



Commissioner's Agenda
Planning and Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
December 6, 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 – NOVEMBER 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 – FOUR
- D.1 **ZC-2022-05** – This is a request by Jon Rocha to rezone approximately 10 acres of land from AR-5 Agricultural Residential to SF-12,000 Single Family Residential for property generally located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona.
- D.2 **ZC-2022-07** - This is a request by Tim Hendrickson to rezone 1 acre from the Commercial Light (CL) District to the Commercial Heavy (CH) District for the property located at 3699 N State Route 89.
- D.3 **ZC-2022-08** – This is a request by Ralph Simpson to rezone 5.83 acres from the Agricultural Residential 5-Acre Minimum (AR-5) District to the Single Family Residential 1-Acre Minimum (SR-1) District, for property located at 575 W Road 1 North.
- D.4 **ZC-2022-09** - This is a request by Ty Scott to rezone a 250 square foot portion of property from the Single Family Residential 1-Acre Minimum (SR-1) District to the Agricultural Residential 5-Acre Minimum (AR-5) District, for property located just south of 722 W Road 2 South.
- E. ACTION ITEMS – NONE
- F. INFORMATION ITEMS
- F.1 Staff
- Council Action on prior P&Z Cases
 - Apply for reappointment to Commission (Terms Expire 1/31/23)
 - General Plan Update
- F.2 Commission
- F.3 Public
- G. ADJOURN

Planning and Zoning Commission Meeting Minutes November 1, 2022

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, November 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. Alternate Commissioner Richard Zamudio was present..

STAFF MEMBERS present were Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Process Coordinator; Lawrence Digges, Audio/Video Technician.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. Commission began with the Pledge of Allegiance.

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

CASE# TA-2022-09 – *This is a request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, Section 3.4 “OS” – Open Space/Resource Conservation District, to allow for the Conditional Use of large acre Solar and Wind Farms, along with their associated development standards.*

Will Dingee, Senior Planner, presented that staff had received several inquiries for large acre solar farms. The current code allows this use with a Conditional Use Permit in any residential zoning district. This subject was brought to Council on May 10, 2022, at a work session.

Staff reports that both public and private solar and wind farms should have at least 640 contiguous acres. There is currently no Open Space Zoning within the town limits. **Dingee** then covered each point of the proposed Text Amendment.

There were no questions from the Commission at this time. The public comment period was opened to the public.

John Garden III, was surprised when he read that the minimum area for a solar farm would be 640 acres. His biggest question was why have these types of projects in our town. He said Chino Valley was growing and he believed that if put to a vote, 98% of the citizens would vote against these types of projects. He felt that this was not good for the ecosystem and landscape, that these large scale projects were not for this town.

Rachel Fernow stated that she would like to see the direct impact on our community be a positive experience, such as solar for the pool, solar panels at the new police station and also see any revenue received go to a specific purpose. She shared that she does not know that kind of thing works. She is not a big believer in using space within the town without the town benefiting in some way. Such as, schools, recreation for the public, parks (or money to our parks) to extend more recreation for our youth. She agreed that this might be a subject to address in the general plan. She identified that this is like the RV park, which should have its' own zoning. In closing she was wondering where the energy would go, and felt that the town should not take the eyesore hit without benefit.

Anthony Griego shared that his interest is based on one of their clients' wish to build a solar farm in Chino Valley. He shared that they have been working on an agreement with Arizona Public Service (APS) for the last two years. This project includes environmental studies for the proposed area and keeping a low solar profile to avoid impacting the views. He stated that the solar power generated goes into the electric grid. In closing, he shared that Arizona has to have 15% of all utilities renewable by 2025.

Commissioner **Meadors** voiced her confusion as to why is Chino Valley so appealing. She shared that there are already large power lines that go through town. With the winter weather and snow, she didn't understand why they would choose Chino Valley. She also asked if this was a reputable company. **Merritt** ask **Mr. Griego** if they are able to control who benefits from the power generated at the site. **Mr. Griego** stated that all power goes into the grid, there is no way to share some with the Town, this is in part because of the 15% renewal requirement. **Switzer** asked if that requirement was statewide. **Mr. Griego** stated it was. **Commissioner Somerville** asked if the power generating devices would be flat panels or towers. **Mr. Griego** said that their plan included flat panels.

Mary Sieles spoke in agreement postponing this amendment until it can be part of the general plan. She stated that there needs to be open space for our wildlife and windmills can kill birds. She didn't feel that enough actual energy was created and would like to see some type of benefit to the citizens of the town

Merritt closed the public comment portion of the meeting.

The commissioners discussed the following items:

Somerville: Inquired about the impact to the land. No sun no energy; especially with rain and snow.

Switzer: Stated that recreational uses and solar should be in separate districts. **Switzer** inquired about the benefit, especially monetarily, to the town. He state that the General Plan was currently being developed and this proposal needed to be put on hold until the General Plan was completed.

Meadors: Agreed that wildlife and solar needed separate zoning. She asked about the tax benefits to the town.

Pasciak: Supported a separate zone for Open Space and Solar. He clarified that open spaces can also be privately held. He believed that no energy would come to the town.

Penn: Shared that Chino Valley is too small for a wind farm. He inquired about the smallest size acreage for this type of project. **Penn** believes that they should consider not allowing solar farms in Chino Valley.

Welker: Asked if the open space would revert to what it was before the solar panels were installed.

Merritt: Stated he was not in favor of a wind farm and felt they were unsightly and wiped out the land around it. **Merritt** felt that Solar Farms should provide some benefit to the Town. **Merritt** agreed with **Switzer**, that the General Plan would be completed/adopted by this time next year. He felt that there needed to be more input than just the commission.

Dingee stated that on a previous Conditional Use Permit for a Solar Farm, that there was a benefit received by the Town in the form of improvements for a section of the Peavine Trail. **Merritt** said that based on the commissions' dialogue, this text amendment should be tabled for now and sent to the general plan committee. **Lineberry** stated that the next General Plan meeting was scheduled for November 21, and Solar Farms is not a topic on that agenda.

Switzer reminded everyone that the General Plan does not create zoning districts. He felt that there was a need to have a zone just for these types of projects. **Merritt** reiterated that he felt the commission did not have enough information at this point in time and added that this land referenced tonight by **Mr. Griego** was privately owned.

Lineberry stated that staff would move forward with the General Plan Team to determine how they may have managed this concept in other communities.

Merritt stated that the one thing that is clear is the town does not want to have windfarms like in Palm Springs, California. Staff will research installation and other technologies that may be more efficient than windfarms.

Discussions regarding the Open Space Zoning was completed.

MINI TRAINING

Lineberry presented a Mini-Training for the Commission is regards to Due Process for the commissioners and How to be Fair. The courts have determined that the decisions of the Commission do not need to be wise, but must be fair. **Lineberry** stated that she wanted the Commission's decisions to be wise and fair. Be fair – There are 6 things that are looked at for fairness:

1. Adequate Notice: adequate notice includes a legal ad, site posting, mail postcard, agenda on town website, agenda posted at Town Hall, Library and Post Office. She reminded the commission that the state only requires one public outreach venue, but the Town does five types. Also, if the 300' required radius in a larger parcel area does not cover enough parcels, staff increases the radius to ensure adequate neighbor notification
2. Advance Disclosure: – Staff generates the staff report, has interactions with the developer, and posts the agenda packet on the town webpage. A hard copy is also located at the library. Everything that Planning does is a public record. Anyone can come in and request information about a case.
3. Opportunity to be Heard: It is important for people to have the opportunity to be heard. **Lineberry** commended this commission for the job they do to include the public. The commission is kind and patient and very professional is listening to the public and being fair in the proceedings. People need to feel that they have been heard. How the Commission manages that, is important in the eyes of the law.
4. Full Disclosure: If any member of the commission has had any kind of communication with or talking about a case project, it should be disclosed before the hearing is begun. That way the benefit of the owner, neighbors and commission will all have the same knowledge of facts to base their decision on. This could be with the owner, the public, other commissioner, etc.
5. Opportunity to Question Information: The public has the right to ask questions, even challenge what the case is proposing. We are looking for information. The questions are not directly answered to the public speaker but held until the applicant has a chance to answer these questions to the commission.
6. Avoid the Appearance of Impropriety: **Lineberry** stated that as a planner, there is a set of ethics she is required to adhere to and is not allowed to do anything that appears to be in conflict. The live feed, recording and subsequent minutes are shared with the public.

If a field trip is desired to meet with the owner and/or neighbors, it is best to have a Planning and Zoning subcommittee appointed for that activity.

In closing, **Lineberry** praised this commission in that they have kept the Commission fair in the way the meetings are handled, what is shared, and the decisions that the commission makes.

ACTION ITEMS: F.1 Discussion only regarding the continued CUP-2022-02, **Chair Merritt** and **Commissioner Welker** stepped down from the dais because they were not present for the Public Hearing at the last meeting. **Alternate Zamudio** took his place on the dais and **Vice-Chair Pasciak** presided over the meeting.

Disclosures made by Commissioners:

Somerville shared that after the meeting he spoke with the applicant who had questions about contacting the college. **Somerville** also shared that he had written down, as a private person, ideas he felt the applicant could use for his proposal. He apologized, he had not realized that was not to be done.

Zamudio stated that he had driven by the location to see what the neighbors had been talking about. He wanted to see the property from both sides of the issues spoken about in the last meeting. He shared that he normally drives that way every day.

Somerville wondered if there was a problem to drive by and look at the property if you report your perception back to the commission.

Switzer provided his overview after speaking with the applicant briefly after the last meeting. He said he was commending him to go back and see if there were different proposals that could be made to staff on how the applicant could make this case work.

CASE DISCUSSION:

Dingee provided a brief recap of the project. He added that condition #9 was removed resulting in the other conditions moving up and being renumbered. There was additional thought given to the time period of 6-months, which was changed to a year. He stated that if approved in December 2022, the next 6-months would all be wintertime weather and felt it would be a benefit to the applicant to have a longer period of time to meet conditions of approval. There was also a change made to the maximum number of animals, from 60, to 30, with the exception of a declared disaster to a maximum of 50 for 3 weeks. The other conditions were in regards to the hours of sales, days and times, manure control, cleanliness and feeding of the animals. The applicant must provide any employees a restroom, meet on-site signage requirements, maintain the 501c3 status, have a Town business license and on-site inspection would be every two weeks. Staff is recommending approval of the Conditional Use Permit as outlined in the staff report.

Meadors questioned the run-off of the manure during rainy weather. **Dingee** stated that with the removal of the manure, that should no longer be a concern.

Somerville asked if there was any type of requirement for state registration for equine rescue type businesses. **Dingee** said that he wasn't aware of any.

Switzer pointed out that if the commission does not recommend approval of this Condition Use Permit, then there is no limit to the number of livestock they may keep on the property and they can continue to do as they are doing now. **Dingee** agreed, stating that there is currently no limit that controls the number of animals. However, the hay sales would need to stop. **Switzer** shared that the applicant is not in violation of town code except for the hay sales, and that this CUP is needed to get this situation under control. He also asked what portion of the property is actually being used for the animals. **Dingee** shared an overhead picture of the property with areas identified by use. Approximately 3.5 acres are being used for the animals, however, that also included various pens and storage areas within those areas.

Switzer stated he would like to see that maximum number of animals drop to 20 and in the case of a disaster 10 more could be added for a maximum of 30 for three weeks. He felt that 10 animals per acre was quite a lot and fewer animals would help with the neighbors.

Pasciak asked if there were any current violations on this property. **Dingee** stated that the only outstanding violation is how the outdoor storage items are being stored. **Zamudio** asked about spreading out the manure on the property. **Dingee** shared that the code can allow for the spreading of manure, however the conditions within the CUP will limit that from occurring. **Somerville** asked about the town reviewing the property every two weeks before approval is completed. **Dingee** stated that this is not a normal occurrence and that had to be a condition of the CUP in order to take place.

Pasciak had a question about the swine and chickens. **Dingee** stated swine are limited to one per acre, but they have no swine, and that some chickens are still there for eggs.

Lineberry stated that Code Enforcement was looking at the sale of hay, however the town can't do anything about the number of animals. **Meadors** felt that the place looked like a bigger operation with the semi-trucks and big equipment and that it shouldn't be in a residential area. **Dingee** shared that the code allows larger equipment – 1 per acre.

Switzer reinforced his concern that without this CUP there will be no restriction on the number of animals and the owner could say the hay is just for his animals. The CUP will allow for a cap of the number of animals on the property and provide relief for the neighbors.

Penn also felt that if the CUP is not approved, that there is not a limit on the number of animals they can be kept on this property. **Zamudio** felt that it was important to maintain staffing to help take care of the horses, which is not in place currently. The applicant has not shown him that he has a plan, or a backup plan in place and added that 20 animals maximum is what he is proposing too. **Penn** also stated that sometimes there will be no volunteers and the applicant will need to meet all the rules and regulations

without outside help. He felt this applicant had not thought this whole rescue business process through and that it should not be at this location.

Switzer shared that the commission is doing the most they can do by agreeing to these stipulations and putting the CUP in place on this property. He added that even if the code was changed in relationship to the issues facing the commission, they would be retroactive and apply only to new businesses. Right now the applicant could have 70 animals.

Switzer also felt that this should be looked at as an amendment to the code in regards to maximum numbers for livestock per acre. **Lineberry** stated she would talk with the town manager.

A motion was made by Switzer to recommend approval of CUP-2022-05, with a change in condition item number four regarding the onsite maximum number of animals to be reduced to 20 with an additional 10 during a disaster situation, with the rest as written. Meadors seconded the motion. The motion passed with a vote of 5-1 with Zamudio voting no.

Zamudio explained his nay vote stating that the applicant does not have a solid plan in place for the rescue facility and felt it is not a good fit at this time.

Merritt and **Welker** retook their positions on the dias. **Alternate Zamudio** returned to the audience and **Vice Chair Pasciak** turned the meeting back over to the Chair.

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION ON PRIOR P&Z CASES: **Dingee** shared that there were two items approved at the Town Council Meeting. The first was the zone change for B&M Painting on the property just north of Ace Hardware. The second was the Text Amendment making the UDO compatible with Sections 50, and 51 regarding utilities.

Lineberry mentioned that the agreement with the state regarding inspections performed by town staff for Manufactured Homes has been approved by Council. The Building Advisory Board has been established and council will appoint those members.

Update on the General Plan. The first series of stakeholder meetings were held, which included different interest groups in the community: historical society, businesses, agriculture, etc. The public is invited to the meeting on November 21, 2022 at the elementary school auditorium. The Matrix Group has provided brochures which touch on the elements of the general plan. **Switzer** asked if the public would be at their meeting on Thursday. **Lineberry** stated it was mainly for staff, town council and the commission.

INFORMATION ITEMS – FROM THE COMMISSIONERS: **Merritt** encouraged everyone to get out and vote next week, take advantage of that right.

INFORMATION ITEMS – FROM THE PUBLIC: **John William** stated he liked what **Merritt** said about getting out and voting. Please read all the pages of the ballot pamphlet, as many of the amendments address the state constitution, especially Amendment 210.

Rachel Fernow shared that she was very proud of the commission. She had been attending the meetings since January, getting involved with this process, and recently attended the Citizen Academy. She liked seeing the public engaged with this commission and encouraged more people to attend and ask questions. She is excited to see what is to come with the general plan process.

Merritt added, in closing, that he also appreciates the commissioners' participation and the discussions that are taking place.

ADJOURN – A motion was made by Meadors and seconded by Pasciak to adjourn the meeting at 7:42 p.m.

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TOWN OF CHINO VALLEY
Planning Commission Staff Report
December 6th, 2022
File Number ZC-2022-05
Rezone

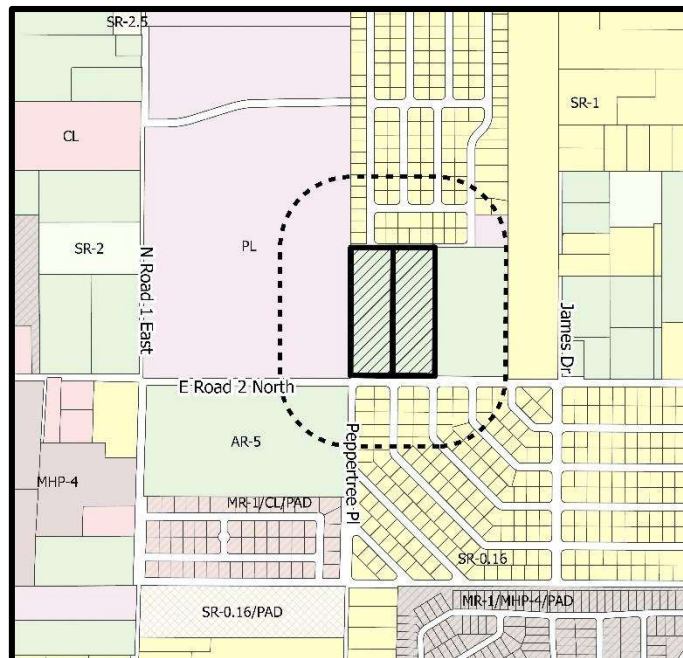
PROJECT DESCRIPTION

This is a request by Jon Rocha to rezone approximately 10 acres of land from AR-5 Agricultural Residential to SF-12,000 Single Family Residential for property generally located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agricultural Residential 5-Acre Minimum (AR-5)	Vacant	Medium Density Residential (2 Acres or less)
North	Single Family Residential 0.16-Acre Minimum (SR-0.16)	Single Family Homes (Chino Meadows)	Medium Density Residential (2 Acres or less)
South	Single Family Residential 0.16-Acre Minimum (SR-0.16)	Single Family Homes (Chino Meadows Unit 2)	Medium Density Residential (2 Acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)	Single Family Home	Medium Density Residential (2 Acres or less)
West	Public Land (PL)	City of Prescott Well Facility	Medium Density Residential (2 Acres or less)

LOCATION MAP



PRIOR SITE ACTIONS:

Land Division History

March 2, 2002 – Land Split of Parcel # 306-18-017, resulting in sibling parcels # 306-18-017A & 306-18-017B.

July 14, 2005 – Land Split of Parcel# 306-18-017B, resulting in sibling parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F).

January 2022 – Record of dedicated right-of-way on E Road 2 North.

Rezone History

May 6, 1986 – Request to Rezone Parcel # 306-18-017 from AR (Agricultural/Residential) to R-3 (High Density Single Family Residential) for the Prairie Vista subdivision was unanimously denied by Planning and Zoning Commission until a more specific development plan could be provided.

June 17, 1986 – Planning and Zoning Commission voted unanimously to approve request to Rezone Parcel # 306-18-017 from AR (Agricultural/Residential) to R-2 (Medium Density Single Family Residential).

July 19, 1986 – Town Council voted unanimously to approve rezone of Parcel # 306-18-017 from AR to R-2, subject to conditions approved by Town Council.

December 26, 1987 – Property zoning reverted to AR (Agricultural/Residential) because applicant failed to meet condition #3, “the zoning will revert to Agriculture if all subdivision requirements are not met within 18 months”.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezoning of approximately 10 acres of land from AR-5 Agricultural Residential to SF-12,000 Single Family Residential, for property generally located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona, with the Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Rezone ZC-2022-05 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 Rezone, the Planning and Zoning Commission is recommending approval to the Town Council for the rezoning of approximately 10 acres of land from AR-5 Agricultural Residential to SF-12,000 Single Family Residential for property generally located on the north side of E. Road 2 North, between Peppertree Place and James Drive, Chino Valley, Arizona, subject to the staff report and information provided during this hearing.

Site Background:

In 1990, the Chino Valley Town Council enacted Ordinance 147, which adopted a revised Chino Valley Town Code. As a result of this ordinance, parcels #306-18-017C & #306-18-017D changed from the AR Zoning District to the existing AR-5 (Agricultural Residential 5-Acre Minimum) Zoning District in 1990.

On March 2, 2002, parcel # 306-18-017 was split into sibling parcels # 306-18-017A & 306-18-017B. On July 14, 2005, parcel # 306-18-017B, resulting in sibling parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F).

Staff Analysis:

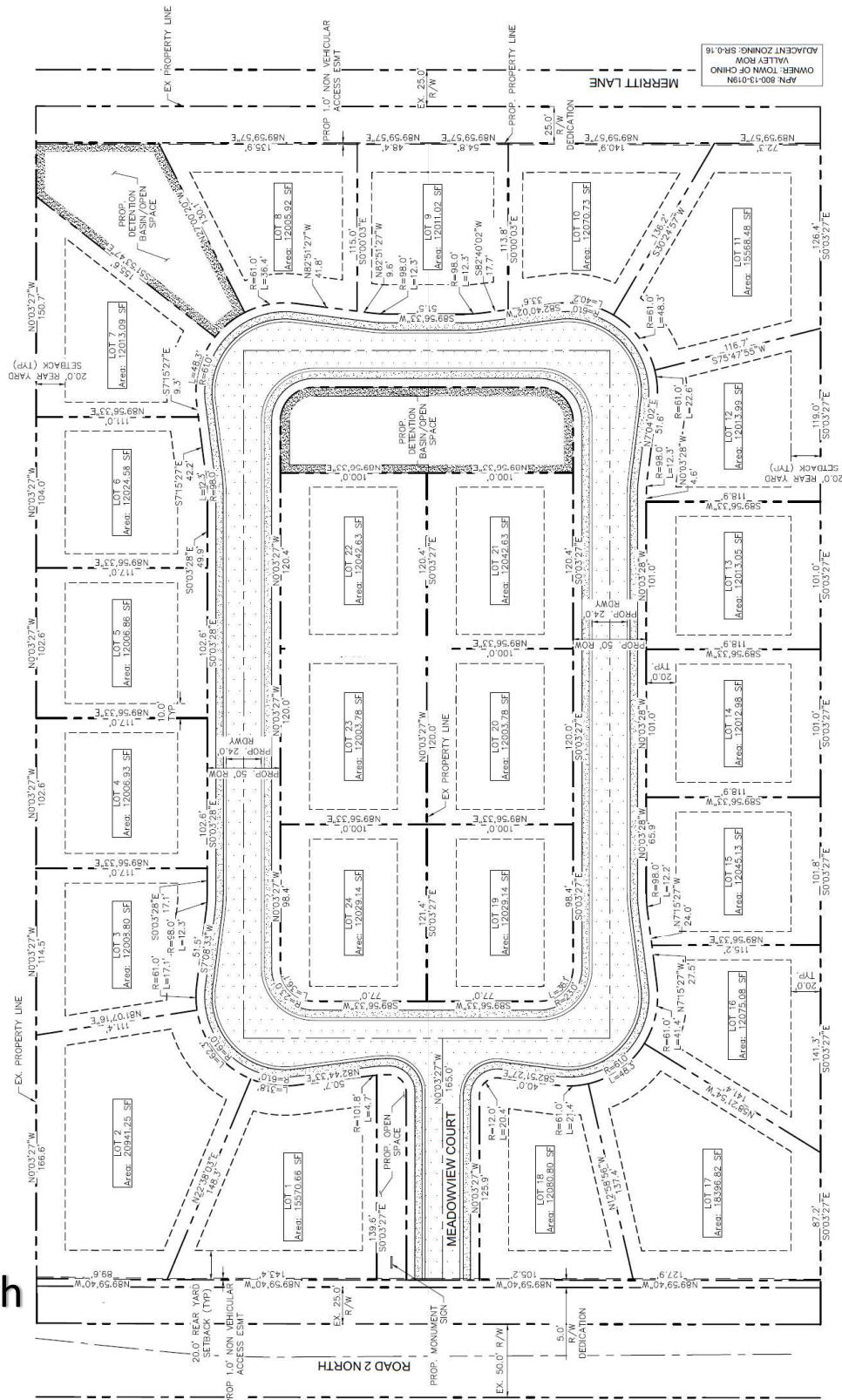
The applicant is requesting a rezone from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 12,000 square foot minimum (SF-12,000) to develop a 25 lot “higher quality manufactured home” subdivision, Meadowview North. The project is proposed to be completed in one phase, including an internal road with curb and sidewalk. The applicant intends for the subdivision to be served by Town of Chino Valley water and sewer infrastructure, connecting to an existing 12” sewer main and a proposed 12” water main extension on Road 2 North.

During the research phase of the rezone, a property neighbor claimed that the 25’ right-of-way directly South of the subject properties (Parcel No. 306-18-017F), was not transferred to the Town’s ownership in 2002 as shown by the Record of Easement provided by the applicant. This issue of legal access to Road 2 North was brought to the attention of the Town’s Attorney, who added condition of approval #3.

Case History:

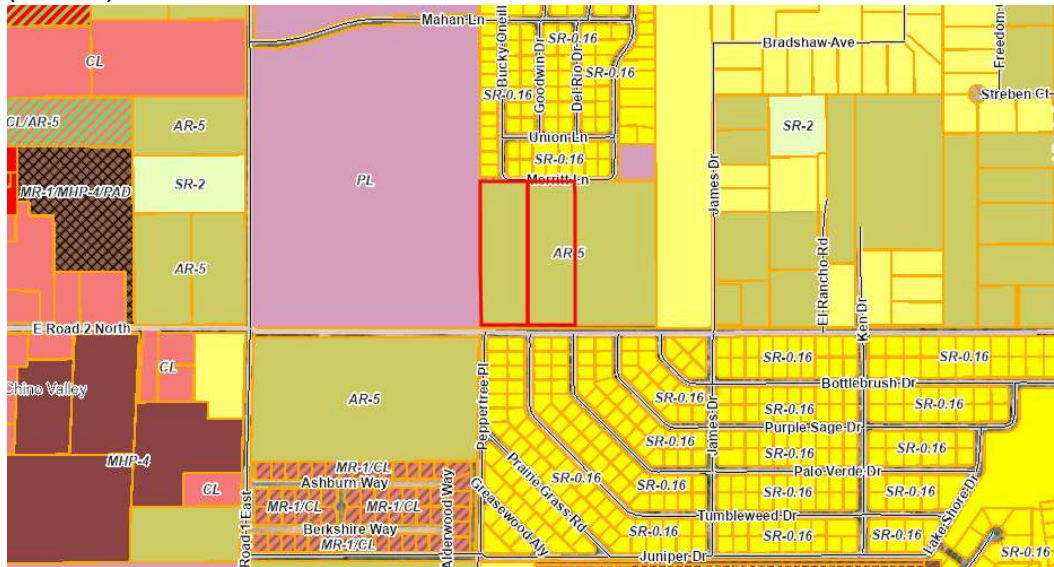
The applicant requested a continuance of the rezone request on August 17, 2022, as a result of the issue of the legal access to Road 2 North. On November 3, 2022, after a few months in conversation with the Town Attorney and researching the status of the legal access, the applicant reached out to Town Staff to proceed with the rezone.

North
↑



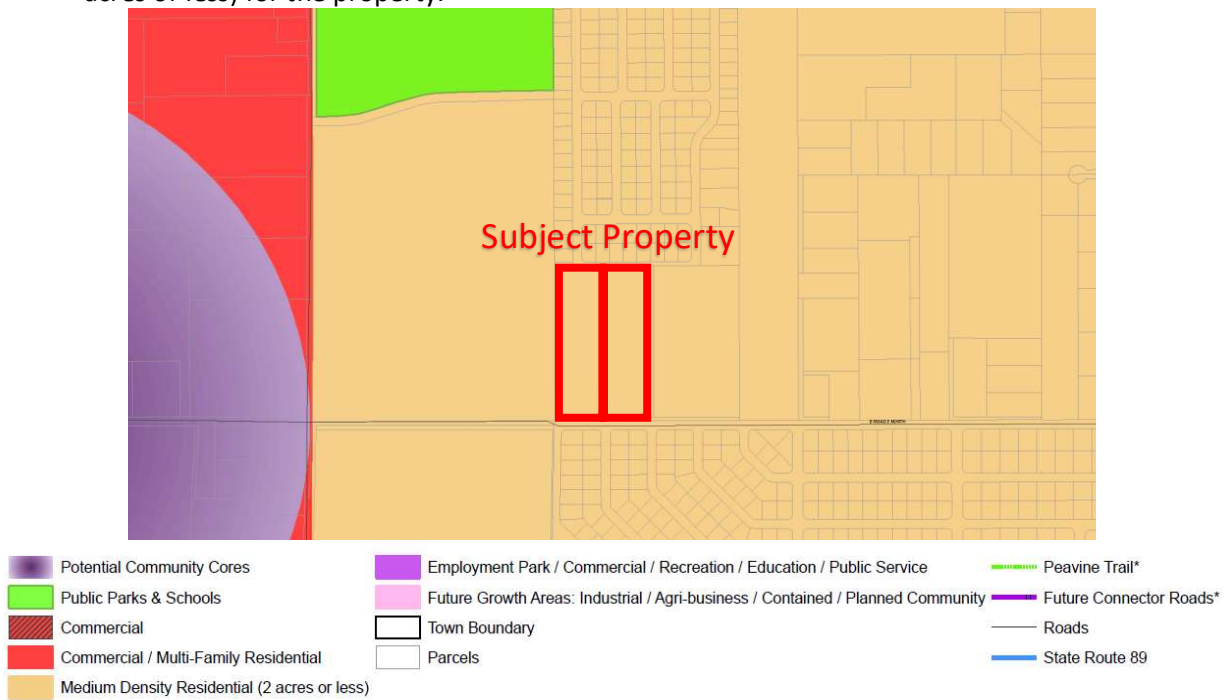
Zoning

Section 3.11B of the Unified Development Ordinance lists “One (1) single-family dwelling” as a permitted use within the SF-12,000 Single Family Residential zoning district. The resulting rezone will be of lesser density than the parcels adjacent to the North (Chino Meadows) and South (Chino Meadows Unit 2), which are zoned Single Family Residential 0.16-Acre Minimum (SR-0.16).



General Plan

The zoning request of SF-12,000 Single Family Residential zoning district will bring the property into conformance with the General Plan’s land use designation of Medium Density Residential (2 acres or less) for the property.



PUBLIC COMMENTS RECEIVED: None Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: August 4, 2022

☒	Applicant agreed with all of the conditions of approval on (November 3, 2022)
☐	Applicant did not agree with the following conditions of approval: ()
☐	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:


BETHAN HENG, PLANNER
(BHENG@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

NOVEMBER 3, 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 "Waiver of Claims" document.

Public Works/Engineering: Steve Sullivan, Assistant Town Engineer, (928) 636-7140 - x1308

3. Legal access to Road 2 North will be provided by that certain easement for the dedication of Road 2 North recorded on January 30, 2002, at Book 3897, Page 423, Records or Yavapai County, Arizona, Yavapai County Recorder's No. 3426062 (the "Road 2 North Easement"). To the fullest extent permitted by law, the owner agrees to indemnify and hold harmless the Town and each council member, officer, employee or agent thereof (the Town and any such person being herein called an "Indemnified Party"), for, from and against any and all losses, claims, damages, liabilities, costs and expenses (including, but not limited to, reasonable attorneys' fees, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions in respect thereof) relate to, arise out of, or are caused by or based upon owner's access to Road 2 North via the Road 2 North Easement or any improvements constructed in the easement by the owner.
4. The owner shall dedicate real property for use as right-of-way per UDO § 5.3.2, as follows:
 - a. East Road 2 North: Such portions of land as necessary, in conjunction with the 25' Road 2 North Easement described above, to result in 30' of right-of-way north of the southern line of Section 14, equating to a total East Road 2 North right-of-way of 80'.
 - b. East Road 2 North and the Subdivision's Entrance: At street intersections, property line corners shall be rounded by circular arc having a minimum chamfer length of thirty-five (35) feet for collector and arterial streets.
 - c. Merritt Lane: The northern 25' of the subdivision equating to a total Merritt Lane right-of-way of 50'.
 - d. Internal Streets: Minimum right-of-way width is 50'.
5. The owner shall construct the half-width improvements for East Road 2 North, along the subdivision's frontage, per the Town's Urban and Rural Roadways map as follows:

The improvements shall include, at a minimum, a 10' concrete multi-use path, required landscaping, concrete curb and gutter, and road half-width improvements to include a 12' thru lane and half of a 14' two-way left turn lane. Town will accept cash in lieu of these roadway improvements. Town Council will accept cash in-lieu for the roadway improvements.
6. The owner shall construct the following onsite improvements per UDO § 5.3.2:

Internal Streets: Per Urban Local Road standards that includes 24' asphalt minimum roadway width without on street parking, rolled concrete curb and 5' minimum sidewalk on one side.

ATTACHMENT A
CONDITIONS OF APPROVAL

7. The owner shall connect the subdivision to the Town's public water system per Town Code of Ordinances §51.075(E).

New subdivisions containing lots of less than one acre shall connect each lot to the town's water system. New subdivisions containing lots of 1 acre or greater which are within 300 feet of the town's water system shall connect each lot to the town's water system.

8. The owner shall connect the subdivision to the Town's public wastewater system per Town Code of Ordinances §51.155(B).

A new development containing 1 or more lots shall connect to the sanitary sewer system, except that:

- i. A single lot greater than or equal to 1 acre may be permitted to install a septic tank system if the sanitary sewer system is not available at the property line.*
- ii. A subdivision containing lots greater than or equal to 1 acre may be permitted to install septic tank systems if the sanitary sewer system is not available within 300 feet of the subdivision.*
- iii. A subdivision containing lots of any size may be permitted to construct a package wastewater treatment plant with the approval of the Public Works Director and Town Engineer.*

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:	7/28/22	NAME:	KEVIN WAGNER	TITLE:	PROJECT MANAGER
AGENCY:	LUMEN (PREVIOUSLY CENTURYLINK)			PHONE	815-245-9640

Inventory of Lumen Facilities

Lumen has facilities within the project limits. Terra Technologies anticipates that due to the site improvements that the Lumen facilities (buried cable & aerial cable) should not be impacted. Plan markups have been attached showing approximate locations of Lumen facilities.

Project Overview

The design intent of this project appears to be developing a vacant parcel of land for a residential subdivision.

Facility Locations and Impacts

Plans have been reviewed for conflicts with Lumen facilities based on NDS mapping which show a general location of utility locations. Neither Terra Technologies LLC nor Lumen makes any representation regarding the completeness or accuracy of vertical and horizontal utility information used to determine conflicts or no conflicts. Based on Lumen mapping and the construction drawings provided there appear to be no conflicts. Lumen will require engineering plans to determine if conflicts exist.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: JULY 29TH, 2022

LOCATION: ON SITE

ATTENDEES:

AGENT/DEVELOPER: JON ROCHA

TOWN STAFF: WILL DINGEE, SENIOR PLANNER

NEIGHBORS IN ATTENDANCE (4 IN ATTENDANCE)

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

- WATER & SEWER CONCERNS
- CONCERNS ON POTENTIAL INCREASE IN TRAFFIC.
- IMPACT ON SAFETY OF THE SURROUNDING NEIGHBORHOOD.
- ALL 4 NEIGHBORS EITHER SUPPORTED THE PROJECT OR HAD NO ISSUES WITH IT.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-18-017C & 306-18-017D

ADDRESS: E ROAD 2 NORTH (BETWEEN PEPPERTREE PLACE AND JAMES DRIVE – NO ADDRESS ASSIGNED).



ATTACHMENT E
STAFF RESEARCH

PLEASE SEE FOLLOWING PAGES.



STAFF RESEARCH – REZONE

CASE #: ZC-2022-05

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	E Road 2 North – Between Peppertree Place and James Drive
Parcel Number(s):	306-18-017C & 306-18-017D
Parcel Size(s):	306-18-017C (5 Acres) & 306-18-017D (5 Acres)
Total Acreage:	10 Acres
Proposed Dwelling Units:	N/A
Address:	E Road 2 North
Applicant:	Jon Rocha
Applicant's Agent:	Jon Rocha – Lucense Development, LLC
Land Use Conformity Matrix:	Conforms: Yes X No

Zoning Overlay		PAD		N/A	
	Existing Zoning		Use(s) on-site		General Plan Designation
Site	Agricultural Residential 5-Acre Minimum (AR-5)		Vacant		Medium Density Residential (2 Acres or less)
North	Single Family Residential 0.16-Acre Minimum (SR-0.16)		Single Family Homes (Chino Meadows)		Medium Density Residential (2 Acres or less)
South	Single Family Residential 0.16-Acre Minimum (SR-0.16)		Single Family Homes (Chino Meadows Unit 2)		Medium Density Residential (2 Acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)		Single Family Home		Medium Density Residential (2 Acres or less)
West	Public Land (PL)		City of Prescott Well Facility		Medium Density Residential (2 Acres or less)

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	N/A
Annexation	Yes	X	No		September 21, 1970 - Original Town
General Plan Amendment	Yes		No	X	N/A
Development Agreement	Yes		No	X	N/A
Rezone	Yes	X	No		April 15, 1986 – Request to Rezone Parcel # 306-18-017 from AR to R-3 for a subdivision. (Denied) June 17, 1986 – Request to Rezone Parcel # 306-18-017 from AR to R-2. (Approved by P&Z and Town Council) December 26, 1987 - Reversion to AR.
Subdivision	Yes		No	X	N/A
Conditional Use Permit	Yes		No	X	N/A
Pre-Application Meeting	Yes	X	No		May 18, 2022 – (PA-2022-30)
Enforcement Actions	Yes	X	No		July 14, 1998 - Weeds June 10, 2009 - Weeds

Land Division Status:	Yes	X	No	March 2, 2002 - Land Split from Parcel # 306-18-017. (Sibling Parcels # 306-18-017A & 306-18-017B) July 14, 2005 - Land Split from Parcel # 306-18-017B. (Sibling Parcels # 306-18-017C, 306-18-017D, 306-18-017E, & 306-18-017F).
Irrigation District:	N/A			

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:			
Land Use Designation:		Medium Density Residential (2 Acres or less)	
Issues:		N/A	
Public Services Element:			
Water Facility Plan:	Source:	Town of Chino Valley Water available ¼ mi East from site on North Road 1 East. (12" Water Main) City of Prescott Water available directly Northwest from Site on Merit Lane. (12" Water Main)	
Sewer Facility Plan:	Treatment:	Sewer available on East Road 2 North. (12" Existing gravity main)	
Issues:		N/A	
Safety Element:			
Flood Plain Designation:		N/A	
Issues:		N/A	
Transportation Element:			
Road Classification		Urban Road with Multi-Use Path as Designated by the 2022 Town of Chino Valley Urban and Rural Road Ways Map.	
Issues:		N/A	
Parks and Rec Element:			
Closest Park:		Peavine Trail	
Within 1 mile of the Peavine Trail?		Yes.	

NOTIFICATION

- Legal Ad Published: The Daily Courier (08/09/22)
- 600' Vicinity Mailing: (07/18/22)
- 21 Commenting/Reviewing Agencies noticed: (07/14/22)
- Neighborhood Meeting: (07/28/22)
- Hearing Dates: (09/06/22)
- Comments Due: (08/01/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	N/A				
Matt Meierbachtol – APS	N/A				
Richard Perez - A.D.O.T.	N/A				
Ralph Baker – C.V.I.D.	N/A				
Suzann E. – YC ENV	N/A				
Jose Galvez – YC Health	N/A				
SparkLite Cable	N/A				
LUMEN	Y	8/1/2022		Y	Y
Unisource Gas	N/A				
CVUSD	N/A				
United States Postal Service	N/A				

<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)	Y	8/3/2022	Y		
Will Dingee – Senior Planner (DS)	N/A				
Laurie Lineberry – DS Director	N/A				
Frank Marbury – PW Director	N/A				
Steve Sullivan – Assistant Engineer (PW)	Y	7/28/2022		Y	Y
Dan Trout – CBO (DS)	N/A				
Damon Stanley – Code Enforcement	N/A				
Chuck Winn – Chief of Police (Police)	N/A				

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TOWN OF CHINO VALLEY
Planning Commission Staff Report
December 6th, 2022
File Number ZC-2022-07
Rezone

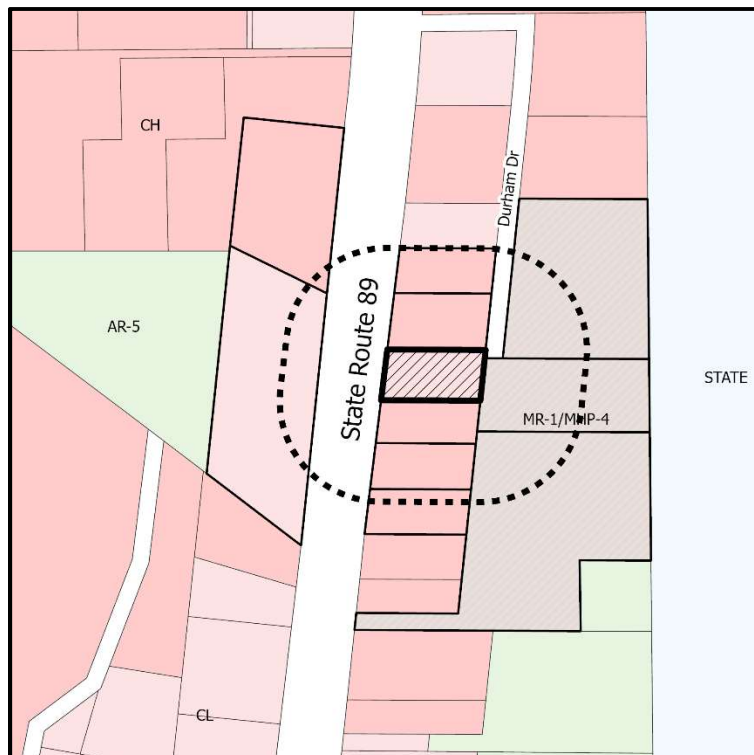
PROJECT DESCRIPTION

This is a request by Tim Hendrickson to rezone 1 acre from the Commercial Light (CL) District to the Commercial Heavy (CH) District for the property located at 3699 N State Route 89.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Commercial Yard Improvements/ 3C's Automotive Fleet Repair (Unpermitted)	Commercial / Multi-family Residential
North	Commercial Heavy (CH)	Storage Warehouse	Commercial / Multi-family Residential
South	Commercial Heavy (CH)	Timbershade Co. / Yavapai Humane Society Donation Center	Commercial / Multi-family Residential
East	Multiple Family Residential (MR)/Mobile Home Park (MHP-4)	Vacant Land / Paloma Village (Future)	Commercial / Multi-family Residential
West	Commercial Light (CL)	Vacant Land	Commercial / Multi-family Residential

LOCATION MAP



PRIOR SITE ACTIONS:

Code Enforcement

July 1987 – Fire and Building concerns – Chemicals and paints being sprayed indoors, operating a junk-yard.

January 2022 – There is an ongoing zoning violation occurring on this property – Commercial Heavy Use on a Commercial Light zoned property.

Conditional Use Permit

August 11, 1987 – CUP application for Auto Repair Shop in Commercial Zoning.

September 01, 1987 – Issued for Auto Repair/Body Shop/Restoration with consideration of Extension at 90 days.

December 14, 1987 – Appealing decision to deny renewal of CUP for repair shop.

February 25, 1988 – CUP issued for Auto Repair Shop – Renewable in 1 Year.

June 09, 1988 – CUP Revoked. Not in compliance the conditions on the Conditional Use Permit”.

Land Division History

April 11, 1989 – Result of Split from APN 306-04-018 (Sibling Parcels APN 306-04-018A & 306-04-018B).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezone of 1 acre from the Commercial Light (CL) District to the Commercial Heavy (CH) District for the property located at 3699 N State Route 89 with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Rezone ZC-2022-07 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 Rezone, the Planning and Zoning Commission is recommending approval to Town Council to approve the rezone of 1 acre from the Commercial Light (CL) District to the Commercial Heavy (CH) District for the property located at 3699 N State Route 89, subject to the staff report and information provided during this hearing.

Staff Analysis:

The applicant is applying for a rezone so that the land use associated with 3C's Automotive Fleet Repair will be in conformance with the Commercial Heavy Zoning District. This rezone request is the result of a series of Code Enforcement complaints, with land uses that were being performed outside of the existing Commercial Light Zoning District. As no substantial new

findings would be presented at the Pre-Application phases, staff directed property owner to proceed immediately to rezone.

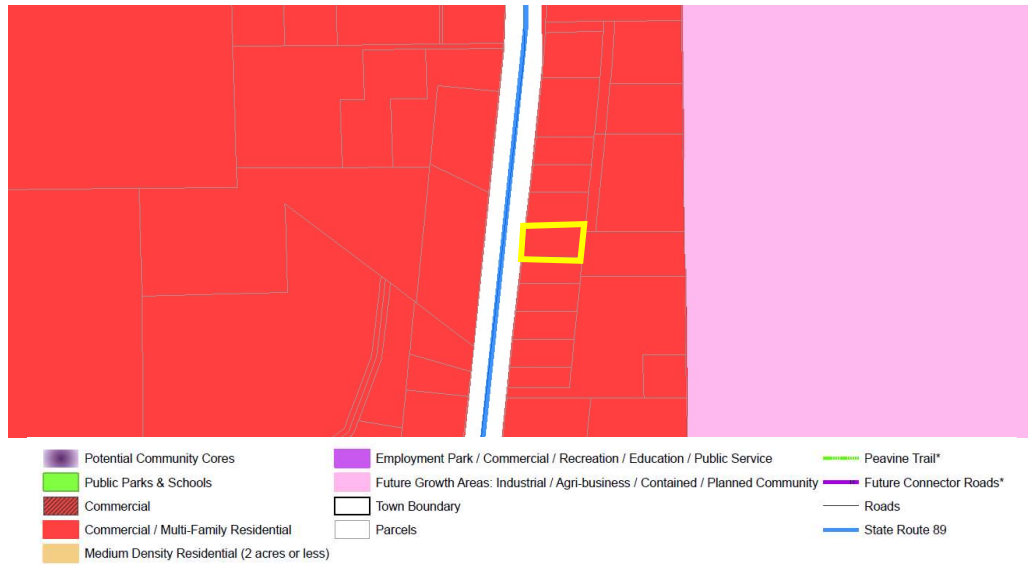
Zoning

Section 3.16.B.7 and 3.16.B.12 of the Unified Development Ordinance list “Welding Shops” and “Contractors Yards” as Permitted Uses in the Commercial Heavy (CH) Zoning District. Rezoning the subject property to Commercial Heavy (CH) Zoning District will bring into conformance the current land use. The Commercial Heavy (CH) Zoning District includes all Permitted and Conditional Uses within the Commercial Light (CL) Zoning District. Rather than pursuing a Conditional Use Permit with the existing zoning, the applicant has chosen instead to apply for a rezone to Commercial Heavy. The resulting rezone will be the same zoning designation as the adjacent north and south properties.



General Plan

The General Plan designates the subject property for Commercial / Multi-Family Residential. The rezone to the Commercial Heavy (CH) Zoning District will be in conformance with the General Plan.



PUBLIC COMMENTS RECEIVED: None Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

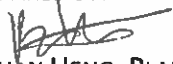
PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: November 3, 2022

☒	Applicant agreed with all of the conditions of approval on (November 14, 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:


BETHAN HENG, PLANNER
(BHENG@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

NOVEMBER 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 "Waiver of Claims" document.

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

STAFF RECEIVED NO COMMENTS FROM EXTERNAL AGENCIES.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: NOVEMBER 2, 2022

LOCATION: ON SITE - 3699 N STATE ROUTE 89 CHINO VALLEY AZ

ATTENDEES:

AGENT/DEVELOPER: TIM HENDRICKSON, APPLICANT.

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

NEIGHBORS IN ATTENDANCE (NONE)

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

NO NEIGHBORS WERE IN ATTENDANCE AT THE NEIGHBORHOOD MEETING.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-04-018A

ADDRESS: 3699 N State Route 89



ATTACHMENT E
STAFF RESEARCH

PLEASE SEE FOLLOWING PAGES.



STAFF RESEARCH – REZONE

CASE #: ZC-2022-07

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	3699 N State Route 89
Parcel Number(s):	306-04-018A
Parcel Size(s):	1.04 Acres
Total Acreage:	1.02 Acres
Proposed Dwelling Units:	N/A
Address:	3699 N State Route 89
Applicant:	Tim Hendrickson
Applicant's Agent:	N/A
Land Use Conformity Matrix:	Conforms: Yes X No

Zoning Overlay	PAD		N/A
	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Commercial Yard Improvements/ 3C's Automotive Fleet Repair (Unpermitted)	Commercial / Multi-family Residential
North	Commercial Heavy (CH)	Storage Warehouse	Commercial / Multi-family Residential
South	Commercial Heavy (CH)	Timbershade Co. / Yavapai Humane Society Donation Center	Commercial / Multi-family Residential
East	Multiple Family Residential (MR)/Mobile Home Park (MHP-4)	Vacant Land / Paloma Village (Future)	Commercial / Multi-family Residential
West	Commercial Light (CL)	Vacant Land	Commercial / Multi-family Residential

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		September 21, 1970 – Original Town
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	
Subdivision	Yes		No	X	

Conditional Use Permit	Yes	X	No	June 09, 1988 – CUP Revoked. Applicant was found to be “uncooperative regarding the conditions on his Conditional Use Permit”. February 25, 1988 – CUP issued for Auto Repair Shop – Renewable in 1 Year December 14, 1987 – Appealing decision to deny renewal of CUP for repair shop. September 01, 1987 – Issued for Auto Repair/Body Shop/Restoration with consideration of Extension at 90 days. August 11, 1987 – CUP application for Auto Repair Shop in Commercial Zoning.
Pre-Application Meeting	Yes		No	X After a series of Code Enforcement cases were reported, staff directed property owner to proceed immediately to Rezone, as no substantial new findings would be presented at the Pre-Application phases.
Enforcement Actions	Yes	X	No	January 2022 – There is an ongoing Zoning violation occurring on this property – Commercial Heavy Use on a Commercial Light zoned property. July 1987 – Fire and Building concerns – Chemicals and paints being sprayed indoors, operating like a junk-yard.
Land Division Status:	Yes	X	No	April 11, 1989 – Result of Split from APN 306-04-018 (Sibling Parcels APN 306-04-018A & 306-04-018B).
Irrigation District:		N/A		

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:			
Land Use Designation:		Commercial/Multi-Family Residential	
Issues:		N/A	
Public Services Element:			
Water Facility Plan:	Source:	Closest line is 2 miles South on Perkinsville Road Existing City of Prescott 8" Water Main	
Sewer Facility Plan:	Treatment:	No Existing Sewer available.	
Issues:	N/A		
Safety Element:			
Flood Plain Designation:	N/A		
Issues:	N/A		
Transportation Element:			
Road Classification	State Route 89		
Issues:	N/A		
Parks and Rec Element:			
Closest Park:	Peavine Trail 0.75 Miles East		
Within 1 mile of the Peavine Trail?	Yes		

NOTIFICATION

- Legal Ad Published: The Daily Courier (11/08/22)
- 300' Vicinity Mailing: (10/17/22)
- 19 Commenting/Reviewing Agencies noticed: (10/12/22)
- Neighborhood Meeting: (11/02/22)
- Hearing Dates: (12/06/22)
- Comments Due: (10/27/22)

External List (Comments)	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	N				
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	Y	10/24/2022	X		
Ralph Baker – C.V.I.D.	Y	10/24/2022	X		
Suzann E. – YC ENV	N				
Jose Galvez – YC Health	N				
SparkLite Cable	N				
LUMEN	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)	Y	11/3/2022	X		
Will Dingee – Senior Planner (DS)	Y	11/3/2022	X		
Laurie Lineberry – DS Director	Y	11/3/2022		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	Y	11/3/2022	X		
Dan Trout – CBO (DS)	N				
Damon Stanley – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				

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TOWN OF CHINO VALLEY
Planning Commission Staff Report
December 6th, 2022
File Number ZC-2022-08
Rezone

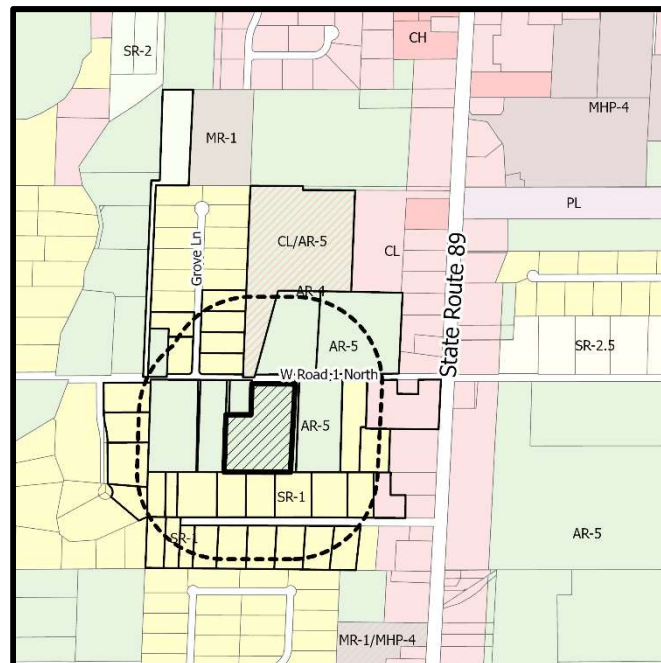
PROJECT DESCRIPTION

This is a request by Ralph Simpson to rezone 5.83 acres from the Agricultural Residential 5-Acre Minimum (AR-5) District to the Single Family Residential 1-Acre Minimum (SR-1) District, for property located at 575 W Road 1 North.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Commercial/Multi-Family Residential and Medium Density Residential (2 acres or less)
North	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Commercial/Multi-Family Residential
South	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Commercial/Multi-Family Residential and Medium Density Residential (2 acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Commercial/Multi-Family Residential
West	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 acres or less)

LOCATION MAP



PRIOR SITE ACTIONS:

Land Division History

October 3, 1991 – Result of Split from APN 306-23-078 (Sibling Parcels APN 306-23-078 & 306-23-078E. Please see Ord. 165).

October 25, 1991 – Result of Lot Split from APN 306-23-078 (Sibling Parcels APN 306-23-078A & APN 306-23-078B).

January 14, 1992 – Result of Lot Split from APN 306-23-078B (Sibling Parcels APN 306-23-078C & 306-23-078D).

September 9, 1997 – Dedication of Public Right of Way; APN 306-23-078C now APN 306-23-078F.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezone of 5.83 acres from the Agricultural Residential 5-Acre Minimum (AR-5) District to the Single Family Residential 1-Acre Minimum (SR-1) District, for property located at 575 W Road 1 North, with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Rezone ZC-2022-08 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:

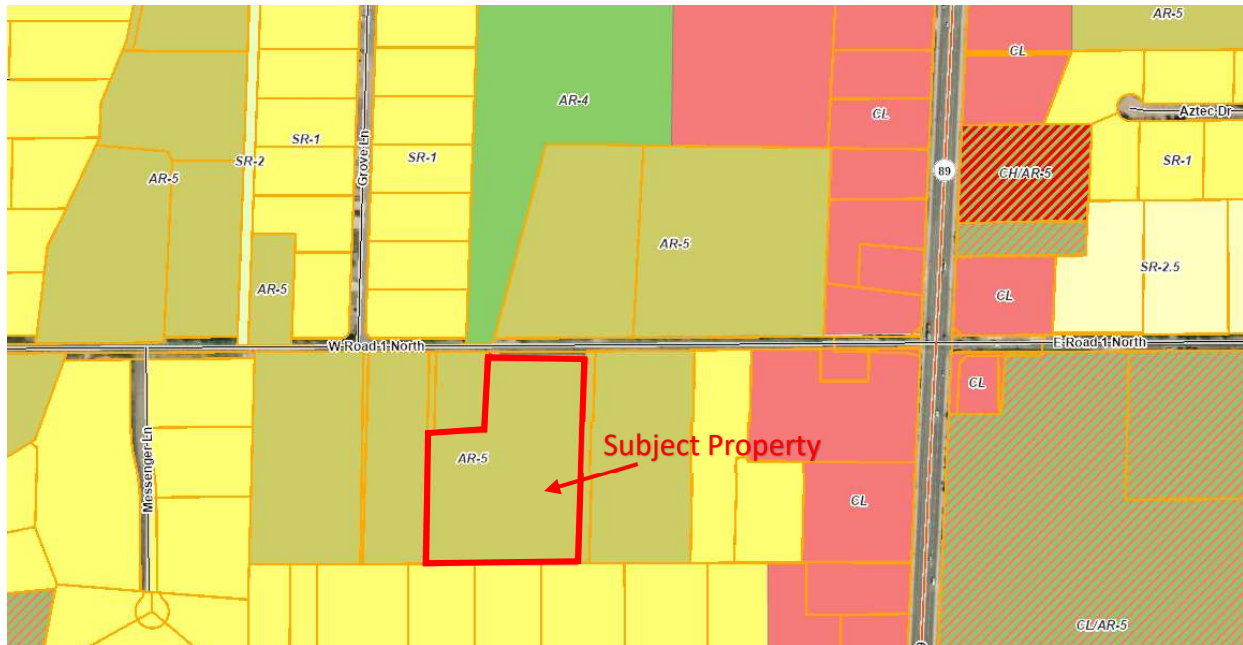
By approving this rezone, the Planning and Zoning Commission is recommending approval to Town Council to approve the rezone of 5.83 acres from the Agricultural Residential 5-Acre Minimum (AR-5) District to the Single Family Residential 1-Acre Minimum (SR-1) District, for property located at 575 W Road 1 North, subject to the staff report and information provided during this hearing.

Staff Analysis:

The applicant is applying for a rezone from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 1-Acre Minimum (SR-1). The applicant intends to split his property into two lots, and sell the resulting property.

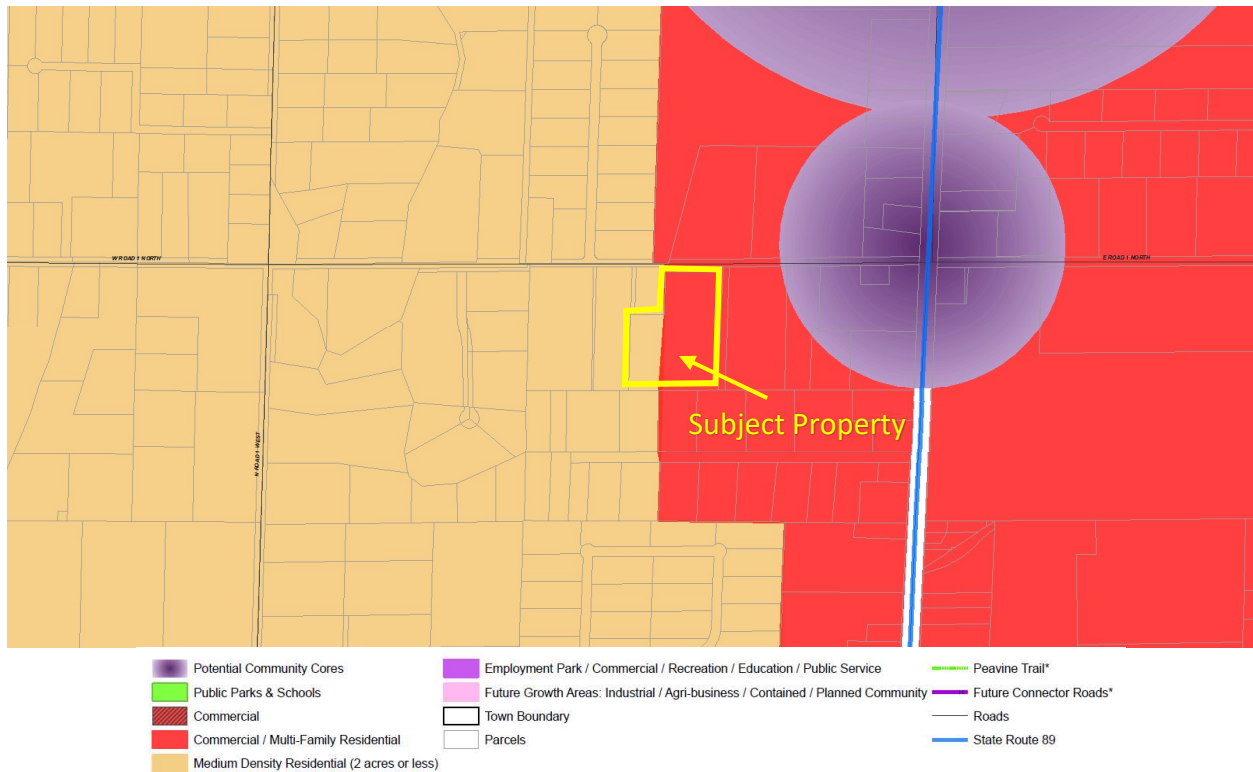
Zoning

Section 3.11.B.1 of the Unified Development Ordinance lists “Single-family dwelling” as a Permitted Use. Rezoning the subject property to Single Family Residential 1-Acre Minimum (SR-1) will be the same zoning designation as the properties to the south and west.



General Plan

The General Plan designates the subject property as Commercial / Multifamily Residential and Medium Density Residential (2 acres or less). Rezoning the subject property to Single Family Residential 1-Acre Minimum (SR-1) Zoning District will be in conformance with the General Plan for the subject property.



PUBLIC COMMENTS RECEIVED: None Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: November 3, 2022

X	Applicant agreed with all of the conditions of approval on (November 14, 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:


 BETHAN HENG, PLANNER
 (BHENG@CHINOAZ.NET)
 928 636-4427 - x1295

DATE:

NOVEMBER 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 "Waiver of Claims" document.

Public Works/Engineering: Steve Sullivan, Assistant Engineer, (928) 636-7140 - x1308

3. The owner shall dedicate 40' minimum right-of-way south of the east-west mid-section line / centerline of section 22 along West Road 1 North.

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:	10/12/2022	NAME:	RALPH BAKER	TITLE:	IRRIGATION MANAGER
AGENCY:	CVID	PHONE	928 713-0468		
"CVID has a waterline in the front of the lot. Applicant is aware of waterline and will need to coordinate with CVID."					

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: NOVEMBER 3, 2022

LOCATION: ON SITE - 575 W ROAD 1 NORTH

ATTENDEES:

APPLICANT: RALPH SIMPSON, PROPERTY OWNER

TOWN STAFF: BETHAN HENG, PLANNER.

NEIGHBORS IN ATTENDANCE (3 - WESLEY PRIBBLE, DONALD GILBERT, & LES MATTHEWS)

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

- QUESTIONS REGARDING INTENTION AFTER REZONE.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-23-078F

ADDRESS: 575 W Road 1 North



ATTACHMENT E
STAFF RESEARCH

PLEASE SEE FOLLOWING PAGES.



STAFF RESEARCH – REZONE

CASE #: ZC-2022-08

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	575 W Road 1 North
Parcel Number(s):	306-23-078F
Parcel Size(s):	5.83 Acres
Total Acreage:	5.83 Acres
Proposed Dwelling Units:	N/A
Address:	575 W Road 1 North
Applicant:	Ralph Simpson
Applicant's Agent:	N/A
Land Use Conformity Matrix:	Conforms: Yes X No

Zoning Overlay		PAD		N/A
	Existing Zoning		Use(s) on-site	General Plan Designation
Site	Agricultural Residential 5-Acre Minimum (AR-5)		Residential	Commercial/Multi-Family Residential & Medium Density Residential (2 acres or less)
North	Agricultural Residential 5-Acre Minimum (AR-5)		Residential	Commercial/Multi-Family Residential
South	Single Family Residential 1-Acre Minimum (SR-1)		Residential	Commercial/Multi-Family Residential & Medium Density Residential (2 acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)		Residential	Commercial/Multi-Family Residential
West	Agricultural Residential 5-Acre Minimum (AR-5)		Residential	Medium Density Residential (2 acres or less)

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		September 21, 1970 – Original Town
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		August 10, 2022 – PA-2022-59 September 7, 2022 – PA-2022-68
Enforcement Actions	Yes		No	X	

Land Division Status:	Yes	X	No	October 3, 1991 – Result of Split from APN 306-23-078 (Sibling Parcels APN 306-23-078 & 306-23-078E. Please see Ord. 165). October 25, 1991 – Result of Lot Split from APN 306-23-078 (Sibling Parcels APN 306-23-078A & APN 306-23-078B). January 14, 1992 – Result of Lot Split from APN 306-23-078B (Sibling Parcels APN 306-23-078C & 306-23-078D). September 9, 1997 – Dedication of Public Right of Way; APN 306-23-078C now APN 306-23-078F.
Irrigation District:	N/A			

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:			
Land Use Designation:		Commercial/Multi-Family Residential and Medium Density Residential (2 acres or less)	
Issues:		N/A	
Public Services Element:			
Water Facility Plan:	Source:	Existing City of Prescott 8" Water Main on W Road 1 North	
Sewer Facility Plan:	Treatment:	12" Existing Gravity Main available on East Road 2 north or West Center St.	
Issues:		N/A	
Safety Element:			
Flood Plain Designation:		N/A	
Issues:		N/A	
Transportation Element:			
Road Classification		Urban Road with Sidewalks	
Issues:		N/A	
Parks and Rec Element:			
Closest Park:		LIST	
Within 1 mile of the Peavine Trail?		Center Street Park 4,800ft away – Intersection of W Center St and N Road 1 West.	

NOTIFICATION

- Legal Ad Published: The Daily Courier (11/08/22)
- 600' Vicinity Mailing: (10/17/22)
- 19 Commenting/Reviewing Agencies noticed: (10/12/22)
- Neighborhood Meeting: (11/03/22)
- Hearing Dates: (12/06/22)
- Comments Due: (10/31/22)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	N				
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	N				
Ralph Baker – C.V.I.D.	Y	10/12/2022	X		
Suzann E. – YC ENV	N				
Jose Galvez – YC Health	N				
SparkLite Cable	N				
LUMEN	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				

<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)	Y	11/3/2022	X		
Will Dingee – Senior Planner (DS)	Y	11/3/2022	X		
Laurie Lineberry – DS Director	Y	11/3/2022		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	Y	11/3/2022		X	X
Dan Trout – CBO (DS)	N				
Damon Stanley – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				

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TOWN OF CHINO VALLEY
Planning Commission Staff Report
December 6th, 2022
File Number ZC-2022-09
Rezone

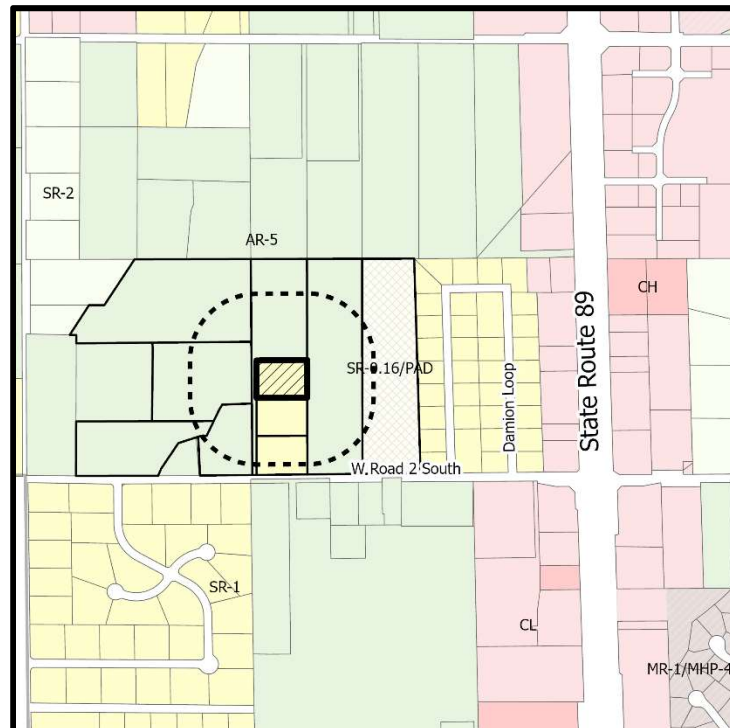
PROJECT DESCRIPTION

This is a request by Ty Scott to rezone a 250 square foot portion of property from the Single Family Residential 1-Acre Minimum (SR-1) District to the Agricultural Residential 5-Acre Minimum (AR-5) District, for property located just south of 722 W Road 2 South.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Single Family Residential 1-Acre Minimum (SR-1)	Vacant	Medium Density Residential (2 acres or less)
North	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 acres or less)
South	Single Family Residential 1-Acre Minimum (SR-1)	Vacant	Medium Density Residential (2 acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 acres or less)
West	Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 acres or less)

LOCATION MAP



PRIOR SITE ACTIONS:

Rezone History

January 12, 2006 – Rezone from AR-5 to SR-1.

Land Division History

December 27, 1994 - Result of split from APN 306-29-041 (Sibling Parcels APN 306-29-041A & 041B).

January 13, 1995 – Dedication of a Public Right-of-way.

September 1997 – New parcel number given – APN 306-29-041A is now APN 306-29-041C.

June 7, 2006 – Result of split from APN 306-29-041C (Sibling Parcels APN 306-29-041E, 041F, & 041G).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezone of a 250 square foot portion of property from the Single Family Residential 1-Acre Minimum (SR-1) District to the Agricultural Residential 5-Acre Minimum (AR-5) District, for property located just south of 722 W Road 2 South, with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Rezone ZC-2022-09 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:

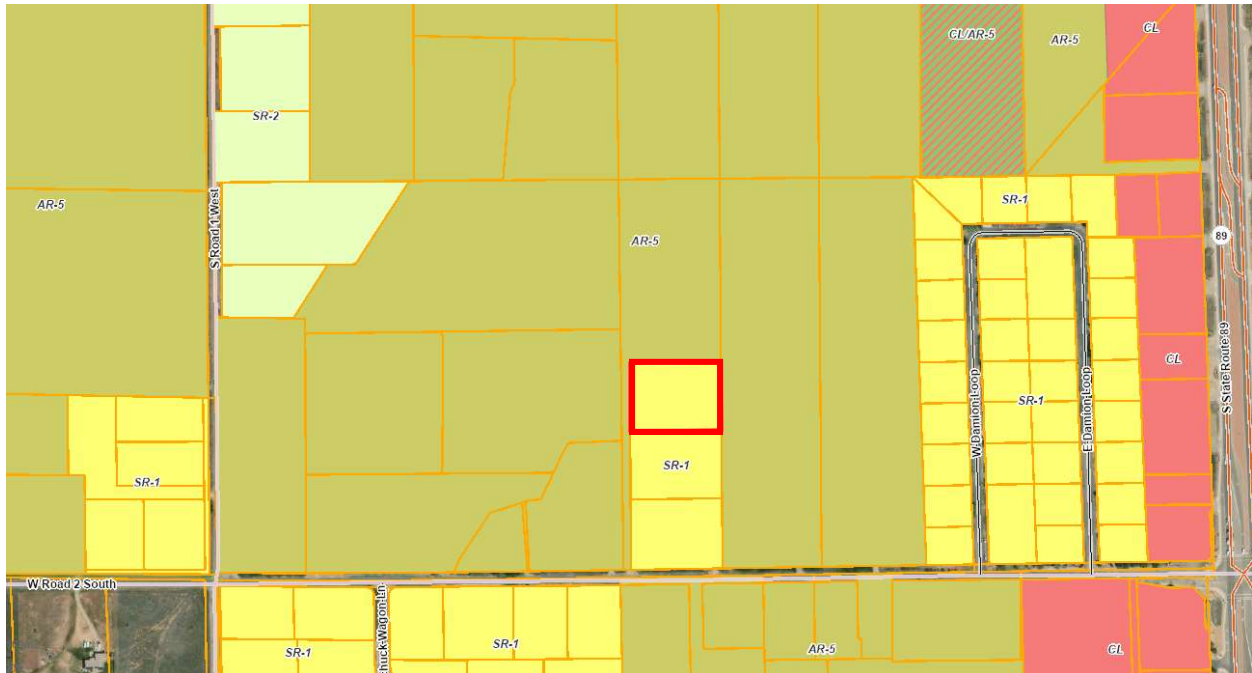
By approving this rezone, the Planning and Zoning Commission is recommending approval to Town Council to approve the rezone of a 250 square foot portion of property from the Single Family Residential 1-Acre Minimum (SR-1) District to the Agricultural Residential 5-Acre Minimum (AR-5) District, for property located just south of 722 W Road 2 South, subject to the staff report and information provided during this hearing.

Staff Analysis:

The applicant is applying for a rezone of a 250 square foot portion of property from Single Family Residential 1-Acre Minimum (SR-1) to Agricultural Residential 5-Acre Minimum (AR-5). The vacant subject property currently has an unpermitted accessory structure site. In order to build an accessory structure, an applicant must first have a main residence on a property within a residential-zoning district. The applicant intends to sell the subject property as vacant land without the unpermitted accessory structure by adjusting the lot line to include the 250 sq ft of property, with the property to the North. In order to do this, the 250 sq ft portion of land must be rezoned to match the zoning district with the adjacent property it will be tied with (AR-5).

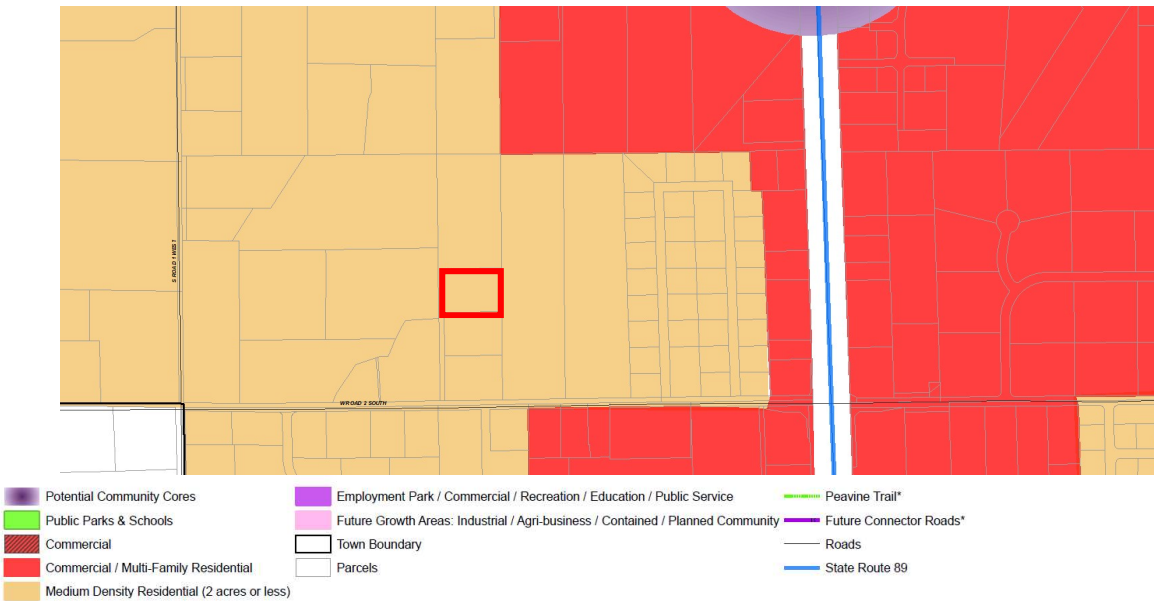
Zoning

Section 3.6.4 of the Unified Development Ordinance lists “Customary accessory structures such as barns, corrals, private arenas, training tracks, coops, non- commercial greenhouses up to 600 sq. ft., and storage sheds for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment” as a permitted use within the Agricultural Residential 5-Acre Minimum (AR-5) District. The same Section also states, “Accessory structures shall not be permitted prior to the issuance of a building permit for the primary residence”. Rezoning the 250 sq ft portion of the subject property will resolve the current non-conformity. The subject property will be the same zoning designation as the adjacent north and west properties.



General Plan

The General Plan designates the subject parcel as Medium Density Residential (2 acres or less). While the requested zoning district of AR-5 is greater than two acres, staff is still in support of the rezone as the 250 square feet being rezoned is considered de-minimis due to its size and the fact that the square footage will be incorporated into the parcel to the north.



PUBLIC COMMENTS RECEIVED: None Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C.

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: November 22, 2022

☒	Applicant agreed with all of the conditions of approval on (November 22, 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

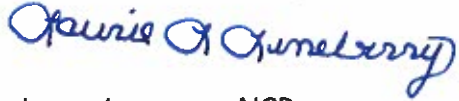
PREPARED BY:


BETHAN HENG, PLANNER
(BHENG@CHINOAZ.NET)
928 636-4427 - x1295

DATE:

NOVEMBER 22, 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 "Waiver of Claims" document.

Development Services Comments: Bethan Heng, Planner, 928 636-4427- x1295

3. The applicant must obtain a building permit for the unpermitted structure located on parcel 306-29-041E.
4. The applicant shall submit a lot line adjustment to incorporate the rezoned area into parcel directly north (306-29-041D).

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

STAFF RECEIVED NO COMMENTS FROM EXTERNAL AGENCIES.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: NOVEMBER 2, 2022

LOCATION: ON SITE - 722 West Road 2 South

ATTENDEES:

AGENT/DEVELOPER: ADAM HAYWOOD, SURVEYOR; TY SCOTT, APPLICANT

TOWN STAFF: BETHAN HENG, PLANNER

NEIGHBORS IN ATTENDANCE (NONE)

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

No neighbors were in attendance at the Neighborhood Meeting.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-29-041D

ADDRESS: 722 West Road 2 South



ATTACHMENT E
STAFF RESEARCH

PLEASE SEE FOLLOWING PAGES.



STAFF RESEARCH – REZONE

CASE #: ZC-2022-09

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	722 W Road 2 South
Parcel Number(s):	306-29-041E
Parcel Size(s):	250 sq ft of 1.59 Acres being Rezoned
Total Acreage:	250 sq ft
Proposed Dwelling Units:	N/A
Address:	722 W Road 2 South
Applicant:	Ty Scott
Applicant's Agent:	N/A
Land Use Conformity Matrix:	Conforms: Yes X No

Zoning Overlay		PAD		N/A	
	Existing Zoning		Use(s) on-site		General Plan Designation
Site	Single Family Residential 1-Acre Minimum (SR-1)		Vacant		Medium Density Residential (2 acres or less)
North	Agricultural Residential 5-Acre Minimum (AR-5)		Residential		Medium Density Residential (2 acres or less)
South	Single Family Residential 1-Acre Minimum (SR-1)		Vacant		Medium Density Residential (2 acres or less)
East	Agricultural Residential 5-Acre Minimum (AR-5)		Residential		Medium Density Residential (2 acres or less)
West	Agricultural Residential 5-Acre Minimum (AR-5)		Residential		Medium Density Residential (2 acres or less)

Prior Cases or Related Actions:

Type	Conforms				Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		November 13, 1970 – 1 st Annexation
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes	X	No		January 12, 2006 – Rezone from AR-5 to SR-1
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		April 20, 2022 – PA-2022-23
Enforcement Actions	Yes		No	X	
Land Division Status	Yes	X	No		December 27, 1994 - Result of split from APN 306-29-041 (Sibling Parcels APN 306-29-041A & 041B). January 13, 1995 – Dedication of a Public Right-of-way. September 1997 – New parcel number given – APN 306-29-041A is now APN 306-29-041C. June 7, 2006 – Result of split from APN 306-29-041C (Sibling Parcels APN 306-29-041E, 041F, & 041G).
Irrigation District:	N/A				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:			
Land Use Designation:		Medium Density Residential (2 acres or less)	
Potential Issues:		Rezone will be to AR-5, which is greater than the “2 acres or less” designation by the General Plan. Staff is in support of rezone because it is eliminating a non-conformity, and only 250 sq ft of property is being rezoned.	
Public Services Element:			
Water Facility Plan:	Source:	1120ft east - Existing City of Prescott 8” Water Main (Damion Loop)	
Sewer Facility Plan:	Treatment:	8” and 12” Existing Gravity Main (Intersection at S Road 1 West and W Road 1 South)	
Issues:			
Safety Element:			
Flood Plain Designation:		N/A	
Issues:		N/A	
Transportation Element:			
Road Classification		Rural Road without Trail	
Issues:		N/A	
Parks and Rec Element:			
Closest Park:		Chino Valley Cemetery – 3,500 ft	
Within 1 mile of the Peavine Trail?		No – 2.50 mi from Peavine Trail	

NOTIFICATION

- Legal Ad Published: The Daily Courier (MM/DD/YY)
- 400’ Vicinity Mailing: (10/17/22)
- 19 Commenting/Reviewing Agencies noticed: (10/12/22)
- Neighborhood Meeting: (11/02/22)
- Hearing Dates: (12/06/22)
- Comments Due: (10/31/22)

<i>External List (Comments)</i>	Response Received	Date Received	“No Comment”	Written Comments	Comments Attached
Chuck Dowdy – CAFMA	N				
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	N				
Ralph Baker – C.V.I.D.	Y	10/24/2022	X		
Suzann E. – YC ENV	N				
Jose Galvez – YC Health	N				
SparkLite Cable	N				
LUMEN	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Bethan Heng – Planner (DS)	Y	11/3/2022		X	X
Will Dingee – Senior Planner (DS)	Y	11/3/2022	X		
Laurie Lineberry – DS Director	Y	11/3/2022		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	Y	11/3/2022	X		
Dan Trout – CBO (DS)	N				

Damon Stanley – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				

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Town of Chino Valley

**APPLICATION FOR PUBLIC
BODY RE-APPOINTMENT**
(Commissions, Boards, Committees)

Office Use Only

Re-appointment Date _____

Term Start _____

Resignation/Term End _____

TO: MAYOR AND COUNCIL

RE: EXPIRATION OF PUBLIC BODY TERM

SUBJ: My term on the public body indicated below is expiring. I am requesting re-appointment for another term.

- | | |
|--|---|
| ☐ Board of Adjustment | ☐ Planning & Zoning Commission |
| ☐ Industrial Development Authority | ☐ Public Safety Retirement Board |
| ☐ Municipal Property Corporation | ☐ Roads & Streets Committee |
| ☐ Parks & Recreation Advisory Board | |
| ☐ Other _____ | |

NAME _____

RESIDENCE ADDRESS _____

MAILING ADDRESS _____

PHONE #s _____

EMAIL _____

List any **new** experience, skills, and qualities you would bring to this position.

SIGNATURE

DATE

**Return application to Town Clerk's Office, 202 N. State Route 89, Chino Valley, or
email scanned application to clerks@chinoaz.net.**

Current or Upcoming Vacancies

- o Planning & Zoning Commission
- o Municipal Property Corporation
- o Board of Adjustment - Alternate
- o Industrial Development Authority

Share your talents, expertise, and enthusiasm with your community by volunteering to serve on a Council-appointed commission, board, or committee!

View the listing to the left for public body descriptions, meetings, and member information to see where you best fit in!

Click on one of the links below for Public Body Appointment Application. Application **must** include brief resume or summary describing relevant experience so we can get to know you better! Applications are accepted year-round. General recruitment occurs in mid fall for Planning & Zoning Commission and in late spring for all others.

Submit application or direct questions to:

Town of Chino Valley

Attention: Town Clerk's Office

202 N. State Route 89

Chino Valley, AZ 86323

Phone (928) 636-2646, ext. 1052

Fax (928) 636-2144

Email: [Clerks Department](#)

Application For Public Body Appointment

For those applying for the first time

- o [To apply online](#)
- o [PDF to fill out and print](#)

Application For Public Body

Re-Appointment

For those already serving and desiring to continue on the same public body

- o [To apply online](#)
- o [PDF to fill out and print](#)

Town Council

Appointments Subcommittee (Council)

Board of Adjustment

Economic Development Subcommittee (Council)

Finance Subcommittee (Council)

Industrial Development Authority

Municipal Property Corporation

Parks & Recreation Advisory Board

Planning & Zoning Commission

Public Safety Retirement Board

Public Safety Subcommittee (Council)

Roads & Streets Committee

UDO Update On Hold Until Further Notice (Council)

Upper Verde River Watershed Protection Coalition

Water & Utilities Subcommittee (Council)

Home » Government » Boards, Commissions, Committees

Boards, Commissions, Committees, and Subcommittees

The public bodies listed below the Town Council are all established by the Town Council and the members serving on those bodies are all volunteers appointed by the Town Council. We appreciate our volunteers!

Town Council

Become familiar with those who serve on the Town Council. Also, access agendas and minutes from Town Council meetings.

Appointments Subcommittee (Council)

This subcommittee consists of 3 Councilmembers who recommend candidates for appointment to Town public bodies.

Board of Adjustment

This quasi-judicial board consists of 5 citizens who hear and decide appeals from decisions of the Zoning Administrator, as well as grant variances.

Economic Development Subcommittee (Council)

This subcommittee consists of 3 Councilmembers who advise the Council on economic development matters.

Finance Subcommittee (Council)

This subcommittee consists of 3 Councilmembers who review and advise the Council on Town finance and budget matters.

Industrial Development Authority

This non-profit corporation consists of 5 citizens who may issue revenue bonds to finance projects defined under the Industrial Development Financing Act.

Municipal Property Corporation

This non-profit corporation consists of 5 citizens who assist the Town in financing the acquisition of real and personal property by lease or purchase; and financing improvements, furnishings, and equipment for any real or personal property.

Parks & Recreation Advisory Board

This board consists of 9 members who review and advise the Town Council on parks and recreation facility needs, conditions, and program concerns.

Planning & Zoning Commission

This commission consists of 7 citizens who make recommendations to the Council regarding planning, zoning, and other land use matters.

Public Safety Retirement Board

This board consists of 5 members-2 from the public, 2 officers from the Police Department and 1 Councilmember, who address matters associated with public safety personnel and the Public Safety Retirement System pursuant to state law.

Public Safety Subcommittee (Council)

This subcommittee consists of 3 Councilmembers who review and advise the Council on public safety and traffic control matters.

Roads & Streets Committee

This committee consists of 7 members who advise the Council on road and street improvements, maintenance, and funding matters.

UDO Update On Hold Until Further Notice (Council)

The UDO Update Subcommittee is an Ad Hoc Council Subcommittee consisting of 3 members of the Town Council who review issues and concerns, and make recommendations for amendments to the Unified Development Ordinance (UDO) pertaining to property maintenance and other provisions wherein discrepancies or differences exist.

Upper Verde River Watershed Protection Coalition

See the purpose and goals of this coalition online.

Water & Utilities Subcommittee (Council)

This subcommittee consists of 3 Councilmembers who review and make recommendations to Council regarding water resources and other utility matters.

Current or Upcoming Vacancies

- Planning & Zoning Commission
- Municipal Property Corporation
- Board of Adjustment - Alternate
- Industrial Development Authority

Share your talents, expertise, and enthusiasm with your community by volunteering to serve on a Council-appointed commission, board, or committee!

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[Open Meeting Law Disclosure Statement](#)
Physical and electronic locations where meeting notice and agendas are posted.

[Arizona Agency Handbook, Chapter 7 "Open Meetings"](#)
Open Meeting Law material for elected and appointed officials and interested parties.

