

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

**JUNE 4, 2019
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

Commissioner Welker led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Commissioner Gary Pasciak; Vice-Chair Tom Armstrong;
Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert
Switzer; Commissioner William Welker; Alternate David Somerville

Staff Development Services Director Joshua Cook; Planner Alex Lerma; Town

Present: Clerk/Recorder Jami Lewis; Administrative Technician Kathy Frohock (videographer)

4) MINUTES

a) Consideration and possible action to approve May 7, 2019, meeting minutes.

Commissioner Pasciak requested that the reasons for Commissioner Switzer and his own Nay vote on Item 6b at the May 2019 meeting should be included in the minutes. He also was concerned that a member of the public that was related to a Commissioner made comments during the public hearing portion for Item 6b and the relationship was not publicly disclosed.

MOVED by Commissioner John McCafferty, seconded by Commissioner Gary Pasciak to approve the May 7, 2019, minutes as amended to include the Commissioners comments regarding their Nay vote Item 6b.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong,
Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert
Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible action to rezone approximately 378 acres of real property from SR-2 (Single Family Residential-2 Acre Minimum) zoning district to SR-1 (Single Family Residential-1 Acre Minimum) zoning district. The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision, Assessor Parcel Number 306-02-301J and 306-02-018N . (Alex Lerma, Planner)

Mr. Lerma requested that Items 6a and 6b be heard and presented concurrently.

Mr. Lerma presented the following:

- Century Ranch was the applicant for both Item 6a and 6b.
- The subject property was surrounded by other subdivisions: Antelope Ridge, Bright Star, Chino Meadows Units 1, 2, 3 and 5, Colonial Villas and Highlands Ranch.
- The surrounding property was medium to high density.
- The property was currently vacant and consisted of two separate parcels for a total of 378 acres.
- The current zoning was SR-2 with the General Plan designation of Commercial and Future Growth Areas: Industrial/ Agri-business/ Contained Planned Community.
- The surrounding zoning map included Old Home Manor and several residential zoning districts.
- The applicant was requesting a zone change and approval of a preliminary plat.
- The preliminary plat subdivided approximately 180.5 acres of the 378 acres into 103 one acre lots through ten phases.
- The zoning approval was required to make the area into single family residential one-acre minimum classification followed by subdivision preliminary plat.
- If the applicant wished to develop the remaining 207 acres, he would have to go through the same plat review process followed for the 103 acres. If the applicant wanted a higher density for the 207 acres, he would need to come back and request a zoning change.
- Staff had reviewed the preliminary plats to ensure that the lots were abiding by the development standards. All lots needed to be one-acre minimum with 100 feet of minimum lot frontage. All lots had the minimum acreage and lot frontage with the exception of lots 1, 2 and 84.
- Since the applicant had not requested a PD overlay for relief for lot 1, 2 and 84, he would need to adjust the lot lines to obtain the minimum acreage and lot frontage required by code before submitting the final plat.
- The proposed arterial and local streets would be dedicated to the Town. The applicant would need to abide by regulations set by the UDO for subdivisions before dedicating the roads to the Town.
- The proposed project would hook up to Town water and sewer utilities. The current utility lines extended to Jerome Junction and Perkinsville Road, requiring the developer to extend the utilities to the subject property.
- All arterial and collector streets would have a minimum of six-foot-wide sidewalks and separation of the road with landscaping strips of at least eight feet. Local streets would have a minimum of five-foot-wide sidewalks and separation of the road with landscaping strips of at least six feet.
- Surrounding property owners within 300-foot radius were notified by the Town, which resulted in approximately 40 notifications. Approximately four residents contacted the Town, with two residents seeking only general information and the others inquiring about the timeline.
- Although there was not SR-1 zoning in the immediate area to support the zone change request, the zoning map showed the SR-1 zoning district would be a transitional zoning

district between high density and low-density zones.

- Town recommended the Commission forward a recommendation of approval to the Town Council for the rezone request and the preliminary plat for Century Ranch Phase one through 10.

Commissioners and Town staff discussed the following:

- Staff reviewed the 378-acre area that would be rezoned and of that total area, the 108.5 acres that would be part of the preliminary plat.
- Staff clarified the Century Ranch zoning designation of SR-2 and the necessity of a plat correction before the final plat approval.
- The Staff report project maps did not show a portion of the project to the east corner, which staff would fix before Council review.
- The western portion of the subject property would be adjacent to the Peavine Trail and final approval consideration should include a stipulation that the Peavine trail remain unharmed or repaired if impacted by the development.
- There is a commercial mini storage unit property to the southwest of the subject property which is a blended zoning of Multifamily Residential/Commercial zoning district. Town Engineer Frank Marbury explained that parcels to the southwest included the Bright Star mini storage unit and an undeveloped property which had no current plans for development. The only road in the area went directly to the mini storage property with a huge wash separating the vacant property from the mini storage property.
- The applicant's maps showed drainage lines to the southwest corner of the property.
- The included General Plan map showed future development of commercial industrial on the northwest corner of the subject property, which staff needed to correct to reflect only future growth of commercial property with no industrial intended use.
- The preliminary plat had been reviewed by the fire department. There was a secondary access point for emergency vehicle use.
- The responsible party for offsite improvements per the traffic impact study that were directly adjacent to the development would be the developer, but Mr. Marbury did not see any impact down the street that would need any improvements. The traffic count would only account for the current plat development and it would be difficult to state who would be responsible for road improvements if there was further subdivision development that substantially increased traffic on Perkinsville Road. As the subject property further developed, new traffic studies would be required.
- The water and sewer lines that connected to the subdivision phases one through ten were appropriately sized for the development. The developer would need to supply the 100-year assured water supply certificate.

Commissioners, applicant and Town staff discussed the following:

- The subdivision would have a divided boulevard that tied into Unity Road at Bright Star.
- Road 2 North future alignment at the south end would be connected through the subdivision during future development and would provide another access road.
- The timeframe for the development would begin by fall if approved, beginning with phase one through three.
- The applicant clarified that there was a typo and there would be 113 lots not 103.

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to approve Items 6a and 6b as read with a recommendation to forward a recommendation of approval to Town Council to adopt Ordinance 2019-870 to rezone approximately 378 acres of real property from Single Family Residential-2 Acre Minimum (SR-2) zoning district to Single Family Residential –1 Acre Minimum (SR-1) zoning district. In addition, for Item b, forward a recommendation of approval to Town Council to approve Century Ranch Phase 1-Phase 10 preliminary plat subdividing 180.5 acres of the total 378 acres into 113 one (1) acre lots developed in ten (10) phases.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously

- b) Request for approval for Century Ranch Phase 1-Phase 10 Preliminary Plat subdividing 180.5 acres of the total 378 acres into 103 one (1) acre lots developed in ten (10) phases. The subject property is located on the southwest corner of East Perkinsville Road and M. A. Perkins Trailway and north of the Bright Star subdivision. (Alex Lerma, Planner)

Mr. Lerma requested that Items 6a and 6b be heard and presented concurrently. Item 6b was presented and discussed under item 6a.

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 Commissioner John McCafferty, seconded by Commissioner Gary Pasciak to adjourn the meeting at 6:42 p.m.

AYE: Chair Chuck Merritt, Commissioner Gary Pasciak, Vice-Chair Tom Armstrong, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Alternate David Somerville

PASSED - Unanimously


Chair Charles Merritt

7-2-19
Date