (iii) that the 6' wall shall be reduced accordingly to a site vision triangle as approved by city ordinance.

Vote: 7 - 0 PASSED - Unanimously

- b) Consideration and possible action regarding an application from Mayday Consulting, PLLC/owner Jeffry D. Wilson for a zone change from the existing AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2 (Single Family Residential-2 Acres Minimum), for property located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East, addressed 185 South Road 1 East, and defined as APN 306-25-002S. (Alex Lerma, Associate Planner)

Mr. Lerma reported that:

- *Purpose:* Applicant Mayday Consulting, PLLC, for Owner Jeffry Wilson, was applying for the zone change to split the parcel into one 2-acre parcel and one 3-acre parcel.
- *Current condition:* The lot size was 5.78 acres; the general plan designation was medium density residential; and the existing land use was single family residential.
- *Staff recommendation:* Staff supported the zone change as it would not cause any negative impact to the surrounding area.

Mr. Lerma reviewed the current regulations for a land split and presented the land survey to show how the split would be. The parcel to the south would create a flag lot that would meet the required minimum 50' width and not exceed the 330' maximum. The parcels or lots created by the land split shall have permanent legal access by connecting to a public street.

Chair Merritt opened the public hearing:

- Ruth Mayday, applicant, stated that the request was to split the land to essentially build another home.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to recommend approval to Town Council of this request to re-zone approximately 5.78 acres of real property located approximately 744 feet south of the southeast corner of East Center Street and South Road 1 East, addressed at 185 South Road 1 East, from AR-5 (Agricultural Residential-5 Acre Minimum) to SR-2 (Single Family Residential-2 Acres Minimum).

Vote: 7 - 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.

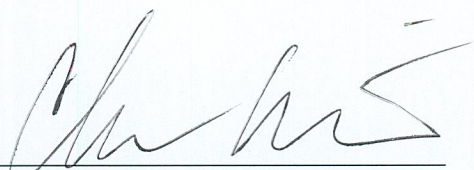
Frank Marbury, the new Public Works Director, introduced himself to the Commission.

Robert Schoon, resident, asked whether there were any plans for hospitals or medical facilities coming to Chino Valley. Mr. Sanks commented that currently there were no applications pending for a medical facility.

10) **ADJOURN**

MOVED by Commissioner Tom Armstrong, seconded by Vice-Chair Gary Pasciak to adjourn the meeting at 7:19 p.m.

Vote: 7 - 0 PASSED - Unanimously



Chair Charles Merritt

11-7-17
Date