

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

**NOVEMBER 7, 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 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 Michael Bacon; Commissioner Julie Van Wuffen; Alternate Welles Geary

Staff Development Services Director Jason Sanks; Associate Planner Alex
Present: Lerma; IT Manager Spencer Guest (videographer); Town Clerk Jami Lewis (recorder)

4) MINUTES

- a)** Consideration and possible action to approve October 3, 2017 regular meeting minutes.

Chair Merritt stated that there was an apparent discrepancy in the minutes under item 6a with regard to a reduction in RV spaces versus park model spaces. Mr. Sanks explained that the recommended reduction was for park model, not RV, spaces.

Town Clerk Lewis stated that she would listen to the audio file to determine if the minutes were in error or if those discussing the matter misspoke. The Commission could vote to approve the minutes tonight, as corrected, if she found that the minutes contained the error.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Tom Armstrong to accept the minutes of October 3 with the correction noted on page 3 and 4 regarding the number of park units versus RV units if indeed it was a typo rather than someone that misspoke.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible action regarding an application from Donald Roskopf for a zone change from the existing CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum), for a property located approximately 1/4 mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 North Road 1 West, and defined as APN 306-23-045W. (Alex Lerma, Associate Planner)

Associate Planner Lerma presented this item:

- *Purpose:* The applicant proposed to split the parcel. While he had not yet decided how to split the property, staff would review the plan for compliance when the time came.
- *Current uses:* Two single family residences, a barn, and accessory structures existed on the property.
- *Conformance:* The property's current zoning was not in conformance with the General Plan land use designation of medium density residential, and the rezoning will bring it into conformance. Surrounding uses included low to medium density residential, and commercial light.
- *Public comment:* No neighboring property owners attended the neighborhood meeting.
- *Recommendation:* Staff supported the request as the character of the area would remain the same and the two homes would be on separate properties.

Chair Merritt opened the public portion of the hearing, and as no one spoke, he closed the public portion.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Michael Bacon to recommended approval to the Town Council of this request to rezone approximately 8.33 acres of real property located approximately 1/4 mile south of the southeast corner of West Road 1 North and North Road 1 West at 295 North Road 1 West from CL/AR-5 (Commercial Light/Agricultural Residential-5 Acre Minimum) to SR-1 (Single Family Residential-1 Acre Minimum).

Vote: 7 - 0 PASSED - Unanimously

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

8) **DISCUSSION ITEMS**

9) **PUBLIC COMMENTS**

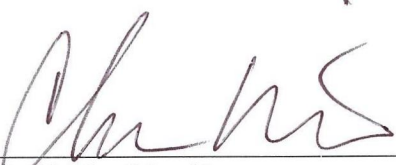
Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes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

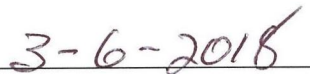
Haryaksha Knauer, county resident, questioned the Town not imposing impact fees for growth, and what the Town was doing to reach safe yield. Chair Merritt that staff had noted his questions and they could bring back a response at the next meeting. He also suggested that Mr. Knauer visit Development Services and speak with staff if he wanted an answer sooner.

10) **ADJOURN**

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 6:19 p.m.

Vote: 7 - 0 PASSED - Unanimously



Chair Charles Merritt

Date