



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

May 2, 2023



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
May 2, 2023, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. EXECUTIVE SESSION (An executive session pursuant to A.R.S. §38-431.03(A)(3) for discussion or consultation for legal advice with the Town Attorney regarding public hearings.
- D. 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.
 - D.1 APPROVAL OF MINUTES –APRIL 4, 2023 REGULAR MEETING
 - D.2 WITHDRAWALS BY APPLICANT – NONE
 - D.3 TIME EXTENSIONS – NONE
 - D.4 CONTINUANCES – NONE
 - D.5 APPROVALS – NONE
- E. PUBLIC HEARINGS – ONE
 - E.1 **PP-2023-01** This is a request by Jay Bates on behalf of Right Homes LLC, to subdivide approximately 20 acres of land into 15 one acre lots for the Homestead Preliminary Plat. The property is located at the northeast corner of W Road 3 South and S Road 1 West, Chino Valley, Arizona
- F. INFORMATION ITEMS
 - F.1 Staff – 1. Prior Cases to Town Council – CUP-2023-01 & CUP-2023-02
2. Status of General Plan
 - F.2 Commission
 - F.3 Chairman
 - F.4 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 April 4, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, April 4, 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 Robert Switzer, Commissioner William Welker; Commissioner Richard Zamudio. Alternate Commissioner Rachelle Fernow was in attendance.

STAFF MEMBERS present were Laurie Lineberry, Development Service Director; Bethan Heng, Associate Planner; Frank Marbury, Public Works Director; 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 Commissioner Welker.

CONSENT CALENDAR – A motion was made by Commissioner Meadors to accept the consent agenda item as written. The motion was seconded by Commissioner Pasciak and passed unanimously by a 7-0 vote.

PUBLIC HEARING #D.1 - CASE# CUP-2023-01 – *This is a request by Travis and Lisa Bates, for approval of a Conditional Use Permit for a single family residence on a commercially zoned parcel located at 1650 feet west of SR89 on the north side of W Road 5 ½ North, Chino Valley, Arizona.*

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

Bethan Heng, Associate Planner presented the staff report for case CUP-2023-01 and recommended approval. There were no questions for staff from the commissioners.

Applicant Travis Bates shared that property in this area had been owned by the family since the 1940's and he recently inherited this parcel. He planned to build a family residence and felt it would enhance that area of the town.

Switzer asked the applicant why he had not requested a rezone. Laurie Lineberry shared that in the current general plan this parcel is in a commercial area, but the new general plan it would be in a residential area. Bates stated that he is wanting to build soon and that there was a long delay until November for the new general plan. Switzer also shared that there is a possibility the residential designation might not happen. Merritt mentioned that the applicant may have an issue for a residential loan on a commercial property. Bates said that was a non-issue for him.

Merritt opened the public hearing. There were no comments from the public.

Merritt closed the public hearing.

MOTION - A motion was made by Commissioner Meadors and seconded by Vice-Chair Pasciak to approve CUP-2023-01, as presented by staff. This motion passed with a 7-0 roll call vote.

PUBLIC HEARING #D.2 - CASE# CUP-2023-02 – *This is a request by Curtis Asselstine, for approval of a Conditional Use Permit for a single family residence on a commercially zoned parcel located at the northeast corner of S Road 1 West and W Road 1 South, Chino Valley, Arizona.*

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

Bethan Heng, Associate Planner presented the staff report for case CUP-2023-02 and recommended approval. **Meadors** asked about Condition #5 and if that right-of-way dedicated could come from the property on the other side of the road. **Frank Marbury** stated that this footage is half of the total right-of-way and half would be required from the other property as well.

The applicants' representative, **Chris Asselstine** spoke for his father, Curtis Asselstine. He shared that he and his family would be living in the home on this property. He added that when he visited the site he spoke with some of the neighbors and they were all agreeable with a home at this location. He stated that building a home here would be a great opportunity for his family.

Merritt opened the public hearing.

Rachelle Fernow, alternate commissioner, asked about the connection to the town sewer within 250 feet north of the property and had concerns about a septic system being on this property with the waterflow issues. She also added that a water line is right at the property line. She felt there should be more in-depth research for this project related to the flooding possibilities related to the proposed septic. **Marbury** stated that for a single lot, outside of a subdivision, there is no town requirement for them to extend the main sewer line, which is at a cost of \$300 a linear foot, so the cost would be approximately \$75,000 to bring the sewer to this property.

Merritt mentioned the sheetflow identified on the plot plan. **Marbury** stated that the flow indicated on that property is based on a Chino Valley master study. He added that this map is for planning purposes only and to get an exact indication of the sheetflow, a licensed engineer would have to be hired to evaluate that area. **Switzer** clarified that the Arizona Department of Environmental Quality (ADEQ) has assigned Yavapai County the authority to approve all septic systems. **Marbury** also stated that the right-of-way dedications and easements are calculated into the acreage for septic systems.

There were no further comments from the public.

Merritt closed the public hearing.

MOTION - A motion was made by Vice-Chair Pasciak and seconded by Commissioner Switzer to approve CUP-2023-02, as presented by staff. This motion passed with a 7-0 roll call vote.

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

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Heng** stated that the text amendment for Flag Lots was approved. She added that the other two cases, Old Hwy 89 Subdivision and the Mini-storage/Commercial Retail on Highway 89 were also approved.

Lineberry handed out the updated "Planning and Zoning Process Timeline". This is the step-by-step process for each of the cases that the Development Services department forwards to, and is heard at, the Planning and Zoning meetings and the Town Council meetings. There are multiple cycles of the process occurring at the same time and overlap for several months. Generally staff is working on three packet timeline processes at various stages, at one time.

Secondly, **Lineberry** notified the commission that everyone, including the alternate commissioner, would be receiving I-Pads. The commission will receive their agenda packets electronically. This will allow the commissioners to consolidate notes and questions during review of the agenda, in one place. The Commissioners can still receive a paper copy of the agenda, if they prefer paper.

Lastly, **Lineberry** provided an update regarding the General Plan Meeting of the Steering Committee on March 30, 2023. Various concerns were identified and worked into the draft General Plan. Staff is

hoping to have copies available for the Commission next Monday, April 10, 2023. This will provide the Commission the ability to comment on the General Plan. At the end of the 60-day review period a draft will be presented to the Planning and Zoning Commission for review and action and then to the Town Council for final action. A special meeting may be scheduled with the Commission in June to review and hold a public hearing on the General Plan for that review. This plan will go before the voters in November 2023.

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

INFORMATION ITEMS – FROM THE CHAIRMAN: **Merritt** mentioned the great educational meeting on March 15, 2023, led by Mark Holmes, the Town's water consultant, regarding the water situation in Chino Valley. He shared the following with the Commission.

1. State Water Usage – the total usage in the state is at the same level now as it was in 1959. He explained that this was due to the reduction of water usage for agriculture.
2. Since 1999 no new irrigation areas have been or can be created that would allow more water usage than originally requested.
3. Chino Valley has approximately 8,000 exempt wells and seven small water providers. Statistics from the 2019 Prescott AMA usages showed that exempt wells used 2,744-acre feet of water in 2019. The large providers (cities in this area) used 14,632-acre feet of water.
4. The water table is declining at a rate of 2.5 feet per year in depth. Ongoing comments state that the west side of State Highway 89 in Chino Valley is affected more because the wells are older and were only drilled at about 140 feet deep. The newer wells are drilled deeper.
5. Septic systems do not recharge the aquifer and they are not designed to do so. The water that leaches out of the septic system is not safe for drinking water in the aquifer.
6. New subdivisions have drainage systems that are part of their infrastructure and there are ways to integrate these into our current recharge system. This is not currently being done in most of the subdivisions and would be a great way to go in the future.
7. With the recent flooding on Perkinsville Road, Merritt felt that location near the batch plant, might be a great place to capture water and return it to the aquifer. This might be something that we could keep on the radar for the town engineer.
8. There was one unanswered question at the meeting asked by **Switzer**. He asked, "who is liable if the 100-year assured water supply, that the State says is there, proves to be inadequate?" - there was no great answer to that.

Merritt added that for more in-depth information on any of these items, the video for that meeting is on the town webpage.

Merritt shared that he thought a future meeting for education purposes, perhaps on roads, costs, right-of-way, etc. regarding all the questions we get asked at most meetings would be beneficial to everyone.

INFORMATION ITEMS – FROM THE PUBLIC: There were no comments from the Public.

ADJOURN – A motion was made by **Meadors** and seconded by **Pasciak** to adjourn the meeting at 6:44 p.m.

Charles Merritt - Chair

Prepared By: Dee Dee Moore



TOWN OF CHINO VALLEY
Planning Commission Staff Report
May 2nd, 2023
File Number PP-2023-01
Preliminary Plat

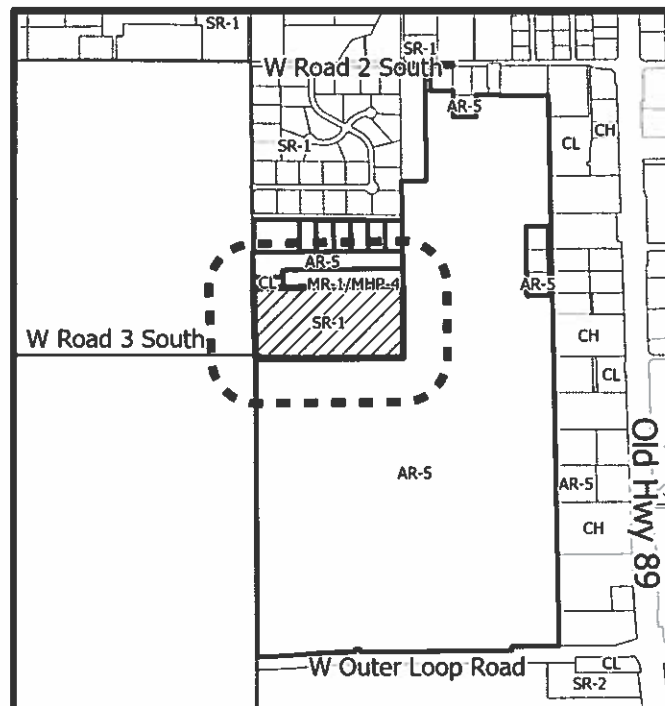
PROJECT DESCRIPTION

This is a request by Jay Bates, on behalf of Right Homes, to subdivide approximately 20 acres of land into 15 one-acre lots for the Homestead Preliminary Plat. The property is located at the northeast corner of West Road 3 South and South Road 1 West, Chino Valley, Arizona.

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	Multiple Family Residential (MR) & Mobile Home Park (MHP) & Commercial Light (CL)	Residential and Slaughter House	Medium Density Residential (2 Acres or Less)
South	Agricultural Residential 5-Acre Minimum (AR-5)	Vacant	Medium Density Residential (2 Acres or Less)
East	Agricultural Residential 5-Acre Minimum (AR-5)	Vacant	Medium Density Residential (2 Acres or Less)
West	(RCU-2A)	Residential	Yavapai County Jurisdiction

LOCATION MAP



PRIOR SITE ACTIONS:

Land Division Status

1973 – Result of Split from APN 306-33-009 (Sibling Parcel APN 306-33-009B).

Rezone

January 24, 2023 – Rezone from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 1-Acre Minimum (SR-1).

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** to subdivide approximately 20 acres of land into 15 one-acre lots for the Homestead Preliminary Plat with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Preliminary Plat PP-2023-01 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 Preliminary Plat the Planning and Zoning Commission is recommending approval to Town Council for the Homestead Preliminary Plat, located at the northeast corner of West Road 3 South and South Road 1 West, Chino Valley, Arizona, 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 on the parcel.

Staff Analysis:

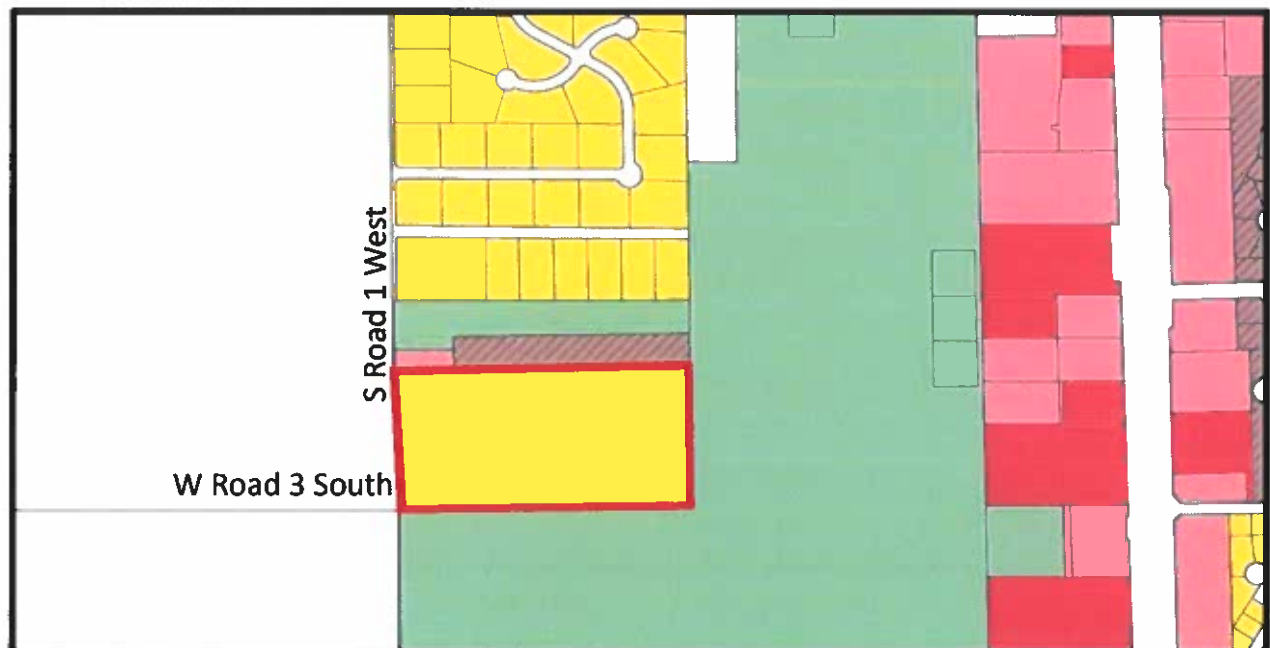
The applicant is applying to subdivide approximately 20 acres of land into 15 one-acre lots. The subject property had a rezone request from AR-5 to SR-1, which was approved by Town Council on January 24th (Ord. 2023-931).

To the north of the subject property is a slaughterhouse. Town Staff was informed at the Neighborhood Meeting during the rezone process that during the summer, odor emitted from the activity happening in the slaughterhouse impacts the surrounding neighborhood. At this stage of Preliminary Plat submission, the applicant will need to include a disclaimer in a prominent location on the front page of the Final Plat for potential odors and noises originating from the adjacent slaughterhouse and their potential to impact future home buyers within this subdivision. At point of sales within the Subdivision, the developer must supply buyers within the Subdivision, as part of their closing documents, A Noise and Odor Disclosure Acknowledgment to sign. The buyer must acknowledge that they are purchasing property adjacent to a slaughterhouse, which may generate odors and noises associated with that land use.

After approval of the preliminary plat, the project will go through technical review and then come back through the public hearing process for approval of the final plat.

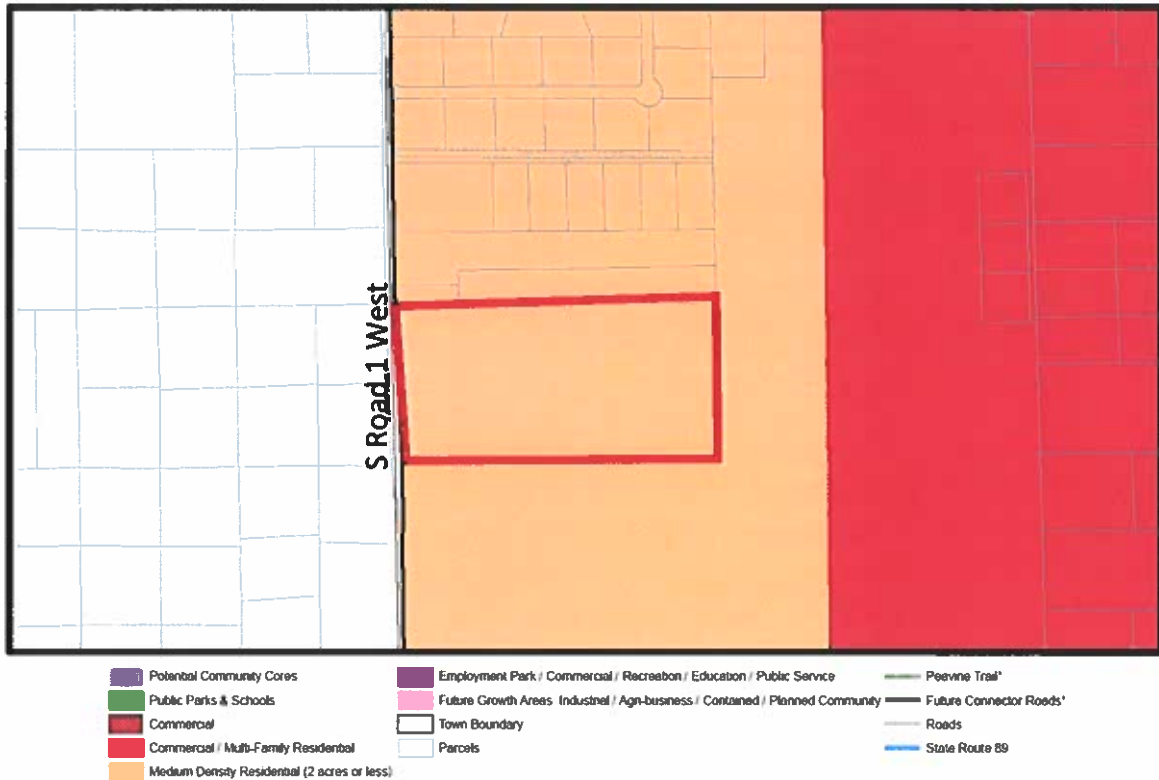
[illegible]

Section 3.11 of the Unified Development Ordinance list “One (1) single-family dwelling” as a Permitted Use. The applicant intends for a residential subdivision of 1-acre lots with a single-family dwelling on each lot. The subject property is zoned appropriately for the requested subdivision.



General Plan

The General Plan designates the subject property as Medium Density Residential (2 acres or less). The request to subdivide approximately 20 acres of land into 15 one-acre lots is in conformance with the General Plan designation for the subject property.



PUBLIC COMMENTS RECEIVED: See Attachment F.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

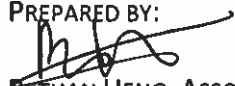
PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: April 3, 2023

☒	Applicant agreed with all of the conditions of approval on (April 3, 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	F
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research	Public Comment

PREPARED BY:



BETHAN HENG, ASSOCIATE PLANNER

(BHENG@CHINOAZ.NET)

928 636-4427 - x1295

DATE:

APRIL 10, 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 preliminary plat 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 preliminary plat being heard by the Town Council.

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

3. The developer shall include a disclosure on the front page of the Final Plat identifying the proximity of the slaughterhouse and stating the potential for odors and noises related to this type of land use.
4. As part of their closing documents, the developer shall require buyers to sign a Noise and Odor Disclosure, acknowledging the proximity of the existing slaughterhouse and the potential impact of related odors and noises.

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

5. The owner shall dedicate right-of-way per UDO § 5.3.2 as follows:
 - a. South Road 1 West half-width: 40' east of the western line of section 34.
 - b. West Road 3 South half-width: 40' north of the east-west mid-section line of section 34.
 - c. Internal Street: Minimum right-of-way full-width is 50'. At street intersections, property line corners shall be rounded by circular arc having a minimum chamfer length of thirty-five (35) feet. The cul-de-sac shall terminate in a circular right-of-way 60' in radius.
6. The owner shall construct half-width improvements on the east half of South Road 1 West along the subdivision's frontage per the Town's Urban and Rural Roadways map as follows:

The improvements shall include, at a minimum, a 12' paved through lane, a 5' paved shoulder and a road side ditch.
7. The owner shall construct the following onsite improvements per UDO § 5.3.2:

Internal Street: Per Rural Local Road standards that includes 24' wide minimum asphalt roadway, 5' shoulder with thickened edge. The cul-de-sac shall have a minimum improved traffic turning circle 48' in radius.

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: MARCH 30, 2023

LOCATION: TOWN HALL COUNCIL CHAMBRES

ATTENDEES:

AGENT/DEVELOPER: JAY BATES, PROPERTY OWNER/DEVELOPER; JIM HOLT, WATER CONSULTANT;
ADAM HAYWOOD, SURVEYOR

TOWN STAFF: BETHAN HENG, ASSOCIATE PLANNER

TWO NEIGHBORS IN ATTENDANCE – AL AND BEA GARCIA

THREE COMMUNITY MEMBERS – COUNCILMEMBER BOB SCHACHERER; CATHY MIDDLESTEAD; LARRY HOLT

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

- Questions if the project will be served by Town water and sewer, or well and septic.
- Increase in traffic on and degrading the quality of S Road 1 West.
- Questions if the applicant is proposing manufactured or stick-built homes.
- Questions if the applicant is proposing CC&Rs and an HOA to regulate the subdivision.
- Concerns regarding drainage management on site.

ATTACHMENT D
SITE PLAN AND EXHIBITS

SITE PLAN SUBMITTED BY APPLICANT ON FOLLOWING PAGE.

HOMESTEAD
BY RIGHT HOMES LLC.

LOCATED IN THE NW QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MEDIUM

CURRENT APN: 308-33-008A

OWNER/DEVELOPER
 HARTMAN ASSOCIATES LLC
 10000 W. 10th Avenue
 Suite 100
 Greenwood, CO 80045
 303.751.1000

LAND SURVEYOR
 JAY BATES
 10000 W. 10th Avenue
 Suite 100
 Greenwood, CO 80045
 303.751.1000

ENGINEERING
 NARL ROSSIGNOL P.E.
 10000 W. 10th Avenue
 Suite 100
 Greenwood, CO 80045
 303.751.1000

EXISTING ZONING: AR-5
PROPOSED ZONING: SR-1

TOTAL AREA: 20.008 ACRES
TOTAL LOTS: 15
AVERAGE LOT SIZE: 1.012 ACRES

FLOODPLAIN

AND POWER OF THE BUREAU: FALA WOULD A THIN COATING OF SUGAR, FLIPS THE TABLE AND SAYS, "I'M A MAN FROM POWER, AND I'M HERE TO STAY."

ENDNOTES

ALL CONSTRUCTION SHALL COMPLY WITH CITY CODES AND ILLINOIS STANDARDS

UTILITY NOTE

ALL OTHER COLUMBIAN LOTS BEING OFFERED ARE TO HAVE WATER SUPPLIED BY UNDERGROUND SYSTEM LOCATED ON EACH LOT, AS WELL AS SEWAGE, TRAPS, SYSTEMS LOCATED ON EACH LOT. ALL UTILITY IS TO BE PROVIDED BY A/C, CABLE BY PROVIDENT AND TELEPHONE BY COUNTRY.

LEGAL DESCRIPTION

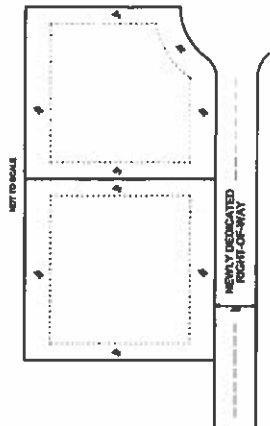
[illegible]

VICINITY MAP



TYPICAL BUILDING SET BACK LINES

TRUCK 1-80-ALTIM-ORNO AND RENTAL TRUCKS



ROAD IMPROVEMENT NOTES

USA, A CREDIT RISK OF 1999 IS TO BE ATTRIBUTED TO THE STRAIGHTENED POSITION IN THE APPROVED CREDIT COUNTRIES. THE STRAIGHTENED POSITION IS TO BE ATTRIBUTED TO THE STRAIGHTENED POSITION IN THE APPROVED CREDIT COUNTRIES. THE STRAIGHTENED POSITION IS TO BE ATTRIBUTED TO THE STRAIGHTENED POSITION IN THE APPROVED CREDIT COUNTRIES.

GENERAL CONSTRUCTION NOTES

ALL CONSTRUCTION AND SERVICE PERSONNEL ACTIVITIES ARE SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF THE FEDERAL CLEAN WATER ACT CONSTRUCTION SITE ACTIVITY AND AIR ACT. CONTRACTORS, IF APPLICABLE, ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING STATE, FEDERAL AND LOCAL, PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OTHER PERMITS, INCLUDING STATE, FEDERAL AND LOCAL, PRIOR TO COMMENCING ANY CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OTHER PERMITS, INCLUDING STATE, FEDERAL AND LOCAL, PRIOR TO COMMENCING ANY CONSTRUCTION.

WATER NOTE

CERTIFICATE OF ADOPTION MAY BE OBTAINED FROM THE SECRETARY OF THE BOARD OF DIRECTORS OF THE CORPORATION.

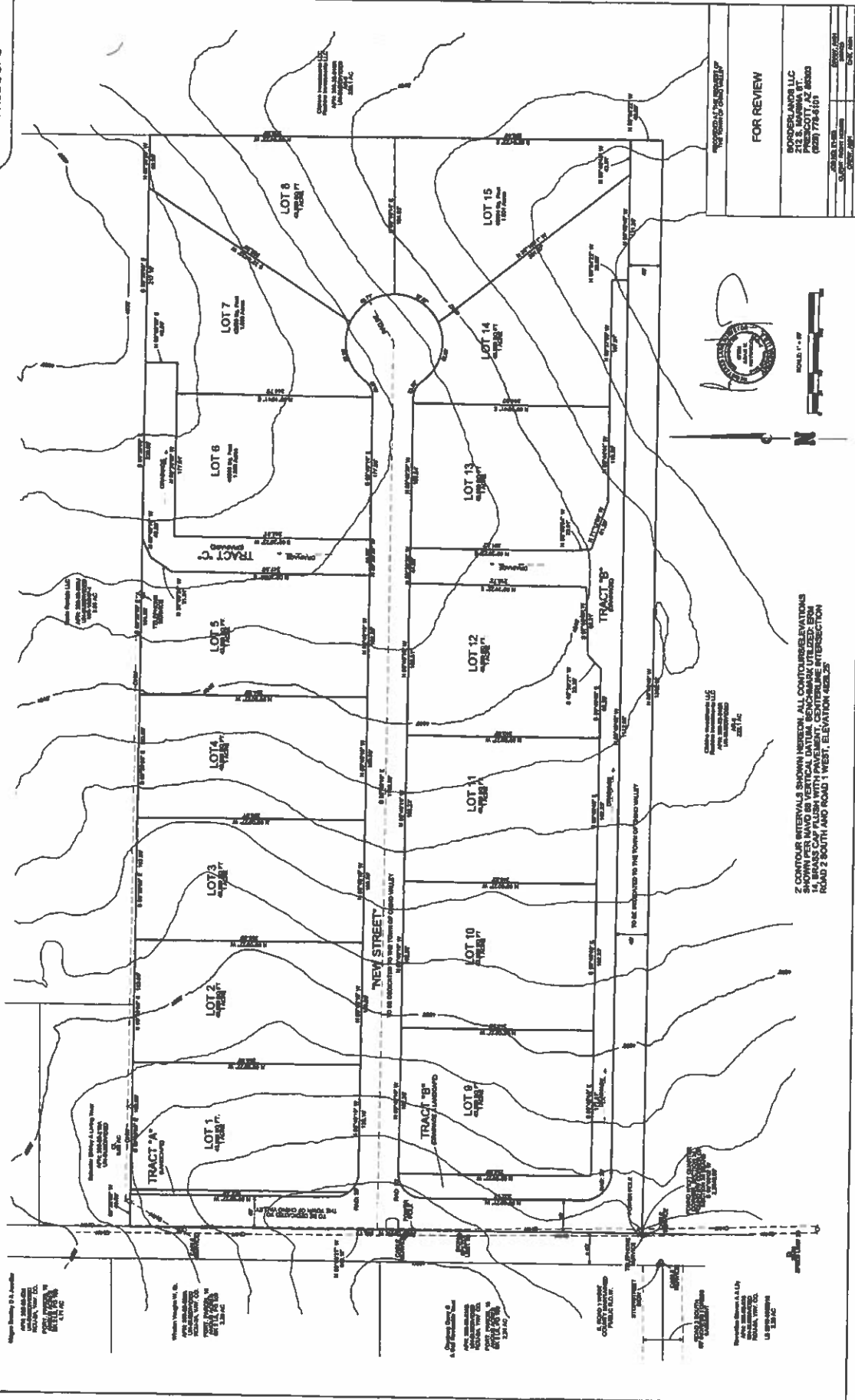
SURVEYOR CERTIFICATION

[illegible]

RESEARCH IN THE AREA OF

BORDERLANDS LLC
212 S. MARINA ST.
PHOENIX, AZ 85003
(602) 778-5101

[illegible]



**ATTACHMENT E
STAFF RESEARCH**



STAFF RESEARCH – ZONE CHANGE

CASE #: PP-2023-01

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	Northeast of intersection at West Road 3 South and South Road 1 West.				
Parcel Number(s):	306-33-009A				
Parcel Size(s):	20 Acres				
Total Acreage:	20 Acres				
Proposed Dwelling Units:	15 Lots				
Address:	None assigned.				
Applicant:	Jay Bates, Right Homes				
Applicant's Agent:	Adam Haywood				
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	Multiple Family Residential (MR) & Mobile Home Park (MHP) & Commercial Light (CL)	Residential and Slaughter House	Medium Density Residential (2 Acres or Less)
South	Agricultural Residential 5-Acre Minimum (AR-5)	Vacant	Medium Density Residential (2 Acres or Less)
East	Agricultural Residential 5-Acre Minimum (AR-5)	Vacant	Medium Density Residential (2 Acres or Less)
West	(RCU-2A)	Residential	Yavapai County Jurisdiction

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 3, 2023 – Rezone from Agricultural Residential 5-Acre Minimum (AR-5) to Single Family Residential 1-Acre Minimum (SR-1).
Subdivision	Yes		No	X	

**ATTACHMENT E
STAFF RESEARCH**

Conditional Use Permit	Yes	X	No	March 15, 1976 – Request for a CUP to Build a cutup room and small slaughter house for Beefway Ranch, Inc. Town has no minutes on file before May 29, 1977, so no record of the CUP being passed is on file. However, signatures for two petitions were submitted to Town Council prior to this case (June 17, 1975 and September 28, 1974).
Pre-Application Meeting	Yes	X	No	December 15, 2021 – PA21-21 “Homestead Subdivision”
Enforcement Actions	Yes		No	X
Land Division Status:	Yes	X	No	1960 – Dedication of Public Roadway – Resolution 854 1973 – Result of Split from APN 306-33-009 (Sibling Parcel APN 306-33-009B)
Irrigation District:	N/A			
<u>Detailed Narrative</u>	This is a request by Jay Bates, on behalf of Right Homes, to subdivide approximately 20 acres of land into 15 one-acre lots for the Homestead Preliminary Plat. The property is located at the northeast corner of West Road 3 South and South Road 1 West, Chino Valley, Arizona.			

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:	Existing City of Prescott 8” or 6” Water main located 1,460 ft North of Site.
Sewer Facility Plan:	Treatment:	12” Existing Gravity Main and 8” Existing Gravity Main located 1.11 mi North of Site.
Issues:	N/A	
Safety Element:		
Flood Plain Designation:	N/A	
Issues:	N/A	
Transportation Element:		
Road Classification	Not Designated	
Issues:	N/A	
Parks and Rec Element:		
Closest Park:	Peavine Trail 3.5 Miles from location.	
Within 1 mile of the Peavine Trail?	No.	

ATTACHMENT E
STAFF RESEARCH

NOTIFICATION

- **Legal Ad Published:** (04/04/23)
- **400' Vicinity Mailing:** (03/08/23)
- **20 Commenting/Reviewing Agencies noticed:** (03/09)
- **Neighborhood Meeting:** (03/30/23)
- **Hearing Dates:** (05/02/23)
- **Comments Due:** (03/27/23)

<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.	N				
Ralph Baker – C.V.I.D.	N				
Cody Rose - CAFMA	N				
Suzanne Ehrlich – YC ENV	N				
Monica Kriner – YC Health	Y	3/20/2023	X		
SparkLight Cable	N				
LUMEN (Previously Centurylink)	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
Mark Holmes – Water Advisor	N				
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Bethan Heng – Associate Planner (DS)	Y	3/28/2023			X
Will Dingee – Assistant Director (DS)	N				
Laurie Lineberry – DS Director	Y	3/28/2023			X
Frank Marbury – PW Director	Y	3/28/2023			X
Steve Sullivan – Assistant Engineer (PW)	Y	3/29/2023		X	X
Dan Trout – CBO (DS)	N				
Damon Stanley or Tracey Dashiell – Code Enforcement	N				
Chuck Winn – Chief of Police (Police)	N				

ATTACHMENT F
PUBLIC COMMENT

PUBLIC COMMENT RECEIVED ON FOLLOWING PAGE.

From: Norman Hummel <nghummel@gmail.com>
Sent: Thursday, March 16, 2023 9:48 AM
To: Bethan Heng
Subject: CASE # PP-2023-01

Town Council Meeting March 30, 2023 4PM

This proposal has several problems for those of us living this close to 15 additional households.

#1 The first major issue is the very real pressure on our wells in this area. Can anyone assure us that this won't cause us to have to re-drill our existing wells to compensate for this additional water demand? Will Chino Valley City Council foot that cost? Of course not. But this is a serious and very real issue.

#2. Road 1West. This road is heavily used, dangerously narrow and very poorly maintained... And we're going to add more traffic? I've almost been run off this road many times. First, widen the road and begin to maintain what's already there using better maintenance methods rather than the cheap techniques presently being done.... or rather not being done.

Pretty sure I will be totally ignored because all that is seen is being able to collect more taxes for Chino, and more money for local businesses. That's all fine and IS good, but we need to look beyond the surface benefits and see what it does to us who already live here.

PLEASE consider us also!

My name is Norman H Hummel, my wife is Grace. Our home is 837 Good Shepherd Trl. 86323. (928) 910-3186. We pay property and city taxes but our road condition is ignored and never maintained, not even leveled once in awhile.