

Planning and Zoning Commission Meeting Minutes January 4, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, January 4, 2022, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were; Chair Chuck Merritt; Vice-Chair Gary Pasciak, Commissioner Teena Meadors; Commissioner Ron Penn; Commissioner David Somerville; Commissioner Robert Switzer and Commissioner William Welker

STAFF MEMBERS present were Laurie Lineberry, Development Services Director; Frank Marbury, Public Works Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Customer Service Supervisor; Lawrence Digges, Audio/Video Technician.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:02 p.m., delayed because of Zoom connection issues, and noted there was a quorum present. Commission began with the Pledge of Allegiance.

CONSENT CALENDAR – A motion was made by Commissioner Meadors and seconded by Commissioner Switzer to approve the items on the Consent Calendar. This motion passed unanimously by a 7-0 vote.

Meadors declared a conflict of interest and recused herself from the Council Chambers at 6:05pm. for Case# C-21-02.

CASE # C-21-02: *This is a request by Craig Helsing (Brown Homes) on behalf of CGX Life Sciences, for approval of a condition use permit for a Temporary Model Home Complex for property located at the northeast corner of the intersection of East Perkinsville Road and North Road 1 East*

Bethan Heng, Planner, presented the staff report and shared that the Applicant was in attendance for this meeting. Staff is recommending **APPROVAL** with stipulations as stated in Attachment A. **Dingee** continued the presentation and explained that of the 7 stipulations, the applicant has proposed modifications of 1, 2 & 3. It was requested that the sewer line restriction in Item 1 be removed and incorporated into Item 2 identifying that the Certificate of Occupancy will not be issued until the sewer lines are approved. This will allow the applicant to begin construction prior to starting on the sewer lines. Item 3 was modified to include the wording of all “required emergency” access roads to be approved by CAFMA. This will be used during construction and before the streets are constructed for emergency access. Staff is recommending **APPROVAL with the modified stipulations.**

Applicant **Ashley Galgano** addressed the commission and stated that they are excited to move forward with this project and they accepted the modified stipulations.

There were no comments from the public and no further questions for staff.

A motion was made by Commissioner Pasciak and seconded by Commissioner Somerville to approve C-21-02, as presented with stipulations noted in the staff report. The motion carried 6-0 with 1 recused.

Meadors rejoined the meeting at 6:13 pm

ACTION ITEMS: THERE WERE NO ACTION ITEMS

INFORMATION ITEMS – FROM STAFF: Town Council has not met since the last Planning and Zoning meeting. Staff will have an update at the February 4, 2022 meeting regarding Town Councils' January 2022 Meeting decisions.

DISCUSSION REGARDING THE CREATION OF ½ AND ¼ ACRE ZONING DISTRICTS: **Lineberry** reiterated that the SR-0.16 zoning was being eliminated and that these proposed ¼ and ½ acre districts will be available to use as new tools during the update to the General Plan, which will provide a better roadmap as to density, districts and location of varying lot sizes within the community.

Dingee presented various scenarios, including neighborhood photos regarding the ¼ & ½ acre lot sizes in square feet and the possible property frontages associated with those lots. Additionally, Section 5.3.7c of the Unified Development Code relates to a 3:1 ratio of frontage width to lot depth.

Dingee began discussion with the ¼ acre lot size first. **Merritt** asked if both zoning districts needed to have the same frontage width requirements. **Dingee** stated no, each district can have their own frontage width. **Pasciak** felt that these drawings resembled a subdivision and if 10,000 sq ft then an acre could be split into 4 lots. **Dingee** explained that a split of more than 3 lots becomes a subdivision and would include road requirements as determined by Public Works.

Meadors brought up the use of flag lots and cul-de-sac lots not having the required frontage. **Dingee** explained that the flag portion of a lot will not count towards the usable acreage. The general width of access on a flag lot is 50'. He also explained how the frontage for a cul-de-sac (which is only in a subdivision) is measured from 20' behind the setback and measured in a arc. Flagpole lots are not allowed in a subdivision.

Dingee shared that lots under an acre could need to connect to town utilities. **Switzer** stated he felt that a largest dimension for the lot size and maximum lot frontage should be in place. **Somerville** also stated his preference for the 12,000 sq ft and the 80 foot frontage per lot. **Welker, Penn** and **Meadors** also concurred with those dimensions. **Pasciak** recommended 10,000 square feet for the ¼ acre lots. **Merritt** asked for his reason. **Pasciak** replied that more residences could be built and the buildings would be more affordable. **Merritt** stated that the general consensus of the commission is for a 12,000 sq ft lot with an 80' frontage. **Switzer** also shared that he felt the wider frontage is more in line with Chino Valley.

Dingee proceeded to shared the scenarios regarding the ½ acre zoning district. **Somerville** asked whether there could be a mixture of these frontages. **Dingee** stated that individual lots could be wider but not less than the agreed upon lot frontage width. Any rezone application would need to go through the Planning and Zoning Commission and the Town Council.

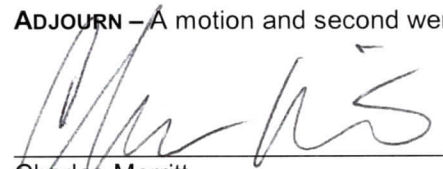
Merritt once again polled each commissioner. All agreed to the 24,000 sq ft lot with the 100' lot frontage.

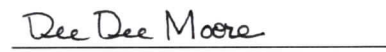
Lineberry shared that with the direction staff received tonight the proposed new ordinance would be drafted and brought forward to the commission.

INFORMATION ITEMS – FROM COMMISSION: None

INFORMATION ITEMS – FROM THE PUBLIC: None

ADJOURN – A motion and second were made to adjourn the meeting at 6:53 p.m.


Charles Merritt
Chair


Dee Dee Moore
Prepared By