

1. Planning And Zoning - Agenda

Documents:

[2021_07_06_PZ_RG_AG.PDF](#)

2. Planning And Zoning - Agenda Packet

Documents:

[2021_07_06_PZ_RG_AG_PK.PDF](#)



Town of Chino Valley

MEETING NOTICE PLANNING AND ZONING COMMISSION

**REGULAR MEETING
TUESDAY, JULY 6, 2021
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 June 1, 2021, regular meeting minutes.
- 5. STAFF REPORTS**
- 6. PUBLIC HEARING**
 - a.** Consideration and possible recommendation to Town Council of approval to rezone approximately 12.78 acres of real property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street from SR-1 (Single Family Residential 1-Acre Minimum) to SR-0.16 with a PAD (Planned Area Development) to develop 20 half-acre lots. APN 306-21-011E. Applicant, Rosie Soto. (Will Dingee, Senior Planner)
 - b.** Request to rezone approximately 2.21 acres of real property from CL (Commercial Light) to CH (Commercial Heavy) with a PAD (Planned Area Development) to develop a Recreational Vehicle Park. APN 306-23-003B Applicant: Meurs Contry West LLC

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 1st day of July, 2021.

By: *Will Dingee, Senior 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 accommodation to participate in this meeting.

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Webinar ID: 883 1019 5270



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Webinar ID: 883 1019 5270

Planning and Zoning Commission Regular

4. a.

Meeting Date: 07/06/2021

Department: Town Clerk

AGENDA ITEM TITLE:

Consideration and possible action to approve the June 1, 2021, regular meeting minutes.

RECOMMENDED ACTION:

Approve the June 1, 2021, regular meeting minutes.

Attachments

6-1-21 draft mins

DRAFT

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

**TUESDAY, JUNE 1, 2021
6:00 P.M.**

**CHINO VALLEY COUNCIL CHAMBERS
202 N. STATE ROUTE 89, CHINO VALLEY, AZ**

1) CALL TO ORDER

Chair Merritt called the meeting to order at 6:00 p.m.

2) PLEDGE OF ALLEGIANCE

Commissioner McCafferty led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner William Welker; Commissioner David Somerville

Absent: Commissioner Robert Switzer

Staff Present: Town Manager Cindy Blackmore; Development Services Director Joshua Cook; Senior Planner Will Dingee; Officer Roger Brown (Sergeant at Arms); Audio/Visual Technician Lawrence Digges; Deputy Town Clerk Traci Lavelle (recorder)

Attendees: Mark Holmes, Water Services Consultant, Annie Perkins, Councilmember, Eric Granillo, Councilmember, Tom Armstrong, Councilmember

4) MINUTES

- a)** Consideration and possible action to approve the May 4, 2021, regular meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Gary Pasciak to approve the May 4, 2021, regular meeting minutes.

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

6 - 0 PASSED - Unanimously

5) STAFF REPORTS

6) PUBLIC HEARING

- a) Consideration and possible recommendation of approval to Town Council to rezone approximately 41 acres of real property located on the southwest corner of the intersection of West Road 2 North and North Road 1 West from the SR-1 (Single Family Residential 1-acre Minimum) zoning district to the SR-0.16 (Single Family Residential 0.16-acre Minimum) zoning district with a PAD (Planned Area Development) to develop 207 lots with an approximate density of 5.05 dwelling units per acre. Applicant is Geoff Brisbin, and the parcel number is 306-21-167. (Will Dingee, Senior Planner)

Will Dingee presented the following:

- The application was to rezone 41 acres of property into a 207 lot subdivision with a PAD overlay.
- The property had been rezoned from AR-5 to SR-1 in 2001.
- An overview of the subject property location and surrounding properties was provided.
- The General Plan land use designation for the subject property and surrounding properties was Medium Density Residential 2 acres or less. One property to the north was designated as public parks and schools. To the east was the Highlands primary community core and the commercial multi-family corridor.
- The requested zoning of SR-0.16 with a PAD conformed to the Town's General Plan.
- The current property zoning was 1 acre minimum single family residential. The surrounding property zones were reviewed. There were two developments to the north, with a total of 180 acres that were zoned SR- 0.16 with PAD's with multi-family elements. The requested zoning for the subject property was consistent with the area's general zoning.
- The PAD required a conceptual plan to rezone. The applicant was requesting 207 lots on the 42 acre development. The smallest lot would be 6050 square feet and the largest 7800 square feet.
- The subdivision access would be through newly created private streets that would include curb, gutter, and sidewalks on one side. Two proposed subdivision accesses would be on Road 2 North and the other on Road 1 West. Sidewalks would be installed along Road 2 North and a multiuse pathway would be installed along Road 1 East.
- The subdivision would utilize Town sewer and either Town water or City of Prescott water.
- The homes were proposed to be one and two-story homes that varied from 1000 square feet to 3000 square feet. The developer intended to vary the traditional site-built homes that allowed for a variety of architectural styles.
- The applicant was requesting to use an average density for the development instead of a minimum lot size as required by code. With an average of 20% allocation for infrastructure, SR-0.16 zoning allowed for approximately 4.89 units per acre. The

applicant was requesting 5.05 units per acre and was also requesting alleviation from the setback requirements.

- Approximately ten percent of the total acreage would be preserved as open space, which would be landscaped with low water vegetation and little to no turf. The site perimeter along Road 2 North and Road 1 West would have additional landscaping that would be maintained by the community HOA. Town code did not have a minimum requirement for open space for developments.
- The neighborhood meeting was held on May 26, 2021. Over 40 members of the public were in attendance with concerns of water, traffic, safety, and density. The biggest concern other than the location, was water and water conservation. The Town's water resource specialist was available for questions.
- Town staff had received a letter and an email of opposition to the development to be read by the Deputy Town Clerk during the public comment portion.
- Town staff recommended the Commission forward a recommendation of approval to Town Council with the following stipulations:
 - Road improvements and dedications be made on Road 2 North and Road 1 West.
 - Road 2 North shall receive a 5-foot sidewalk and Road 1 West shall receive an 8 foot multiuse pathway.
 - Internal roads to be constructed to Town Code.
 - Extension of all Town owned utilities shall be to the furthest property line.

Commissioners and staff discussed the following:

- The internal roads would be built to Town code, but the roads would be private and maintained by the HOA.
- Town code had language that dictated open space, but it did not have a set percentage or allotment requirement for developments. The shrubs and trees would be ADWR compliant for low water usage plantings.
- Town water and sewer were not at the location and would have to be extended to the development. Staff stated there were plans to extend the utilities for some proposed apartments developing in the area. The lines were approximately a quarter mile away from the proposed development.
- The open space encompassed the proposed drainage tracts in the central portion of the development as well as two open lots.
- Staff reviewed the areas that were zoned SR-0.16 with PAD overlays. The lot sizes on the nearby developments had lot sizes of approximately half an acre, with 145 single-family homes. Hawks Nest included 150 single family homes and 240 multi-family units. The multi-family development area exceeded the 4.9 per units per acre. Commissioners were concerned that the proposed units per acre did not allow or meet the criteria for the appropriate transition level moving out from the community core. Staff explained the General Plan Land Use map showed that all the residential in the area as two acre or less. The goals and objectives were not clearly defined on how to interpret the information. The community core section was supposed to have a tiered phase in which there was the commercial, multi-family, and then single-family residential. Staff was unsure how that would apply to this development because all the residential sections of the community were designated medium density residential, which specifically called out two acres or less without guidance on what that specifically meant. If a property owner requested a rezone of two acres or less, it was consistent with the General Plan. Commissioners thought there was a Target Strategy that detailed transitioning for development planning as the Town grew. The same argument had come up during the Brooks Apartment development because there was not a development and the development had been high density. The Commissioners considered this development close to high density because of the unit per acre

threshold. Staff explained there were similar lot density developments at Highlands Ranch, Bright Star, and Craftsman Court, all of which fell outside the community core.

- There was still a question if the development would utilize Town water or City of Prescott water. If the development used Prescott water, the Town could not stipulate that the Town water lines be extended.

Commissioners, staff, and the applicant Jeff Brisbin discussed the following:

- Applicant Jeff Brisbin introduced himself and explained he was from Cambria Homes and Western Land Company
- He understood there were concerns amongst the community regarding various facets of the proposed development and would be willing to accommodate as many of the concerns as he could.
- Concern was expressed about the lack of thought given to the open spaces and not enough attention given to walking paths and playgrounds. The only open space shown was the center drainage ditch and two open lots, with everything else as tight as possible. The applicant stated that he was open to more attention to open spaces and that he was not set on the density of five units per acre. He explained the proposal included walking paths on the east side of the development, but it could be reconfigured to include walking paths through the open space areas. They typically used the drainage areas as open space that included turf and plants, but since they were in an area of drought conditions, they would not be utilizing turf. There would be amenities included in the areas that accommodated families and children.
- The goal was to keep the cost affordable, and the projected prices ranged from \$325,000 to approximately \$450,000 depending on the size of the house and market conditions.
- The development had two choices for water. The first was to bring the Town waterline a quarter of mile from the Brooks Apartment development. The other option was to utilize the City of Prescott's waterline that was already to the property line. The developers were looking at both options.
- The applicant was looking for relief on the side yard setback of ten feet to five feet from the property line. The setback was similar to the Bright Star development.

Public Comment:

- Kathy Middlestead – One reason they chose to move to the Town was the open space, and they were not limited to a small lot. She had a one acre lot and the surrounding subdivisions had lots close to an acre in size. They enjoyed the open space and if they wanted to be on top of one another, they would have moved to Prescott Valley. She thought it was extreme to go from two acres or less to 0.16-acre lot per single family residence. She wanted it to remain at one acre per single family residence because it was consistent with the surrounding developments. She was also concerned about the conditions of the roads outside the development because of the increased traffic. The water would also be impacted. She did not agree with the project and highly recommended that the Commission think about the citizens and the community, and forward a recommendation of not approving the development
- Larry Holt – According to Data USA, the average number of cars per household in Arizona was two. That would increase the traffic on Roads 2 and Road 1 West by over 400 cars at one trip per day. ADOT statistics showed that traffic accidents in rural areas were 79% lower than more urbanized areas. He thought the Town had enough accidents already. He questioned who would fund the increased police and fire department responses since the Town did not have impact fees, it would fall to the

rest of the taxpayers to pay for the additional costs. Many people had purchased their property in an R-1 zoning area to maintain a semi-rural lifestyle and the development would represent the highest density on the west side of State Route (SR) 89 and would strip the community members of the lifestyle they paid for. The current homeowner's interest should not become secondary to the developers. Just because something was allowed did not mean it was right or that it should be approved. There was not enough water pressure for fire hydrants in his neighborhood, so all the houses had to be sprinkled. There was no fire truck in Town with two story ladders and if a fire broke out in a two-story home, they would have to wait for the appropriate equipment to come from Prescott Valley or Prescott, which he had confirmed with the Fire Chief. The property was zoned R-1, and he was asking the Commission to deny the request. Forty homes were acceptable and within the existing zoning.

- Stacey Woodsum – The information from Mr. Holt she knew to be true. She concurred with the road issue and did not think the roads could support the increased traffic of 200 additional homes. The Town already had a difficult time getting the taxes to maintain the roads. Most people moved to the Town to enjoy the rural lifestyle, which could no longer be offered by the other area Towns. If they started allowing this type of development in Town, it would set a precedent that would diminish the agricultural lifestyle that the Town was built on. She requested the Town be the exception to the rule. She loved the Town and people and requested that the Commission fight for the rural lifestyle. The developer did not live in Town and would not have to live with the traffic created by the subdivision, the degrading roads, or other consequences. She was not against progress, but requested the Commission deny the zone request change and let the parcels stay at one acre.
- Helen Collins – She had read the General Plan, and it stated the Town valued clean water, clean air, no noise, dark skies, and open vistas, and it strived to maintain the rural atmosphere and lifestyle. If the development were approved, they would be going against their General Plan.
- Gene Haranczak – Moved to Town approximately one year ago. They had lived in Levine, which was a similar town to Chino, with large one plus acre lots. They learned firsthand what could happen when a City Council approved a large number of homes per acre. Within a couple of years there was more crime and traffic. They moved to Town because of how rural it was. They liked the area and the people. To put that many houses on an acre was not right, and he was totally against it.
- Linda Spangenberg – The proposed development was very close to her home. There were things the Town needed to consider. The property and housing costs were so high that people who owned large portions of land were putting their properties up for sale. It would be beneficial for the Town to consider and balance the development between all the large portions of land that would be sold to other developers. If the smaller acreage was developed for this subdivision, that was less water and more traffic. She questioned what the Town would do when the other properties sold and were similarly developed. It needed to be balanced. The General Plan needed to be looked into, not just the development. Despite where the water came from for the development, they all shared the same groundwater. They needed to do a study to learn how much pressure could be put on the aquifer. Prescott was already taking a bunch of their water and peoples wells were drying up. SR 89 through the Town could not take that kind of impact of population, and she heard a Councilmember state r they would use eminent domain for land access to widen the roads, and it was not right to take private property so that some developer could get rich.
- Yolanda Moneglia – She called the water company, and they stated the water was declining and had been declining since the late forties. Everyone would have to drill if they did not get any natural resource of water, or it was not replenished. Some wells

were as deep as 260 feet, and they were still declining. She had read that they were going to lose 1/3 of their water supply and there was concern about the dam at Lake Mead and water levels dropping. This provided electricity to millions of people and there was a possibility that Arizona would go into a level one and services could be affected. If the Town wasn't careful, they would all die of thirst or burn up like it said in the bible. Even if it were Prescott water used, everyone would be affected because everyone was using the Little Chino. Chino needed revenue, so she suggested that before anything was done that the roads be addressed.

- Randy Brummons – He noticed the developer wanted to bring in sewer to the development. The Town did not have the infrastructure, and they had a traffic problem and would ultimately have a water problem. Instead of the Town having 340 gallons for water usage per month, it would be 1,600,000 gallons per month. He questioned where the water would come from. Instead of having 207 unit parcels, the Town should consider doing the business park and get revenue into the Town.
- Leslie Stuller – Her home would be two doors down from the proposed development. She was concerned about where the next fire station would be built. With the addition of 95 apartments and the 207 family homes as proposed in the development, where would they get the additional teachers needed for the increase in students at the school? With this increase in population, she questioned where the money would come from to recruit and retain law enforcement as the crime increased. She understood development was inevitable, but thought the Town needed to be built to be prepared for the influx of people before they came in. If they moved in before the Town was ready, how would they raise their children and keep everyone safe.
- Reagan Stuller – He loved the Town seal, but they were going to have to change it because they were going to kill off all the pronghorn, and they would get rid of the mountains and views. He questioned if the next plan would be high rises, tons of homes, jail bars and criminals. At the neighborhood meeting the developer had stated that the prices of the homes were going to be \$500,000 and everyone gasped because the homes were unaffordable. He seconded the water, crime, streets, and fire resources. Every day he saw kids walking to and from school, and he saw cars going to the other side of the road because there was nowhere for the kids to walk. Even though there would be sidewalks on the one development portion, the rest of the area would still have no sidewalks. His family had moved from Quailwood, and they had a pool, basketball courts, baseball fields and other amenities. This development was only about the developer trying to make money. There was nothing offered for families or kids. It was only about getting as many houses in as possible. He thought it should be kept at one acre lots and the Town did not need that kind of development in that area of Chino Valley.
- Geneva Eads – There was the idea that taxes could pay for everything, and the Town could take care of their own, but she questioned if the Commission had driven up and down SR89 and looked at the strip malls with all the empty stores and for rent signs. There were no businesses in Town and people went to Prescott to shop because the taxes and what was available. The Town did not have the business infrastructure to support what was needed to support the development. She agreed with everyone else regarding water, density, the children because it was not what Town was designed to be.
- Kyle Mock – He moved to Town from Prescott Valley and had seen a lot of the development. The result was crime rates rising and unsafe conditions for kids. Town did not need that. Starting families could not afford those prices for homes, and it would cause the rest of the housing market to rise. The architecture was not unique.
- Eric Lablanc – Concurred with almost everything that had been said by others. He was concerned the density would cause a lot of problems on Road 2 and Road 1 West.

On Road 5, they constantly had people speeding at up to 80 miles per hour going up and down the road. They rarely saw the police on their road. Similar things would happen to the other roads with the development. There would be more accidents. He did not want to see a child get killed from the increased traffic and speed. He thought the lots should be kept at one acre.

- John Hamilton – He lived in California and saw firsthand what this type of development did to an area. Once a Town started down that road, there was no going back.
- Pamela Golubkin – Questioned why the Council felt it necessary to consider the development and if they did not like the Town the way it was. The Chair pointed out that they were the Planning and Zoning Commission and not the Council, and they were volunteers. He explained the Commission viewed what was brought before it by Town staff. They looked at applications and made decisions and did what they were supposed to do.
- Paul Golubkin – Explained he had five acres, and he could not imagine 25 homes on his five acres. There was the water issue, and the water levels were so low. There was arsenic in the water because of the low level, which required filtration systems. The area had been in a drought for many years, and the water level kept going down. He worked on 400 miles of an open aqueduct, and he could not imagine doing that in Arizona. He questioned where all the sewer sludge would go. He liked it in Town and people waved, and he wanted to keep it that way. He already had seen enough speeders.
- Tammy Shepard – One of the reasons she had moved to Town was because it was a rural community. She was surrounded by horses, chickens, and goats. Kids were riding on the dirt roads. This was part of the living in the area with the larger one acre land. Prescott Valley did not have chickens, cows, horses, or any country left. She was afraid that if the 200 homes were approved, the next property that was sold would want to put in five or six homes per acre because it had already been done. It was the opening of what more could happen and that was not what Town was.
- Deb Kirby – When a big subdivision was plopped right in the middle of a farming community, there would be smells and flies from the animals, roosters crowing in the morning, and other things involved in it. She had heard about people getting run out of their homes and ranches because of the complaints of smells. She knew of a person with five acres that constantly got complaints from the one acre subdivision nearby. She was also concerned about the kids walking to and from school on the horrible road.
- Mike Best – Development like the proposed subdivision was not intended for anyone that lived or worked in Town because it was out of their price range. It was intended to invite people from outside the area and the state who had sold property and had money in their pocket and wanted to come to a rural area. When they got done, they would not have a rural area as it would be gone.
- Debbie Finley – Reiterated everyone's concerns. Her biggest concern was that this was not what the community was. It was not why anyone moved to Town and as soon as the process started, the Town was opening the door for more. They were a culture of one house per acre or two at the most. If developers were restricted to one house per acre, they would still come, buy land, and build houses. Six houses per acre was not the culture of the community, and it was not what anyone wanted. She thought the Commission probably felt the same but just could not voice it.
- Terry Kinner – Looked at the planning and the existing zoning. The Town did not have a sewer plant that could handle this large of a development and the power plant could not manage it. With all the property already zoned at that density, they did not

need to creep out further. It was not a game of I got here first and got mine, but a matter of insufficient infrastructure.

- Dejha De la Roush – She had seen in the past that developers were looking for aquifers and places there was water. Water was being targeted and the Town was in a crisis with their water. She knew of people in and out of Town who had wells that were going dry and their property values going to zero. People were having to haul water in and spend nearly \$200 a month for water. The lady that talked about the dam and the lack of runoff was correct in that it would affect Town because they could not produce the electricity because of lack of water. They needed to protect their water supply because it was compromised.
- Mark Vucich – He agreed about the water, traffic, and crime. For a long time, people had wanted another grocery store and other commercial businesses where people could have jobs and not need to go to other area Towns. The grocery store argument was that more rooftops were needed before another would come into Town. He agreed with that, but this was not the way to make rooftops because they were too close. It was like the airport development where you could jump rooftop to rooftop. He was a real estate agent, and he had seen similar developments, but this Town was not designed for the needed infrastructure. Prescott Valley was designed as that type of community, and it was how it was developed. Town was meant to be rural, and he hoped it stayed that way. They needed growth because if the Town quit growing it dies. He thought there were other methods the Town could do to get growth without infringing on everyone else's property.
- Rick Middlestead – It appeared the front yard setback was ten feet, and he questioned where all the cars would go. It was difficult to get two cars in a two-car garage and there were already too many cars parking on the street. This could make it rougher for emergency vehicles to get in.
- Maureen Owen – Questioned if the streets were dedicated and maintained by the HOA, if there were a chance the streets could be dedicated to the Town for maintenance in the future if the HOA dissolved.

Public letters and emails: To be read by the Deputy Town clerk.

- Debbie Findley – Her comments were for the current rezone application as well as future high density rezone applications. Although there were concerns about crime and traffic, it boiled down to the community not supporting high density zoning. People moved to the community for the rural ranch lifestyle, which included elbow room between neighbors and the ability to see and hear the farm animals. Any high-density housing developments did not fit the culture and lifestyle of the community. She requested the Commission approve developments with only one or two homes per acre. The area had four distinct communities to choose from: Prescott, Prescott Valley, Dewey-Humboldt, and Chino Valley. This provided choices for people to pick the type of community they wanted to live in. The Town was at a tipping point depending on the Commission's decision. They could become a high-density community of tract houses or keep the larger properties and become another Williamson Valley and maintain the eclectic ranch environment along with growth. She requested the Commission choose the ranch lifestyle.
- Sandra Tuttobene – Wrote to express her dissatisfaction and concern regarding the requested rezone. Adding 207 homes at the corner of Road 2 North was foolhardy. Traffic was approximately 404 more cars traveling to and from the location. The site sits at single wide roads that intersected at the most important location of the community, the elementary and middle school sites. Children walked alongside the roads when going to and from school, and it would be risking their safety. Road 2 North was one of the busiest roads in the community because it led to the post office,

grocery store, and the frequented businesses. More traffic would lead to more backup and accidents. Road 1 North would become the bailout route for those leaving the development causing more traffic. Road 2 North would become the route used to access Reed Road, which already had a speed issue. More traffic meant more road rage, accidents, traffic tie-ups, honking horns and other traffic related issues. There would also be more wear and tear of the already bad roads. There would be at least 400 hundred more residents around the area, which would lead to more crime and noise. Light pollution would also increase. The antelope would be at risk. She requested the site remain SR-1, which would allow the property to conform to the surrounding properties, result in a controlled and logical development stance, result in the continuation for the community's dedication to be Arizona's redneck capital. She requested the Commission not pass the rezone.

Commissioners, Water Consultant Mark Holmes and staff discussed the following:

- Staff explained that within SR-1 zoning districts, structures were allowed to be approximately 35 foot max roof height, which was a three-story structure.
- With a preliminary plat, a traffic study was required. It would be determined during that process if turn lanes were needed or the level of improvement necessary. The typical process for a traffic study required the developer to provide an engineering traffic analysis. For a development this size, there were generally ten trips per day per single family home and 2000 vehicles per day going in different directions. The study would use that information to determine the impact to surrounding streets. There would be an impact with the larger number of homes. The most current Road 2 North study did not include a development to the east, but all the apartments and PAD developments were included. It showed that at some point there would need to be improvements on Road 2 North, including a center turn lane. A more detailed analysis would be necessary for Road 1 West in the future with the possibility of a traffic light or roundabout. Roundabouts cut down on fatalities by 95%.
- The development paid for extension of utilities. The Town could elect upon Council decision, to extend utility lines. There could be potential paybacks for other developments that were filling the gaps between developments.
- The current sewer plant treated approximately 300,000 gallons per day and was permitted for up to 5 million gallons per day but was only built to handle 500,000 gallons. The Town was already looking at plans to expand the plant based on development and potential growth. The plant should not be built before the development occurred, but instead looked at the rates of development, and then expand the plant as those rates came in. The expansion funding came from the buy-ins fees for the sewer and water. The monthly rates were for the operation of the system. It was not funded by tax dollars. The water and sewer were enterprise funds by law. Money that went into those funds, by law could only be spent on those.
- Staff was not sure where a fire building would be located. There was currently one located behind the North Campus and one on Road 3 North behind the Police Station. Staff explained that during the public hearing for the Brooks Apartments, it was made clear by the Fire Marshal that they did have the appropriate apparatus to serve up to three stories or more.
- Staff explained the application was being brought to the Commission because they could not make recommendations based on what they wished the General Plan stated or what the community thought it should be. They could only bring recommendations based on what was on the General Plan and what was adopted and voted on by the Town of Chino Valley. The current General Plan and Land Use Map showed medium density residential in the area, which was defined as anything two acres or less. SR-0.16 fell within that definition. According to the current General Plan, the

proposed development was consistent. The target strategy mentioned in the Plan was regarding the community cores, and it did not reference anything else. If the Commission found a section on target strategy, it could be discussed during the Council portion.

- The code required 20-foot setbacks for front loading garages and the applicant was requesting a 10-foot alleviation for homes with side load garages
- Any private road that went under Town maintenance would need to be proposed to Council and Council would need to accept the maintenance of the road. The current proposal had the roads built to the current Town standards.

Mark Holmes

- Provided a history of his experience with water resources in Arizona and explained he was a registered professional geologist in the State.
- All the water in the Town and the City of Prescott was groundwater, which was water that was deposited over hundreds of thousands of years or possibly millions, as the basins were created. It was a finite resource, with only a certain amount of acre feet that was available currently. It was currently being over drafted in the amount of two to one. There were many exempt wells and three large municipalities pulling water from the sub-basin.
- As the water table dropped, the water moved to the center of the aquifer or the deeper area. It was moving away from the margins of the aquifer towards the hills that were the basin boundaries. If a property had hit the bottom of the aquifer, they would be hauling water.
- Part of his goal was to help the Town get water infrastructure to those areas to help with providing assured water supply to those landowners.
- Another aspect was when the well was drilled. Many wells were drilled when the water was closer to the land surface and if the well was not deepened, it would eventually go dry as the water table dropped in the amount of 2 to 2.5 feet per year.
- The City of Prescott got most of their water from their five main productions wells in Town that pulled water from the center part of Chino. The Town's wells were very deep, and it was a high producing aquifer versus many of the exempt wells that were shallow. The municipal supply had value.
- The subject property was in the Chino Valley irrigation district that was part of the irrigation district contract where they sold the lakes to the City of Prescott. The City of Prescott agreed that the lands would only serve one home per acre, and they had water budgets established for those properties. The City of Prescott had a 30% surcharge on any customer that it served water to in the Town. The City of Prescott also did not guarantee any fire flow in their Town system. They built the system to have minimal pressures. If the development went with Prescott water, they most likely would be required to have fire sprinkler systems installed in the homes.
- Town had some of the most efficient certificates of assured water supply that were ever issued in the Prescott Active Management Area (PAMA), which was the highest regulated area within the State. Those certificates worked out to 7.5 homes per acre foot. Assured water supplies were the most rigorous requirements for any land developer in the Country. It required homes in an AMA to have 100 years of assured water supply to that home. The developer must prove the water molecules were physically there for one hundred years.
- If the development went with the City of Prescott, it would need 2 acre feet per one acre development or 80 acre feet per year for the whole development. The more water used in the Prescott system, the higher the bill would be, plus the addition of the surcharge. If the development were served by the Town, they would have guaranteed fire flow through fire hydrants with no sprinklers necessary. If the developer went

with the Town and did five homes per acre foot, which would equate to 40 acre feet, which was less than the 80 acre feet for Prescott. Six homes would equate to 33.5 acre feet for all 200 homes. The Town would meter the water as a service provider and must meet all conservation requirements within the AMA. In sustainability, high density was always more sustainable from a water resources standpoint, especially yard size decreasing. Many large lots in Town had turf, and it took 4 acre feet to water half an acre and 8 acre feet to water an acre. A higher density area returned 50% or more of the water to reclaim, recycle, and put back into the ground.

- The Town was treating the wastewater at its reclamation facility. That water was being treated and put back into the ground. It was being treated under the highest water quality standards set forth by the State, called Class A Plus Effluent, and it was potable water. The Town was recharging more reclaimed water than it was pumping to its water customers. If the development were high density, the Town would want to treat the water, so there were no health and safety issues. That water would be reclaimed and put back into the ground.
- The goal in the Prescott AMA was to eliminate the losses of water, with the biggest being outdoor water use. Outdoor water use was 60 to 70% of all water consumed in the entire area. Developments using low water landscape were efficient developments.
- There were approximately 16,000 exempt wells within the area, and that was not considered within a safe field.
- The City of Prescott had the infrastructure to serve the development, and it was tied into their system. They might have to ramp up some infrastructure, but their water supply demand had decreased from 2005 from 12,000 acre feet to about 6700 acre feet. Most likely they could handle this development and others without modifications.
- Five homes per acre would not demand any more water than one home per acre. Town was a superior water provider. The Town's biggest challenge was sprawl, with high density areas separated by one or two miles. It was challenging to stretch utility lines two miles to one acre lots and get the money back for that infrastructure costs.

Commissioners, staff, and the applicant Jeff Brisbin discussed the following:

- The property was on the corner and had extraordinary infrastructure costs, including road improvements and utilities costs. To make sense in developing the property, they had to be able to get density. He could not make the numbers work with only 2 units per acre.
- The current conceptual plan showed heavy density. The developer wanted the opportunity to come in with a revised plan with fewer units per acre and represent it to the Commission. More amenities and open spaces could be incorporated into the plan.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to continue this matter to the August 3, 2021, Planning and Zoning meeting, and that staff re-notice the public for the hearing.

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

6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

- a) Consideration and discussion to determine if the Planning and Zoning Commission would like to continue reviewing subdivision Final Plats.

Commissioners and staff discussed the following:

- The current code for preliminary and final plats had certain requirements.
- They had certain notification requirements for rezoning and conditional use permits, but those notification requirements were not required for plats.
- Preliminary plats were required to go to the Commission and the Council, and staff was not recommending that be changed.
- The final was only required to go to Council and notification requirements did not require the statutory 14 days as defined in ARS for rezones.
- Staff wanted the Commission to confirm they wanted to continue to see the final plats because it was not required by code.
- Members wanted to continue to see the final plats, and it would continue to go through the public process and be voted on by the Commission.
- Staff would continue to bring final plats to the Commission.

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.

- Yolanda Moneglia – Wanted the Town to put in a skate park for kids. She also wanted more interaction between the Town and businesses and wanted the Town to be more business friendly. Prescott pumped water from the same aquifer as the Town. It was suggested she meet with the Town’s water resource consultant, but she liked what she learned from her Phoenix contact, and she had disagreed with some of the Town consultant’s statements.

10) ADJOURN

MOVED by Commissioner Teena Meadors, seconded by Vice-Chair Gary Pasciak to adjourn the meeting at 8:10 p.m.

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

6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date

Planning and Zoning Commission Regular

6. a.

Meeting Date: 07/06/2021

Soto Rezoning - SR-1 to SR-0.16 PAD to develop a subdivision with 20 lots half an acre in size

CASE DESCRIPTION:

Consideration and possible recommendation to Town Council of approval to rezone approximately 12.78 acres of real property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street from SR-1 (Single Family Residential 1-Acre Minimum) to SR-0.16 with a PAD (Planned Area Development) to develop 20 half-acre lots. APN 306-21-011E. Applicant, Rosie Soto. (Will Dingee, Senior Planner)

LOCATION:

Located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street.

FACTS:

1. Applicant:..... Rosie Soto
2. Owner:..... Prescott Thirty Eight LLC
3. Parcel Number..... 306-21-011E
4. Site Area..... 12.78 acres approximately
5. Existing zoning:..... Single Family Residential 1-acre minimum
6. Intended Use..... 20 lot Site built home subdivision

ANALYSIS:

TECHNICAL REVIEW:

Due to the constructive input received from surrounding properties owners, the applicant will be requesting a continuance to the August 3rd Planning and Zoning meeting in order to rework their proposal.

SITE PLAN

See attached Conceptual Plan

RECOMMENDATION

Attachments

Conceptual Plan

SITE CONTROL
HORIZONTAL DATUM IS THE TOWN OF CHINO VALLEY SURVEY DATUM (CVSD) AND VERTICAL DATUM IS NAVD83.

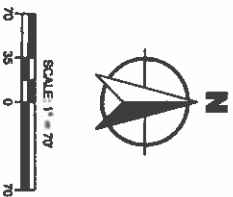
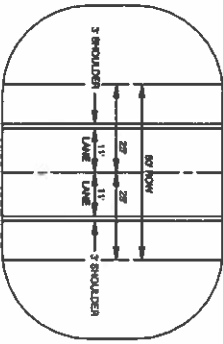
DISCLAIMER NOTE
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES. THE ENGINEER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



- LEGEND**
- ◆ BENCHMARK
 - 1/2" IRON ROD
 - NAIL
 - FIRE HYDRANT
 - GATE VALVE
 - WATER METER
 - ⊠ TRANSFORMER
 - ⊡ POWER POLE
 - GUY WIRE
 - ☆ LIGHT POST
 - ⊞ TELEPHONE BOX

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- SETBACK
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EXIST MAJOR CONTOUR LINE
- EXIST MINOR CONTOUR LINE
- FLOODLINE
- SEWER SERVICE LINE
- WATER SERVICE LINE
- UNDERGROUND POWER
- CABLE TV / COMMUNICATIONS
- SETTLEMENT WALL
- ROCKERY WALL
- 4" STORM PIPE
- EDGE OF ASPHALT

PROJECT INFORMATION	
PROJECT LOCATION:	W. CENTER ST., CHINO VALLEY, AZ
PARCEL NUMBER:	306-21-011E
EXISTING ZONING:	SR-1
PROPOSED ZONING:	SR-0.16 PAD - 0.5 ACRE MIN.
SITE AREA:	12.78 ACRES
PROPOSED USE:	0.51 ACRE PARCEL SUBDIVISION
CONSTRUCTION TYPE:	XX
BUILDING AREA:	XXX SF



CONTACT ARIZONA 811 AT LEAST TWO (2) WORKING DAYS BEFORE YOU BEGIN EXCAVATION

ARIZONA 811

Call 811 or click Arizona811.com

Planning and Zoning Commission Regular

6. b.

Meeting Date: 07/06/2021

Meurs Country West Rezone - CL to CH with a PAD for an RV Park APN 306-23-003B

CASE DESCRIPTION:

Request to rezone approximately 2.21 acres of real property from CL (Commercial Light) to CH (Commercial Heavy) with a PAD (Planned Area Development) to develop a Recreational Vehicle Park. APN 306-23-003B Applicant: Meurs Contry West LLC

LOCATION:

Located on the east side of North State Route 89 approximately 550 feet south of the intersection of Road 2 North and North State Route 89

FACTS:

1. Applicant:..... Meurs Contry West, LLC
2. Owner:..... Meurs Contry West, LLC
3. Parcel Number..... 306-23-003B
4. Site Area.....2.21 Acres (Approximate)
5. Existing zoning:..... CL (Commercial Light)
6. Intended Use..... Rezone to CH (Commercial Heavy) to develop an expansion of the existing Country West RV Park

ANALYSIS:

SITE DATA

Existing Zoning	CL (Commercial Light)
Lot Size	2.21 acres approximate
Subdivision	N/A
General Plan Land Use Designation	Community Core
Existing Land Use	Currently Vacant but was an RV park previously

BACKGROUND

SITE DESCRIPTION

The subject property is located on the east side of North State Route 89 approximately 550 feet south of the intersection of Road 2 North and North State Route 89. This 2.21 acre property is currently zoned CL (Commercial Light) and the General Plan land use designation for the property is found within the Town's primary Community Core as well as the surrounding area (**see General Plan Map**).

The surrounding properties to the north and west of the subject property are primarily commercial with a mix of both CH (Commercial Heavy) and CL. In this general area you have businesses such as Dollar General, Yavapai Title, Growing Local and the Park Plaza Apartments. To the east and south of the subject property you have property zoned MHP (Mobile Home Park) along with some CL (**see Zoning Map**). This area has been developed as the Country West mobile home and RV park.

PROPERTY HISTORY

The property is currently vacant however; before the applicant purchased the subject property in February 2020 it existed as an established RV park through a Conditional Use Permit that was issued back in 1988. Once the applicant purchased the property, they felt that it was in such disrepair that they demoed all structures and cleared all improvements made to the property.

PROJECT HISTORY

There has been no prior zoning action associated with this project.

PROJECT DESCRIPTION

The applicant is requesting to rezone approximately 2.21 acres of real property from CL to CH with a PAD (Planned Area Development) and an accompanying conceptual development plan. The applicant is proposing to develop an RV park with greater than 26 units (**see Conceptual Plan**) which is only allowed within the Commercial Heavy zoning district. This park is considered an expansion of the already existing Country West RV located directly to the south of this property.

The project will not have direct access off State Route 89 but instead will have access through the already existing Country West development. The conceptual plan proposes 31 gravel RV spaces that have direct access on a newly paved one-way circular drive. Each RV space will have a concrete pad as well as accompanying landscaping on the side boundaries of each space. Town of Chino Valley water and Town of Chino Valley Sewer will serve the project.

Alleviations

Since this is a Planned Area Development, the applicant is allowed to request alleviations from Town Code. The applicant is requesting alleviation from the code requirement for the height of walls. Section 4.8.1.b limits the height of walls and fences in commercial zoning to eight (8) feet, the applicant is requesting a ten (10) foot tall split face CMU wall along the western end of the property that is adjacent to State Route 89. The applicant has stated the need for this wall due to sound attenuation for the future tenants of the RV park. An item of note is the grade at which this property sits is approximately three (3) feet below the grade of State Route 89.

Open Space, Landscaping & Community Amenities

The applicant is proposing heavily treed landscaping along the properties' frontage on State Route 89 which include several 30 foot tall Italian Cypress. Since this proposal is an extension of the Country West development, this new RV park will have access to their community center which offers amenities such as pool table, library, meeting hall and outdoor horseshoe pits.

Planned Area Development Restrictions

This development will be restricted solely to the attached conceptual plan as well as the RV park use. Any deviation in use or substantial deviation in conceptual plan will require this project to come back through the public hearing process.

CITIZENS REVIEW & PUBLIC HEARING PROCESS

Town Staff notified all property owners within a 300-foot radius of the subject property, resulting in 11 mailed notices. Notices were also posted on the subject property and advertised in the Daily Courier. The neighborhood meeting was held on June 30 in which no members of the public attended. Staff has also not received any written or verbal comments from the public regarding this project.

STAFF ANALYSIS AND RECOMMENDATION

GENERAL PLAN CONFORMANCE

The property has a General Plan land use designation of Community Core and the General Plan defines a Community Core as the following:

“An area where some uses or combination of uses are more concentrated than in other areas of a community and may contain various residential and mixed uses with differing focus, such as entertainment, recreation, education, healthcare or civic centers.”

The requested zone change from CL to CH with a PAD overlay restricting the use to an RV park is consistent with the Community Core allowance for various residential uses.

ZONING

The general area supports the restricted RV park use associated with this zone change. Directly to the west and south of the property is an existing Mobile Home and RV park which this project is simply an expansion of. Covered in the Property History section of this report this property was previously an approved RV Park. To the west of this property there is also the Park Plaza Apartments. The requested zone change to CH with a PAD overlay restricting the use to an RV park is in conformance with the surrounding area

TECHNICAL REVIEW:

See Analysis

SITE PLAN

See attached

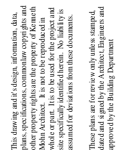
RECOMMENDATION

Town Staff recommends that the Planning and Zoning Commission forward a recommendation of approval to the Town Council to approve the rezoning of approximately 2.21 acres of real property from CL (Commercial Light) to CH (Commercial Heavy) with a PAD (Planned Area Development) to develop a Recreational Vehicle Park with the following stipulations:

1. The project must conform substantially to the provided conceptual plan.
2. The use on this property is restricted solely to an RV Park; any subsequent uses will need to come through the public hearing process for Council approval.
3. All loading spaces, maneuvering areas, driveways, and fire lanes shall be paved per UDO §4.22.4(B)(2) and all turning radii shall conform to the AASHTO guidelines.
4. A water and sewer agreement will be needed between the Town and the property owner.
5. An accessible path between the new development and the existing clubhouse located in parcel #306-23-003B will be required.
6. Per Town Code of Ordinances §150.081, except as exempted in § [150.082](#), all existing and new utility and telephone lines, electric utility distribution lines, cable television lines and all other communication and utility lines adjacent to or within new residential subdivision shall be undergrounded.

Attachments

Conceptual Plan
General Plan Map
Vicinity Map
Zoning Map



Kenneth Mohn Architect
3915 West Roadrunner Drive
Chino Valley, Arizona 86323

mohnarch@cableone.net
Office 928-710-5530

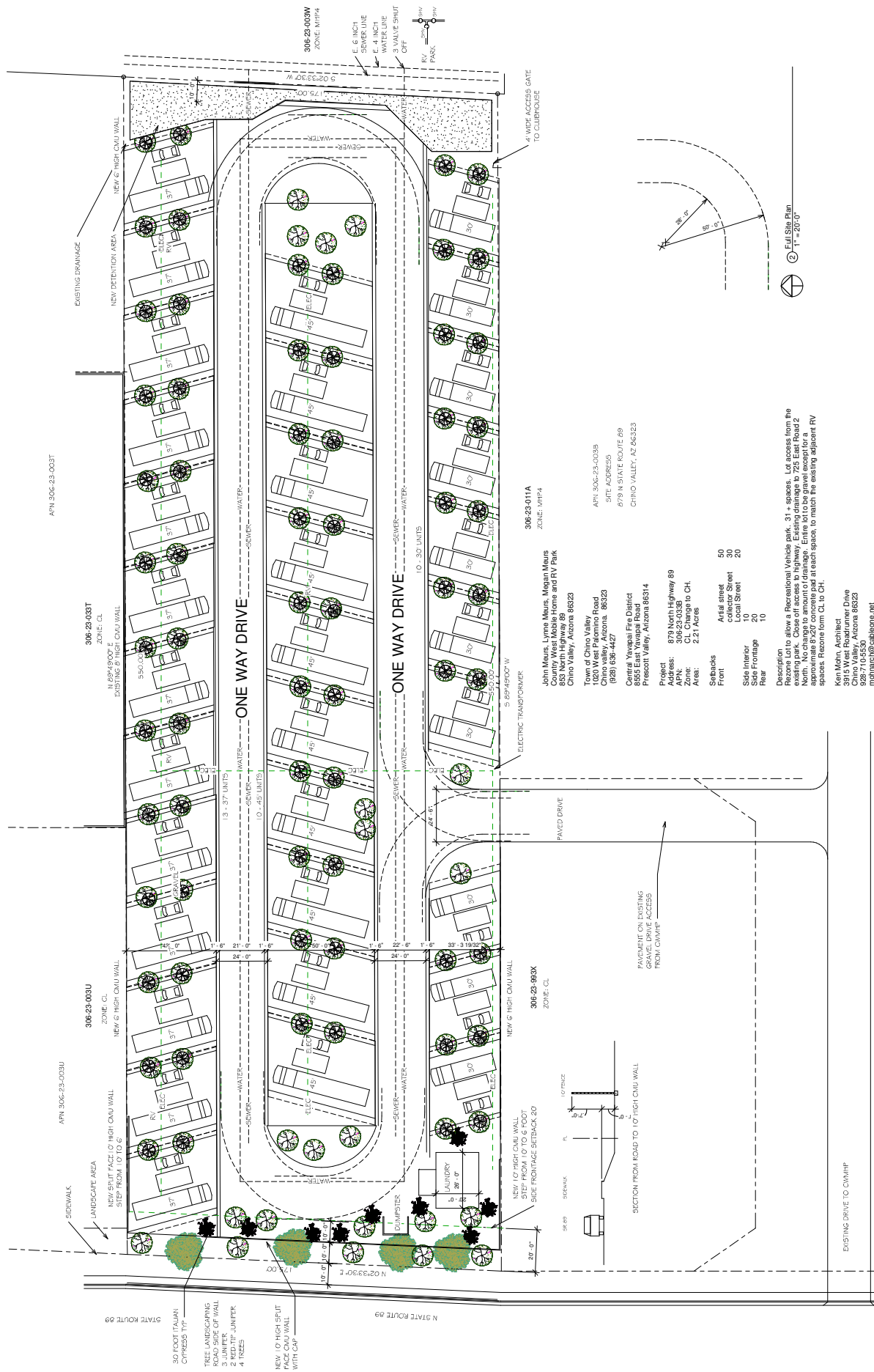
Chino Valley, Arizona

[illegible]

Project number	2020-23
Date	01 2021
Drawn by	KMA
Checked by	KMA

A0

1" = 20'-0"



Description	Notes
Rezone Lot 1 to allow a Recreational Vehicle park, 31+ spaces. Lot access from the existing park. Close off access to highway. Existing drainage to 725 East Road 2 North. No change to amount of drainage. Entire lot to be gravel except for a approximate 8'x20' concrete pad at each space, to match the existing adjacent RV spaces. Rezone form CL to CH.	

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mohnarch@cableone.net

