

1. Planning And Zoning - Agenda

Documents:

[2020_06_02_PZ_RG_AG.PDF](#)

2. Planning And Zoning - Agenda Packet

Documents:

[2020_06_02_PZ_RG_AG_PK.PDF](#)

**DUE TO THE COVID-19 PANDEMIC AND FOLLOWING THE
GOVERNOR'S PHASED REOPENING PLAN, THIS MEETING WILL BE
HELD VIA ZOOM. PLEASE REFER TO PAGE 3 FOR
PARTICIPATION INSTRUCTIONS.**



Town of Chino Valley

**MEETING NOTICE
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING
TUESDAY, JUNE 2, 2020
6:00 P.M.**

**Council Chambers
202 N. State Route 89
Chino Valley, Arizona**

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. MINUTES**
 - a.** Consideration and possible action to approve the March 3, 2020, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety. (Will Dingee, Assistant Planner)
- 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

Dated this 28th day of May, 2020.

By: *Will Dingee, Assistant Planner*

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice) or use 711 (Telecommunications Arizona Relay Service) to request an accommodation to participate in this meeting.

JUNE 2, 2020, PLANNING & ZONING REGULAR MEETING COVID-19 ATTENDANCE PROCEDURE

The Chino Valley Planning & Zoning Commission is committed to social distancing to slow the potential spread of COVID-19 Coronavirus or other communicable diseases, as well as continue to abide by the Open Meeting Laws.

Meeting Attendance Options

Video and telephonic attendance options for public only meetings are as follows:

1. Watch/listen on Cable Television Channel 57
2. Watch/listen by joining the Zoom Webinar on the internet using your computer or mobile device (instructions below)
3. Listen only by dialing in by phone to the Zoom Webinar (instructions below)

Call to the Public Participation

Submit your comments via email to clerks@chinoaz.net or drop off your typed or hand-written note in the Utility Payment Drop Box outside the Town Hall lobby, 202 N. State Route 89, *no later than* Tuesday, June 2 at 12:00 noon.

Remote Attendance

Join Zoom Webinar:

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Webinar ID: 820 2293 4605

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10. ADJOURN

Dated this 28th day of May, 2020.

By: *Will Dingee, Assistant Planner*

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Planning and Zoning Commission Regular

4. a.

Meeting Date: 06/02/2020

March 3, 2020 minutes

CASE DESCRIPTION:

Consideration and possible action to approve the March 3, 2020, regular meeting minutes.

ANALYSIS:

RECOMMENDATION

Approve the March 3, 2020, regular meeting minutes.

Attachments

03/03/20 draft minutes

DRAFT

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

**MARCH 3, 2020
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

Alternate Commissioner Somerville 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 William Welker; Alternate David Somerville

Absent: Commissioner Robert Switzer

Staff Development Services Director Joshua Cook; Public Works Director/Town Engineer

Present: Frank Marbury; Assistant Planner Will Dingee; Administrative Technician Kathy Frohock (videographer); Deputy Town Clerk Erin Deskins

4) MINUTES

- a)** Consideration and possible action to approve the January 7, 2020, regular meeting minutes.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Gary Pasciak to approve the January 7, 2020, regular meeting minutes.

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

7 - 0 PASSED - Unanimously

- b)** Consideration and possible action to approve the February 4, 2020, regular meeting minutes.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Gary Pasciak to approve the February 4, 2020, regular meeting.

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

7 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

7) NON-PUBLIC HEARING ACTION ITEMS

- a) Consideration and possible recommendation to Town Council for approval of a Conditional Use Permit to allow the construction and placement of a freestanding electronic message sign for Burger King.(Will Dingee, Assistant Planner)

Mr. Dingee presented the following:

- The conditional use permit (CUP) requested approval for the construction and placement of a freestanding electronic message center sign for the new Burger King.
- The applicant, Royal Sign Company, represented the landowner and developer Barnett Jacobs Real Estate, LLC, and co-owner Shane Jacobs.
- The subject site was located directly north of Walgreens on State Route 89.
- The existing zoning was commercial heavy and the General Plan placed the property in the community core.
- Within a 400 foot radius were three other electronic signs: Walgreens, Safeway and Chino Rentals. The proposed sign was a traditional electronic sign and the existing signs were more reader board type signs.
- The proposed sign would stand 14 feet tall and had an electronic sign area of 23.1 square feet on both sides of the sign.
- Sign placement indicated on the site plan was six feet behind the property line, which was acceptable under Town code.
- The sign height to grade, or from the ground to the bottom of the sign was eight feet.
- Under the Town's UDO sign code, a CUP was required for all electronic signs.
- The maximum height, area and sign standards were dictated specifically through the CUP itself, and there were no recommended or minimum requirements for the sign.
- Staff recommended the reader panel sign standards be followed: 32 square feet for maximum sign area; Maximum height of 14 feet; an eight-foot minimum height to grade or bottom of sign panel. The sign met all of these standards.
- Historically the Town had required three additional conditions for previous CUP's for electronic signs and would require the same for this sign.
 - Ensure compliance with the Town's Dark Sky Ordinance. Town code had provisions for electronic signage.

Staff recommended that for noncompliance and community complaints, the applicant provide modified sign plans in order to reduce brightness and glare to be reviewed and approved by staff.

- Off Premise versus On Premise signs as dictated by Arizona Department of Transportation (ADOT), classified the signs into those two categories. It was based on

how and what the sign advertised. ADOT required an additional permit for offsite signage. This was considered an outdoor advertising permit in addition to the Town approval. The ADOT permit stipulated location, size and lighting. Town code did not currently allow offsite signage.

Staff recommended that any information displayed on the electronic sign be exclusive to activities and events that occurred only on premise to ensure compliance with ADOT and Town regulations.

- o Traffic hazard and congestion issues: Staff had research and read through Arizona Revised Statutes and Arizona Administrative Code to ensure mitigation of traffic hazard issues. Staff recommended following Arizona standards be followed because they held higher standards than the Town dictated.

Staff recommended no animation be contained in advertisements, advertisements must remain static for at least eight seconds and all transition time between advertisements be no greater than two seconds

- Correct the Staff Report citing the incorrect Arizona Revised Statutes. The correct Arizona Revised Statute A.R.S 28-7901 through A.R.S 28-7915
- A directional issue on the property table was corrected. To the west of the property was a vacant agricultural property and to the east was KFC, Safeway, and Taco Bell commercial center.
- Staff recommended that the Planning and Zoning Commission forward to the Town Council a recommendation of approval for a Conditional Use Permit for the proposed fourteen (14) foot tall electronic message center sign with an electronic sign area of 23.1 square feet for Burger King, subject to the following conditions:

1. The electronic sign shall not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds. If the Town and/or Arizona Department of Transportation (“ADOT”) developed more stringent requirements for static and transition time code for electronic signs, the sign that was subject to this Use Permit shall be modified to comply.
2. If the Town received complaints from community residents of excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensure brightness and glare were reduced to satisfactory levels.
3. Information displayed on the electronic sign shall be exclusive to activities and events that occurred only on the premises, in compliance with ADOT regulations (A.R.S. §§ 28-7901 through 28-7915 and A.A.C. §§ R17-3-701 and R17-3-701.01) and the Town’s prohibition of off-site commercial signs.

Commission and staff discussed the following:

- The CUP permits went with the property if the property were sold to a different owner and business. If the Commission put a time limit on the CUP, it could be reviewed at a later date. If it were reviewed and there were no compliance issues, it could be renewed for an additional time limit or a perpetual CUP. A new owner that was not compliant could be required to come back and go through the CUP process.
- This outdoor sign would have the L2 illumination sign criteria and limitations.
- Applicant/Owner Shane Jacobs introduced himself and explained he had a business partner by the name of Tom Barnett. He provided an overview of his business background.
- The animation could be considered the words going across the sign or pictures on the

sign. Regulations on electronic signs tried to mitigate any traffic hazards or distractions from driving. Animated signs drew more attention, which were bad for driving. Animation included anything that was not static. A standard transition was not considered animation.

- There were concerns that the complaints regarding brightness or glare could be subjective. Staff explained that any reviews would be based on code requirements and if the basic code requirements were met, a new plan would not need to be submitted. The illuminance or the brightness of the sign would be considered to ensure compliance.
- To help eliminate unfounded complaints, the language could be changed to state that if staff reviewed the sign and it was found compliant, then no additional plan would be required. This same staff recommended stipulation had been used on other recently approved signs.
- The Commissioners agreed they should be consistent and not place a time stipulation on the permit.

Public Comments:

Kathy Equina – Questioned the direction of the sign to the street. Staff explained the direction of the sign was perpendicular to the street with the sign face to the north and the back to the south.

MOVED by Vice-Chair Tom Armstrong, seconded by Commissioner Gary Pasciak to forward to the Town Council a recommendation of approval for a Conditional Use Permit for the proposed fourteen (14) foot tall electronic message center sign with an electronic sign area of 23.1 square feet for Burger King, subject to the three conditions applied by the staff.

The electronic sign shall not contain any form of animation and must remain static for at least eight seconds with a transition time of no greater than two seconds. If the Town and/or Arizona Department of Transportation (“ADOT”) developed more stringent requirements for static and transition time code for electronic signs, the sign that was subject to this Use Permit shall be modified to comply.

If the Town received complaints from community residents of excessive brightness or glare at night, the applicant shall submit sign modification plans to the Development Services Department for review and approval that ensured brightness and glare were reduced to satisfactory levels.

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

7 - 0 PASSED - Unanimously

8) DISCUSSION ITEMS

Staff stated that at the next meeting there would be two text amendments, one for off site signage and the other to remove the term public way from the code. The commission asked if the school fell under the offsite rules and staff explained the school was their own type of government entity and government was not regulated by the code.

9) **PUBLIC COMMENTS**

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10) **ADJOURN**

MOVED by Commissioner John McCafferty, seconded by Vice-Chair Tom Armstrong to adjourn the meeting at 6:26 p.m.

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

7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6. a.

Meeting Date: 06/02/2020

Guesthouse Text Amendment

CASE DESCRIPTION:

Consideration and possible recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety. (Will Dingee, Assistant Planner)

LOCATION:

Town of Chino Valley

FACTS:

1. Applicant:.....Town of Chino Valley

ANALYSIS:

See attached document

TECHNICAL REVIEW:

See attached document

SITE PLAN

N/A

RECOMMENDATION

Staff recommends Planning and Zoning Commission forward a recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety. (Will Dingee, Assistant Planner)

Attachments

Text Amendment - Guesthouse & AR-36 Modification

Staff Report

3.5 RESERVED “AR-36” – AGRICULTURAL/RESIDENTIAL

A. PURPOSE

This district is intended to preserve agricultural land and the agricultural heritage and aesthetic of the area. Land ~~use~~ is composed of farming, **agriculture**, and the raising of livestock together with a single family residence and customary **accessory uses** and **buildings**.

B. PERMITTED USES

1. One (1) single **family** dwelling as the principal residence on **lots** of at least thirty-six (36) **acres** in size.
2. One (1) **guesthouse**, not to exceed one thousand two hundred (1,200) square feet total under one (1) roof, in addition to the principal residence.
3. Farming and **agriculture** including the keeping of cattle, horses, swine (limited to one (1) per **acre**), sheep, goats, fowl, but not **feed lots**, **slaughterhouses**, fertilizer **yards** or plants for the reduction of animal matter.
4. Customary accessory **structures** such as barns, nurseries, corrals, **private arenas**, training tracks, coops, non-**commercialgreenhouses** up to 600 sq. ft., and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment. Accessory **structures** shall not be permitted prior to the issuance of a **building permit** for the primary residence.
5. **Home occupations**.
6. Stands for sale of farm produce.
7. **Churches** or similar places of worship.
8. **Schools** and **public/governmental** facilities.
9. **Commercialgreenhouses** and **accessory uses**. See Subsection **4.30CommercialGreenhouse** Development Standards.

C. CONDITIONAL USES (Conditional Use Permit Required)

1. Privately owned and operated parks and recreation facilities.
2. Colleges and universities.
3. Golf, rod and gun, tennis and country clubs.
4. Rodeos, livestock auctions, fair grounds, riding academies.
5. Cemeteries.
6. **Public utilitybuildings**, **structures**, or appurtenances thereto for **public service use**. Extension of **public** lines in **public** or private **right-of-way** is exempt from this requirement.
7. **Indoor and outdoor kennels**.
8. The operation of **feed lots**, **slaughterhouses**, fertilizer **yards** or plants for the reduction of animal matter.
9. Outdoor sales and storage of firewood for sale provided a residence has been established.
10. Feed Stores.
11. **Commercialstables**.
12. Bed and Breakfast operations with the limitation that no guest may stay for more than seven (7) days during any consecutive thirty (30) day period.
13. Workers quarters and worker housing.
14. Residential facilities for the developmentally disabled as described in A.R.S. §§ 36-481 and 36-582, which are licensed by the Department of Economic Security.
15. Recovery residences.
16. Assisted living homes.

Because no list of **uses** can be complete, the interpretation of whether a **use** not specified is consistent with the intent of this zoning district and may be allowed as a **conditional use** or, where discretion is allowed, a **permitted use** shall be rendered by the **Zoning Administrator** with **appeal** to the **Board of Adjustment**.

D. ~~PROPERTY DEVELOPMENT STANDARDS~~

1. Minimum **Lot Area**: ~~36 acres~~
 2. Minimum **Average Lot width**: ~~200 feet~~
 3. Minimum **Lot Frontage**: ~~200 feet~~
 4. Minimum Front **Yard** Set Back: ~~See Section 4.28~~
 5. Minimum Side **Yard** Set Back: ~~20 feet~~
 6. Minimum **Street Side Yard** Set Back: ~~See Section 4.28~~
 7. Minimum Rear **Yard** Set Back: ~~20 feet~~
 8. Maximum **Building** Height: ~~35 feet~~
 9. ~~**Accessory Building** shall be setback 10 feet from side and rear **property lines** and must conform to the front **yard** and **street side yard** setback~~
 10. Maximum **Lot Coverage**: ~~50%~~
- (Ord. 06-678, passed 11-9-2006; Ord. 08-707, passed 10-23-2008; Ord. 10-729, passed 7-22-2010; Ord. 11-738, passed 1-11-2011; Ord. 13-779, passed 12-10-2013; Ord. 14-785, passed 7-8-2014; Ord. 16-811, passed 1-26-2016)

3.6 "AR-5" - AGRICULTURAL/RESIDENTIAL

B. PERMITTED USES

2. ~~One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or seventy-five (75) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence. One (1) guesthouse, not to exceed one thousand two hundred (1,200) square feet of gross area, in addition to the principal residence.~~

3.7 "AR-4" - AGRICULTURAL/RESIDENTIAL

B. PERMITTED USES

2. ~~One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or seventy-five (75) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence. One (1) guesthouse, not to exceed one thousand two hundred (1,200) square feet of gross area, in addition to the principal residence.~~

3.8 "SR-2.5" SINGLE FAMILY RESIDENTIAL

B. PERMITTED USES

2. ~~One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or fifty (50) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence. One (1) guest home, of no more than 800 square feet of gross area, but in no case larger than the principle residence, in addition to the principle residence.~~

3.9 “SR-2” SINGLE FAMILY RESIDENTIAL

B. PERMITTED USES

2. One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or fifty (50) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence.. ~~One (1) guest home, of no more than eight hundred (800) square feet of gross area, but in no case larger than the principle residence, in addition to the principle residence.~~

3.10 “SR-1.6” SINGLE FAMILY RESIDENTIAL

B. PERMITTED USES

2. One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or fifty (50) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence. ~~One (1) guest home, of no more than eight hundred (800) square feet in total area under one roof, but in no case larger than the primary residence, in addition to the primary residence.~~

3.11 “SR-1” SINGLE FAMILY RESIDENTIAL

B. PERMITTED USES

2. One (1) guesthouse with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or fifty (50) percent of the total square footage under roof of the primary residence, whichever is greater, in addition to the primary residence. ~~One (1) guest home, of no more than eight hundred (800) square feet in total area under one (1) roof, but in no case larger than the primary residence, in addition to the primary residence.~~



TOWN OF CHINO VALLEY PLANNING AND ZONING COMMISSION

Staff Report January 7, 2020

APPLICATION SUMMARY

File Number:	ZC20-00001
Applicant:	Town of Chino Valley
Request:	Consideration and possible action to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety.

BACKGROUND

DISCUSSION

Staff is proposing a change to how the size of guesthouses are calculated from a set square footage (800 square feet and 1,200 square feet) to a percentage of the primary structure size. Due to complaints staff and Council have received staff has conducted research of neighboring communities and drafted a change to text to increase the allowable size of guesthouses.

The second part of this text amendment is the removal of the AR-36 (Agricultural-Residential 36-acre minimum) zoning district. There are no longer any properties within the Town limits that carry this zoning classification. Town staff does not anticipate receiving a zone change request to down zone a piece of property to this zoning district as the AR-5 (Agricultural-Residential 5-acre minimum) has the same entitlements as the AR-36 zoning.

SURROUNDING COMMUNITY COMPARISON – GUESTHOUSE

Staff has conducted research and gathered code requirements from the surrounding communities within Yavapai County to compare the Towns current and proposed guesthouse regulations. The list below outlines how guesthouses are regulated in these communities:

Town of Clarkdale

No size limitations on guesthouse size. Guesthouses are regulated through setbacks and lot coverage limitations.

City of Prescott

Guest Quarters & accessory buildings are allowed a maximum of 600 square feet or 50% of the total gross floor area of the primary residence, whichever is greater.

Town of Camp Verde:

Flat size limitation of 1000 livable square feet across all zoning districts.

Yavapai County, Town of Prescott Valley & City of Cottonwood

Maximum square footage of 750 square feet or 25% of the total livable building area of the primary residence, whichever is bigger.

Dewey Humboldt

Maximum square footage of 750 square feet or 25% of the total livable building area of the primary residence whichever is bigger. The 25% only applies when then primary residence is over 3000 square feet.

GUESTHOUSE DEFINITION

Section 2.1 of the Town's Unified Development Ordinance defines a guesthouse as the following:

Guesthouse: Living or sleeping quarters for the sole use of occupants of the premises, guest of such occupants or persons employed on the premises. Such quarters shall not be rented and/or otherwise listed for income purposes.

Town staff is not proposing any modifications to this definition. Any person in violation are subject to civil citation or misdemeanor charges through the code enforcement process.

CITIZENS OUTREACH

Staff notified all residents within Chino Valley through public posting in the Daily Courier paper. The draft text amendment has been available both electronically and physically since late March 2020 and will be available until the end of June 2020. Staff has encouraged the citizens to send comments to the Development Service Department. To date, staff has not received any comments or emails from residents.

STAFF RECOMMENDATION

Staff recommends that Planning and Zoning Commission forward a recommendation of approval to Town Council to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending the following Sections: Section 3.5 (AR-36 Agricultural/Residential), Section 3.6 (AR-5 Agricultural/Residential), Section 3.7 (AR-4 Agricultural Residential), Section 3.8 (SR-2.5 Single Family Residential), 3.9 (SR-2 Single Family Residential), 3.10 (SR-1.6 Single Family Residential and 3.11 (SR-1 Single Family Residential) by modifying the guesthouse requirements and removing Section 3.5 (AR-36 Agricultural/Residential) in its entirety.