

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

**MARCH 6, 2018
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley 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

Vice-Chair Gary Pasciak led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong;
Commissioner Michael Bacon; Commissioner William Welker

Absent: Commissioner Claude Baker

Staff Development Services Director Jason Sanks; Associate Planner Alex Lerma; Town
Present: Manager Cecilia Gritman; Deputy Town Clerk, Recorder Vickie Nipper

4) MINUTES

- a)** Consideration and possible action to approve November 7, 2017 regular meeting minutes.

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner William Welker to approve the November 7, 2017 regular meeting minutes.

Vote: 5 - 0 PASSED - Unanimously

- b)** Consideration and possible action to approve December 5, 2017 regular meeting minutes.

Chair Merritt stated that he would abstain since he did not attend that meeting.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to approve the December 5, 2017 regular meeting minutes.

Vote: 4 - 0 PASSED

Other: Chair Chuck Merritt (ABSTAIN)

5) STAFF REPORTS

Development Services Director Sanks reported on the following:

- There was a significant increase in zoning applications, with 9 active cases.
- Development Services has begun a rewrite and restructuring of the zoning code which will create a new user-friendly format.
- A Sub-committee meeting was scheduled to discuss how to work with constituents on specific sections of the code, i.e. signs, zoning districts, etc.
- A Special Meeting was scheduled for March 20th addressing affordable housing for seniors.

6) PUBLIC HEARING

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

Development Services Director Sanks explained that the three discussion items are on the agenda as a study session opportunity, providing the commission a chance to review and discuss projects before a public hearing.

Commissioners asked about the Department's policy for implementing staff changes on an application after the commission has already made a recommendation. Mr. Sanks commented that if the changes are of large significance they would be itemized and conveyed back to the Planning and Zoning Commission.

- a) Perkinsville Road 40, located on the northeast corner of East Perkinsville Road and North Road 1 East intersection is a 44.3 acre project that is scheduled to go before the Planning and Zoning Commission on April 3, 2018. The applicant is proposing to rezone the property from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-0.16 PAD) Single Family Residential-7,000 Square Foot Minimum with a Planned Area Development Overlay. (Jason Sanks, Development Services Director)

Mr. Sanks' presentation and discussion with the Commission included the following:

- The property owner's request for a land use change from agricultural cultivation type of zoning to Single Family Residential-7,000 Square Foot Minimum lots, which would total 159 lots with a density of approximately 3.6 dwelling units per acre.
- Planned deviations from base code standards that would cover parking, open spaces, and landscaping, and in return the developer would provide for upgraded open space, parks and landscaping.
- Setbacks, staggered side setbacks, lot coverage (55%), privacy walls, sidewalks, landscaping, subdivision entrances and rights-of-way for lot developments on various streets.
- The approval process for Planning & Zoning and Council and the requirements of the owner/developers to conform with the approved design.
- The Commissioner's desire to see recreational amenities specified before the public hearing.
- The traffic study currently under review to determine turn lanes to the development.

- b) JC Estates, located approximately .25 mile north of the northwest corner of North Road 1 West and West Road 4 North intersection, is in preparation to present to Planning and Zoning Commission at a future date. The project consists of three separate parcels (APN: 306-05-030R, 306-05-031V and 306-05-031T), and combined make up a 75 acre site. The applicant is requesting to rezone 6.4 acres of parcel 306-05-031V to (SR-1) Single Family Residential-1 Acre Minimum and the remaining 12.5 acres to (CL) Commercial Light. The applicant has also requested to rezone parcel 306-05-030R and 306-05-031T from (AR-5) Agricultural Residential-5 Acre Minimum to (SR-1) Single Family Residential-1 Acre Minimum.

All together, the project will consist of the residential portion of the project made up of 52 proposed one (1) acre single family residential lots with the existing Windmill House. (Jason Sanks, Development Service Director)

Mr. Sanks' presentation and discussion with the Commission included the following:

- The application consisting of three separate projects: (i) 40 one-acre lots subdivision; (ii) Windmill House; and (iii) Road 4 North lots.
- Mr. Sanks' request that zoning for the Windmill House be straightforward and zoned for commercial light with no multi-family dwellings.
- Home sites to be served by private water service and individual septic tanks on each lot.
- Right of way, access points, cul-de-sac density restrictions, and utility and drainage easements for the development.
- Zoning conformance, general plan conformity and compatible uses.
- Traffic studies for the development area.

- c) Center Street Duplex, located .25 mile east of the southeast corner of ~~West~~ EAST Center Street and South State Route 89 intersection, is in preparation to present to Planning and Zoning Commission at a future date. The applicant is proposing to rezone the property to (MR-1) Multi-Family Residential-1 Acre Minimum to allow development for nine (9) duplex properties or eighteen (18) individual residences. (Jason Sanks, Development Services Director)

Mr. Sanks' presentation and discussion with the Commission included the following:

- Project density of 6.3 units per acre.
- General plan conformity and the project being on the line between commercial multifamily and medium density residential.
- Access points, open space, four-space per unit parking (two for garage and two for driveway), guest parking, lot coverage and turnarounds for the development.
- Address correction from West Center Street to East Center Street.

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 Tom Armstrong to adjourn the meeting at 6:55 p.m.

Vote: 5 - 0 PASSED - Unanimously



Chair Charles Merritt

3-20-2018
Date