



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
February 7, 2023, 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 – JANUARY 3, 2023 REGULAR MEETING
- C.2 WITHDRAWALS BY APPLICANT – NONE
- C.3 TIME EXTENSIONS – NONE
- C.4 CONTINUANCES – NONE
- C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS – ONE
- D.1 **FP-2022-05** This is a request by Tom Luizzo on behalf of Granite Basin Engineering for “Final Plat for Old Hwy 89” to divide approximately 4.17 acres into 2 lots with an average lot size of 2.09 acres. The property is located at 19997 and 20047 Old State Route 89, Chino Valley, Arizona..
- D.2 **CUP-2022-03** This is a request by Richard Ivie on behalf of Steven Lu, for approval of a Conditional Use Permit for a Mini Storage Facility with a Commercial Retail component on property located south of 346 S State Route 89, Chino Valley, Arizona.
- E. ACTION ITEMS – NONE
- F. INFORMATION ITEMS
- F.1 Staff
- Council Action on Prior P&Z Cases
 - Text Amendment overview for “flag lots”
 - Joint General Plan Meeting with Council
- F.2 Commission
- F.3 Public
- G. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/87259196175>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 872 5919 6175

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

January 3, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, January 3, 2023, 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, Alternate Commissioner Richard Zamudio. Commissioner William Welker was absent

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

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

CONSENT CALENDAR – Chair Merritt stated he had a correction on the last page of the draft minutes, stating that he did not attend the General Plan Meeting, but instead talked with someone who had been in attendance. A motion was made by Commissioner Somerville to accept the consent agenda items, with the correction to be made regarding the changes Chair Merritt stated. The motion was seconded by Vice-Chair Pasciak and passed unanimously by a 7-0 vote.

PUBLIC HEARING #D.1

CASE# FP-2022-05 – *This is a request by Tom Luizzo on behalf of Granite Basin Engineering for “Final Plat for Old Hwy 89” to divide approximately 4.17 acres into 2 lots with an average lot size of 2.09 acres. The property is located at 19997 and 20047 Old State Route 89, Chino Valley, Arizona.*

Chair Merritt asked the Commission if anyone had a disclosure regarding this project to declare. There were none.

Bethan Heng, Planner, noted that the applicant was not in attendance. She presented the staff report for case FP-2022-05 which is a 4-acre property. This property is surrounded by the Planned Area Development of Del Rio Springs except to the north. The existing zoning is appropriate for the request of a Final Plat. The Final Plat is in conformance with the current General Plan land use designation which is Medium Density Residential (2 acres or less). A drawing of the planned plat layout was displayed for the Commission. The access for these lots is from Old State Highway 89.

Heng provided information regarding the date of the Neighborhood Meeting, November 28, 2022, and that there were two community members in attendance. Concerns raised on-site were drainage, run-off, proposed access, obstruction of surrounding landscape, and further division of lots. Staff recommends approval of this project.

Switzer asked where the access points to these properties was located. Heng stated there was direct access off of Old State Highway 89.

Lineberry advised the Chair that after reviewing the by-laws which state that you cannot hold this hearing unless the applicant or an authorized representative is in attendance or the town has written authority to act in his absence. The applicant is not here at this time, so we can pause this presentation until later in the meeting to see if he shows up. Lineberry suggested that the Commission move on to the next item on the agenda. Merritt paused agenda Item D.1 and moved on to the next case, Item D.2.

PUBLIC HEARING #D.2

CASE# ZC-2022-10 - This is a request by Jay Bates to rezone approximately 20 acres of land from AR-5 to SR-1. The property is located at the northeast corner of West Road 3 South and South Road 1 West, Chino Valley, AZ.

Merritt asked the Commission if they had any interactions with the applicant to declare. There were none.

Bethan Heng, Planner, presented the staff report for this case. Jay Bates, applicant, was in attendance. The 20 acres are located at the northeast corner of the intersection of W Road 3 South and S Road 1 West. The property directly to the north is an existing slaughterhouse. The current zoning is AR-5 (Agricultural 5-acre minimum) and the new zoning requested is SR-1, (Single Family Residential 1-acre minimum). Heng described the surrounding area as AR-5, with Multiple Family Residential and Mobile Home Park directly north of the site. To the west are properties located within the Yavapai County Jurisdiction.

The rezone request to SR-1 is in conformance with the General Land Use Map, which designates the area as Medium Density Residential (2 acres or less). If this request is approved, the applicant intends to use this site for a 15-lot, 1-acre subdivision. **Heng** displayed a proposed subdivision site plan map showing the lot layouts. **Heng** stated that a Neighborhood Meeting was held on November 30, 2022 with nine community members in attendance. Topics of concern included drainage, runoff/flooding, parking configuration, water availability, traffic, and decreasing home values. Staff received one public comment in opposition of the rezone request. Requirements during the Preliminary Plat process will require that the applicant include an odor disclaimer and buyers must sign a Noise and Odor Disclosure Acknowledgement. Staff recommends approval of ZC-2022-10.

Merritt asked if the Commissioners had any questions for staff. **Switzer** asked how long the packing plant had been located there. **Merritt** shared that it had been there since he moved here in 1979. A member of the audience shared the date of 1971. There were no further questions for staff.

Jay Bates of Right Homes, applicant, stated that his plans are to create 15 lots, minimum 1-acre each subdivision with paved roads to be dedicated to the town. He is providing required dedications along W Road 3 South, as well as S Road 1 West adjacent to the subdivision frontage. **Merritt** asked what type of homes were being placed on this property. **Bates** stated they would be manufactured homes. **Penn** asked about water and sewer. **Bates** stated that the homes would be on well water and septic systems.

Merritt opened the meeting to public comments, giving instruction to those in attendance.

Heather Reinhard stated that she believes that owners can do whatever they want with their properties but shared that this rezone bothered her. The reason the rezoning bothered her is that it didn't make sense. There are lots of subdivisions scattered around the area and lots of open spaces too. But the main reason, she stated, is that homes are not selling right now and didn't see the point of creating an additional subdivision. She doesn't like packing subdivisions all together, which eliminates open spaces within the community, losing the country feel that is Chino. She wants to keep open spaces, and in turn, the wildlife. She wants the country feeling and doesn't think a subdivision on that corner is a good fit.

Suzy Bailey shared that she has lived in the county across the road at 1150 W Road 3 South for 17 years and has been a realtor in the area for the last 22 years. She followed the status of this property from estate sale to the purchase by this developer for \$320,000. **Bailey** said she knows that the developer has the choice to place manufactured homes on his property, but referred to the subdivision to the north, Wagon Wheel Ranch, where the homes are all stick-built and it is zoned SR-1. She said that that subdivision has water and sewer services and felt that water could be brought down the road to this property (with water being closer than sewer). She is concerned about the county road width of 40 feet, and the increase in traffic this project would bring. This is a major concern. She stated that this property owner has a prior history of not filing a public report for a prior minor land division. It was very important to her that the proper public reports for the subdivision be filed with the state and not just that the zoning was handled properly. She expressed concerns about this project being on individual wells and septic tanks, and asked about that approval process.

Brad Magee, resident in the county at 1350 S Road 1 West, stated that S Road 1 West near the slaughter house is very narrow and that the road is not monitored properly, there are a lot of speeders. **Magee** inquired what the Town was planning to do about the poor road condition, speeders and additional traffic this project will add to that road. He was also concerned because the lot sizes in the County were larger than the proposed lots in the Chino Valley Town Limits, so there was no consistency in parcel sizes between the Town and the County. He shared that there was already a well being drilled there and questioned if there would be individual wells, or one well serving all the lots. He also stated that there are homes on city water to the north. The impact to the water table is a big concern.

Virginia Reinhard read a poem she wrote as a sophomore in college while living in Los Angeles. The poem reflected on how all the fields, forests, and animals had disappeared from Los Angeles, leaving only homes and lights for miles on end. She did not want that to happen here in Chino Valley. She stated she enjoys seeing the wild animals roam around the area and hates the thought of losing all the wildlife to development here in Chino.

Larry Yentes of 1154 W Road 3 South and has lived here for 14 years. **Yentes** had concerns about the water. He stated that his well is dropping about 1 ½ feet each year. He felt that Chino Valley Aquifer couldn't handle the water demand and feels only 10-15 years of water is still available. He questioned if the new well was tested for chemicals, arsenic and was ok for human consumption. He felt that the mayor and newspaper editor should dig into the current water issues.

John Garden wished all a safe, happy and prosperous new year. He stated that the Town is "behind the 8-ball" on infrastructure. He felt that this project and all projects should tie into the town sewer system so that water could be sent back down to the aquifer. He inquired as to who the manufacturer of the manufactured homes would be, to ensure no conflict of interest with "certain individuals" within the town.

Bea Garcia stated she agrees with all the speakers before her. She added that retirees save to move to a rural country-feeling place to live. A manufactured home subdivision is not something nice to look at. She stated that at the neighborhood meeting, a neighbor suggested that the developer put a block wall around his subdivision. The developer stated that if they didn't want to look at this subdivision, they could put up their own wall.

Mary Seale also stated that she too, agreed with the previous speakers. There are water and sewer issues. She wanted to know how this project fit in with the general plan currently being developed and asked if this project should wait until the next general plan defines where the citizens want to have this type of development located.

There were no further comments from the public.

Merritt closed the public comment period and opened the discussion with the commission. **Heng** returned to the podium. **Merritt** asked about restrictions as to where manufactured homes could be placed. **Dingee** responded that the town code does not currently limit home locations by building type. Manufactured homes are allowed anywhere that Single Family homes are allowed, with the exception of Multi-Family and Manufacture Home Park Zoning.

The next topic addressed by **Merritt** was regarding roads and traffic studies. **Dingee** confirmed that this project was proposed to have individual wells and septic systems. **Dingee** responded that the Public Works Director, Frank Marbury, was still on vacation. However, there were Public Works comments submitted for the rezone regarding right-of-way dedication, street improvements and internal street requirements. The Civil drawing review process includes drainage, grading, and all aspects of the land preparation. **Merritt** asked if a traffic study would be required. **Lineberry** said no, it was not. **Merritt** added that the owner is not required to improve the roads beyond the property boundaries.

Merritt identified water issues as the next topic of questions. **Dingee** shared that the Wagon Wheel Subdivision mentioned earlier in the meeting, was **NOT** on Town of Chino Valley water or sewer. The water for that subdivision was provided by the City of Prescott as a Chino Valley Irrigation District reimbursement area. There is no legal obligation to serve this subdivision by the City of Prescott. He also shared that the closest town water lines are located at Center Street. A 'ballpark' cost of extending utilities is around \$200 per linear foot.

This project fits with the current general plan, but a comment was made to wait see what the new General Plan looks like. **Lineberry** stated that the town has a current general plan in place and that the commission and staff need to rely on that plan. The Commission does not have a way to stop development and wait for the new plan. **Merritt** felt that the General Plan was not going to change that much in this area.

Zamudio asked if there was just one well for the whole subdivision. **Merritt** stated that the applicant would answer that question and the block wall concern. He also stated that the county and town zoning is different in this location.

Heng displayed Attachment A on the overhead screen. **Dingee** made an edit to Condition 3b, which say Road 3 North – it should read Road 3 South. **Switzer** asked about the lot sizes to the west of this project. **Heng** responded that they were 2.5 acres.

Somerville directed all to look at Attachment C, Summary of Neighborhood meeting comments, and asked how the developer had addressed the listed concerns. **Merritt** stated that the developer would come back up and answer that question.

Meadors asked if there were any kind of declaration provided or disclosed to any potential buyers about the slaughterhouse and about potential for buyers wells to go dry in this area. **Dingee** stated a disclosure regarding the slaughterhouse would be required by the seller. The well water drilling is regulated by Arizona Department of Water Resources (ADWR) and they provide an “Assured Water” certificate as part of the study for the pump test. **Meadors** stated that wells next to each other may not both have water. Again, **Dingee** stated that the developer has to prove to the ADWR, via pump test, that the water is available for the full 20 acres.

There was no further discussion for staff.

Merritt asked the developer to return to the podium to answer questions.

Bates, applicant, returned to the podium. He identified that each lot would have their own septic and their own well, as approved by the state. He was not sure about the gallons per minute, he added each home would have full filtration to remove arsenic and the water would be tested. **Bates** shared that as a licensed dealer for manufactured homes, he would be using Cavco or Champion homes.

Bates added that fencing is not required and people want to be able to enjoy the views, you lose the ‘country-feel’ with a block wall. These homes are affordable compared to stick-built homes in the area. These are nice homes and affordable. His business has placed and sold approximately 75 homes in Chino Valley over the last several years. He addressed the issue identified by Suzi Bailey for the cease and desist order. It was a project partnered with Embry Riddle Aeronautical University (ERAU) to provide affordable staff housing. Somebody wrote to the state that there were no curbs and gutters. Improvements were not needed at the time of development (4 years ago). When he needed a state report, he got one.

Bates explained about this property is being designed by a civil engineer, this includes drainage and grading, which could sometimes improve any run-off. The roads must meet requirements for school buses and fire vehicles. The Town Engineer reviews and identifies that the plans meet conformance with the all the applicable town codes.

Bates addressed that were no plans for garages to be built for these homes, although there is adequate property on a 1-acre site to build one, and to provide for parking. **Merritt** asked if any CCR’s would restrict parking or the building of a garage. **Bates** stated there would not be restrictions on garages, other than Town Code requirements.

Bates informed the commission that all the paperwork for the wells has been turned into ADWR and that the state is working on the assured water supply forms. He added that this was a 100-year assurance and the cost for the application is around \$65,000.

Merritt shared the concern about the quality of Road 1 West. **Bates** shared that his responsibility is the road in front of his project and the road within his project. The cul-de-sac will meet town code and will be dedicated to the town.

Merritt brought up the concern regarding property value being reduced in the county. **Bates** stated that his homes are not the “old trailer house”. They have amenities like nine-foot ceilings, walk-in glass showers, they are very nice. He invited anyone to stop by and see them. He added that these homes would give others the chance to realize their dream of owning a home on 1-acre and starting a life here in Chino Valley, as others have done.

Somerville asked for clarification on preparing the land for the homes. **Merritt** shared that drainage must continue to enter and leave the site in the historical locations, with no increase in run-off amounts. **Merritt** stated that all the ground work must be designed by a certified civil engineer and stamped approved by that engineer, then the plans are reviewed and approved by town staff if they meet the towns’ requirements for a subdivision.

Penn asked about the timeframe for water approval from the state. **Bates** stated that the application is in the review process with the state and he should have their determination in 1-2 weeks. **Meadors** asked if **Bates** would consider having 2-acre lots instead of 1-acre lots to match the surrounding area. **Bates** stated that all the lots to the north of the packing plant are 1-acre parcels and that is what he is requesting. **Merritt** concurred that all the parcels to the north, up to the next road, are zoned SR-1, 1-acre in size.

Merritt closed the public hearing.

Pasciak made a motion to recommend approval of ZC-2022-10 subject to staff report and Attachment A, **Zamudio** seconded the motion. A voice vote was taken and the motion failed. The case was denied by a 3-4 vote. (**Somerville, Switzer, Meadors & Penn** voted Nay). The nay votes explained their vote.

Somerville agreed with the comment from the public that this project should wait until more work is done on the new general plan, for a project like this. He stated he is always concerned about water and loss of water supply. The road is a county road, and the town can’t fix a county road. He drives that road and people drive it at 70 mph. The road needs to be widened.

Switzer would like to see it stay at AR-5 since it’s right next door to the packing plant. He understood that there was a noise and odor disclosure agreement to sign by the resident. The packing plant has been there since 1971 and they have rights too. Just because you purchase property with AR-5 doesn’t mean it can automatically be rezoned to SR-1. He felt that the home values in the County would be affected, with manufactured homes across the street. County residents are our residents here in Chino Valley (not the town). Water did not affect his decision since that is out of the Town hands and sits with the State ADWR, but it is the elephant in the room. **Switzer** stated that he believes that the 100-year water supply is a crock, and that it did not affect his decision to vote nay.

Meadors knows people that have to haul water, because of where the granite goes through the area. She shared that she would like to see the project as 2-acre lots, not 1-acre so there are only half the number of wells. She stated concern about lack of water in that area for that many properties.

Penn stated that water is a concern in this area and wanted to wait to see what the 100-year report has to say. Just because an owner wants to divide property, it’s not guaranteed. He felt traffic congestion was a consideration.

PUBLIC HEARING #D.1 – Postponed from earlier in the meeting to allow time for the applicant to attend.
FP-2022-05 – This is a request by Tom Luizzo on behalf of Granite Basin Engineering for “Final Plat for Old Hwy 89” to divide approximately 4.17 acres into 2 lots with an average lot size of 2.09 acres. The property is located at 19997 and 20047 Old State Route 89, Chino Valley, Arizona.

Chair Merritt asked Staff if the applicant was in attendance. Staff stated that they were not. **Merritt** asked for a motion to continue this item to the February 7, 2023 Planning and Zoning Commission meeting.

Meadors made a motion to continue FP-2022-05 to the February 7, 2023 P&Z Meeting, **Somerville** seconded the motion. The continuation was approved by a 7-0 vote.

ACTION ITEMS: There were no action items for this meeting.

INFORMATION ITEMS – FROM STAFF: **Dingee** stated that the Conditional Use Permit for the Equine Rescue was passed by council. Council modified the conditions to require all conditions be met within 6-months and lowered the total number of horse and cattle to 20. **Pasciak** asked about ensuring the completion of the requirements. **Dingee** stated that Code Enforcement can still cite the property if they are not in compliance. The final inspection regarding compliance with the CUP will be done by staff.

INFORMATION ITEMS – FROM THE COMMISSIONERS: There were no items from the commissioners.

INFORMATION ITEMS – EDUCATIONAL PRESENTATION: **Lineberry** shared that in attendance was a company to provide information regarding solar farms, per the commissions' request. This presentation is for solar informational purposes only and not for a specific project.

Seth Arden, of YA Jerome Solar & Battery Storage Facility, out of Pennsylvania, with a main focus in Arizona made the presentation. He shared visuals of solar farm panels and perimeter fencing, and discussed use of local contractors for installation only, minimal maintenance of the completed farm, disposal of used panels, and road improvement. Additionally, he spoke about the "temporary use" of vacant land and that no rezoning be required for this specific use. **Arden** mentioned that a solar farm would help APS to provide 100% clean energy by the year 2050, APS' power goal.

Zamudio asked what the lifespan of a typical solar farm was. **Somerville** asked about upgrade in technology with new panels being developed and on-site monitoring. He also asked if there could be electric car charging stations. **Merritt** questioned what happens at the end of the panel life cycle. **Switzer** asked what the benefit to the town might be since there is no guarantee that the power would stay in Chino Valley.

Arden stated "theoretically" that the life of a solar farm is 35-40 years, the panels are assumed to be good for the life of the project, and there is a secondary market for the used panels. There would be no on-site employees, but the monitoring would occur via control rooms and cameras to monitor security. If a retrofit panel was needed, then an employee would do the install. He stated that the power generated goes into the nearest load.

INFORMATION ITEMS – FROM THE PUBLIC:

John Gardner questioned why solar farms would want to be in Chino Valley. He was concerned about the amount of open land that they could consume. He felt these farms could be from 640 acres to 2,200 acres. He was wondering if this was just going to be the crack in the dam. Chino Valley weather is not as sunny as the valley. California has large solar farms and year-round sunshine. **Gardner** continued stating that the residents here like the small town feeling and solar farms don't fit in. He added that he is keeping informed about the 2040 General Plan and does not see much out there on the website.

ADJOURN – A motion was made by **Meadors** and seconded by **Pasciak** to adjourn the meeting at 7:35 p.m.

Charles Merritt
Chair

Dee Dee Moore
Prepared By



TOWN OF CHINO VALLEY
Planning Commission Staff Report
February 7, 2023
File Number FP-2022-05
Final Plat

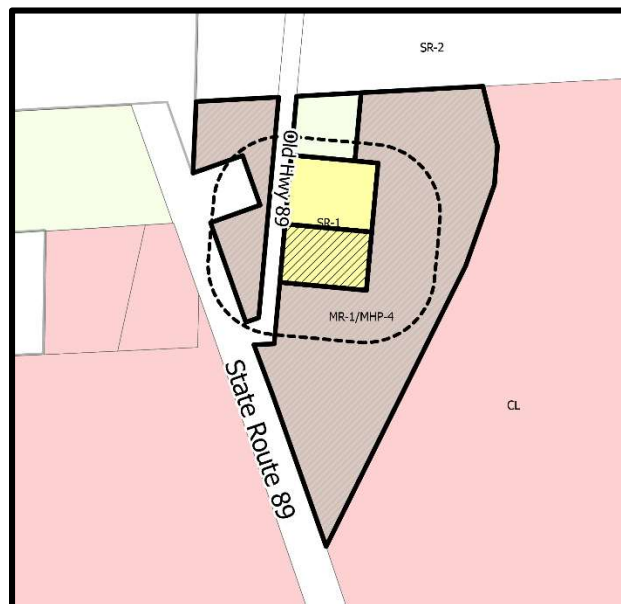
PROJECT DESCRIPTION

This is a request by Tom Liuzzo on behalf of Granite Basin Engineering for “Final Plat for Old Hwy 89” to divide approximately 4.17 acres into 2 lots with an average lot size of 2.09 acres. The property is located at 19997 and 20047 Old State Route 89, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Medium Density Residential (2 Acres or Less)
North	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Medium Density Residential (2 Acres or Less)
South	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	Medium Density Residential (2 Acres or Less)
East	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	Medium Density Residential (2 Acres or Less)
West	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	Medium Density Residential (2 Acres or Less)

LOCATION MAP



PRIOR SITE ACTIONS:

Annexation

September 5, 2000 – Subject property was annexed into Town Jurisdiction as part of Del Rio Springs Area. Subject property is not part of Del Rio Springs PAD.

Land Division

March 28, 2022 – Result of split APN 306-40-028V (sibling parcel APN 306-40-028W).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for Final Plat for Old Hwy 89 with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Final Plat FP-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 Final Plat, the Planning and Zoning Commission is recommending approval to Town Council for “Final Plat for Old Hwy 89” located at 19997 and 20047 Old State Route 89, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the previously approved zoning.

Staff Analysis:

The applicant is requesting to divide the subject property located at 19997 & 20047 Old Highway 89 into two (2) Residential lots. The applicant is required to go through the Minor Subdivision process for the division of this property, rather than a lot split, because the number of resulting lots from the parent parcel is greater than three (3).

The Unified Development Ordinance defines ‘Parent Parcel’ as all of the property from which a lot, parcel or tract was divided, whether by subdivision or land split. For the purposes of determining the number of lots, parcels or tracts created from a parent parcel, the parent parcel shall be any lot, parcel or tract existing pursuant to applicable law and recorded in the Yavapai County Recorder’s Office on or before October 15, 2020.

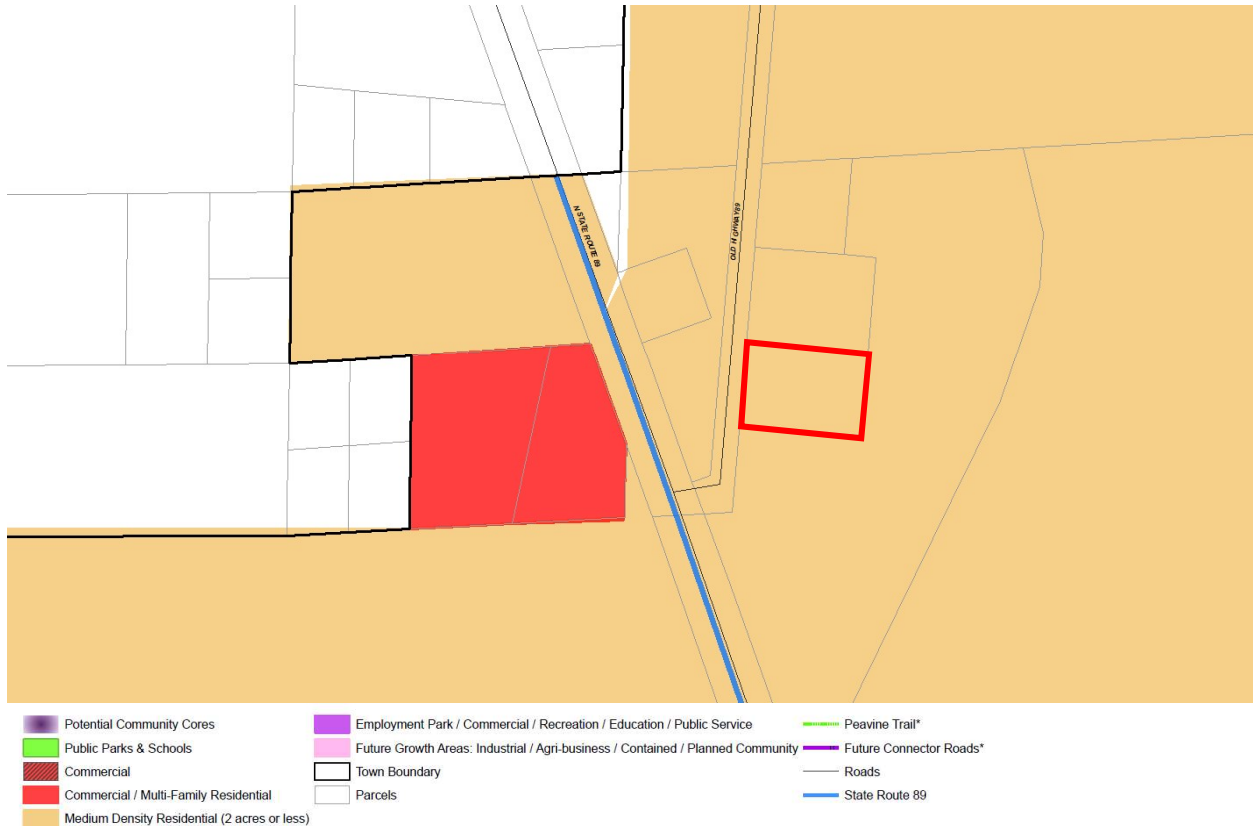
Zoning

Section 3.11 of the Unified Development Ordinance list “One (1) single-family dwelling” as a Permitted Use. Single Family Residential 1-Acre Minimum is the existing zoning for the subject property. The subject property will be for residential use.



General Plan

The General Plan designates the subject property as Medium Density Residential (2 acres or less). The applicant is requesting approval for a Final Plat within an existing zoning that is consistent with The General Plan land use designation of Medium Density Residential.



PUBLIC COMMENTS RECEIVED: None Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

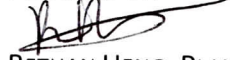
PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: December 1, 2022

- | | |
|---|---|
| X | Applicant agreed with all of the conditions of approval on (December 2, 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

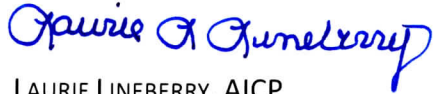
(BHENG@CHINOAZ.NET)

928 636-4427 - x1295

DATE:

JANUARY 18, 2023

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 shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the rezone being heard by the Town Council.

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: NOVEMBER 28, 2022

LOCATION: ON SITE - 19997 & 20047 OLD STATE ROUTE 89

ATTENDEES:

AGENT/DEVELOPER: TOM LIUZZO (SURVEYOR), WESTON GIBSON (OWNER)

TOWN STAFF: BETHAN HENG (PLANNER)

TWO NEIGHBORS IN ATTENDANCE - JEANNIE AND SCOTT MORSE

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

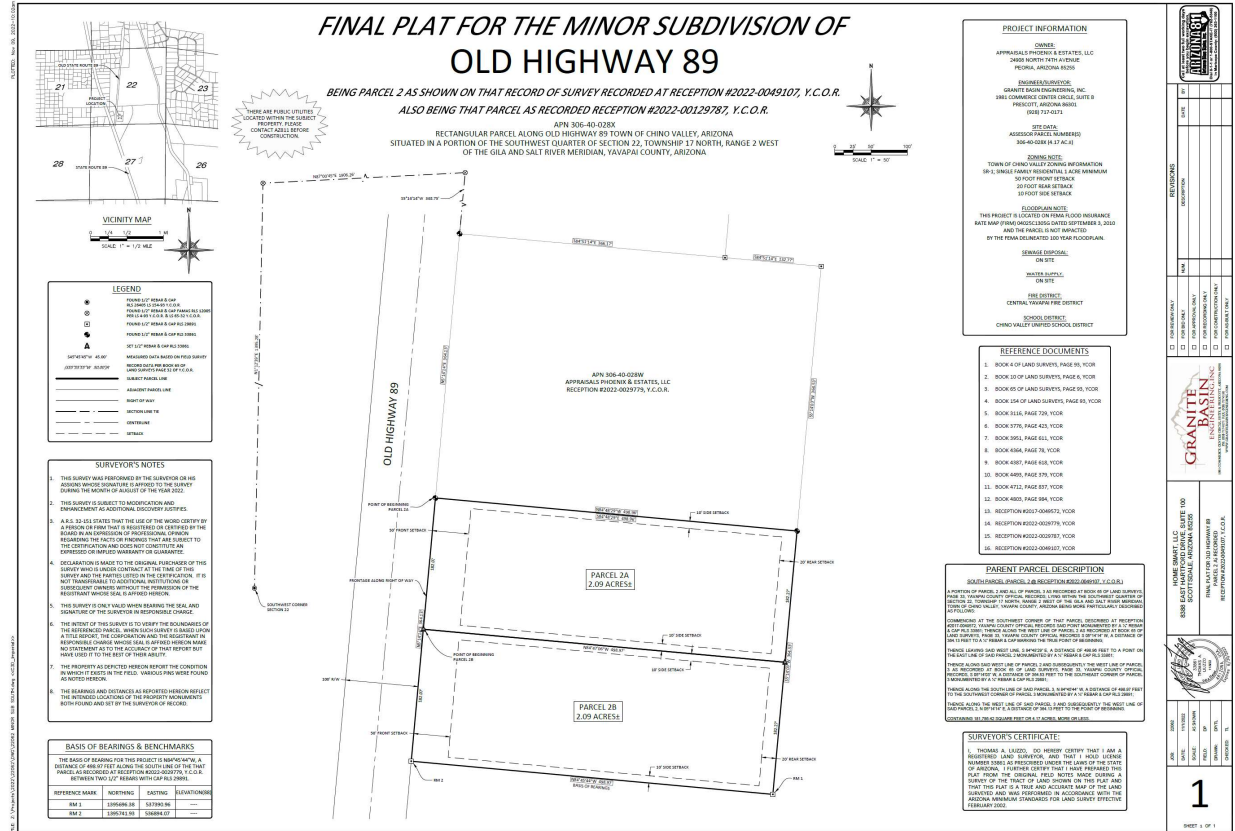
- Existing problems with drainage on site.
- Concerns with increased run-off on site after development.
- Increased traffic along Old Highway 89.
- Concerns regarding further divisions of the lots.
- Potential visual impact obstructing surrounding view.

ATTACHMENT D SITE PLAN AND EXHIBITS

APN# 306-40-028X

ADDRESS: 19997 & 20047 OLD STATE ROUTE 89

Proposed Configuration of Lot Split from Applicant at Point of Submission



ATTACHMENT E
STAFF RESEARCH

	STAFF RESEARCH – MINOR SUBDIVISION CASE #: FP-2022-05 CASE PLANNER: BETHAN HENG
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I. PROJECT DATA

Project Location:	19997 & 20047 Old State Route 89					
Parcel Number(s):	306-40-028X					
Parcel Size(s):	4.17 Acres					
Total Acreage:	4.017 Acres					
Proposed Resulting Lots:	2 Lots					
Address:	19997 & 20047 Old State Route 89					
Applicant:	Tom Liuzzo					
Applicant's Agent:	Kaline Hutchinson					
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)	Residential	Medium Density Residential (2 Acres or Less)
North	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Medium Density Residential (2 Acres or Less)
South	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	Medium Density Residential (2 Acres or Less)
East	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	Medium Density Residential (2 Acres or Less)
West	Multiple Family Residential (MR) & Mobile Home Park (MHP) PAD	Vacant (Part of Del Rio Springs Project)	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 5, 2000 – Del Rio Springs Area
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	

**ATTACHMENT E
STAFF RESEARCH**

Subdivision	Yes		No	X	February 22, 2017 – “Feasibility Meeting” for 8, 1-Acre Dry Lot Subdivision of Parcel APN 306-40-028V.
Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		November 10, 2021 – (PA21-11) May 18, 2022 – (PA-2022-31) October 5, 2022 – (PA-2022-75)
Enforcement Actions	Yes		No	X	
Land Division Status:	Yes	X	No		March 28, 2022 – Result of split APN 306-40-028V (sibling parcel APN 306-40-028W)
Irrigation District:			N/A		
<u>Detailed Narrative</u>			The request is to split the subject property located at 19997 & 20047 Old Highway 89 for Residential lots. The requested land division will result in 3 resulting lots from the parent parcel (APN 306-40-028V, which was split into subject parcel APN 306-40-028X and APN 306-40-028W). Therefore, the applicant is required to follow the Minor Subdivision process rather than the Lot Split Process. Parent Parcel is defined as all of the property from which a lot, parcel or tract was divided, whether by subdivision or land split. For the purposes of determining the number of lots, parcels or tracts created from a parent parcel, the parent parcel shall be any lot, parcel or tract existing pursuant to applicable law and recorded in the Yavapai County Recorder’s Office on or before October 15, 2020.		

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:	Closest line is ± 4.5 miles to the South on Perkinsville Road. City of Prescott 8” or 6” Water Main
Sewer Facility Plan:	Treatment:	Closest line is ± 4.7 miles to the Southeast, East of Granite Creek Lane. Existing 18” Gravity Main.
Issues:	N/A	
Safety Element:		
Flood Plain Designation:	FEMA Floodplain is 450’ from property.	
Issues:	N/A	
Transportation Element:		

ATTACHMENT E
STAFF RESEARCH

Road Classification	Rural Road without Trail
Issues:	N/A
Parks and Rec Element:	
Closest Park:	Peavine Trailhead 2.11 mi Southeast.
Within 1 mile of the Peavine Trail?	No.

NOTIFICATION

- **Legal Ad Published:** (12/06/22)
- **400' Vicinity Mailing:** (11/14/22)
- **19 Commenting/Reviewing Agencies noticed:** (11/10/22)
- **Neighborhood Meeting:** (11/28/22)
- **Hearing Dates:** (01/03/23)
- **Comments Due:** (11/28/22)

<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.	N				
Suzanne Ehrlich – YC ENV	N				
Jose Galvez – YC Health	N				
SparkLight 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)	N				
Will Dingee – Senior Planner (DS)	N				
Laurie Lineberry – DS Director	Y	11/28/22		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	N				
Dan Trout – CBO (DS)	N				
Damon Stanley – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				



TOWN OF CHINO VALLEY
Planning Commission Staff Report
February 7, 2023
File Number CUP-2022-03
Conditional Use Permit

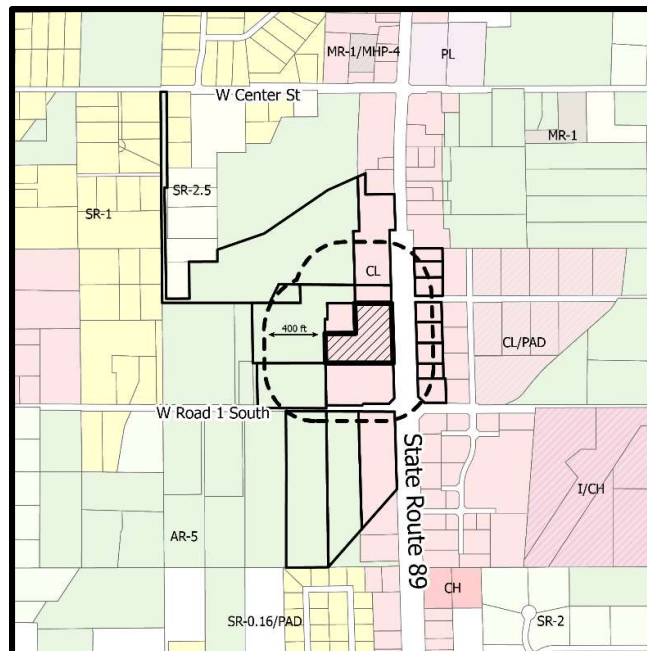
PROJECT DESCRIPTION

This is a request by Richard Ivie on behalf of Steven Lu, for approval of a Conditional Use Permit for a Mini Storage Facility with a Commercial Retail component on property located south of 346 South State Route 89, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	Commercial Light (CL)	Vacant	Potential Community Core and Commercial/ Multi-Family Residential
North	Agricultural Residential 5-Acre Minimum (AR-5)/ Commercial Light (CL)	Olsen's Grain	Commercial/Multi-Family Residential
South	Commercial Light (CL)	Vacant	Potential Community Core
East	Commercial Light (CL)	Vacant / National Bank of Arizona	Potential Community Core and Commercial/ Multi-Family Residential
West	Agricultural Residential 5-Acre Minimum (AR-5)/ Commercial Light (CL)	Olsen's Grain	Commercial/Multi-Family Residential

LOCATION MAP



PRIOR SITE ACTIONS:

Rezone

April 24, 2003 – Rezone Request from Commercial Light and Agricultural Residential 5-Acre Minimum (CL/AR-5) to Commercial Light (CL)

Pre-Application Meetings

January 26, 2022 – PA-2022-02
September 14, 2022 – PA-2022-70
October 12, 2022 – PA-2022-79
November 9, 2022 – PA-2022-86

Enforcement Actions

November 25, 2013 – Complaint concerning 40' Trailer being used for off-site signage.

Land Division

1980 – APN 306-29-020 became APN 306-29-030A
October 1, 2004 – Division of APN 306-29-020A to APN 306-29-030C and APN 306-29-030D

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Fairwoods Commons & Storage Conditional Use Permit with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Conditional Use Permit CUP-2022-03 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 Permit, the Planning and Zoning Commission is recommending approval to Town Council to approve the Fairwoods Commons & Storage Conditional Use, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the previously approved zoning.

Proposal

The applicant is applying for a Conditional Use Permit to allow the use of a Mini Storage in a Commercial Light (CL) zoning district. The applicant is proposing an “approximately 40,000 square feet” Mini Storage facility to the west of the property, with units ranging in size from 10’x10’ to 12’x40’. The project also includes 12,000 square feet of new commercial/retail space along the frontage of the property, adjacent to State Route 89. At full development, the development will be accessible from State Route 89 and from Road 1 South.

Site plan for a proposed commercial development. The plan shows three phases of development, each consisting of multiple units and a commercial retail building.

- Phase One:** 11 - 10' x 30' units, 4 - 12' x 35' units, 12 - 10' x 20' units, 12 - 10' x 20' units.
- Phase Two:** 13 - 10' x 15' units, 40' x 120' commercial retail building (4803 sq ft).
- Phase Three:** 12 - 10' x 20' units, 12 - 10' x 20' units, 40' x 30' commercial retail building (4803 sq ft).

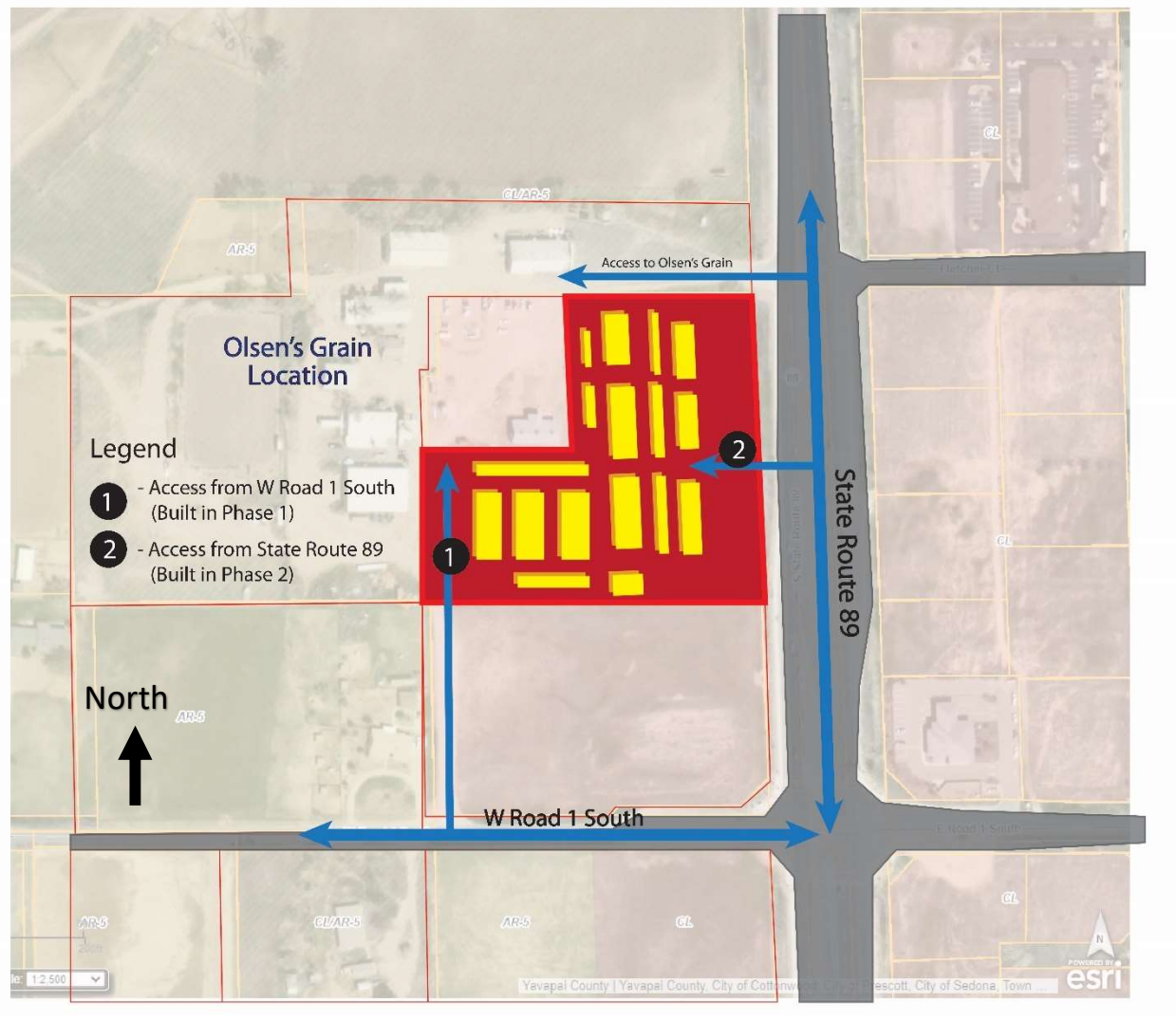
Other features include:

- Commercial Buildings:** 40' x 40' commercial retail building (500 sq ft), 40' x 30' commercial retail building (4803 sq ft), 40' x 40' commercial retail building (500 sq ft).
- Setbacks:** 10' setback, 15' setback, 20' setback, 25' setback, 30' setback, 35' setback, 40' setback, 45' setback, 50' setback, 55' setback, 60' setback, 65' setback, 70' setback, 75' setback, 80' setback, 85' setback, 90' setback, 95' setback, 100' setback.
- Easements:** 10' easement, 15' easement, 20' easement, 25' easement, 30' easement, 35' easement, 40' easement, 45' easement, 50' easement, 55' easement, 60' easement, 65' easement, 70' easement, 75' easement, 80' easement, 85' easement, 90' easement, 95' easement, 100' easement.
- Water Detention Area:** Located at the bottom of the plan.
- North Arrow:** Located at the bottom right of the plan.

North

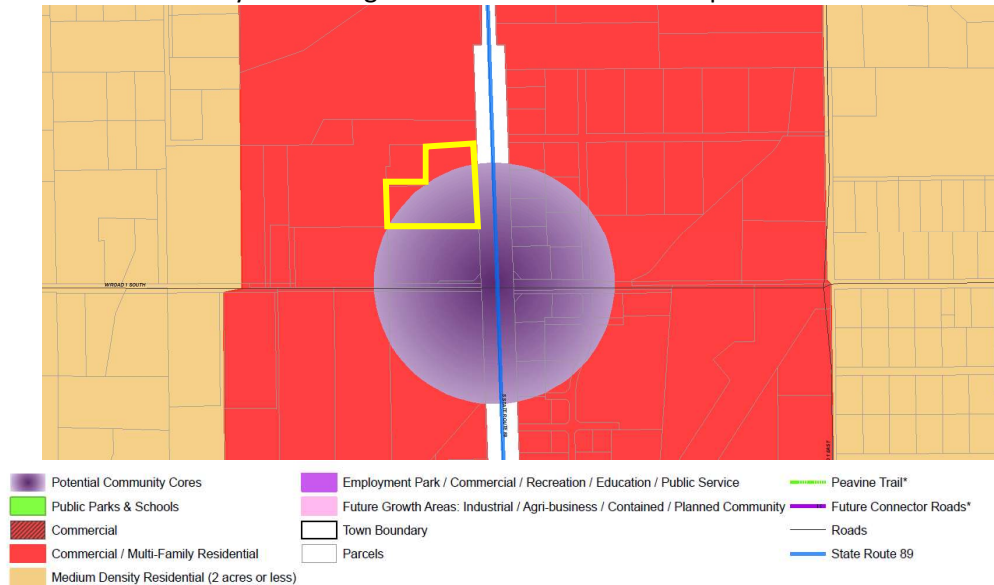


Proposed Access to Site



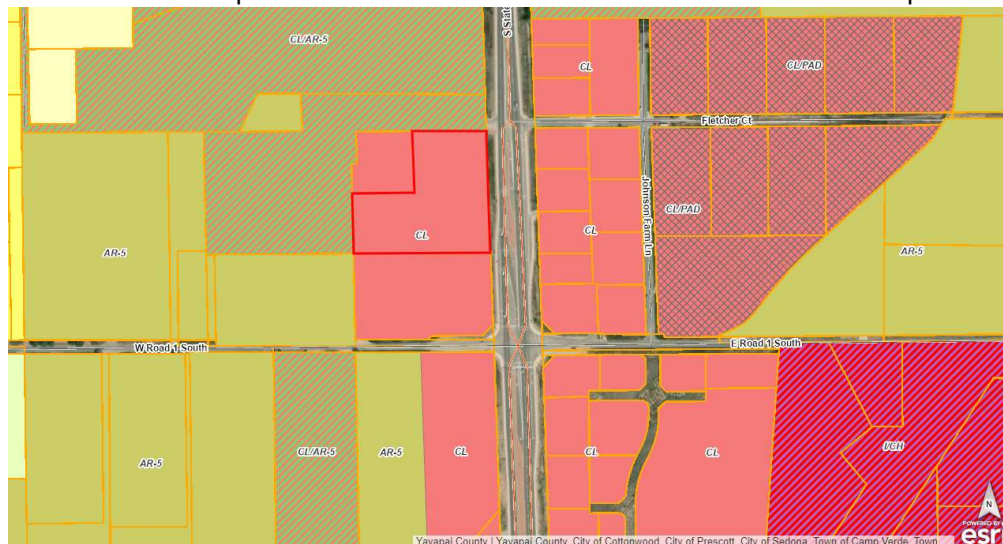
General Plan

The General Plan future land use map designates this property as Commercial/Multi-Family Residential and Potential Community Core. The requested use of Mini Storage is in line with the Commercial/Multi-Family Residential designation, but does not satisfy the Potential Community Core designation. The applicant has included a commercial aspect to the project to satisfy the Potential Community Core designation which is intended to promote mixed use.



Zoning

Section 3.15.C.12 of the Unified Development Ordinance list “Mini-storage buildings and storage facilities, including the storage of recreational vehicles, boats and other operable vehicles” as a Conditional Use Permit. The subject property is currently zoned Commercial Light (CL), but will need a Conditional Use Permit for the requested use of Mini Storage. The requested use of commercial/retail is permitted within the Commercial Light (CL) zoning district, as Section 3.15 of the Unified Development Ordinance lists “Retail sales establishments” as a permitted use.



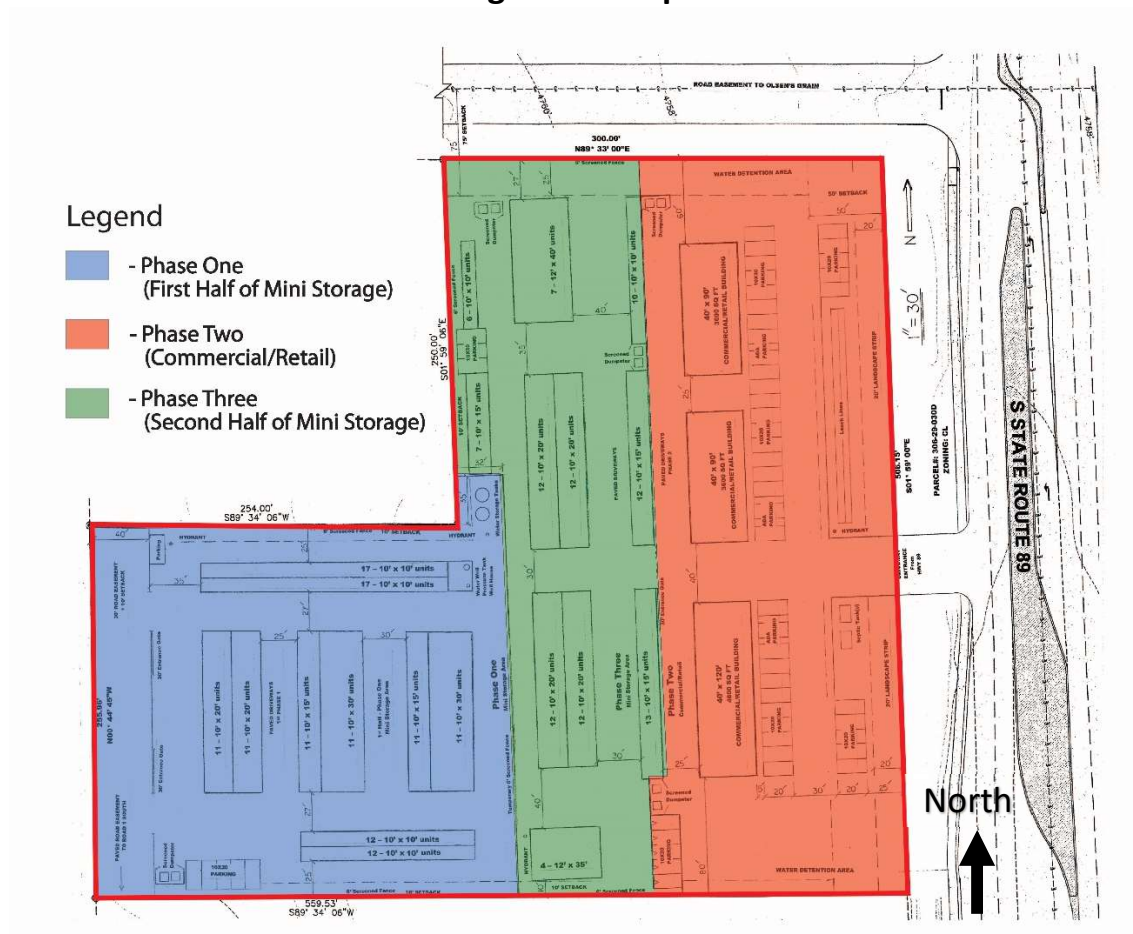
Conditional Use Permit

A Conditional Use Permit is a use that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the Commission and Council, granting of conditional use approval by imposing such conditions as necessary to make the use compatible with other uses permitted in the same zoning district or vicinity. Conditional uses run with the land.

Section 3.15.C.12 includes Mini Storage as a conditional use, a use that may be approved with a Conditional Use Permit. The Conditional use permit is subject to discretionary approval by Council if the location and context of the site is suitable for the required use. Staff recommends that the following stipulations be attached to this Conditional Use Permit:

- The Commercial/Retail aspect of the project (Phase 2) must be completed after the first half (Phase 1) of the Mini Storage.
- After the completion of the Commercial/Retail portion of the project, the second half of the Mini Storage (Phase 3) may be completed.
- The applicant will be required to submit Landscaping and Photometric Plan with the submission of Construction Plans.

Phasing of Development



Staff Analysis:

The applicant intends to develop the site for a 40,000 sq ft Mini-Storage facility, with units ranging in size from 10'x10' to 12'x40'. The site will also include 12,000 sq ft of new Commercial/Retail space to the front of the property facing South State Route 89.

The development will occur in three (3) phases. The first half of the proposed Mini-Storage units will be completed in Phase 1, and the full extent of the Commercial/Retail space will be completed in Phase 2. The remainder of the Mini-Storage Units will be completed in Phase 3.

PUBLIC COMMENTS RECEIVED: No Public Comments Received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: January 17, 2023

☒	Applicant agreed with all of the conditions of approval on (January 18, 2023)
☐	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	Staff Research

PREPARED BY:


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

DATE:

JANUARY 18, 2023

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 shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the rezone being heard by the Town Council.

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

3. The applicant shall complete the Commercial/Retail aspect of the project following the first half (Phase 1) of the Mini Storage.
4. The applicant shall be allowed to complete the second half (Phase 3) of the Mini Storage after the completion of the Commercial/Retail portion of the project (Phase 2).
5. The applicant shall submit a Landscaping Plan and a Photometric Plan with the submission of Construction Plans.

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:	12/16/22	NAME:	MARK HOLMES	TITLE:	WATER ADVISOR
AGENCY:	HARK HOLMES LLC			PHONE	928-277-5253
"How will additional water and sewer requirements be provided City of Prescott or other onsite water system?"					

DATE:	11/7/2022	NAME:	RICHARD PEREZ	TITLE:	NORTHWEST DISTRICT PERMITS SUPERVISOR
AGENCY:	ADOT			PHONE	928-777-5861
<i>Notes received from Pre-Application Meeting held on November 7, 2022.</i> 1. A drainage report will be required for review to determine if there will be any impact to ADOT's drainage system. Be prepared to provide on site construction plans that includes grading and drainage plans for review. 2. The Northwest District Permits department commented on this proposed development back 9/13/2022 and again on 10/12/2022. At that time the proposed development was requesting access to SR-89. ADOT has learned that this proposed development will be done in 2 phases. Provide ADOT how the phasing will be constructed and it will then be determined what documents will be required for review. All previous comments will need to be met for each phase of the project including providing a TIA/TIS and drainage report for review. previously the applicant also had proposed to have a waterline cross SR-89 onto the property. Does the applicant still plan on crossing SR-89 with a waterline? If the applicant is planning on crossing SR-89 with a waterline then an encroachment permit will be required to be submitted to ADOT with all supporting documents. Any and all work within the ADOT Right of Way shall be constructed according to ADOT Standards and Specifications. All construction plans shall be signed, sealed and dated by a professional engineer licensed in the State of Arizona. 3. This list may not be all inclusive. ADOT reserves the right to comment further upon receipt of the drainage report and other supporting documents. Please contact the Northwest District Prescott Permits department if you have any questions or concerns. 4. No advertising of any kind are permitted within ADOT Right of Way. Signs, banners, sandwich boards etc. are prohibited in ADOT Right of Way according to Arizona Revised Statue 28-7053. Signs within ADOT Right of Way will be removed immediately by ADOT maintenance forces. 5. ADOT respectfully request that the Town of Chino Valley not approve the pre-application to move forward until a drainage report and any other supporting documents has been submitted for review by ADOT Northwest District Permits Department.					

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	10/11/2022	NAME:	CHUCK DOWDY	TITLE:	ASSISTANT FIRE MARSHALL
AGENCY:	CAFMA			PHONE	928-772-7711

Notes received from Pre-Application Meeting held on October 12, 2022. Comments remained unchanged for following Pre-Application Meetings.

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. 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
3. 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
4. The minimum turning radius shall be 28 feet inside and 50 feet outside radius for all fire department access roads and parking lots. IFC Appendix D
5. Dead end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions. IFC Appendix D
6. Fire apparatus access roads shall have an unobstructed vertical clearance of 13' 6". IFC 503.2.1

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: JANUARY 4, 2022

LOCATION: TOWN OF CHINO VALLEY TOWN HALL

ATTENDEES:

AGENT/DEVELOPER: RICHARD IVIE AND ALLEN LENTZ (AGENT); STEVEN LU (OWNER)

TOWN STAFF: WILL DINGEE (SENIOR PLANNER); BETHAN HENG (PLANNER)

ONE NEIGHBORS IN ATTENDANCE (MICHAEL OLSEN)

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

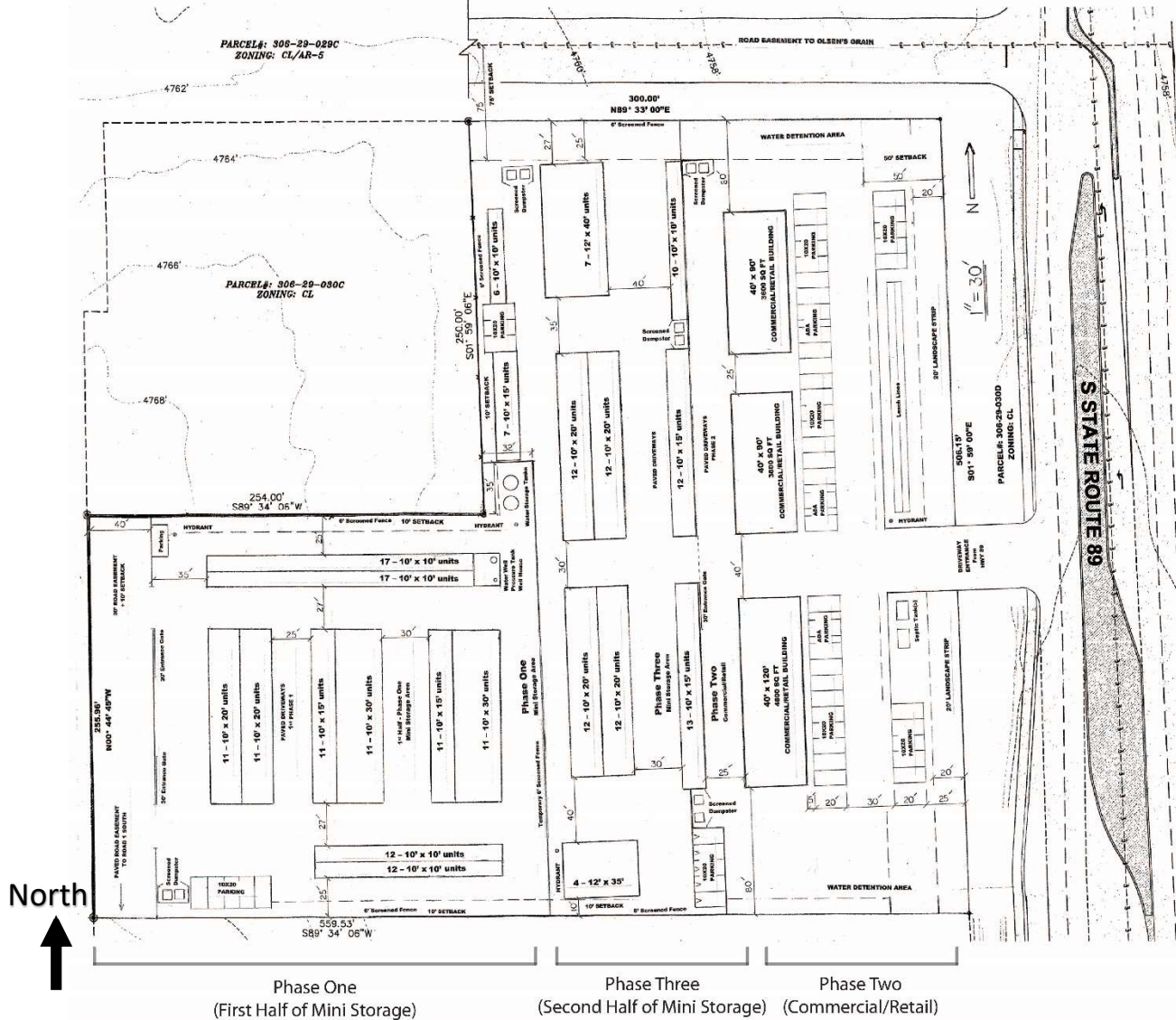
- Applicant has already been in communication with Mr Olsen.
- Mr Olsen is in support of the project.
- Questions about type of retail, possible fencing along property lines, and driveway improvements arose.

ATTACHMENT D SITE PLAN

APN# 306-29-030D

ADDRESS: SOUTH OF 346 SOUTH STATE ROUTE 89

Site Plan Submitted by Applicant at Point of Submission



ATTACHMENT E
STAFF RESEARCH

	STAFF RESEARCH – CUP CASE #: CUP-2022-03 CASE PLANNER: BETHAN HENG
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I. PROJECT DATA

Project Location:	South of 346 South State Route 89, Chino Valley, Arizona				
Parcel Number(s):	306-29-030D				
Parcel Size(s):	4.99 Acres				
Total Acreage:	4.99 Acres				
Proposed Dwelling Units:	N/A				
Address:	N/A				
Applicant:	Lu Family Company LLC				
Applicant's Agent:	Richard Ivie - R.D. Ivie Construction LLC				
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)	Vacant	Potential Community Core and Commercial/ Multi-Family Residential
North	Agricultural Residential 5-Acre Minimum (AR-5)/ Commercial Light (CL)	Olsen's Grain	Commercial/Multi-Family Residential
South	Commercial Light (CL)	Vacant	Potential Community Core
East	Commercial Light (CL)	Vacant / National Bank of Arizona	Potential Community Core and Commercial/ Multi-Family Residential
West	Agricultural Residential 5-Acre Minimum (AR-5)/ Commercial Light (CL)	Olsen's Grain	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		November 13, 1970 – 1 st Annexation
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	

**ATTACHMENT E
STAFF RESEARCH**

Rezone	Yes	X	No		April 24, 2003 – Rezone Request from Commercial Light and Agricultural Residential 5-Acre Minimum (CL/AR-5) to Commercial Light (CL)
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		January 26, 2022 – PA-2022-02 September 14, 2022 – PA-2022-70 October 12, 2022 – PA-2022-79 November 9, 2022 – PA-2022-86
Enforcement Actions	Yes	X	No		November 25, 2013 – Complaint concerning 40’ Trailer being used for off-site signage.
Land Division Status:	Yes	X	No		1980 – APN 306-29-020 became APN 306-29-030A October 1, 2004 – Division of APN 306-29-020A to APN 306-29-030C and APN 306-29-030D
Irrigation District:			N/A		
<u>Detailed Narrative</u>	The applicant intends to develop the site for a 40,000 sq ft Mini-Storage facility, with units ranging in size from 10’x10’ to 12’x40’. The site will also include 12,000 sq ft of new Commercial/Retail space to the front of the property facing South State Route 89. The Commercial/Retail space will satisfy the Community Core requirement as designated by the General Plan. The development will occur in three (3) phases. The first half of the proposed Mini-Storage units will be completed in Phase 1, and the full extent of the Commercial/Retail space will be completed in Phase 2. The remainder of the Mini-Storage Units will be completed in Phase 3.				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:		
Land Use Designation:	Potential Community Core and Commercial/ Multi-Family Residential	
Issues:	N/A	
Public Services Element:		
Water Facility Plan:	Source:	Existing City of Prescott 8" or 6" Water Main 400' South of Site
Sewer Facility Plan:	Treatment:	8" Existing Gravity Main 400' East of Site
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:		

ATTACHMENT E
STAFF RESEARCH

Closest Park:	Center Street Park
Within 1 mile of the Peavine Trail?	Yes – 1 Mile from Center Street Park

NOTIFICATION

- **Legal Ad Published:** (01/11/2023)
- **400' Vicinity Mailing:** (12/14/2022)
- **18 Commenting/Reviewing Agencies noticed:** (12/15/2022)
- **Neighborhood Meeting:** (01/04/2023)
- **Hearing Dates:** (02/07/2023)
- **Comments Due:** (01/02/2023)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS	N				
Richard Perez - A.D.O.T.	Y	11/7/2022		X	X
Ralph Baker – C.V.I.D.	N				
Cody Rose - CAFMA	N				
Suzanne Ehrlich – YC ENV	N				
Jose Galvez – YC Health	N				
SparkLight Cable	N				
LUMEN (Previously Centrylink)	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	12/21/2022		X	X
Will Dingee – Senior Planner (DS)	N				
Laurie Lineberry – DS Director	Y	12/21/2022		X	X
Frank Marbury – PW Director	N				
Steve Sullivan – Assistant Engineer (PW)	N				
Dan Trout – CBO (DS)	N				
Damon Stanley or Tracey Dashiell – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				