



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
March 1, 2022, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
- C.1 APPROVAL OF MINUTES –FEBRUARY 1, 2022 REGULAR MEETING
 - C.2 WITHDRAWALS BY APPLICANT – NONE
 - C.3 TIME EXTENSIONS – NONE
 - C.4 CONTINUANCES – NONE
 - C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS – THREE
- D.1 **Z-2022-01** – Request by Jeremy Bach for a rezone of approximately 30.15 acres of real property from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD), for the property located south of 2820 N Road 1 East, APN 306-14-026A
 - D.2 **F-07-21** – A request by Jay Bates on behalf of Right Homes LLC to replat Tract B, found within the Chino Meadows Unit 2 subdivision, as a buildable lot for a new home, as opposed to a tract of land. APN is 306-24-775.
 - D.3 **Z-17-21** – Request by Ralph Baker on behalf of Chino Valley Irrigation District (CVID) to rezone one (1) acre of approximately 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district in order to divide the property. Address 995 E Road 1 North, Parcel 306-23-048A.
- E. ACTION ITEMS – ONE
- ☐ Election of Officers
- F. INFORMATION ITEMS
- F.1 Staff
 - Council Action on prior P&Z Cases
 - Discussion about Commercial Light and Commercial Heavy regulations for Campgrounds and Recreational Vehicle Parks.
 - F.2 Commission
 - F.3 Public
- G. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/83054705626>, or by phone: 1 877 853 5247 (Toll Free) or 1 888 788 0099 (Toll Free); Webinar ID: 830 5470 5626

A copy of the agenda packet is available for viewing 12 days prior to the Planning Commission Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

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.

Planning and Zoning Commission Meeting Minutes February 1, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, February 1, 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, Commissioner William Welker was absent. Alternate Richard Zamudio was present in the audience.

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 6:00 p.m., and after the roll-call noted there was a quorum present. Commission began with the Pledge of Allegiance.

Senior Planner Will Dingee introduced the new Planning & Zoning Alternant, Richard Zamudio. He had been a Fire Chief in the military, has lived in Chino Valley for 12 years and his parents have lived in Chino Valley for 29 years. Merritt welcomed him on behalf of the Commission.

CONSENT CALENDAR – A motion was made by Commissioner Meadors and seconded by Commissioner Switzer to approve the items on the Consent Calendar with the stated corrections for Vice-Chair Pasciak comments on the ¼- ½ acre discussion. This motion passed unanimously by a 6-0 vote, with Welker absent.

CASE# Z-21-18: - This is a request by Glenn Daiutolo on behalf of O Jogo Bonito FF1, LLC, for a rezone of approximately 6.86 acres of real property from Commercial Heavy with a Planned Area Development Overlay (CH/PAD) to Commercial Light (CL), for the property located north of 2625 S State Route 89, Chino Valley, Arizona, APN 102-01-219M

Bethan Heng, Planner, presented the staff report and shared that the Applicant was in attendance for this meeting. Heng added that after the concerns raised during the neighborhood meeting, the applicant redesigned his site plan to address those concerns and has shifted the parking further to the south. Staff is recommending **APPROVAL** with stipulations as stated in Attachment A.

Applicant **Glenn Daiutolo** addressed the commission and stated that they believe that this project will be beneficial to the kids. **Commissioner Somerville** asked for clarification about the “beach”. Daiutolo stated that the sand area will provide a different type of surface for soccer training and that the separate areas are geared in size to correspond to the various age groups playing field sizes. **Commissioner Switzer** asked about perimeter landscaping. Daiutolo shared that their architect is working with the town on the landscaping plan.

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

Vice-Chair Pasciak had concerns about ADOT's comments in the staff report regarding the access on S State Route 89. **Public Works Director Frank Marbury** answered that there will be no direct complex access from State Route 89 and that the existing driveway is for legal access to the Cell Towers. All complex entrances will be off of S Road 1 East.

A motion was made by Commissioner Pasciak and seconded by Commissioner Somerville to approve Z-21-18, as presented. The motion carried 6-0, with Welker absent.

Merritt made a comment regarding the commission having previously voted and approved the rezoning of this same parcel, and commented that perhaps there can be a sunset clause for properties that do not follow through with the intended project within that zoning district. He also asked about the CL to CH/PAD differences for the previous rezone. **Dingee** shared that the prior zoning of CL – limits RV parks to 25 or less spaces. If 26 or more spaces, the zoning district needs to be CH. The PAD was attached to that rezone so that the approved project type would be the only use placed on that property. **Lineberry** shared that a discussion regarding RV space numbers in both Commercial zones could be discussed at the next meeting.

CASE# T-2022-01 - *This is a request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Chapter 3 Zoning Districts, by creating a Single Family Residential 12,000 square-foot lot District and a Single Family Residential 24, 000 square-foot lot District.*

Dingee presented the staff report identifying the SR-12,000 and the SR-24,000 new zoning districts. He added that there was a revision to the staff report that would remove the wording regarding guest houses, as they would not be allowed within either of these zoning districts. **Switzer** asked staff if each of the zoning districts could be voted on in separate motions. **Lineberry** stated that yes, each zoning district could be voted on separately.

Somerville requested clarification as to where these zoning districts would be allowed or would they just be all over the place. **Dingee** stated that any new requests for a zone change to the new zoning districts would have to come through the commission. **Lineberry** added that during the General Plan update areas will be identified as to where these densities should be placed.

Merritt opened up the discussion for any comments from the public.

Jay Bates spoke regarding the 12,000 square foot size lots, indicating that he felt a 10,000 or 11,000 square foot lot is more realistic considering easements and right-of-way areas that are unusable. He also shared that on a 20 acre parcel you will only be able to have 17 lots, which will create a loss of revenue for the town in reducing the number of connections to water and sewer utilities, at approximately \$10,000 per lot. He added that a 100' x 110' lot is still large enough for a home, garage and a good size rear yard. He stated that in Colonial Villas, the lots are only 60' wide.

Andy Haywood stated that he is working with Right Homes and also stated that on large projects the loss of utility revenue to the town could be \$90,000 because of the loss of lots on a large parcel. He shared that in Prescott, the urban sprawl or larger lots have also raised concerns about response times for firetrucks and ambulance, since they have a larger area to cover. He requested that the Commission go with a higher density.

There were no further public comments.

A motion was made by Commissioner Penn and seconded by Commissioner Somerville to approve the SR-12,000 new zoning district as part of Z-21-18, removing the allowance for a guest house. The motion carried 5-1, with Switzer voting “No”, and Welker absent.

Switzer explained his “no” vote. He felt that the ½ acre lot size should be the smallest size lot the town has to offer, that the 12,000 square foot lots were too small.

Merritt continued the discussion with the second half of this case, the 24,000 square foot lot District.

Dingee provided a recap for the 24,000 square foot lot size with a 100' frontage and maximum coverage of 40%. This also had the correction of removing the guest house allowance. There were no questions of staff from the Commission.

Merritt opened up the discussion for the 24,000 square foot lot District for any comments from the public.

Rachel Fernow spoke to the commission regarding the motivation behind the urge to increase development in Chino Valley. She felt that people move to Chino Valley to get away from the small lots and to be able to see the stars at night. She is a realtor and understands people want to have a rural setting and a custom home. She also shared that she felt every citizen should have access to this Planning Commission case information, not just the people within the 300' radius. She stated people leave Chino Valley to shop at Walmart or Home Depot.

Switzer informed **Ms. Fernow** that the Commission always meets on the first Tuesday of every month and that she should share that information with others. **Merritt** closed the public comments.

Merritt shared a personal comment regarding the services lacking in this town, however, he added that in order to get new businesses, the town needs more people here to support those stores and the general growth in the community. He added that he has lived here since 1979. **Merritt** shared the current ease of finding Planning & Zoning Case information as provided by staff.

A motion was made by Commissioner Switzer and seconded by Vice Chair Pasciak to approve the SR-24,000 new zoning district as part of Z-21-18, removing the allowance for a guest house. The motion carried 6-0, with Welker absent.

CASE# T-2022-02 - *This is a request to amend the Town of Chino Valley Unified Development Ordinance Chapter 154, by amending Chapter 2 Definitions, Chapter 3 Zoning Districts, and Chapter 4 General Regulations, as they relate to Recreational and Medical Marijuana.*

Dingee presented the staff report including a public comment letter from Bob Chilton that was received prior to the meeting and was placed in front of each commissioner. This text amendment is to modify/create new definitions, fix discrepancies in separation requirements from 500 feet to 300 feet and address proposals adjacent to the Peavine Trail and Public utility facilities with residential zoning. Staff is recommending approval for the above modifications.

Penn asked if the separation was also for playgrounds and schools. **Dingee** said yes, and that the distance is measured from property line to property line.

Merritt opened up the discussion for any comments from the public.

Bob Chilton-Rain Strategies Cannabis Management and Development Company, spoke in support of the proposed ordinance. **Chilton** pointed out one area of confusion and suggested a recommendation of how the confusion could be removed. He shared a diagram on the overhead and discussed various license types. He stated that not all licenses were dual licenses and that all the licenses had the same rights. **Chilton** requested that the Commission use the proposed amendment and clarify it so it covers all licenses, keeping the goal of not having twice as many marijuana locations. He proposed the following amendment: Section Permitted uses #9 **Medical marijuana facilities and Marijuana Facilities owned and operated by Dual Licensees (achieves the towns goal) , and off-site marijuana cultivation and manufacturing facilities, each as subject to the regulations set forth in Section 4.31.** **Chilton** suggested that the goal should be to address all the licenses, bringing clarity to eliminate confusion.

Larry Holt – Chino Valley Resident stated that he was a retired law enforcement officer, of 34 years including 12 years in narcotics. He stated he supported moving the 300' vs 500' to make it uniform in the code. **Holt** opposed adding anymore sales locations. He added that in his job as a narcotics officer, he

had interviewed over 10,000 drug addicts and never interviewed one that didn't start with marijuana. **Holt** stated that he believes this county has a huge drug problem and was against adding any more marijuana dispensaries.

There were no further public comments.

Attorney Andrew McGuire stated that if the amendment with the proposed verbiage from Mr. Chilton was implemented, it would then be in conflict with the town code, and he had not been given direction by the Town Council to change the town code to provide for the type of non-dual licensing status that Mr. Chilton was advocating for. He directed the Commission to the Town Code Section 117. There is a specific prohibition in the code for operating any marijuana facilities unless it is operated by a dual licensee. That was a position adopted by many municipalities and the county. **McGuire** shared that jurisdictions in this area are all on the same page. The text amendment is trying to reconcile separation distances and areas along the Peavine Trail. Mr. Chilton's legitimate request, is a question for the Council and whether or not they support modification to Section 117 of the Town Code to match the UDO Code. **McGuire** concluded stating that the two codes needed to run consistently and that the discussion on this case is to match the two codes.

Merritt recapped the discussion with the attorney, identifying that making any changes to the Town Code is out of the jurisdiction of the Planning & Zoning Commission. The proposal tonight is just for the Unified Development Ordinance changes.

Switzer asked Attorney McGuire that if the Commission supports the proposed ordinances, would that create double dispensaries, one for medical and one for recreational. **McGuire** allowed that they can do either independently but it wouldn't expand the number of locations because they needed to hold the medical license too. **Somerville** asked how many marijuana growing facilities were located in Chino Valley. **Dingee** stated that the Town currently has five. **Somerville** followed up his question by asking if the same people who grow at these facilities can also operate a dispensary? **Chilton** shared that the cannabis rules are confusing and that cultivation locations can only sell wholesale to a dispensary that is already an operator. Medical licenses allow a retail dispensary only. Off-site licenses can only grow, extract, and infuse all in one facility. The five growing facilities in Chino Valley do not sell to anyone in the public. **Merritt** reminded Mr. Chilton that they were only considering the proposed staff report at this time.

Switzer asked if the town currently has a retail dispensary. **Dingee** stated that there had been a dispensary in the southern part of town, that was no longer operating.

Merritt asked for the alternate motion. **Switzer** made a motion to approve the Text Amendment T-2022-02 as reflected in Attachments A and B, subject to the staff report and information provided during this hearing, with the exception of the following items:

1. Amend Section 5 of the proposed Ordinance, Section 4.31 Marijuana Facilities, D.4 to remove the following language "~~UNLESS THE PROPERTY WITHIN THE RESIDENTIAL ZONING DISTRICT IS PERMANENTLY USED BY A PUBLIC UTILITY FOR NON-RESIDENTIAL PURPOSES.~~"
2. No Amendment to Section 5 of the proposed Ordinance, Section 4.31 Marijuana Facilities, D.1-5 Separation Requirements, leaving the distances as currently written in the Chino Valley Code of Ordinances, Section 117.04(B)(2) and (3), with the distance at 500' instead of the proposed 300'.
3. Amend Chino Valley Code of Ordinances Section 117.04(B)(2) to read: Shall not be located within ~~300~~ 500 feet of a residentially-zoned property.
4. Amend Chino Valley Code of Ordinances Section 117.04(B)(3) to read: Shall not be located within ~~300~~ 500 feet of a preschool; kindergarten; elementary; secondary or high school; place of worship; public park; or community center.

The motion was seconded by **Meadors**. **Merritt** opened up for commission discussion. Vice-Chair **Pasciak** mentioned a legal point, that it is outside the scope of the commission to amend the Chino Valley Code of Ordinances. **McGuire** concurred.

As the alternate motion was to keep the 500' separation in the UDO and have the Chino Valley Code of Ordinances increase to 500' from 300', and the commission was unable to move that motion forward, according to Attorney McGuire, **Merritt** asked if the commission could send this case to Town Council with no recommendation, since the commission would like to see the distance remain at 500'. **Lineberry** shared that the minutes of this meeting will be added to the Town Council report, for the Council to read and understand their concerns.

Switzer asked if the timing on this case was critical **Lineberry** stated that it should be moved to Town Council.

Merritt mentioned that he would like to table this item. **Lineberry** shared that it would be better to forward this case to Council with 'no recommendation'. **Dingee** informed the Commission that they needed to vote on the open motion. **Switzer** amended his motion to rescind the current motion. **Pasciak** seconded the rescinded motion. The rescinded motion passed by a vote of 6-0, with Welker absent.

Another motion was made by **Switzer** to forward "No Recommendation" with a notation that the Commission would like to keep the separation distance at 500'. **Pasciak** seconded the motion. The motion passed by a 6-0 vote, with Welker absent.

ACTION ITEMS: THERE WERE NO ACTION ITEMS

INFORMATION ITEMS – FROM STAFF: Town Council heard two items from the January 1, 2022 Planning & Zoning Meeting. Both cases, the zone change for Roskopf and the Perkinsville-44 CUP were approved as recommended by Planning Commission.

INFORMATION ITEMS – FROM COMMISSION: None

INFORMATION ITEMS – FROM THE PUBLIC: None

ADJOURN – A motion and second were made to adjourn the meeting at 7:23 p.m.

Charles Merritt
Chair

Dee Dee Moore
Prepared By



TOWN OF CHINO VALLEY
Planning Commission Staff Report
March 1, 2022
File Number Z-2022-01
Rezone

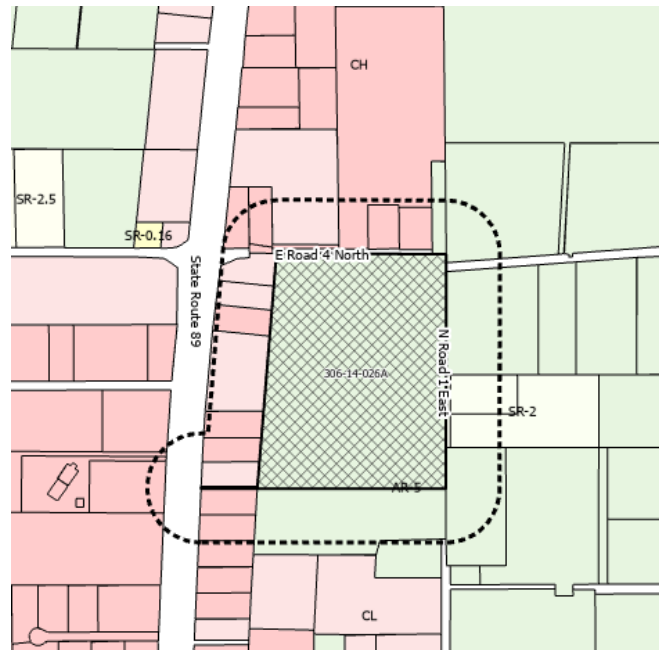
PROJECT DESCRIPTION

Request by Jeremy Bach for a rezone of approximately 30.15 acres of real property from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD), for the property located south of 2820 N Road 1 East, Chino Valley, Arizona, APN 306-14-026A.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agricultural/Residential 5-Acre Minimum (AR-5)	Vacant	Commercial/Multi-family Residential
North	Commercial Light (CL) & Commercial Heavy (CH)	Commercial	Commercial/Multi-family Residential
South	Agricultural/Residential 5-Acre Minimum (AR-5)	Residential	Commercial/Multi-family Residential
East	Agricultural/Residential 5-Acre Minimum (AR-5)	Agricultural/Residential	Commercial/Multi-family Residential
West	Commercial Light (CL) & Commercial Heavy (CH)	Commercial	Commercial/Multi-family Residential

LOCATION MAP



PRIOR SITE ACTIONS:	January 12, 1989 – This property was submitted for a rezone from AR (Agricultural Residential) to C-1 (Commercial District).
STAFF RECOMMENDATION:	Staff recommends APPROVAL of the rezoning from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD), subject to the conditions shown in Attachment A.
SUGGESTED MOTION:	Move to APPROVE Rezone Z-2022-01 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.
EFFECT OF THE APPROVAL:	By approving the rezone, the Planning and Zoning Commission is recommending approval to City Council for the request to rezone of approximately 30.15 acres of real property from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD) for the property located south of 2820 N Road 1 East, Chino Valley, Arizona, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the Town of Chino Valley General Plan.

Background:

In January 12, 1989, this property was brought to Planning and Zoning Commission with the intent to rezone from AR (Agricultural Residential) to C-1 (Commercial District). The intent was to use a portion of the property for the combined use of retail garden products and a plant nursery. The Planning and Zoning Commission forwarded a recommendation of approval to Town Council, but missing minutes for the Town Council meeting and the existing zoning district of AR-5 indicates an unsuccessful rezoning case.

Staff Analysis:

The subject property is located at the Northeast corner of E Road 4 North and N Road 1 East. The applicant is proposing a 190-space RV Park. The RV Park will consist of additional amenities for its visitors, which include a club house, pickle ball courts, swimming pool and hot tubs, and Dog walks around the park and specific areas for dog bathrooms. The applicant describes the site maintaining a park-like setting, which will include outdoor living areas and open space. The applicant believes that the RV Park and it's included amenities will contribute and enhance the quality of life for the surrounding area.

The applicant anticipates that the visitors of the park will consist of night, weekly, and monthly patrons. The design theme and décor for the RV Park will be "Contemporary Western".

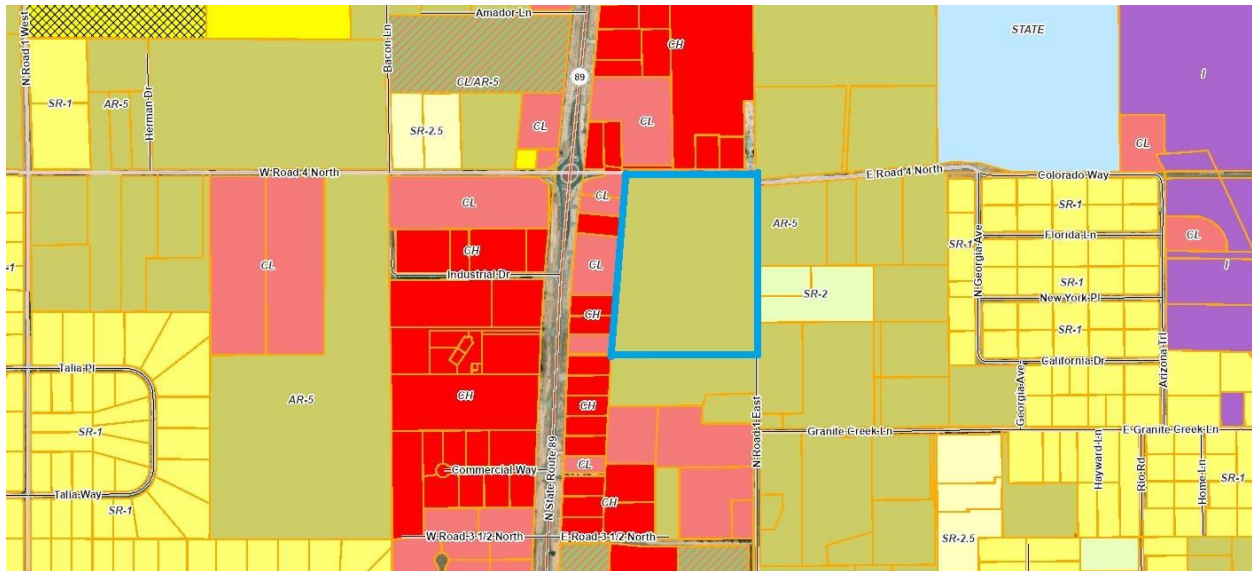
The road E Road 4 North, which is directly North of the property, is misaligned where it continues past N Road 1 East. Because of the anticipated increase in traffic, Public Works has advised the realignment of E Road 4 North, which the applicant has agreed to do.



During the review period for this project, staff had received 11 letters of opposition from the public regarding the RV Park. The letters voiced concern over the density that would result from the 190-lots proposed for the project. The letters also expressed opposition to the visual impact that the RV Park could bring to the surrounding area. Staff relayed these concerns to the applicant. The applicant heard the concerns voiced in the opposition letters and revised his project to include a concrete block wall along the east property line instead of the chain-link fencing. The block wall design will be consistent with the theme of the RV Park. The applicant has also reduced the number of RV spaces from 190 to 150, to reduce the intensity impact of the new use.

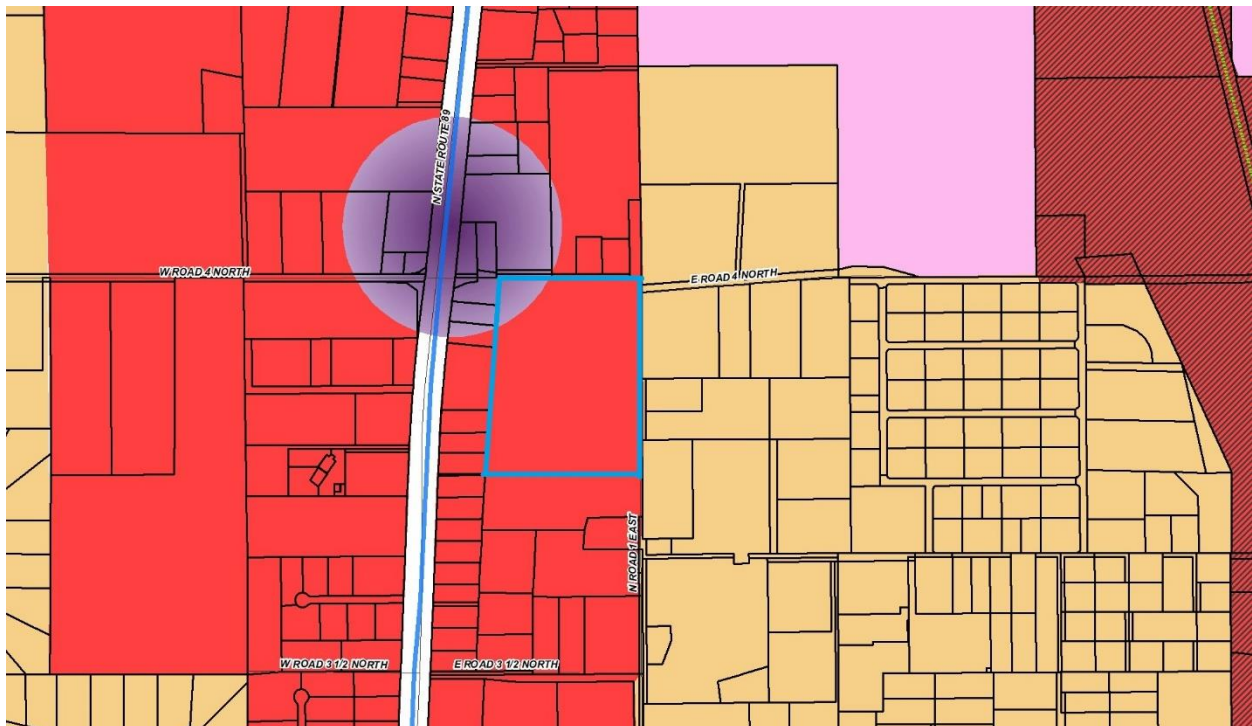
Zoning

Section 3.15.B.13 of the Unified Development Ordinance lists "Campgrounds and recreational vehicle parks with twenty-six (26) or more units" as a permitted use in the Commercial Heavy zoning district. The tied PAD (Planned Area Development) to the rezoning will ensure that any development occurring on property following the approval of this rezoning will be restricted only to this particular use permitted within CH (Commercial Heavy) district. The resulting rezone will be the same zoning designation as several properties to the West.



Does the proposed zoning district conform to the Land Use Element?

The zoning request of CH/PAD (Commercial Heavy with a Planned Area Development) will be in conforms with the property's Commercial/ Multi- Family Residential General Plan land use designation. The Commercial/ Multi- Family Residential designation will continue to focus on the Land Use Goals and Strategies promoting local commercial businesses.



Does the proposed rezoning of the property conform to the remaining elements of the general plan?

The proposed rezoning of the property conforms to the Economic Development Element of the General Plan. Rezoning the property to facilitate a RV Park and its proposed amenities will invite tourists into the Town of Chino Valley, and increasing the customer activity of local and current businesses located within the Town.

Does the proposed rezoning conform to Council's prior approval of rezonings, development agreements or subdivisions for this site?

The applicant's proposal to rezone to Commercial Heavy with a Planned Area Development (CH/PAD) is a similar request to a prior rezoning request in January 1989, for a rezone from AR to C-1.

PUBLIC COMMENTS RECEIVED: See Attachment F

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: Staff notified the surrounding property owners of the date and location of the Planning and Zoning Commission Meeting and Town Council Meeting by postcard on December 13, 2022.
See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: January 31, 2022

FINAL STAFF REPORT DELIVERED TO APPLICANT ON: FEBRUARY 17, 2022

☒	Applicant agreed with all of the conditions of approval on (February 8, 2022)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Aerial Photo	Staff Research	Public Comments

PREPARED BY:



BETHAN HENG, PLANNER

(BHENG@CHINOAZ.NET)

928 636-4427 - x1295

DATE:

FEBRUARY 16, 2022

APPROVED BY:



LAURIE LINEBERRY, AICP

DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Planning: Bethan Heng, Planner (928) 636-4427 - x1295

3. If the property is developed as proposed by the applicant, the improvements as required by Town of Chino Valley Public Works shall apply. Please see their comments below.
4. If the property is developed other than what is currently proposed, these conditions will be subject to change.
5. The current conceptual site plan is be subject to revision based on requirements of the Unified Development Ordinance.

Public Works/Engineering: Frank Marbury, Director, (928) 636-7140 - x1226

6. East Road 4 North shall be improved per Rural Arterial Standards as shown in UDO § 5.3.2, Table 5-1, as follows:
 - a. 40' minimum right-of-way dedication south of the new road alignment centerline
 - b. 24' full width pavement between the west property line and North Road 1 East
 - c. 5' paved shoulder on each side with thickened edges
7. North Road 1 East right-of-way dedication shall be per Rural Arterial Standards as shown in UDO § 5.3.2, Table 5-1, as follows:
 - a. 40' minimum right-of-way dedication west of the section line
8. Curb, gutter, and sidewalk improvements are not recommended along East Road 4 North and North Road 1 East.
9. Affected existing driveways north of East Road 4 North shall be extended to tie into the new road alignment.
10. All existing and new utility and telephone lines, electric utility distribution lines, cable television lines and all other communication and utility lines along East Road 4 North and North Road 1 East along the property boundary shall be undergrounded and located appropriate to the new road alignment per UDO § 150.082.
11. If Town water and sewer becomes available to the property, connection to said utilities may be required.
12. Internal design details will be determined through the site plan review process.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	1/25/2022	NAME:	Richard Perez	TITLE:	Northwest District Permits Supervisor
AGENCY:	Arizona Department of Transportation			EMAIL:	PrescottPermits@azdot.gov
Comments:					
1. For a potential development of this size so close to SR-89, ADOT would need to review a copy of the TIA to determine if any impacts to SR-89 at the Road 4 North roundabout intersection would be generated by this proposed development. 2. This list may not be all inclusive. ADOT reserves the right to comment further upon receipt of the TIA. Please contact the Northwest District Prescott Permits department if you have questions or concerns. 3. ADOT respectfully request that the Town of Chino Valley keep ADOT included of all reviews and any other future meetings moving forward with this development.					

DATE:	10/20/2021	NAME:	Chuck Dowdy	TITLE:	Assistant Fire Marshall
AGENCY:	Central Arizona Fire and Medical Authority			PHONE:	(928) 772-7711
Comments:					
Comments for this project include the following based on the 2018 International Fire Code: 1. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. This requirement shall be met by fire hydrants, fire sprinkler system or water tanks where municipal water supply is not available. IFC Chapter 5 and Appendix B, location to be approved by CAFMA 2. Fire alarm and fire sprinkler systems required. IFC Chapter 9 3. Fire alarm and fire sprinkler systems shall be deferred submittals directly to CAFMA. Refer to our website cazfire.org/prevention/inspections, fees and permits for our Fire Protection Standards and details regarding permits and fees. IFC Chapter 9 4. A Fire Hydrant shall be within 100' of an FDC 5. Knox key box, padlock, key switch and/or locking FDC caps required. IFC Ch. 5 and section 912.4.1 6. Fire extinguishers required. IFC Section 906 7. The business address shall be posted on the structure and/or sign visible from the street on which the structure is addressed, including individual suite, unit, or apartment numbers. These numbers shall be proportionate to the building with a minimum of six inches (6") in height and a contrasting color on the background to which they are attached. Central Arizona Fire shall approve the size of the address numbers. IFC Section 505 8. Street widths shall be a minimum of 20 feet wide with 26 feet wide required at hydrants. No parking signs shall be required on both sides of streets less than 26 feet wide and on one side of the street if less than 32 feet wide. IFC Appendix D 9. Fire apparatus access roads shall support the weight of a 90,000-pound apparatus and shall be of an all-weather surface. IFC Appendix D 10. The minimum turning radius shall be 28 feet inside and 50 feet outside diameter for all fire department access roads and parking lots. IFC Appendix D 11. Fire apparatus access roads shall have an unobstructed vertical clearance of 13' 6". IFC 503.2.1 12. Two separate and approved fire apparatus access roads shall be provided. IFC D107					

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	1/18/2022	NAME:	Suzanne Erlich	TITLE:	Environmental Unit Manager
AGENCY:	Yavapai County Environmental Services			PHONE:	(928) 442-5423

Comments:

Thank you for the application submitted for the above work. The Environmental Unit has completed the review and has identified the following deficiencies:

- AAC R18-9-A309A7a. Flows to the facility shall consist of typical sewage and not include any motor oil, gasoline, paint, varnish, solvent, pesticide, fertilizer, or other material not generally associated with toilet flushing, food preparation, laundry, or personal hygiene;
- Any new structures with water fixtures will be required to connect to an onsite wastewater system or accepted sewage collection/treatment system. The wastewater system will be required to obtain a Construction Authorization and Discharge Authorization in accordance with rules adopted by the Arizona Department of Environmental Quality and delegated to Yavapai County Development Services.
- AAC R18-9-A309B5. Bioinhibitors commonly used in RV holding tanks are not consistent with typical sewage and cannot be discharged into the onsite wastewater treatment facility. A copy of park rules that require all vehicles with holding tanks to empty their contents into an offsite commercial RV Dump Station or development of a Sewage Vault for the purpose of receiving holding tank contents before connecting to the park wastewater treatment facility must be submitted.
- Swimming pools/spas: Public or semipublic swimming pools and spas will need to be reviewed and a licensing decision made by the Arizona Department of Environmental Quality. YCDS-Building safety, and YC Community Health-Environmental Health.
- Water Distribution system: The engineered construction plans will need to be submitted to the Arizona Department of Environmental Quality for review.
- New Water Source and storage tanks: will need to be reviewed and a licensing decision made by the Arizona Department of Environmental Quality.
- Wastewater collection: Yavapai County Development Services has delegation from the Arizona Department of Environmental Quality for licensing decisions for sewage collection systems. The engineered construction plans will need to be submitted to the Environmental Unit for review.
- Wastewater treatment: The project proposes a phase 1 that exceeds 24,000 gallons per day. The wastewater treatment facility will need to be reviewed and a licensing decision made by the Arizona Department of Environmental Quality.

In accordance with Arizona Revised Statutes ("A.R.S.") § 41-1072 through § 41-1079 and the licensing time frames rules under Arizona Administrative Code ("A.A.C.") R18-1-501 through R18-1-525. If the resubmitted documents do not correct the deficiencies identified above, the application may be denied, and a new application will need to be submitted and the appropriate fees paid.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	1/13/2022	NAME:	Jose Galvez	TITLE:	Environmental Health Specialist
AGENCY:	Yavapai County Community Health Services			PHONE:	602-542-3126
<i>Comments:</i>					
Yavapai County Health Department will require licensing for the pool(s) and spa(s) stated in the narrative. An ADEQ certificate for final construction approval is required before licensing.					

DATE:	1/13/2022	NAME:	Mark Holmes	TITLE:	Water Advisor
AGENCY:	Mark Holmes LLC		PHONE:	928-277-5253	
<i>Comments:</i>					
I see a treatment facility indicated on the proposal and a pond. Is the purpose of the treatment facility to treat wastewater generated onsite and to be discharged into the pond and used for outdoor irrigation purposes? If so, this would require permits issued by ADEQ and reclaimed water use signage where reclaimed water could come in contact with humans.					

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: **JANUARY 26, 2022**

LOCATION: **TOWN HALL**

ATTENDEES:

AGENT/DEVELOPER: JEREMY BACH, NORMAN PADDY, AND VICTORIA PADDY

TOWN STAFF: WILL DINGEE, SENIOR PLANNER; BETHAN HENG, PLANNER

NEIGHBORS IN ATTENDANCE (24)

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- NEIGHBORS WERE CONCERNED ABOUT THE LENGTH OF STAY PERMITTED WITHIN THE RV PARK, THE LENGTH OF THE RV SPACES PROPOSED WITHIN THE DEVELOPMENT, THE AESTHETIC DESIGN AND UPKEEP OF THE PARK, MAINTENANCE AND SECURITY, HOURS OF OPERATION, SCREENING AND FENCING OF THE PROJECT, AND LIGHTING.
- THE NEIGHBORS WERE CONCERNED ABOUT INCREASE IN TRAFFIC WITH THE REALIGNMENT OF E ROAD 4 NORTH, LEVEL OF WATER CONSUMPTION RESULTING FROM THE PROJECT, SEPTIC AND WASTEWATER TREATMENT, AND THE OVERALL INCREASE IN DENSITY THAT THE PROJECT WILL BRING TO THE SURROUNDING AREA.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-14-026A

ADDRESS: 2820 N ROAD 1 EAST



ATTACHMENT E
STAFF RESEARCH

SEE NEXT PAGE.



STAFF RESEARCH – REZONE

CASE #: Z-22-01

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	2820 N Road 1 East				
Parcel Number(s):	306-14-026A				
Parcel Size(s):	30.15 acres				
Total Acreage:	30.15 acres				
Proposed Dwelling Units:	N/A				
Address:	661 E Howards Rd #17, Camp Verde, AZ, 86322				
Applicant:	Jeremy Bach				
Applicant's Agent:	Jeremy Bach				
Land Use Conformity Matrix:	Conforms:	Yes	X	No	
Zoning Overlay	PAD	X			

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agricultural/Residential 5-Acre Minimum (AR-5)	Vacant	Commercial/Multi-family Residential
North	Commercial Light (CL) & Commercial Heavy (CH)	Commercial	Commercial/Multi-family Residential
South	Agricultural/Residential 5-Acre Minimum (AR-5)	Residential	Commercial/Multi-family Residential
East	Agricultural/Residential 5-Acre Minimum (AR-5)	Agricultural/Residential	Commercial/Multi-family Residential
West	Commercial Light (CL) & Commercial Heavy (CH)	Commercial	Commercial/Multi-family Residential

Prior Cases or Related Actions:					
Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No		
Annexation	Yes	X	No		Original Town – Annexed 09/21/70
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		November 10, 2021 & December 28, 2021
Enforcement Actions	Yes		No	X	
Land Division Status:					
Irrigation District:	None.				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	Commercial/Multi-family Residential	
Issues:	None.	
Public Services Element:		
Water Facility Plan:	Source:	None.
Sewer Facility Plan:	Treatment:	None.
Issues:	-	
Transportation Element:		
Road Classification	Collector Street	
Issues:	Right of Way dedication – In Pre-application meeting, Public Works requested for right of way to align E Road 4 North, and right-of-way along N Road 1 East.	
Parks and Rec Element:		
Closest Park:	Memory Park, Chino Valley Aquatic Center.	
Within 1 mile of the Peavine Trail?	Yes	

NOTIFICATION

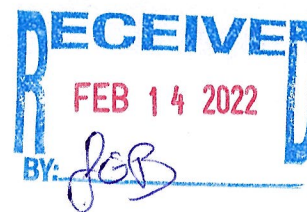
- **Legal Ad Published: The Sun** (01/31/2022)
- **300' Vicinity Mailing:** (12/13/2021)
- **21 Commenting/Reviewing Agencies noticed:** (01/13/2022)
- **Neighborhood Meeting:** (01/26/2022)
- **Hearing Dates:** (03/01/2022)
- **Comments Due:** (01/24/2022)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	Y	1/13/2022		Y	Y
Monica Holiday – APS					
Richard Perez - A.D.O.T.					
Ralph Baker – C.V.I.D.	Y	1/6/2022		Y	Y
Suzann E. – YC ENV	Y	1/18/2022			Y
Jon Groulx – YC Health	Y	1/13/2022		Y	Y
SparkLite Cable					
Century Link Cable					
Unisource Gas					
CVUSD					
United States Postal Service					
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)					
Will Dingee – Senior Planner (DS)					
Laurie Lineberry – DS Director					
Frank Marbury – PW Director					
Steve Sullivan – Assistant Engineer (PW)					
Jim Shinost – Plans Examiner (DS)					
Dan Trout – CBO (DS)					
David Jamie – Code Enforcement					
Damon Stanley – Code Enforcement					
Chuck Winn – Chief of Police (Police)					

ATTACHMENT F
PUBLIC COMMENT

SEE FOLLOWING PAGES.

February 13, 2022



Cathy Middlested
380 Lauren Ln
Chino Valley, AZ 86323

Planning Commissioners
202 N. State Route 89
Chino Valley, AZ 86323

RE: Item to be heard and voted on for the proposed re-zone of a 30.15-acre partial located at 2820 N. Road 1 East in Chino Valley, from Agricultural/Residential 5 acre minimum (AR-5) to HEAVY COMMERCIAL with a Planned Area Development.

Dear Commissioners:

I am opposed to this project for the following reasons:

1. It seems developers lately have wanted to RE-ZONE properties to a higher density, higher use, and no regard for neighboring properties as to how the re-zone will impact property values and their manner of living.
2. It also seems that the Planning and Zoning staff are quick to recommend approval on these projects and the impacts on neighboring properties.
3. Why must we always be approving re-zoning properties to a higher density and impact. Why can't developers propose projects that FIT within the zone as it is designated?
4. I am for keeping rural areas of Chino Valley rural. I do not believe this is an appropriate use for AR-5 to be rezoned to Heavy Commercial.
5. Other concerns as it relates to this project:
 - a. The high density and possibly lot coverage.
 - b. An RV park for no time limits on stay. NO STAY RESTRICTIONS.
 - c. No Traffic Study....Until the rezone is approved!!! Are you serious????? I've worked in the Planning field, and this is irresponsible at the least.

- d. No Environmental Report. And the applicant does not have to pay for impact fees or property tax to the town of Chino Valley. Again, are you serious?????
- e. No noise study (to my knowledge). How about the impacts to residential neighborhoods.
- f. No Conditional Use.
- g. No additional plans to service the traffic increase. REALLY?
- h. What about the existing roads and the impact this will have on them?
- i. What about costs for ambulance, fire, police, and schools?
- j. I heard from a neighbor who was at a previous meeting on this project and he said the developer indicated that this project could be the answer to low income families. That tells me this is a long term setup for trailers with no time limits. I feel this project has a lot of issues, community opposition, and I don't believe this is the answer to a development for low income families. If the Town really wants to develop a project for low income families, then do it right.
- k. And, my biggest fear is that this project will end up looking like the trailer park on Road 1 West. That park is a dump and is not maintained in any way.
- l. Unfortunately, I was not able to attend the previous meeting(s), but I hope the Planning and Zoning Commissioners will recommend denial of this project. It's the wrong project at this location, has a lot of community opposition, and not requiring the applicant to provide the studies for this re-zone is wrong.
- m. I would not be opposed to a trailer park for travelers for short term stays, like up to 1-2 weeks. Chino Valley could probably use that. The closest one in in Prescott.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Middlested". The signature is written in dark ink and is positioned above the printed name.

Cathy Middlested

February 14, 2022

To: Bethan Heng, Planner
Town of Chino Valley
Development Services
1982 Voss Drive, Dept. 203
Chino Valley, AZ 86323

Date: February 14, 2022

Re: Comments on proposed RV park on East Rd 4 North.

Submitted: via email to: bheng@chinoaz.net

Thank you for your attention and the ability to comment on this rezoning issue. Please carefully consider the following comments.

We have strong concerns about the rezoning associated with a proposed RV park on parcel 306-14-026A at the southwest corner of East Rd 4 North and North Rd 1 East. I urge P&Z to maintain the parcel zoning as AR5. Rezoning to Heavy Commercial (CH) is inconsistent with the General Plan. Rezoning to CH is an inappropriate intrusion into an area now zoned AR5 and SR2. The current AR5 zoning provides a buffer between the CL and CH zoning along Hwy 89 and the AR5/SR2 residential parcels surrounding the subject parcel, especially on the east side of Rd1E. To change the current AR5 zoning to CH will destroy that buffer and expose residents to substantially increased noise, night lighting, and traffic due to the extremely high density in the proposal. This proposal does not respect the peace and quiet of the neighborhood or our property values. It is inconsistent with the existing uses. CH zoning should be restricted to the highway corridor or the Business Park.

We note that there are several approved RV parks in Chino that have not been completed. We should not add another incomplete project to that list.

Additionally, a General Plan revision process will begin in the next few months. New developments of this scale should be paused until the plan process completes a new vision for Chino's future.

Finally, note that approving an RV park at this location is not only unacceptable to the neighborhood, but that it is contrary to the Town's goal of developing the Old Home

Manor Business Park. An RV park is a perfectly acceptable use of the Business Park and is a much preferable location. Further, permitting the use of a septic tank for the park when the Town's fine wastewater treatment system is nearby effectively contravenes the purpose of that plant investment and denies the Town the ability to capture more wastewater for recharge credits.

Rezoning to CH should be denied.

If rezoning is approved, a development agreement with conditions must be attached:

- **Rezoning** must be contingent on an approved development agreement. Rezoning will revert to AR5 if development is not completed within 24 months.
- **Public Safety:** Access streets within the RV park must be designed to accommodate fire trucks, police, and ambulance. Fire hydrants are required and all city codes must be met.
- **Traffic:** A traffic study should be completed to evaluate the need to upgrade width (or to 4 lane?) of Rd4N between Hwy 89 and Rd1E to accommodate large vehicle traffic. Turn lanes for entering and exiting the RV park may be necessary. Note that East Rd4N is a primary access for all the homes east of Rd1E between Rd4N and Perkinsville Rd . Do not allow entry or exit from RV park onto Rd1E. Note that the property has access to Hwy 89 at the southwest corner that could be used for an emergency exit. Road improvement expenses should be substantially shared by the developer.
- **Residency and Rental Structures:** No permanent structures, manufactured homes, or mobile homes for long-term or short-term rental are permitted. RV residency should be limited, not to exceed 30 days in a 6 month period. The RV park must not degenerate into a substandard housing development!
- **Vehicular surfaces:** All parking and driving surfaces should be paved.
- **Rentals:** We are concerned that developers will present pretty sketches to gain approval and but fail to implement those plans. No rentals should be allowed until the site plan is fully constructed and approved, including the streets, the pool, landscaping, trees, perimeter fencing, and buildings for administrative and common use that are included on the development agreement.
- **Quality:** The RV park should be a quality facility consistent with the aspirations of the Town of Chino Valley, not a low-quality, cheaply built park with long-term residents in cramped substandard housing with potential law enforcement issues.
- **Lighting:** The park must provide low-level downward-facing safety lighting that meets dark sky requirements.

February 14, 2022

- **Waste disposal:** Septic tank waste disposal is grossly unacceptable with this density: 6.4 units/acre overall and 9 units/acre for the 21 acres allotted to RV spaces. If this were a residential housing development, septic tanks would not be permitted. The RV Park must be required to connect to the Chino wastewater treatment plant. Note that 51.075E of the Town Code requires new subdivisions with lots <1 acre to connect, and 51.138 requires new commercial to buy in. Although this is technically not a subdivision, the density and commercial uses are absolutely consistent with the Town intent to require sewer connections.
 - The sewer system can be easily accessed by running a waste line down Rd4N or Granite Creek Lane to connect to the lift station in the wash opposite the end of Granite Creek Lane. The sewer connection must be funded by the developer. An additional benefit of the sewer connection is that the Town will receive increased recharge credits.
- **Neighborhood Protection:** All perimeters of the RV Park that connect to AR5 or SR2 zoned parcels must include a shield to protect neighbors from light, noise, dust, dogs, etc. The shield must be a solid block wall at least 6' high, lined with drought-tolerant trees on the inside of the park.

Gary Beverly, PhD and Molly Beverly
PO Box 176 - 1219 Granite Creek Lane
Chino Valley, AZ 86323
928-308-1003 (c)
gbverde99@gmail.com

Nina Perlmutter and Tom Brodersen
1327 Granite Creek Lane
Chino Valley, AZ 86323
(928) 925-9207
tbrodersen1892@gmail.com

Town of Chino Valley
Attn: Planning and Zoning Commission
Attn: Bethan Berg- Planner
1982 Voss Drive
Chino Valley, AZ 86323

Resident Opposition: Three Reasons to Stop Rezoning and Save Our Neighborhood

Introduction

As the four principle residents and landholders notified within 300ft of parcel (APN306-14-026A), we are writing in **united opposition** to proposed rezoning of 2820 N. RD 1, E. from AR-5 Agricultural /Residential to Commercial Heavy, in prelude to a potential “overlay” development of a 190 unit plus RV Park. The front page of the current Chino Valley General Plan states the Town’s vision is “...maintaining its valued farming heritage, recreation and environmental assets and its small town heritage (Chino Valley GP, 2014, pg1). The rezoning of (APN306-14-026A- Approx. 30Acres) from AR-5 Agricultural- Residential to Heavy Commercial (no condition use) is not in the best interest of the town because it is not consistent the Town’s stated vision in the current General Plan and will completely alter the character of the winery neighborhood lauded as the “Jewel of Chino Valley.” The location is currently zoned as AR -5 allowing 1 house per acre, consistent with properties in the surrounding neighborhood, and its barely adequate infrastructure including emergency services, roads and sanitation. An unprecedented density increase of population within the square mile of this proposed rezoning and development will negatively impact the Town’s public safety services, roadways, and is an inappropriate use according to the current town plan.

Cost: Externalization of town services to existing residents

When pressed in the initial neighborhood meeting, the proposed RV Park developer Mr. Bach could not offer any information on how he would provide compensation for the additional public services such as police, fire, ambulance, and school or road services required to maintain the population of his 190+ plus RV units (roughly 400 people). Additionally, he stated there is no time limit on occupancy in his park, except a 30-day renewal clause, which would theoretically qualify for a kind of quasi-permanent residency. He explained the Park will help alleviate the shortage of low -cost housing, failing to mention that occupants would not be paying any property tax (Bach, Chino Valley Neighborhood Meeting, 2022). Further, Mr. Bach stated in an open conversation with the community members in the Council Chambers parking lot after that he specifically pursued these types of “LOW- CAP-X opportunities” because they require no or low infrastructure investment on his part. This statement appears to be diametrically opposed to the statement in the Town Plan, which calls for the developer “to pay its fair share for additional public service” (Chino Valley GP, 2014). The insignificant three-percent occupancy the town will enjoy from the potential 400 “quasi-residents” at the park will have an insignificant impact on paying

for the additional cost of public services including emergency services, road repairs and possibly school costs if any long-term occupants have school-age children. Recent articles in the Courier condemning slow or no ambulance service response are just one example of how our emergency services are already overextended in resources with the current population. In addition, the Chino Valley Review recently reported on the shortage of teachers in the Chino Valley Unified School District. The fact that the Town's last two special-ballot road funding initiatives both failed to pass should also clearly demonstrate that our town does not currently possess the funding required to maintain the existing road base, much less initialize, and further capitalize major infrastructure changes to the roads this project requires. Once again, those costs are externalized to the community through increase in taxes, and disruption in existing Town services for current taxpaying residents.

State of the Roads

We can expect an explosive volume of traffic on the area roadways due to trucks and RV's possibly numbering in the hundreds daily, and other peripheral transport vehicles from the RV Park alone. Although in conjunction with this project, and through donation of easements on the adjacent roadways of RD 4N and RD1 E, DPW has confirmed anticipated widening of RD4 N from roundabout to Old Home Manor and plans to realign and widen RD1 N, which will change the functional classification of the road allowing heavy commercial traffic directly through the existing residential community. We residents also take issue with rezoning this property as a seemingly clandestine town road initiative (through easement donation) to open both adjacent roads to exponentially increased commercial traffic volume, speeds and weight loads, with no established funding to bring the project to full completion. We demand an official traffic study be conducted in consideration of these impacts **before** the rezoning of the property is approved, particularly because rezoning this parcel will remap the existing roadway and character of the neighborhood. Currently most of the Town's roads are already in marginal shape at best, with multiple pot-hole fields already existing on RD4 N. The additional heavy commercial vehicles and weight of RV traffic soon allowed to traverse both RD4 N. and RD1 E will have a major negative impact on road surfacing because the road thickness is not currently designed to support this weight or volume of traffic (DWP, 2022). The peripheral vehicles associated with each RV in the park, the RV's themselves and additional heavy commercial traffic are a complete formula for disastrous consequences concerning the Round-about on RD4, where several accidents have already occurred. The traffic backup and congestion on the RD4 N adjacent to the proposed RV Park will become unmanageable because of the sheer size and often 60-100 ft. plus lengths of the trailers and the lack of maneuverability that length implies, not to mention the increase in lengthy commercial trucks. Together, we must emphasize these zoning and road changes clearly constitute a major amendment to the existing town plan (Chino Valley GP, 2014, pg. 10). This level of change will directly impact the Town's long term growth plan and should be tabled to ensure

full community participation in this major amendment to the Town Plan until the Town's new plan is reviewed and revised early next year.

Inappropriate Use of the Land

In the introduction to the General Plan, some of the top bullet point priorities for the Vision of Chino Valley are: "Small town Image, Rural farm, Ranch, Historic, Rural lifestyle, Farming character, Large amount of open space, Historic, and Heritage preservation" (Chino Valley GP, 2014, pg. 2). This proposed re-zoning will unfavorably impact the surrounding residential and rural neighborhood that is **already** low-density zoned and established in character of the visionary goals set forth in the General Plan. This lifestyle promoted in the Town GP is precisely why several of us have recently chosen to relocate and invest in this neighborhood in recent years. The high population density proposed with this 197-plus RV Park is unprecedented in Chino Valley and requires Commercial heavy zoning specifically due to the high occupancy, thus the need for exceptional leapfrog zoning straight to Commercial Heavy, over the following sequential zoning category Commercial Light. Commercial Light zoning is corresponding and appropriate according to the current Town GP, and we wish this designation would be considered as a zoning alternative in this case. Rezoning to Commercial Heavy, with extreme population density will ~~a~~-produce noise, visual and possibly ground water and environmental pollution. One of the developer's proposed solutions to concealing the visual change of the neighborhood is a 30-Acre chain link fence to separate the Park from the surrounding community (Bach, Chino Valley Neighborhood Meeting, 2022), which will do nothing to reduce the noise, light, and air pollution from both the gasoline and diesel vehicles that will be able to enter the park 24/7. The facility will also be operating with a packaged, below-ground, black-water treatment plant, which will be a first-time use or ground installation of this type of wastewater treatment facility in Chino Valley to date. Further, the site will not contribute to groundwater recharge of the aquifer it will be residing on (DWP, 2022). As this project is certainly conflicting with the current Town GP, do we really want the neighborhood that contains the "Jewel of Chino Valley" to be displaced by a high-speed corridor for commercial trucks, storage, and RV Parks? Surely there is a more appropriate location for an RV Park, and clearly there is because the Town has already approved construction of a 20-acre RV Park in the Old Manor Area only a couple of miles from this proposed RV Park (DWP, 2022).

Conclusion

Rezoning to allow the construction of the proposed RV Park and complete remapping of the roadways of the neighborhood is not in the best interest of the community. Certainly, as directly adjacent landholders, we feel our voice should be heard with great consideration, as all our property values have already been impacted with the just mere proposal of this project being on Public Record. We join the hundreds of residents in the surrounding community who have signed our petition to oppose this ill-planned, cost-externalizing, development nightmare. Such a major amendment to the Town's General

Plan should be taken up when the entire Plan is reviewed early next year, allowing a careful review of its community-wide impact including costs, traffic congestion, and dramatic change of the “valued farming culture”.

Respectfully,

Notified Residents and Property Owners:

Terry Ireton

2614 N Road 1 E

Chino Valley, AZ

Darrin & Sheri Rodgers

1002 E Road 4 N

Chino Valley, AZ

Grant & Rachelle Fernow,

2949 N Road 1 East

Chino Valley, AZ

Robert & Juliann Baker

2869 N Road 1 East

Chino Valley, AZ

Feb 11, 2022

Bethan Heng, Planner
Town of Chino Valley Development Services
1982 Voss Dr, Ste 203
Chino Valley, AZ 86323-7604

Re: Rezone request – Parcel #306-14-026A
@ SW corner of Rd 4N and Rd 1E

Dear Ms. Heng:

We want to voice our concern about the proposal to rezone the above-mentioned 30-acre parcel from AR-5 to CH, thereby allowing the owner to move forward with a plan to install a 195-unit RV park. We are aware that this parcel exists within the corridor designated a commercial zone within the General Plan. More than 20 years ago when it was originally developed, Mike served on the citizen committee that helped develop the Plan.

In the years since the commercial corridor concept was developed, the center of town shifted southward from the Hwy 89 and Rd 3 North area (originally Safeway, Taco Bell, McDonalds, etc.) to the now Hwy 89 and Rd 2 North area (Safeway shopping center, Walgreens, Taco Bell, Post Office, Burger King, Sonic, Chino Skillet, etc.).

In the past 20 years, it was also the Town's desire to create a new town center involving its 800+-acre Old Home manor acreage. Much has changed over time, but Old Home Manor remains undeveloped and the area in consideration has remained low-density.

The 4 North area near the highway on the "designated commercial" edges of Rd 1 West and Rd 1 East has become more residential and less commercial. In fact, from Rd 4 North all the way down to Rd 4 South/Outer Loop Rd, existing zones bordering Rd 1 West and Rd 1 East consist principally of SR-1 or -2 and AR-5 zones. There are very few CL-zoned parcels, no CH zones bordering the two roads, and the CL entities are very low-density. This shows the Town's commercial zone plan has not developed in the way it originally was conceived. Rather, there are mostly residences along both Roads 1 East and 1 West.

We understand the importance of property rights. We also understand the value of zoning regulations to ensure that residential, industrial and commercial zones are properly separated and buffered from each other, a point noted in the General Plan (page 10, Land Use).

The proposed project has no such transition or buffer zoning. A rezone from AR-5 to Commercial Heavy would allow for a high-density RV park to reside next to mostly very low-

density, AR-5 and SR-2 parcels. We find this project *at this location* to be unacceptable and incongruent with the Town's goals, its General Plan and the existing neighborhood.

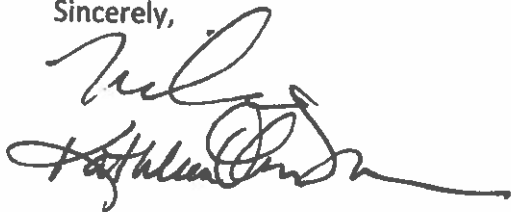
If it is the Town's desire to attract an RV park, there are other locations already designated CH as well as an area at Old Home Manor specifically planned for RV parks. That location would allow the park to easily connect to the Town's sewage treatment plant – providing the Town and its citizens valuable water credits. The developer has other, more appropriate choices than the property at 4N and 1E; and if the project were located near Old Home Manor, it would be compatible with the Land Use section of the current General Plan (page 14).

In any case, we also believe that the next General Plan update (due in less than two years) can and will appropriately address the changes that have occurred since its adoption in 2014 – and we believe the Town is too close to a new Plan to make such a dramatic zoning change in this neighborhood.

Finally, the people who are most affected by this proposal are a community. We know each other, look after each other and most of us do not believe this development is compatible with our neighborhood or its long-term future.

We believe Town Staff should recommend against this proposal.

Sincerely,

Two handwritten signatures in black ink. The first signature is a stylized 'Mike' and the second is a more complex signature, likely 'Kate'.

Mike and Kate O'Connor-Masse
2572 N Rd 1 East, Chino Valley 86323
26-year Chino Valley residents
Owners of two properties within 600 feet of parcel 306-14-026A

Town of Chino Valley
Attn: Mr. Will Dingee-Senior Planner
202 Voss Drive
Chino Valley, AZ 86323

July 9, 2022

Dear Mr. Dingee:

I oppose the proposed rezoning of 2820 N. RD 1, E. (APN306-14-026A) from AG-5 to Heavy Commercial with no restrictions as a prelude to development of a 190 plus RV Park on the site. I am the co-owner of the property located at 2869 North Road 1 E, Zoned AG-5, located adjacent to the property proposed to be rezoned. This proposed rezoning and development will negatively impact the value of my land and that of other residents in the immediate area.

The rezoning of 2820 N. RD 1, E (approximately 30 acres) from AG-5 to Heavy Commercial is not in the best interest of the town or those landowners/residents within the immediate vicinity. The location is currently zoned as AG -5 allowing 1 house per 5 acres, consistent with properties in the surrounding neighborhood and its infrastructure including roads and sanitation. The current Town General Plan recognizes this area as largely agriculture area and commensurate with the town's goal to maintain its "valuable farming heritage."

The Town's General Plan calls for the developer "to pay its fair share for additional public service." When pressed, the RV Park developer could not offer any information on how he would pay for the additional public services such as police, fire or ambulance services needed for his 197 plus RV units (roughly 400 people). Recent articles in the local newspaper decrying the slow or no ambulance response are just one example of how these public services are already stretched. Additionally, he stated that there is not time limit on occupancy except a 30-day renewal clause. He explained the Park will help alleviate the shortage of low -cost housing failing to mention that occupants would not be paying any property tax. The 3% bed tax the Town will get will not come anywhere near covering the cost of public services including emergency services, road repairs and possibly school costs if any long -term occupants have school-age children.

Next, the proposed RV Park is far too small for the proposed 197 units and will unfavorably impact the surrounding residential neighborhood. The 197 plus RV spaces proposed is unreasonably dense for the space available not including the Razors and other smaller RV vehicles. Such a land use will produce both noise and visual pollution. The developer proposed a chain link fence to separate the Park from the surrounding community. Such a fence will do nothing to reduce the noise from both the gasoline and diesel vehicles that will be able to enter the park 24/7 or be of any aesthetic value.

The wear and tear on the Town's roadways would increase greatly due the increased traffic volume and the weight of the RVs. Currently, many of the Town's roads are in marginal shape. Often, there is traffic congestion at the traffic circle adjacent to the proposed RV Park and that will only increase with the length and size of RVs. At the very least, a traffic study should be conducted before rezoning this property for RV Park use. Doing it after it is rezoned, is putting the cart before the horse. Likewise, the plan to realign and widen RD1 N will change the functional classification of the road allowing heavy commercial traffic directly through the existing residential community. Together, these zoning and road changes clearly constitute a major amendment to the existing town plan. This level of change will directly impact the City's long term growth plan and should wait until the Town's Plan is reviewed early next year to ensure full community participation in this zoning and road change.

In addition, the Town has already approved construction of its own RV Park in the Old Manor Area only a few miles from the proposed RV Park. Once operational, the proposed RV Park would be in direct competition with Town-owned RV Park. Do we want this side of town to become one big RV Park?

In conclusion, rezoning to allow the construction of the proposed RV Park is not in the best interest of the community. I join the rest of the residents in the surrounding community in opposing this ill-planned development effort. Such a major amendment to the Town's General Plan should be taken up when the entire Plan is reviewed early next year, allowing a careful review its community-wide impact including costs, traffic congestion, and dramatic change of the "valued farming culture" .

A handwritten signature in black ink, appearing to read "Robert W. Baker". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Robert W. Baker

Town Council

Planning and Zoning Commission

ATTN: Bethen Heng

Dear Ladies and Gentlemen of Commission,

February 11, 2022

My letter to you is in regard to Zoning Changes Case No# 2-01-22. AG/5 acre residential – to- Heavy Comm./w. planned development overlay project 190 RV unit park. All to often plans fall through and lay vacant for an entirely different accepted done deal. The growth on Road 1 East has exceeded its limits for traffic, noise, lights, cameras, action etc. Is this and the 150 new homes at Perkinsville a precursor to run water, utilities, and sewer all the way down? The 150 new home investors would fight an RV park next to them I'd bet money on that!

The property values of all stick-built homes will plummet into a deficit. Affordable housing has always been an issue in Chino Valley for so many many years. As badly needed as a 2nd competitive grocer. No one is denying a developers dream, or City revenue, growth, and progress, etc. Responsible managed growth should be and used to be the goal.

Years ago, Chino Valley annexed from 2South to roundabout for industrial, it didn't happen as planned. I also think the new request for Soccer complex investors would not like such a project next to them, but hey, what has ever happened to promote the Old Home Manner Area that has been sitting Idle.

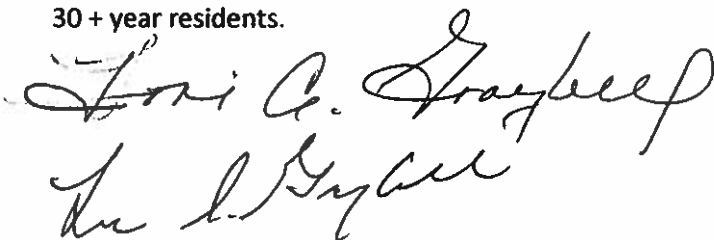
Old Home Manner is zoned for such a project. A much more copesetic location for such a project and to all that Chino has going on.

Rural defines Chino Valley to an extent. To the West is like the Wild West. Wide open spaces, To the East all stick-built homes from South to North all the way through R. 1 east. Please Ladies and Gentlemen consider leaving the Zoning of this Case # as is. To view 5 or 6 Stick built homes – vs- 190 jammed RV park from my dining window most desired. Please take into consideration the long-time residents -vs-A "Hit N Run" project happen here.

Sincerely,

Lee and Toni Graybill

30 + year residents.


Toni A. Graybill
Lee H. Graybill

February 12, 2022

Bethen Heng, Planner
Town of Chino Valley
Development Services
1982 Voss Drive, Dept 203
Chino Valley, AZ 86323

Project: Case #-Z-1-22 Proposed rezone of 2820 N. Road 1 East, Chino Valley, AZ 86323 from agricultural/residential 5 acre minimum (AR 5) to Commercial Heavy with a planned area development (CH/PAD)

Dear Ms. Heng:

I'm writing this letter to formally oppose the above proposed rezoning and planned area development project. From what I understand the proposed project is a large RV park with 190+ spaces. This project doesn't seem to fit in this area and would have an adverse effect on property values. This is a rural agricultural community, most of the houses are on 1 to 5 acres lots with horses and farm animals. This project would bring increased traffic to an already congested intersection (89 & 4N) and would also add to the numerous potholes already on 4N and adjacent streets. In addition, our beautiful views and quiet nights will be filled with an RV Park lit up at all hours and our views will be of fences and RV's. I don't doubt that there is a need in Chino Valley for this type of housing but there must be other places in town that is more suitable for this project. Why not consider Old Home Manner that the town has talked about developing for years and has easy and safe access off Perkinsville Rd? There must be numerous other places in town that would also be a better fit for this type of housing project. I ask that you consider rejecting this proposed rezone for the neighbors that have lived here for many years (14 to 30 years for many of the neighbors) and for all the residents in Chino Valley.

I will be attending the upcoming Planning & Zoning Meeting and the Town Council Meeting and plan on bringing as many neighbors as possible. Thank you in advance for your consideration.

Sincerely,

Diane Audette
1322 Florida Ln
Chino Valley, AZ 86323

February 10, 2022

Town of Chino Valley Planning & Zoning Commission
Attn: Bethan Heng
202 Voss Drive
Chino Valley, AZ 86323

Subject: Proposed Zone Change and RV Park at 2820 N. Road 1 East

Ms. Heng,

We are writing this letter to voice our opposition to the proposed zone change and RV park at the corner of 4 North and 1 East. We own a newer site-built residence (completed in 2017) and vineyard on AR-5 zoned property at 2845 N. Road 1 East. It is our feeling that the proposed project would bring with it a density and use that is too abrupt relative to the agricultural nature of our property and other AR-5 zoned properties that are immediately adjacent to the proposed RV park. Additional concerns that bolster our opposition are the traffic patterns that this higher density use would bring with it, potential groundwater contamination resulting from sewage overload, the inherent itinerant nature of RV Park residents, and noise/light pollution to a currently pastoral setting.

Regards,



Richard and Susan Peterson
Chino Valley

TO: Town Council, Planning & Zoning Commission, Attn: Bethen Heng.

We would like to register our opposition to the proposed rezoning of 2820 N. Road 1 East, Chino Valley, AZ. 86323 from agricultural/residential to Commercial Heavy.

We have lived on New York Place for 45 years. Our house was one of the first houses to be built in this area. We chose this area for the low density, rural nature that comes with the houses being spaced a comfortable distance apart. We object to any project that changes that concept. With the proposed 190+ space RV Park less than a half mile up-wind from us, we would be subjected to greatly increased noise levels and additional dust blowing toward us. Additionally, we are concerned about the potential for an increase in crime due to the quasi-transient element inherent with recreational vehicles.

Our biggest concern is the increased demand on our already overburdened water resources. Just with the current influx of single-family homes, (and numerous marijuana greenhouses) the longevity of our water supply is already being threatened. With the addition of high-density occupancy such as is being proposed, this would place an unacceptable strain on our water resources.

Gordon & Nancy Diffendaffer
1485 New York Place
Chino Valley, AZ. 86323

**JUSTIN
AND
LINDSAY
BRERETON**

2/10/22

City Of Chino Valley Planning and Zoning
1982 Voss Dr.
Chino Valley, AZ 86323

Dear Planning and Zoning,

We believe the planned RV Park at the 4North and 1East property would be inconsistent with the current makeup of the area. The area suggested is in a residential and rural area, and not compatible with an RV Park. The influx of people would not be suitable, and the surrounding community would be inundated with a quantity of people roaming around on foot and by vehicle. Our roads are not set up for this traffic, and the size of RV's would be a detriment to our quality of life. We feel strongly that a different area should be chosen.

Sincerely,

Justin and Lindsay Brereton

My husband and I live at 3105 W Oso Prescott Az.

It is out Williamson Valley. My husband and I do our weekly shopping in Chino. Part of our desire to shop in Chino is the small atmosphere that it emits. Why put in more mobile homes? It doesn't add to the charm and monetary value of Chino. I

hope this plan comes under review and is overturned. Sincerely,

Cherie & Rob Dodds

PETITION TO THE TOWN OF CHINO VALLEY

We, the undersigned, are opposed to the proposed rezoning at 2820 North Road One East. The proposal is to re-zone from AR-5 (ag/residential) to CH (commercial heavy).

This rezone is being sought to put in a high-density RV park, which has numerous negative impacts on the surrounding community and is an incompatible land use.

We respectfully request that Town Staff and the Planning & Zoning Commission reject this rezoning application.

NAME	STREET ADDRESS	Registered to vote in CV town limits? (Y/N)
Gale Collins	2880 Georgia	Y
Ken Povey	1385 E. CAIT	Y
Ananda Wilson	1422 California Dr.	Y
Paul Bongkley	1435 California Dr.	Y
Christine Reynolds	1611 Granite Creek Ln	Y
William D. Ough	1422 California Dr.	Y
Tamara Beerra	1375 New York St.	Y

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Name	Street Address	Qualified to vote in Chino Valley? (Y/N)
David Tavares Joshua Cambra	1881 Pisto Ln.	Yes
Jeffrey	1886 Anthony Ln.	Yes
Bruce (Mike)	2078 Branding Iron rd - 93709 mail. com	Yes
Frank Rodriguez	2078 Branding Iron Ln.	
Michael		
Richard	2033 Branding Iron Ln.	
Michael	2033 Branding Iron Ln.	
MASS F1000002		
Wanda	1427 new york rd	

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Name	Street Address	Qualified to vote in Chino Valley? (Y/N)
MARK PANSINI	1848 PINTO LN, Chino Valley, AZ	Y
Stacy Lott	1879 Pinto Ln, Chino Valley, AZ 1879 Pinto Ln, Chino Valley, AZ	Y
Brett Delow	1879 Pinto Ln Chino Valley AZ	
Bundy Braville	1796 Pinto Lane Chino Valley, AZ	Y
Leo Brail	1796 Pinto Ln Chino Valley AZ	
Donna Sanders	1575 Del Rio St, AZ 86323 1380 Red Cloud Rd CU, AZ 86329	

PETITION TO THE TOWN OF CHINO VALLEY

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This rezone is being sought to put in a high-density RV park, which has numerous negative impacts on the surrounding community and is an incompatible land use.

We respectfully request that Town Staff and the Planning & Zoning Commission reject this rezoning application.

Name

Street Address

Qualified to vote in Chino Valley? (Y/N)

Johann Dorfing 1485 Red Cinder Rd

Y

Christin Dorfing 1485 Red Cinder Rd

yes

Levi T 2060 Deer Drive

Y

Jay C. Tackett 2000 Drive

yes

	A	B	C	D	E	F
1	Name	City	State	Postal Code	Country	Signed On
2	Rachelle Fernow	Chino Valley	AZ		US	2/6/2022
3	Lindsay Roskopf	Chino valley	AZ	86323	US	2/6/2022
4	LindaLin Jensen	Paulden	AZ	86334	US	2/6/2022
5	Mitzi Conn	Chino Valley	AZ	86323	US	2/6/2022
6	Janet Fernow	Prescott	AZ	86301	US	2/6/2022
7	Sheri Rogers	Chino Valley	AZ	86323	US	2/6/2022
8	Larry Holt	Chino Valley	AZ	86323	US	2/6/2022
9	Paula Pizinger	Chino Valley	AZ	86323	US	2/7/2022
10	ROBERT NELISSEN	CHINO VALLEY	AZ	86323	US	2/7/2022
11	Adam Kaluba	Burleson	TX	76028	US	2/7/2022
12	John Kirkpatrick	Chino Valley	AZ	86323	US	2/7/2022
13	Middlested Cathy	Chino Valley	AZ	86323	US	2/7/2022
14	Kimberlee Olson	Chino Valley	AZ	86323	US	2/8/2022
15	Dianna Voegelé	Phoenix	AZ	85009	US	2/8/2022
16	Samantha Kapele	Chino Valley	AZ	86323	US	2/8/2022
17	Carrie Bass	Chino Valley	AZ	86323	US	2/8/2022
18	Sharon Jackson	Chino Valley	AZ	86323	US	2/9/2022
19	Charlotte Marriott	Chino Valley	AZ	86323	US	2/9/2022
20	Dustin Rigg	Phoenix	AZ	85031	US	2/9/2022
21	korniat stephen	Chino Valley	AZ	86323	US	2/10/2022
22	Debbie Finley	Chino Valley	AZ	86323	US	2/10/2022
23	Mary Blackmon	Chino Valley	AZ	86323	US	2/10/2022
24	Leticia Ausbern	Chino Valley	AZ	86323	US	2/10/2022
25	Darrin Rogers	Chino Valley	AZ	86323	US	2/10/2022
26	Paul Miller	Prescott	AZ	86303	US	2/10/2022
27	Karen Rascon	Prescott Valley	AZ	86315	US	2/10/2022
28	debra Mulcahy	Los Angeles	CA	90060	US	2/10/2022
29	Daid Hicks	Chino Valley	AZ	86323	US	2/10/2022
30	Courtney Edel	Prescott Valley	AZ	86315	US	2/10/2022
31	Sheri Matlock	Chino Valley		86323	US	2/10/2022
32	Juliann Baker	chino valley	AZ	86323	US	2/10/2022
33	April Frank	Paulden	AZ	86334	US	2/10/2022
34	Beth Ironside	Chino Valley	AZ	86323	US	2/10/2022
35	Kate O'Connor-Masse	Chino Valley	AZ	86323	US	2/10/2022
36	jaye tackett	chino valley	AZ	86323	US	2/10/2022
37	Casey Jones	CHINO VALLEY	AZ	86323	US	2/10/2022
38	Betty Canedy	Chino Valley	AZ	86323	US	2/10/2022
39	Jessica Owen	Chino Valley	AZ	86323	US	2/10/2022
40	Terrie Leahy	Prescott	AZ	86303	US	2/10/2022
41	Cathy Crader	Phoenix	AZ	85033	US	2/10/2022
42	Krystal Rappe	Kingman	AZ	86401	US	2/10/2022
43	Robert Baker	Chino Valley	AZ	86323	US	2/10/2022
44	Sandra Deahn	Prescott Valley	AZ	86314	US	2/10/2022
45	John Warrington	Lisle	IL	60532	US	2/10/2022
46	Jodie Steele	Prescott	AZ	86305	US	2/10/2022

	A	B	C	D	E	F
47	Richard Peterson	Chino Valley	AZ	86323	US	2/10/2022
48	Susan Peterson	Chino Valley	AZ	86323	US	2/10/2022
49	Sharon Nance	Chino Valley	AZ	86323	US	2/10/2022
50	Brandy Simone	Prescott	AZ	86302	US	2/10/2022
51	Audrianna Atkinson	Chino Valley	AZ	86323	US	2/10/2022
52	Rebecca Ferreira	Nashua		3062	US	2/11/2022
53	Spencer Coffin	Chino Valley	AZ	86323	US	2/11/2022
54	Alie Amato	Mayer	AZ	86333	US	2/11/2022
55	Justin Brereton	Chino valley	AZ	86323	US	2/11/2022
56	Junior Mier	Chino Valley	AZ	86323	US	2/11/2022
57	Lydia Alvarez	Chino Valley	AZ	86323	US	2/11/2022
58	Jessie Turner	Prescott	AZ	86301	US	2/11/2022
59	Gary Beverly	Chino Valley	AZ	86323	US	2/11/2022
60	Molly Beverly	Chino Valley	AZ	86323	US	2/11/2022
61	Danielle Baker	Chino Valley	AZ	86323	US	2/11/2022
62	Kara Brennion	Chino Valley	AZ	86323	US	2/11/2022
63	Susan Caruso	Chino Valley	AZ	86323	US	2/11/2022
64	Lenora Kerr	Chino Valley	AZ	86323	US	2/11/2022
65	Nina Perlmutter	Chino Valley	AZ	86323	US	2/11/2022
66	Gayle McIntosh	Chino valley	AZ	86323	US	2/11/2022
67	Tom Brodersen	Chino Valley	AZ	86323	US	2/11/2022
68	Judy Fuller	Chino Valley	AZ	86323	US	2/11/2022
69	Ralf Paddock	Chino Valley	AZ	86323	US	2/11/2022
70	charlyn burchard	Chino Valley	AZ	86323	US	2/11/2022
71	Athena Davis	Chino Valley	AZ	86323	US	2/11/2022
72	Helen Hanes	Chino Valley	AZ	86323	US	2/11/2022
73	Elise King	Chino Valley	AZ	86323	US	2/11/2022
74	Diane Audette	Chino Valley	AZ	86323	US	2/12/2022
75	Kathy Shephard	Chino Valley	AZ	86323	US	2/12/2022
76	James Olsen	Chino Valley	AZ	86323	US	2/12/2022
77	Toni Graybill	Chino valley	AZ	86323	US	2/12/2022
78	Kathie Niekowal	Chino Valley	AZ	86314	US	2/12/2022
79	Destin Jackson	Chino Valley	AZ	86323	US	2/12/2022
80	Shelli Kinkade	Chino Valley	AZ	86323	US	2/12/2022
81	Robert kinkade	Prescott Valley	AZ	86315	US	2/12/2022
82	Michelle Belverud	Chino Valley	AZ	86323	US	2/12/2022
83	Shelley Crookes	Chino Valley	AZ	86323	US	2/12/2022
84	Cecilia Savage	Chino Valley	AZ	86323	US	2/12/2022
85	Deborah Jamieson	Chino Valley	AZ	86323	US	2/12/2022
86	Tammy Shephard	Chino Valley	AZ	86323	US	2/12/2022
87	Dominic Ruggiero	Chino Valley	AZ	86323	US	2/12/2022
88	Colleen Acheson	Chino Valley	AZ	86323	US	2/12/2022
89	Cristine Montaine-Cooke	Chino Valley	AZ	86323	US	2/12/2022
90	John Piecuch	Paulden	AZ	86334	US	2/12/2022
91	Shaunde Rolmaine	Chino Valley	AZ	86323	US	2/12/2022
92	Coleen Robbennolt	Chino Valley	AZ	86323	US	2/12/2022

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93	Cynthia Owens	Chino Valley	AZ	86323	US	2/12/2022
94	Linda Schacherer	Chino Valley	AZ	86323	US	2/12/2022
95	David Jamieson	Chino Valley	AZ	86323	US	2/12/2022
96	John Hamilton	Prescott	AZ	86302	US	2/12/2022
97	Dan Hines	Prescott	AZ	86304	US	2/12/2022
98	Gary Burns	Chino Valley	AZ	86323	US	2/12/2022
99	Martha Masterman	Prescott	AZ	86305	US	2/12/2022
100	Edward Brown	Chino Valley	AZ	86323	US	2/12/2022
101	Diane Gentry	Chino Valley	AZ	86323	US	2/12/2022
102	Rick Bass	Chino Valley	AZ	86323	US	2/12/2022
103	Antoinette Villalobos	Chino Valley	AZ	86323	US	2/12/2022
104	Gage Hochstine	Fort Worth		76134	US	2/12/2022
105	Lynn Taylor	Paulden	AZ	86334	US	2/12/2022
106	Dave Conn	Chino Valley	AZ	86323	US	2/12/2022
107	Thomas Short	Chino Valley	AZ	86323	US	2/12/2022
108	Dave Hoffman	Chino Valley	AZ	86323	US	2/12/2022
109	Marion Rinaldi	Chino Valley	AZ	86323	US	2/12/2022
110	Kevin Bowling	Chino Valley	AZ	86323	US	2/12/2022
111	Kristine Wilder	Scottsdale	AZ	85254	US	2/12/2022
112	Sandra Holdren	Chino Valley	AZ	86323	US	2/12/2022
113	Diane Nagle	Chino Valley	AZ	86323	US	2/12/2022
114	Chloe Portalatin	Fort Myers		33913	US	2/12/2022
115	Teresa Vallejo	Phoenix	AZ	85033	US	2/12/2022
116	Alize Macias	Sanger		93657	US	2/12/2022
117	Monique Borruso	Chino Valley	AZ	86323	US	2/12/2022
118	Debbie Lupkey	Phoenix	AZ	85041	US	2/12/2022
119	Patrick Wyeth	Chino Valley	AZ	86323	US	2/12/2022
120	Jodi Maas	Prescott	AZ	86305	US	2/12/2022
121	Daniel Osborn	Chino valley	AZ	86323	US	2/12/2022
122	brenda Steinberg	Snowflake	AZ	85937	US	2/12/2022
123	Carol Webber	Chino Valley	AZ	86323	US	2/12/2022
124	Laurel Howell	Chino Valley	AZ	86323	US	2/12/2022
125	Joyce Cooper	Chino Valley	AZ	86323	US	2/12/2022
126	Cynthia Tamillo	Chino Valley	AZ	86323	US	2/12/2022
127	Robert Johan	Chino Valley	AZ	86323	US	2/12/2022
128	Jo Savage	Chino Valley	AZ	86323	US	2/12/2022
129	Adys Mirabal	Coldspring	TX	77331	US	2/12/2022
130	Lois Underwood	Chino Valley	AZ	86323	US	2/12/2022
131	Cindy Chambers	Surprise	AZ	85374	US	2/12/2022
132	Linda Thompson	Paulden	AZ	86334	US	2/12/2022
133	Tina Harmon	Prescott Valley	AZ	86363	US	2/12/2022
134	David Miller	Long Beach	CA	90802	US	2/12/2022
135	Carolyn Strickroth	Chino Valley	AZ	86323	US	2/12/2022
136	Janice Baron	Phoenix	AZ	85032	US	2/12/2022
137	Timothy Leahy	Chino Valley	AZ	86323	US	2/12/2022
138	Barbara Merriman	Chino Valley	AZ	86323	US	2/12/2022

	A	B	C	D	E	F
139	Christopher Baca	Chino Valley	AZ	86323	US	2/12/2022
140	Kimberly Dolmer	Chino Valey	AZ	86323	US	2/12/2022
141	Tim Lewis	Chandler	AZ	85248	US	2/12/2022
142	Terry Scheer	Prescott	AZ	86323	US	2/12/2022
143	Inger Johnson	Phoenix	AZ	85018	US	2/12/2022
144	Robert Ladd	Chino Valley	AZ	86323	US	2/12/2022
145	Kim Douglas	Chino Valley	AZ	86323	US	2/12/2022
146	Renita Steinmann	Chino Valley	AZ	86323	US	2/13/2022
147	Bryan Whipp	Paulden	AZ	86334	US	2/13/2022
148	Jeffrey Larriue	Chino Valley	AZ	86323	US	2/13/2022
149	Grant Fernow	Chino Valley	AZ	86323	US	2/13/2022
150	Paula Smith	chino valley	AZ	86323	US	2/13/2022
151	Gates Michael	Chino Valley	AZ	86323	US	2/13/2022
152	Jonathan Walker	Tempe	AZ	85282	US	2/13/2022
153	Janet Arroyo	Chino Valley	AZ	86323	US	2/13/2022
154	Amy Sisul	Prescott Valley	AZ	86315	US	2/13/2022
155	Michol Rodriguez	Phoenix	AZ	85001	US	2/13/2022
156	Mark Harvey	Paulden	AZ	86334	US	2/13/2022
157	JoAnne Rudolph	Chino Valley	AZ	86323	US	2/13/2022
158	Lynda K Steirger Barnes	Chino Valley	AZ	86323	US	2/13/2022
159	Toni Connolly	Phoenix	AZ	85042	US	2/13/2022
160	Sabrina Hubbard	Los Angeles	CA	86323	US	2/13/2022
161	Robin Post	Chino Valley	AZ	86323	US	2/13/2022
162	Crystal Douglas-Croft	Prescott	AZ	86302	US	2/13/2022
163	Cheryl Moore	Prescott Valley	AZ	86314	US	2/13/2022
164	kevin christensen	kingman	AZ	86409	US	2/13/2022
165	Robert Fiorentino	Chino Valley	AZ	86323	US	2/13/2022
166	Michael Schwartz	Prescott Valley	AZ	86315	US	2/13/2022
167	Ann Richey	Paulden	AZ	86334	US	2/13/2022
168	James Affinito	Prescott Valley	AZ	86315	US	2/13/2022
169	michelle paredes	Chino	CA	91710	US	2/13/2022
170	Melissa Christensen	Chino Valley	AZ	86323	US	2/13/2022
171	Shad Murphy	Kingman	AZ	86401	US	2/13/2022
172	April Rieger	Everett	WA	86323	US	2/13/2022
173	Shirley Culliney	Prescott	AZ	86305	US	2/13/2022
174	John Mallon	Chino Valley	AZ	86323	US	2/13/2022
175	Page Hammond	Chino valley	AZ	86323	US	2/13/2022
176	Peyton N Burnett	Prescott	AZ	86301	US	2/13/2022
177	Judith Hunt	Prescott	AZ	86301	US	2/13/2022
178	Carla Lois	Prescott Valley	AZ	86315	US	2/13/2022
179	Patty Hefner	Chino Valley	AZ	86323	US	2/13/2022
180	Fred Buckhalter	Chino Valley	AZ	86323	US	2/13/2022
181	Marilyn Sieckmann	Chino Valley	AZ	86323	US	2/13/2022
182	Gail Carrey	Chino Valley	AZ	86323	US	2/13/2022
183	Tristin Zlobec	Sag harbor		11963	US	2/13/2022
184	Robert Fleischman	Nampa		83687	US	2/13/2022

	A	B	C	D	E	F
185	Daniel Stoddard	Paulden	AZ	86334	US	2/13/2022
186	Alice Herod	Phoenix	AZ	85008	US	2/13/2022
187	Joanne Smith	Chino Valley	AZ	86323	US	2/13/2022
188	Patricia Ferguson	Chino Valley	AZ	86323	US	2/13/2022
189	Jeannie Morse	Phoenix	AZ	85032	US	2/13/2022
190	Shel Johnson	Prescott	AZ	86305	US	2/13/2022
191	Charlene Clark	Chino Valley	AZ	86323	US	2/13/2022
192	Sherry KLEIN	CHINO VALLEY	AZ	86323	US	2/14/2022
193	Patricia Haranczak	CHINO VALLEY	AZ	86323	US	2/14/2022
194	April Durnez	Chino Valley	AZ	86323	US	2/14/2022
195	Yolanda Peralta	Las Vegas		89108	US	2/14/2022
196	Mindy Harper	Chino valley	AZ	86323	US	2/14/2022
197	Paul Sinkovits	Chino Valley	AZ	86323	US	2/14/2022



TOWN OF CHINO VALLEY
Planning Commission Staff Report
March 1, 2022
File Number F – 2021 - 07
Replat

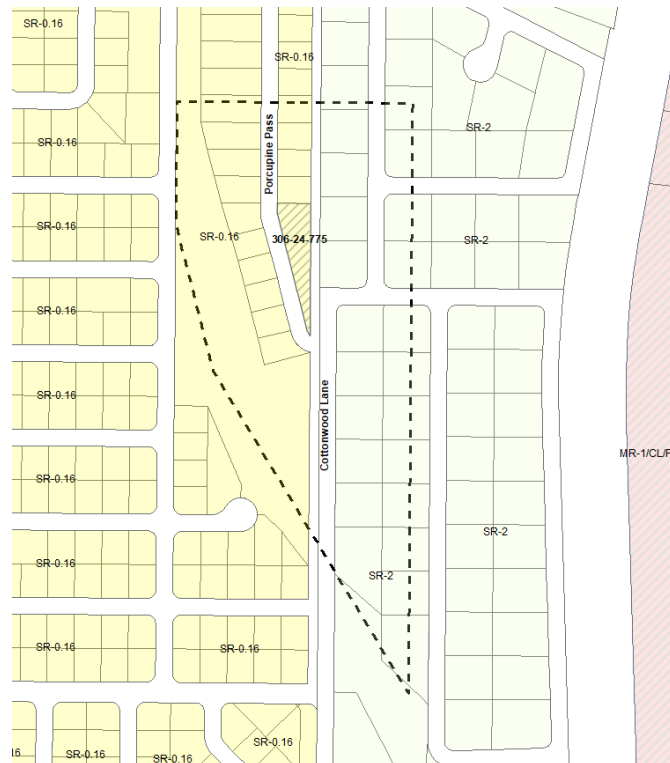
PROJECT DESCRIPTION

This is a request by Jay Bateson behalf of Right Homes LLC, for approval of a replat of Tract B as a buildable lot located within the Chino Meadows Unit 2 Subdivision north of the intersection of Cottonwood Lane and Porcupine Pass. APN 306-24-775

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	SR-0.16	Vacant land	Medium Density Residential (2 ac or less)
North	SR-0.16	Single Family Residential	Medium Density Residential (2 ac or less)
South	SR-2	Single Family Residential	Medium Density Residential (2 ac or less)
East	SR-2	Single Family Residential	Medium Density Residential (2 ac or less)
West	SR-0.16	Single Family Residential	Medium Density Residential (2 ac or less)

LOCATION MAP



PRIOR SITE ACTIONS: N/A

STAFF RECOMMENDATION: Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the replat of Tract B as a buildable lot with the Conditions of Approval found in Attachment A

SUGGESTED MOTION: Move to **APPROVE** the replat of Tract B as a buildable lot as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

EFFECT OF THE APPROVAL: By approving this replat, the Planning and Zoning Commission is recommending approval to Town Council to approve the replat of Tract B in the Chino Meadows Unit 2 Subdivision to change its designation from a tract of land to a buildable lot.

Staff Analysis:

The applicant is applying for a replat of a tract of land residing within the Chino Meadows Unit 2 Subdivision in order to change the designation of the property from a tract of land to a buildable lot. This portion of the Chino Meadows subdivision was platted back in 1971 when the land was still a part of Yavapai County. There is no mention on the recorded plat about what Tract B was intended to be used for, it is solely identified as "Tract "B"". This property is owned privately and is currently used by neighboring property owners as overflow parking for their residences. There is no Home Owners Association within the Chino Meadows Unit 2 Subdivision so any maintenance of any tracts of land within the development falls upon the owner of the property. There is currently Town of Chino Valley Sewer and Chino Meadows Water to the property.

Zoning

The zoning on this property is SR-0.16 (Single Family Residential 0.16-acre minimum) and would allow for the construction or placement of a home.

PUBLIC COMMENTS RECEIVED:

NAME	Terry Fouts					CONTACT INFORMATION			FOUTST@YAHOO.COM	
METHOD OF CONTACT	PHONE		EMAIL	X	FAX		LETTER		OTHER	
I am unable to attend the meeting 1/26/22 regarding the selling of Chino meadows unit 2 subdivision. I am NOT in favor of developing the lot, which I was told was green space... Terry Fouts 530 Porcupine Pass Chino Valley, AZ. 86323										

PUBLIC COMMENTS RECEIVED:

NAME	Lori Ferra					CONTACT INFORMATION		LMBKING214@G MAIL.COM	
METHOD OF CONTACT	PHONE		EMAIL	X	FAX		LETTER		OTHER
This is in reference to the request by Jay Bates to replat Tract B in Chino Meadows Unit 2. When I bought my home 23 years ago, I was told that the tract across from me was an unbuildable lot. It was one of the perks of buying the lot that I did. I do not want a home on this lot. Also, it seems that Mr. Bates has jumped the gun and already cleared the lot and dug trenches for footings. This has already made a difference in the drainage of the road. We are getting more water going down our driveways than before. There fore, if there is a vote on this case, I am voting no on the revision. Unfortunately I work until 6:00 every night and cannot make any of the planned meetings. Thank you, Lori Ferra 540 Porcupine Pass Chino Valley,Az 86323									

PUBLIC COMMENTS RECEIVED:

NAME	Barbara Celaya					CONTACT INFORMATION		N/A	
METHOD OF CONTACT	PHONE	X	EMAIL		FAX		LETTER		OTHER
Mrs. Celaya originally had some concerns about the project but is now in support of this item and feels that it would be a benefit to the community and home values.									

EXTERNAL AGENCY COMMENTS: Staff received no external agency comments for this item

NEIGHBORHOOD MEETING COMMENTS: Staff notified the surrounding property owners of the date and location of the Planning and Zoning Commission Meeting and Town Council Meeting by postcard on 1/20/2022
See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: January 26, 2022

FINAL STAFF REPORT DELIVERED TO APPLICANT ON: February 17, 2022

☒ Applicant agreed with all of the conditions of approval on January 26, 2022

Applicant did not agree with the following conditions of approval: (list #'s)

If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research

PREPARED BY:


 WILL DINGEE, SENIOR PLANNER
WDINGEE@CHINOAZ.NET
 928 636-4427

DATE:

FEBRUARY 9, 2022

APPROVED BY:



LAURIE LINEBERRY, AICP
 DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Will Dingee, Senior Planner, 928 636-4427- x1233

3. The applicant will have 12 months from the date of approval to record this replat. If it is not recorded, the applicant will have to come back through the public process.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

No External Agency Comments were received by staff.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: 1/26/2022

LOCATION: TOWN HALL

ATTENDEES:

AGENT/DEVELOPER: JAY BATES

TOWN STAFF: WILL DINGEE & BETHAN HENG

NEIGHBORS IN ATTENDANCE: 1 NEIGHBOR - Barbara Celaya

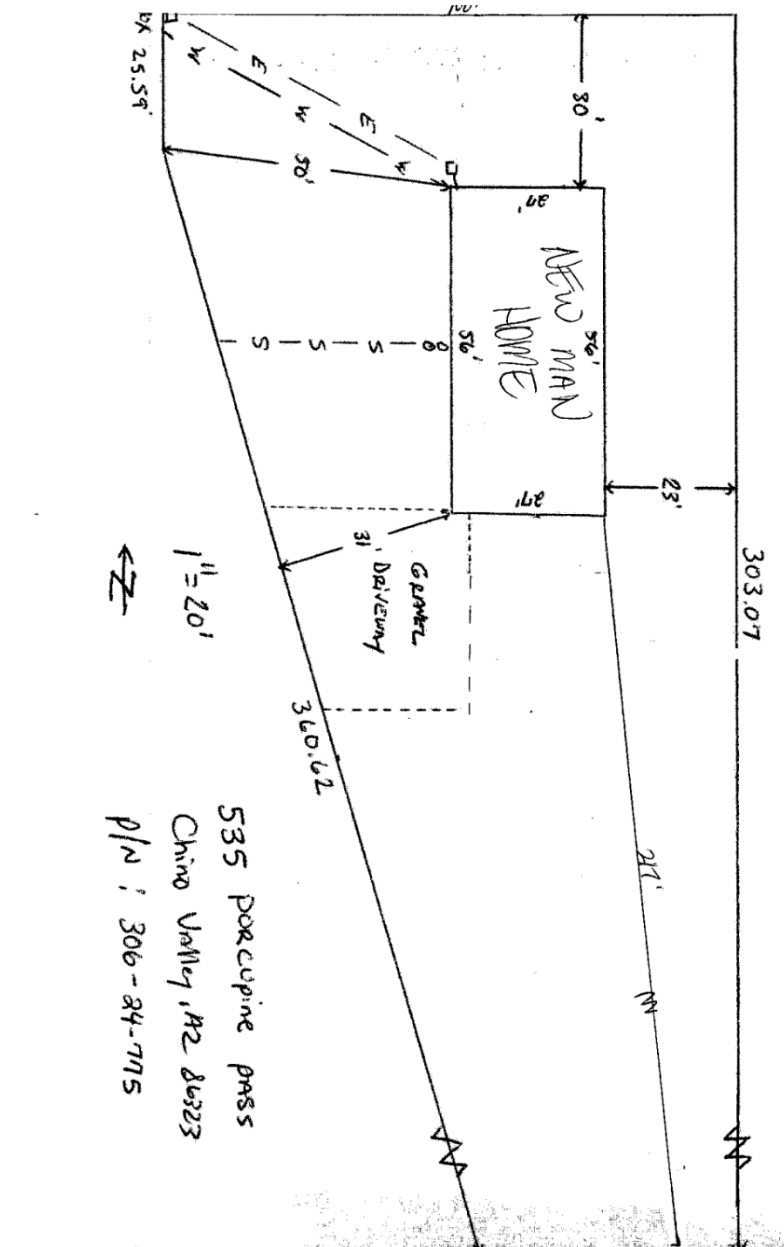
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- QUESTIONS REGARDING SAFETY CONCERNS DUE TO EXISTING TREES IN THE AREA
- QUESTIONS REGARDING THE OWNERSHIP OF THE HOME

ATTACHMENT D SITE PLAN AND EXHIBITS

APN# 306-24-775

ADDRESS: 535 PORCUPINE PASS



Not to scale

ATTACHMENT E
STAFF RESEARCH

See Next Page



STAFF RESEARCH – REPLAT

CASE #: F – 07 - 21

CASE PLANNER: WILL DINGEE

I. PROJECT DATA

Project Location:	Northwest corner of the intersection of Porcupine Pass and Cottonwood Lane									
Parcel Number(s):	306-24-775									
Parcel Size(s):	0.51 Acres									
Total Acreage:	0.51									
Proposed Dwelling Units:	1									
Address:	N/A									
Applicant:	Right Homes LLC									
Applicant's Agent:	Jay Bates									
Current Land Use Conformity	Conforms:	Yes	X	No						
	Existing Zoning		Use(s) on-site		General Plan Designation					
Site	SR-0.16		Vacant Tract of Land		Medium Density Residential					
North	SR-0.16		Single Family Residential		Medium Density Residential					
South	SR-2		Single Family Residential and Drainage Tract		Medium Density Residential					
East	SR-2		Single Family Residential		Medium Density Residential					
West	SR-0.16		Single Family Residential		Medium Density Residential					
Prior Cases or Related Actions:										
<u>Type</u>	<u>Conforms</u>				<u>Cases, Actions or Agreements</u>					
Pre-Annexation Agreement	Yes		No	X						
Annexation	Yes	X	No		1970's					
General Plan Amendment	Yes		No	X						
Development Agreement	Yes		No	X						
Rezone	Yes		No	X						
Subdivision	Yes	X	No		Chino Meadows Unit II Subdivision					
Conditional Use Permit	Yes		No	X						
Pre-Development Meeting	Yes	X	No		Meeting was held at the counter with the developer					
Design Review Commission	Yes		No	X						
Enforcement Actions	Yes		No	X						
Land Division Status:	Legal Lot of Record									
Irrigation District:	CVID									

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	Medium Density Residential	
Issues:	None	
Public Services Element:		
Water Facility Plan:	Source:	Chino Meadows Water
Sewer Facility Plan:	Treatment:	Town of Chino Valley Sewer
Issues:	Type of connection will be dependent upon development	
Safety Element:		
Flood Plain Designation:	Not in a floodplain	
Issues:	None	

NOTIFICATION

- Legal Ad Published: Daily Courier (02/01/22)
- 300' Vicinity Mailing: (01/10/22)
- 21 Commenting/Reviewing Agencies noticed: (01/06/22)
- Neighborhood Meeting: (01/26/22)
- Hearing Dates: P&Z (03/01/22)
- Comments Due: (01/24/22)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	NR				
Monica Holiday – APS	NR				
Richard Perez - A.D.O.T.	NR				
Ralph Baker – C.V.I.D.	NR				
Suzann E. – YC ENV	NR				
Jon Groulx – YC Health	NR				
SparkLite Cable	NR				
Century Link Cable	NR				
Unisource Gas	NR				
CVUSD	NR				
United States Postal Service	NR				
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)			X		
Will Dingee – Senior Planner (DS)			X		
Laurie Lineberry – DS Director				X	X
Frank Marbury – PW Director			X		
Steve Sullivan – Assistant Engineer (PW)			X		
Jim Shinost – Plans Examiner (DS)			X		
Dan Trout – CBO (DS)			X		
David Jamie – Code Enforcement			X		
Damon Stanley – Code Enforcement			X		
Chuck Winn – CoP (Police)			X		

Neighborhood Meeting	Comments Available
(Date Held or None Required)	See Staff Report Attachment (or N/A)
Prop. 207 Waiver	

Given to Applicant on (Date) by (U.S. Mail, In person, etc.).

PUBLIC COMMENTS RECEIVED:



TOWN OF CHINO VALLEY
Planning Commission Staff Report
March 1, 2022
File Number ZC-2021-017
Rezoning

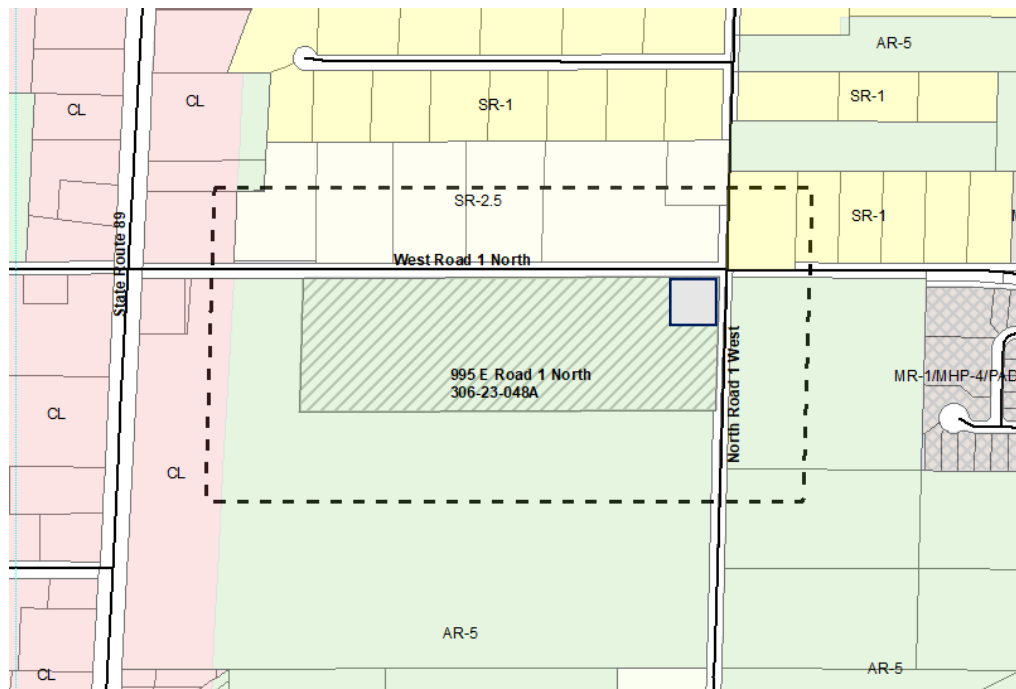
PROJECT DESCRIPTION

Request by Ralph Baker on behalf of Chino Valley Irrigation District (CVID) to rezone approximately one (1) acre of 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district. Address 995 E Road 1 North, Parcel 306-23-048A.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	AR-5	Office for CVID (non-conforming)	Commercial Multifamily
North	SR-2.5	Single Family Residential	Commercial Multifamily
South	CL/AR-5	City of Prescott Water Distribution	Commercial Multifamily
East	AR-5	Single Family Residential	Medium Density Residential
West	CL/AR-5 & CL	City of Prescott Water Distribution & Commercial/Retail Center	Commercial Multifamily

**LOCATION
MAP**



PRIOR SITE ACTIONS:	To date there has been no council action taken on this property.
STAFF RECOMMENDATION:	Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of APPROVAL to rezone approximately one (1) acre of 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district. Address 995 E Road 1 North, Parcel 306-23-048A.
SUGGESTED MOTION:	Move to APPROVE Rezone ZC-2021-017 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A
EFFECT OF THE APPROVAL:	By approving this Conditional Use Permits, the Planning and Zoning Commission is recommending approval to Town Council to approve the rezoning of approximately one (1) acre of approximately 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district. Address 995 E Road 1 North, Parcel 306-23-048A.

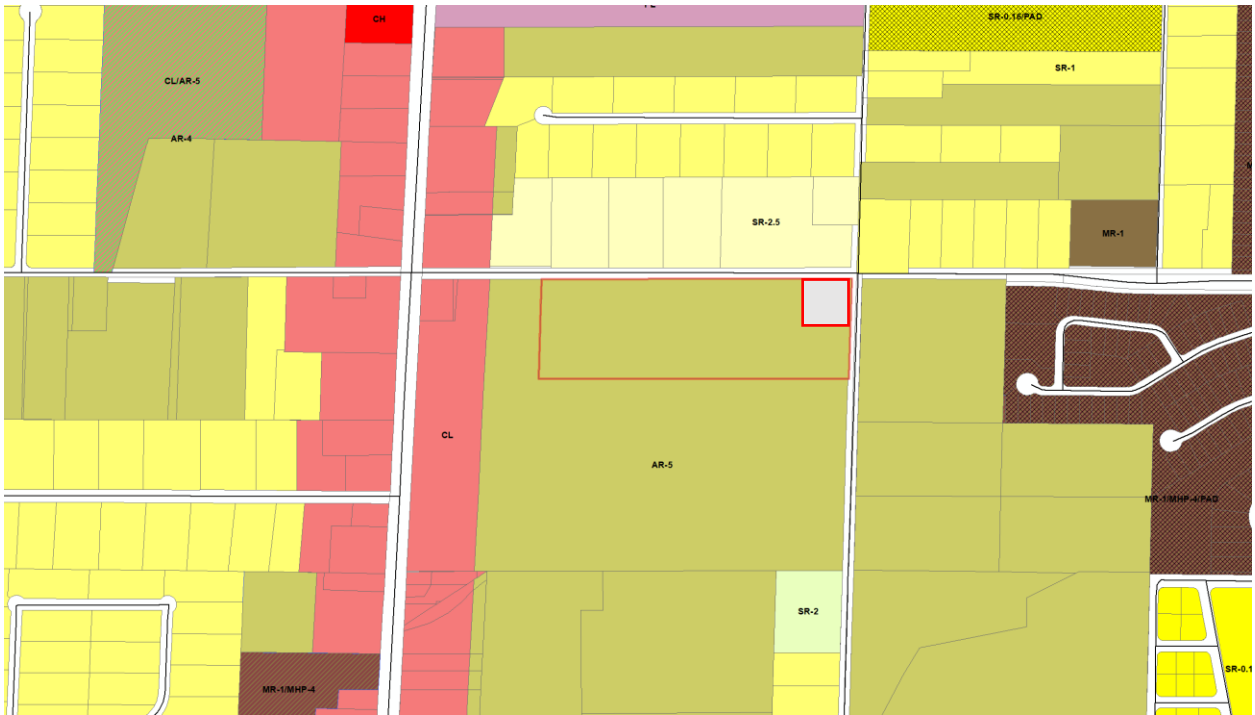
Staff Analysis:

The applicant is applying for a partial rezoning on this property in order to divide off a portion of the land. This subject property is currently zoned AR-5 and is largely unused with the exception of the office building that the Chino Valley Irrigation District is occupying. This office building was constructed in 1985 and has been used as an office since its construction. The existing use on this property is non-conforming but is considered grandfathered due to being in operation for almost 40 years. The proposed rezoning will not only allow for the property owner to divide their property but it will also bring the property into conformance.

Throughout the review of this proposal, staff encountered a timing issue with the applicant's request of rezoning in order to divide the property. It is best practice to rezone a property in its entirety, as opposed just a portion of it. However, with the underlying zoning of the subject property being AR-5, the property owner is prohibited from splitting the parcel in any configuration that is less than five acres in size. To solve this, staff has proposed a stipulation that, if approved, the rezoning will not take effect until the land division is recorded with the County Recorder's Office.

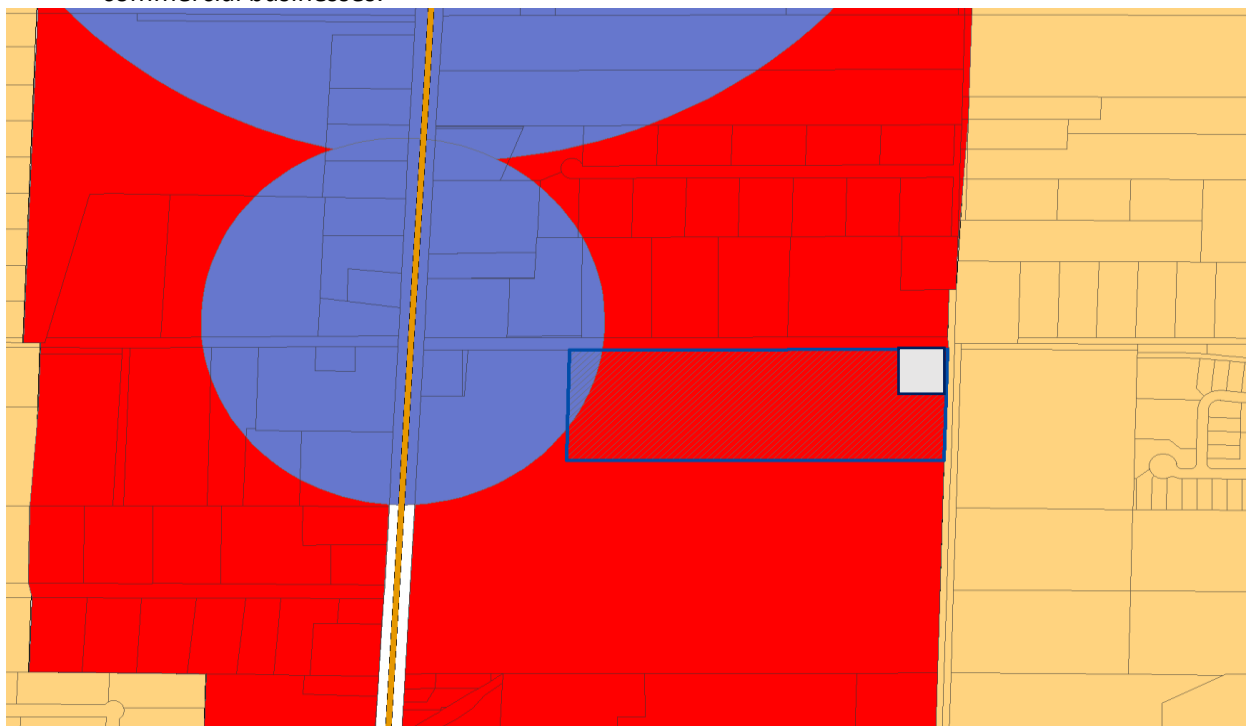
Zoning

Section 3.15 of the Unified Development Ordinance lists "business and professional offices" as an allowed use within the Commercial Light zoning district. Commercial Light can be found adjacent to this property along the boundary of State Route 89. If approved, the rezoning will bring the historic use on the property into conformance.



Does the proposed zoning district conform to the Land Use Element of the General Plan?

The rezoning request of Commercial Light (CL) conforms to the property's Commercial/ Multi-Family Residential General Plan land use designation. The Commercial/ Multi-Family Residential designation will continue to focus on the Land Use Goals and Strategies promoting local commercial businesses.



PUBLIC COMMENTS RECEIVED: Staff has received no public comment outside of the Neighborhood Meetings.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: Two Neighborhood Meetings were held on this project. Staff notified the surrounding property owners both times of the date and location of the meeting along with the dates and location of the Planning and Zoning Commission Meeting and Town Council Meeting by postcard in September of 2021 and most recently on January 10, 2022
See Attachment C for notes on both meetings

PROPOSED FINAL CONDITIONS DELIVERED TO APPLICANT ON: February 10, 2022

FINAL STAFF REPORT DELIVERED TO APPLICANT ON: February 17, 2022

☒	Applicant agreed with all of the conditions of approval on February 17, 2022
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research

PREPARED BY:


WILL DINGEE, SENIOR PLANNER
WDINGEE@CHINOAZ.NET
928 636-4427 – X1233

DATE:

2/15/2022

APPROVED BY:



LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed rezone for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The conditions listed below are in addition to Town codes, rules, fees, and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Planning: Will Dingee, Senior Planner (928) 636-4427 - x1295

3. If approved, the rezoning of this property will not take effect until the land division is recorded.
4. The applicant will have 12 months from the date of approval to record the land division. If it is not recorded, the applicant will have to come back through the public process.

Public Works/Engineering: Frank Marbury, Director, (928) 636-7140 - x1226

5. Applicant shall dedicate 15' of additional ROW (for 40' from Centerline) along East Road 1 North.
6. Applicant shall dedicate 20' of additional ROW (for 40' from Centerline) along North Road 1 East
7. At the time of a change of use or when required by a road improvement project, the land owner shall either relocate the irrigation ditch, install underground pipes, or otherwise construct the ditch, to be approved by and at no cost to the Town, so as not interfere with the ROW uses of the Town.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

NO EXTERNAL AGENCY COMMENTS RECEIVED

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: 9/29/21

LOCATION: TOWN HALL

ATTENDEES:

AGENT/DEVELOPER: RALPH BAKER

TOWN STAFF: WILL DINGEE & BETHAN HENG

NEIGHBORS IN ATTENDANCE: 14

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT, THE PROPOSAL AT THE TIME WAS REZONING THE ENTIRE PARCEL AS COMMERCIAL LIGHT:

- QUESTIONS REGARDING FUTURE PLANS FOR THE PROPERTY AND IF CVID WAS RELOCATING
- QUESTIONS ABOUT ROAD IMPROVEMENTS
- QUESTIONS ABOUT WHY THE PROPERTY NEEDED TO BE ALL COMMERCIAL ZONING
- QUESTIONS ABOUT WHY THEY COULD NOT JUST REZONE A PORTION OF THE PROPERTY INSTEAD
- CONCERNS ABOUT IMPACTS TO THE NEIGHBORING PROPERTY OWNERS
- CONCERNS ABOUT THE AREA BEING RESIDENTIAL

****FOLLOWING THE CONCLUSION OF THE SEPTEMBER NEIGHBORHOOD MEETING, THE APPLICANT AND STAFF DISCUSSED A DIFFERENT DIRECTION FORWARD IN ORDER TO BE MORE ACCOMMODATING TO THE NEIGHBORS' CONCERNS/ISSUES****

DATE MEETING HELD: 1/19/22

LOCATION: TOWN HALL

ATTENDEES:

AGENT/DEVELOPER: RALPH BAKER

TOWN STAFF: WILL DINGEE & BETHAN HENG

NEIGHBORS IN ATTENDANCE: 4

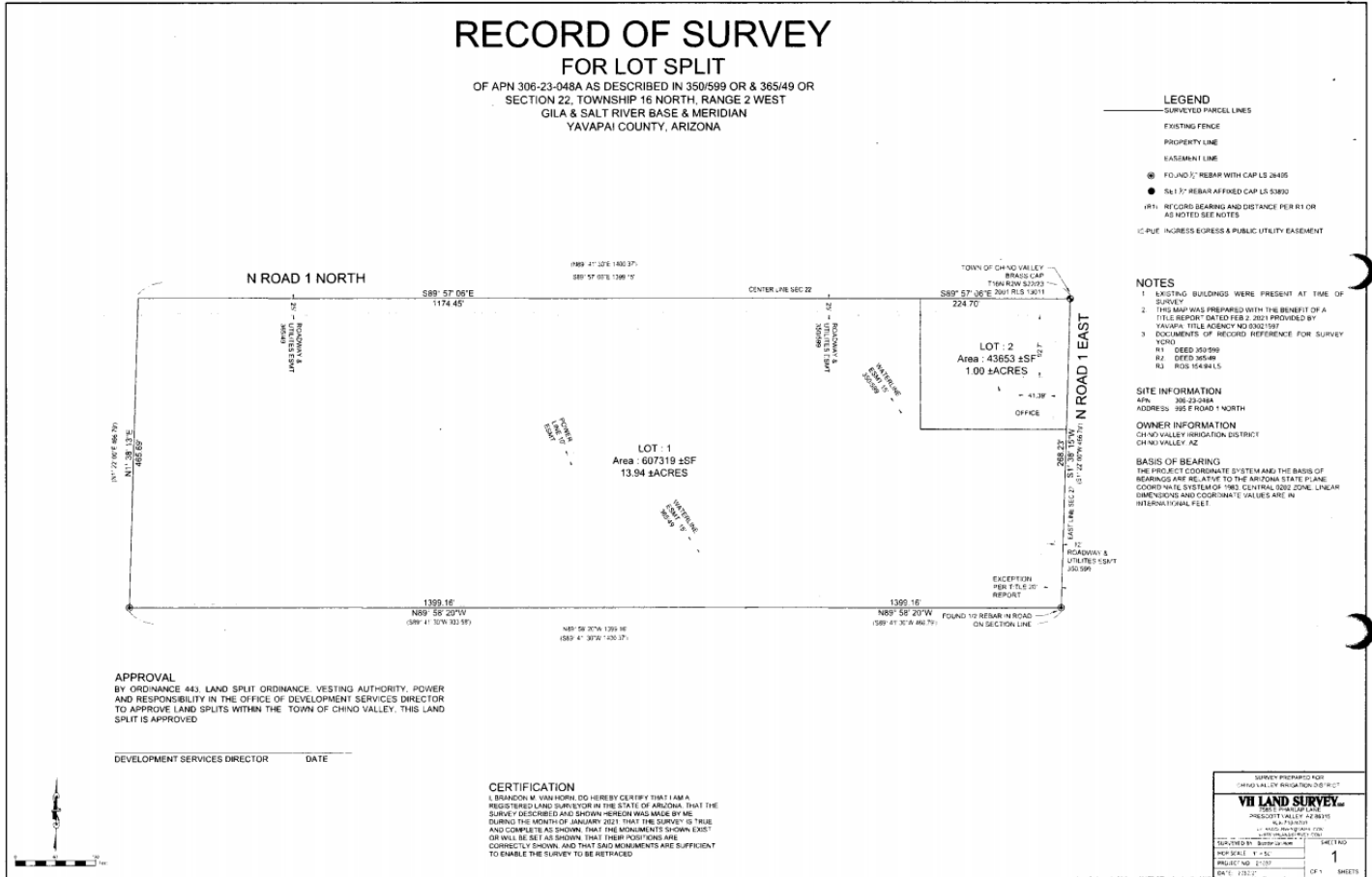
SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

- QUESTIONS REGARDING FUTURE PLANS FOR THE PROPERTY
- THE GENERAL CONSENSUS OF THE ATTENDING PROPERTY OWNERS WAS THAT CVID HAD HEARD THEIR CONCERNS AND ADDRESSED THEM. ALL FOUR ATTENDEES WERE IN SUPPORT OF THE PROPOSAL.

ATTACHMENT C NEIGHBORHOOD MEETING COMMENTS

APN# 306-23-048A

ADDRESS: 995 EAST ROAD 1 NORTH



ATTACHMENT E
STAFF RESEARCH

SEE NEXT PAGE



STAFF RESEARCH – REZONE

CASE #: ZC-2021-017

CASE PLANNER: WILL DINGEE

I. PROJECT DATA

Project Location:	Southwest corner of the intersection of East Road 1 North & North Road 1 East				
Parcel Number(s):	306-23-048A				
Parcel Size(s):	14.79 Acres				
Total Acreage:	14.79				
Proposed Dwelling Units:	0				
Address:	995 East Road 1 North & 921 East Road 1 North				
Applicant:	Chino Valley Irrigation District				
Applicant's Agent:	Ralph Baker				
Current Land Use Conformity	Conforms:	Yes		No	X

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	CL/AR-5	Office for CVID	Commercial Multifamily
North	SR-2.5	Single Family Residential	Commercial Multifamily
South	CL/AR-5	City of Prescott Water Distribution	Commercial Multifamily
East	CL/AR-5 & CL	City of Prescott Water Distribution & Commercial/Retail Center	Commercial Multifamily
West	CL/AR-5	Single Family Residential	Medium Density Residential

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes		No	X	
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	
Pre-Development Meeting	Yes	X	No		Meeting was held with the applicant at the begin of the year
Design Review Commission	Yes		No	X	
Enforcement Actions	Yes		No	X	
Land Division Status:	Legal Lot of Record				
Irrigation District:	CVID				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	Commercial/Multifamily	
Issues:	None	
Public Services Element:		
Water Facility Plan:	Source:	Well or City of Prescott
Sewer Facility Plan:	Treatment:	Sewer or Town of Chino Valley Sewer
Issues:	Type of connection will be dependent upon development	
Safety Element:		
Flood Plain Designation:	Not in a floodplain	
Issues:	None	

NOTIFICATION

- Legal Ad Published: Daily Courier (02/01/22)
- 300' Vicinity Mailing: (01/10/22)
- 21 Commenting/Reviewing Agencies noticed: (01/06/22)
- Neighborhood Meeting: (01/19/22)
- Hearing Dates: P&Z (03/01/22)
- Comments Due: (01/24/22)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	NR				
Monica Holiday – APS	NR				
Richard Perez - A.D.O.T.	NR				
Ralph Baker – C.V.I.D.	Applicant				
Suzann E. – YC ENV	NR				
Jon Groulx – YC Health	NR				
SparkLite Cable	NR				
Century Link Cable	NR				
Unisource Gas	NR				
CVUSD	NR				
United States Postal Service	NR				
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)	None				
Will Dingee – Senior Planner (DS)	None				
Laurie Lineberry – DS Director	None				
Frank Marbury – PW Director	See below				
Steve Sullivan – Assistant Engineer (PW)	YES	1/18/2022			
Jim Shinost – Plans Examiner (DS)	None				
Dan Trout – CBO (DS)	None				
David Jamie – Code Enforcement	None				
Damon Stanley – Code Enforcement	None				
Chuck Winn – ToCV (Police)	None				

Neighborhood Meeting	Comments Available
01/19/22	See Staff Report Attachment (or N/A)
Prop. 207 Waiver	

Given to Applicant on (Date) by (U.S. Mail, In person, etc.).

PUBLIC COMMENTS RECEIVED: