



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
June 6, 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 –MAY 2, 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 **ZC-2023-01** This is a request by Adam Haywood to rezone approximately 21 acres of land from Agricultural Residential 5-Acre (AR-5) to Single Family Residential 1-Acre (SR-1). The property is located at the southeast corner of N Road 1 East and Red Cinder Road, Chino Valley, Arizona
- E. INFORMATION ITEMS
 - E.1 Staff
 - 1. Prior Cases to Town Council – PP-2023-01- Homestead Preliminary Plat
 - 2. CUP-2022-01
 - 3. Status of General Plan
 - E.2 Commission
 - E.3 Chairman
 - E.4 Public
- F. 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 May 2, 2023

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, May 2, 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; Will Dingee, Assistant 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 Switzer.

EXECUTIVE SESSION - Merritt stated that this item would be heard later in the agenda after the public hearing.

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

PUBLIC HEARING #E.1 - CASE# 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.*

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 PP-2023-01 and stated that staff recommended approval. There were no questions for staff from the Commission.

Applicant Jay Bates shared that this project consisted of 15 lots. The assured water supply had been received from the State. In addition, the CC&R's had been recorded and there was limited water usage stipulated per the Arizona Department of Water Resources (ADWR) approval. There were no questions from the commissioners.

Merritt opened the public hearing.

Bea Garcia shared that there are multiple projects going on along Road 1 West and that there is a current detour on that road already. She felt that the developer should wait until the other projects were completed to ease the congestion along that stretch of road.

Rachelle Fernow identified herself as the Planning and Zoning Commission Alternate and shared her concerns. She stated that, as a realtor, the disclosure to the buyers about the next door slaughterhouse was not a good sales point. She wondered what might happen if the manufactured homes were placed on the lots, and then didn't sell. She also brought up concerns about infrastructure and water usage. She wondered where the benefit was to Chino Valley and felt that this was a capitalistic venture. She felt that there should be a park, child center and other improvements. She stated, based on her realtor background, that these homes would be selling in the range of \$500,000 and expressed concern about

that price range not being affordable in this community. **Fernow** also felt this project should have curbs, gutters, and the homes should be placed on foundations. Generally, she felt that manufactured homes have small patios and would not provide a neighborhood feel for this project.

Jim Holt, Project Water Consultant, for Right Homes LLC, shared his background. With 25 years water consultant experience, he stated that when water is not in abundance, developers take that into account and refer to the requirements stipulated by the State to conserve water, using only state approved drought tolerant plants. He added that there is a restriction in the CC&R's to limit plants within an area 10,000 square feet adjacent to the home. Each well will be tested for contaminants and if needed, there will be home water filtration units installed.

There were no further public comments.

Merritt closed the public hearing.

Merritt asked if the commissioners had any questions. **Zamudio** asked about the building schedule for this project. **Switzer** asked what the zoning in the county area to the west was. **Heng** stated that the county had a zoning designation of RCU2, which is approximately equal to the SR-2. There were no further questions for staff.

Jay Bates returned to answer questions from the hearing. He began by stating that the price range of \$500,000, that was shared, was not where these homes would be priced. He provided an overview of the standard features of his homes, stating that every home had a front porch area of 12' x 12', and rear patio area minimum size of 12' x 25' (up to 50') with standard 2"x6" framing construction. He added that it is not his intent, as the developer/owner, to out-price these homes since he is in the business of selling homes. The home site is selected, and the sale is confirmed before the construction begins. He shared that his current project on the east side of town, is 25 lots and is on 40 acres, starting construction in the fall of 2023. **Merritt** asked about landscaping requirements along Road 1 West. **Bates** stated that the frontage area along that road would be landscaped similar to Mr. Fletcher's project on N. Road 1 East – Colonial Villas.

Switzer questioned that having $\frac{3}{4}$ of that acre as natural is not going to look very good. **Bates** stated that when you look around the town, some 1-acre parcels look nice and some do not. **Merritt** shared that his horse landscapes his property. **Pasciak** asked about the cul-de-sac radius. **Bates** stated that the radius does meet Central Arizona Fire and Medical Authority (CAFMA) requirements.

Merritt asked **Bates** if they were prepared to meet all the land requirements. **Bates** stated yes, and that he is familiar with the Town of Chino Valley requirements and has already built around 75 homes in town. **Switzer** asked about the front setbacks. **Bates** shared that these homes will be set back approximately 60-70 feet. Speaking about the proximity of the homes to the slaughterhouse and if that would be a deterrent to buyers, **Bates** added that that business had been in existence a long time, and **Merritt** added he thought it had been there around 50 years, and most all the homes built around it are not that old. **Merritt** asked about the turn lane and for clarification from **Marbury**. There were no further questions for the developer.

Marbury spoke regarding the stipulations/conditions and wanted to clarify details. He stated that one-half of the width of the street – 40-feet – is available for future growth along Road 3 North. Construction will be along Road 1 West and whether a turn-lane will be required is to be determined during the Final Plat review of the project. Currently, there is sufficient right-of-way. A traffic study/statement might be requested later in the process; however, **Marbury** believed that the project number of lots was small and would not warrant a full traffic study. He confirmed that the cul-de-sac radius is large enough to meet fire truck and school bus requirements. **Marbury** added that the project is planned for interior roads with 24-feet of paved road and an additional 5-feet of paved shoulder on each side, making the street 34 paved feet wide. **Merritt** asked about drainage and grading. **Marbury** stated that those items were also approved during the Final Plat review. He cautioned about changing any language that would contradict the ADWR requirements.

Merritt closed the public hearing.

MOTION - A motion was made by Vice-Chair Pasciak and seconded by Commissioner Welker to approve PP-2023-01, as presented by staff. This motion passed with a 5-2 roll call vote (with Switzer & Meadors voting no).

Merritt asked each of the commissioners to explain their vote, they are as follows:

- **Switzer** - voted against – he felt this area should be 2-acre minimum to align with the county properties to the west. He also would like to see these types of projects on town water and sewer. This vote was consistent with his rezone vote for the property.
- **Zamudio** – voted in favor – he stated that this developer has fulfilled all his obligations and he believes the project will be developed properly.
- **Meadors** – voted against – she agreed with **Switzer** that this project should match with the county 2-acre parcels located to the west.
- **Pasciak** – voted in favor – he shared that sewer lines were more than 1-mile away and it was not cost effective (\$1 million) for the developer to extend them to this project. He also added that the homes in this area have all been built after the slaughterhouse business began. He believes that 1-acre lots are good for that area and that the homes will be affordable to buy.
- **Penn** – voted in favor – he did favor a 2-acre lot and had reservations that someone would buy next to the slaughterhouse, but ultimately, he thinks this will be a nice project.
- **Welker** – voted in favor – felt this project will be nice addition to the town when completed.
- **Merritt** – voted in favor – he stated that he was not concerned about the slaughterhouse since there are already existing homes on two sides of that location and it's obvious it is there. This project has the intent to maintain a rural lifestyle. The developer is meeting all the towns' landscaping and building requirements at this time. Regarding the capitalistic comment from the public, it is the property owners' right to profit from this project.

EXECUTIVE SESSION #C. - *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.*

Chairman Merritt closed the public portion of this meeting at 6:38 pm and moved that the Commission convene into a closed executive session. The commission, including the alternate, and staff left the town council chambers and met in the executive conference room for the executive session.

The Planning & Zoning Commission was re-convened at 6:45 pm.

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

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Dingee** stated that the two Conditional Use Permit cases that were forwarded to Town Council were approved.

Lineberry provided updates for the General Plan. She encouraged everyone to make comments and that all comments received are reviewed by the steering committee. **Meadors** asked if all the zoning districts were changing. **Lineberry** stated that those designations in the General Plan are Land Use Designations, not zoning districts. The new plan has more designations to help staff and the community regulate what can happen in certain places.

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

INFORMATION ITEMS – FROM THE CHAIRMAN: **Merritt** shared a couple of educational items.

1. Sewer – Estimated Cost – He shared that he recently talked with a contractor who has done road work in this town and that this contractor estimated that the cost is about \$300 per foot, and for

only pipe, it runs about \$220 per foot. These costs are part of the items taken into account by developers and determined whether it is cost-effective to move their projects forward.

2. Grocery Stores - **Merritt** again took advantage of talking with an acquaintance that is familiar with grocery stores and what it would take to have a second store in Chino Valley. That industry looks at things like population, overall positive 5-6 year population increase, and what type of store it would be. If the store provided other items than groceries, i.e., clothing, bbq, furniture, etc, then the pre-covid cost was estimated at \$24 Million to just build the store, and that estimate is over three years old. To operate that type of store the minimum sales per week would need to meet or exceed \$800,000 per week. That figures out to approximately \$52 per person (not families, but each person) per week to sustain that store. These figures highlight why the town currently has only one store. **Switzer** mentioned that some smaller towns have Wal-Marts, perhaps hoping for future development.

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 7:06 p.m.

Charles Merritt - Chair

Prepared By: Dee Dee Moore



TOWN OF CHINO VALLEY
Planning Commission Staff Report
June 6th, 2023
File Number ZC-2023-01
Rezone

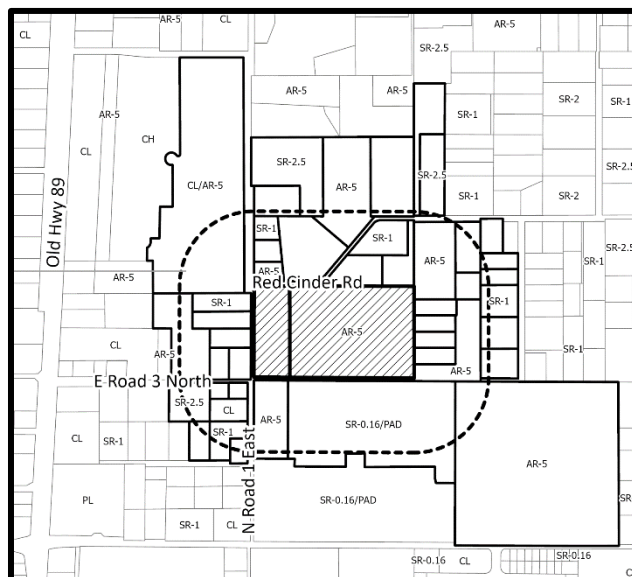
PROJECT DESCRIPTION

This is a request by Adam Haywood, on behalf of Allen Nel, to rezone approximately 21 acres of land from Agricultural Residential 5-Acre (AR-5) to Single Family Residential 1-Acre (SR-1). The property is located at the southeast corner of N Road 1 East and Red Cinder Road, 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 1-Acre Minimum (SR-1) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
South	Single Family Residence 0.16-Acre Minimum (SR-0.16) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
East	Single Family Residential 1-Acre Minimum (SR-1) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
West	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Commercial / Multi-Family Residential

LOCATION MAP



PRIOR SITE ACTIONS:

Code Enforcement

APN 306-18-009Q – Overgrown weeds: 2-1-23, 9-26-22, 5-29-12, 4-4-11, and 8-27-09.

APN 306-18-009R – Overgrown weeds: 2-1-23 and 8-27-09.

Land Division History

APN 306-18-009Q

October 21, 2004 – Result of split from **APN 306-18-009L** (Sibling Parcel APN 800-13-019).

August 3, 2004 – Result of split from APN 306-18-009F (Sibling Parcels APN 306-18-009K, 306-18-009M, & 306-18-009N).

January 21, 1999 – Result of split from APN 306-18-009E (Sibling Parcels APN 306-18-009G & 306-18-009H).

January 18, 1995 – Result of split from APN 306-18-009C (Sibling Parcel APN 306-13-00D).

January 18, 1995 – Result of lot combo of Parcels APN 306-18-009A & 306-18-009B.

APN 306-18-009R

October 21, 2004 – Result of split from APN 306-18-009M (Sibling Parcel APN 800-13-020).

August 3, 2004 – Result of split from APN 306-18-009F (Sibling Parcel APN 306-18-009K, **306-18-009L**, & 306-18-009N).

January 21, 1999 – Result of split from APN 306-18-009E (Sibling Parcels 306-18-009G & 306-18-009H).

January 18, 1995 – Result of split from APN 306-18-009C (Sibling Parcels 30618-009D).

January 18, 1995 - Result of lot combo of Parcels APN 306-18-009A & 306-18-009B.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Red Cinder Estates Rezone with Conditions of Approval found in Attachment A.

SUGGESTED MOTION:

Move to **APPROVE** Zone Change ZC-2023-01 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

By approving this Zone Change, the Planning and Zoning Commission is recommending approval to Town Council for the Red Cinder Estates Rezone, located at the southeast corner of N Road 1 East and Red Cinder Road, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the General Plan.

The applicant is applying to rezone approximately 21 acres of land from Agricultural Residential 5-Acre (AR-5) to Single Family Residential 1-Acre (SR-1), for a 16, potentially 17, 1-acre lot subdivision.

OWNER/DEVELOPER
 TERRY W. TAYLOR
 10000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80231
 (303) 755-1000
 TERRY@TAYLORLANDSCAPE.COM

LAND SURVEYOR
 CLAYTON H. HENDERSON
 1000 N. 10TH AVE.
 SUITE 100
 DENVER, CO 80231
 (303) 755-1000
 CLAYTON@HENDERSONSURVEYING.COM

UTILITY NOTE
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS OF RECORD. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITY RECORDS AND HAS FOUND NO DISCREPANCIES. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE UTILITIES.

ROAD IMPROVEMENT NOTES
 ROAD IMPROVEMENTS TO BE PROVIDED BY THE OWNER SHOWN IN TYPICAL SECTION. THE IMPROVEMENTS TO BE PROVIDED BY THE OWNER SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER'S STANDARD SPECIFICATIONS FOR ROAD IMPROVEMENTS.

FLOODPLAIN
 NO PORTION OF THIS SUBDIVISION FALLS WITHIN A FLOOD-PRONE SPECIAL FLOOD HAZARD AREA. THE FLOOD-PRONE SPECIAL FLOOD HAZARD AREA IS SHOWN ON THE CITY OF DENVER'S FLOOD-PRONE SPECIAL FLOOD HAZARD MAP.

ZONING
 ALL CONSTRUCTION SHALL COMPLY WITH CITY ZONING AND SETBACK REQUIREMENTS. THE SUBDIVISION IS ZONED SR1.

DRAINAGE
 SURFACE WATER SHALL BE DRAINAGE TO THE CITY OF DENVER'S DRAINAGE AREA.

**PRELIMINARY PLAN
 RED CINDER ESTATES**

CURRENT APN: 300-10-0000 & 300-10-0001
 LOCATED IN SECTION 11, T. 100N
 OF THE 300-10-0000 & 300-10-0001 MAPS

TOTAL AREA: 21.16 ACRES
TOTAL LOTS: 18
AVERAGE LOT SIZE: 1 ACRE
MAX LOT SIZE: 1 ACRE
MIN. LOT SIZE: 1 ACRE
TYPICAL LOT DIMENSIONS: 150' X 272'

**APN 300-10-0000
 100-100-0000
 SR-1**

**APN 300-10-0001
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**APN 300-10-0002
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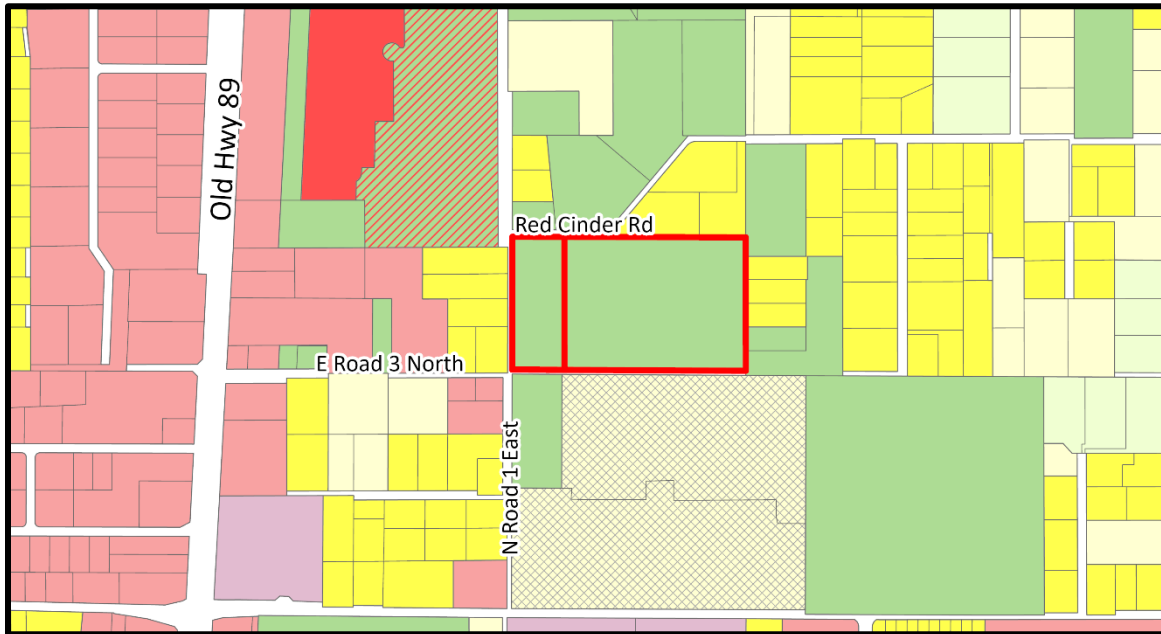
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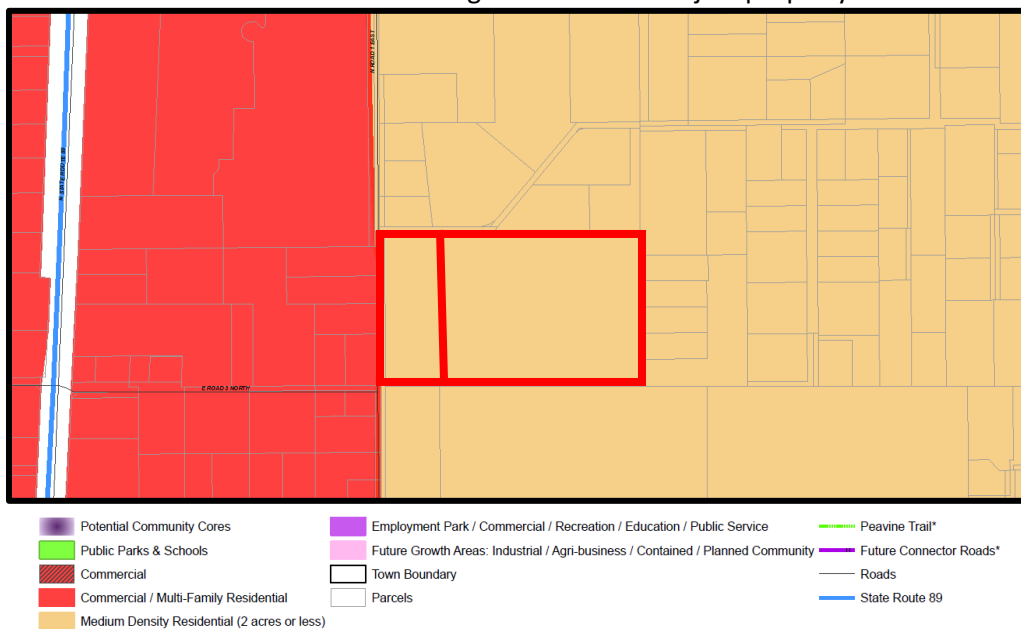
Zoning

Section 3.11 of the Unified Development Ordinance list “One (1) single-family dwelling” as a Permitted Use in the SR-1 zone. The applicant intends to build a residential subdivision of 1-acre lots with a single-family dwelling on each lot.



General Plan

The General Plan designates the subject property as Medium Density Residential (2 acres or less). The request to subdivide approximately 21 acres of land into 16 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 May 3, 2023
TO APPLICANT ON:

☒	Applicant agreed with all of the conditions of approval on 5/23/2023
☐	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:


WILL DINGEE – ASSISTANT DIRECTOR
WDINGEE@CHINOAZ.NET
928 636-4427 – x3472

DATE:

MAY 24, 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, 928-636-3471

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: Will Dingee, Assistant Director, 928-636-3472

3. The owner shall deed-restrict development of the lots to site-built homes only.

Public Works/Engineering: Frank Marbury, Director, 928-636-3401

4. The owner shall dedicate approximately 15' of additional right-of-way, for a total of 40' east of the west line of section 11 along North Road 1 East per the Town's Unified Development Ordinance § 5.3.2, Table 5-1 (Urban Arterial). The exact amount to be dedicated will be determined through a survey and subject to approval by the Town.
5. The owner shall improve the east-half of North Road 1 East along the entire frontage of the property per the Town's Urban and Rural Roadways Map (Urban Road with Multi-Use Path) as follows:
 - a. 19' minimum asphalt paved road section (centerline to lip of gutter)
 - b. Concrete curb and gutter
 - c. 5' concrete sidewalk
6. The owner shall reconstruct the south-half of Red Cinder Rd that is adjacent to the property per the Town's Unified Development Ordinance § 5.3.2, Table 5-1 (Rural Local Road) as follows:
 - a. 12' minimum asphalt road half-width
 - b. 5' paved shoulder, thickened edge
 - c. Bar ditch
7. The owner shall dedicate and improve internal streets (full-width) per the Town's Unified Development Ordinance § 5.3.2, Table 5-1 (Rural Local Road) as follows:
 - a. 50' minimum right-of-way
 - b. 24' asphalt road width
 - c. 5' paved shoulder, thickened edge
 - d. Bar ditch
 - e. 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. This shall apply to existing adjacent streets / rights-of-way as well.
 - f. Cul-de-sac streets shall terminate in a circular right-of-way sixty (60) feet in radius with a minimum improved traffic turning circle forty-eight (48) feet 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

DATE:	5/2/2023	NAME:	RICHARD PEREZ	TITLE:	NORTHWEST DISTRICT PERMITS SUPERVISOR
AGENCY:	ADOT			EMAIL	NORTHWESTPERMIT@AZDOT.GOV

1. ADOT has no concerns regarding the rezoning from AR-5 to Single Family Residential (SR-1). However, ADOT would require a copy of the TIA/TIS for review. Since a development in close proximity may impact traffic on the State Route 89, a Traffic Impact Analysis/Statement shall be prepared for developments which meet the specific requirement stated in ADOT Traffic Engineering Guidelines and Processes (TEGP), Section 240. [Traffic Impact Analysis TGP 240](#) The preparer of the traffic study shall contact the appropriate ADOT Regional Traffic Engineer to discuss the scope of the analysis, methodology, and level of detail required for the specific project prior to beginning the analysis. If the TIA/TIS finds that impacts from this development affect SR-89, then any improvements would require an encroachment permit with supporting documents to be submitted to the Northwest District Permits office prior to development. 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. Be prepared to provide on and off site plans and include grading and drainage plans for review.
2. If ADOT determines that there may potential impacts to SR-89 then the property owner/developer may responsible to conduct the appropriate traffic studies, evaluations and subsequent improvements as required by ADOT.
3. ADOT's comments may not be all inclusive. ADOT reserves the right to comment further when and if Parcel #306-18-009Q and #306-18-009R develops, to review the TIA/TIS, and to comment on any other future meetings regarding Parcels #306-18-009Q and #306-18-009R. Please contact the Northwest District Prescott Permits department if you have any questions or concerns.
4. ADOT respectfully request that the Town of Chino Valley keep ADOT included of all reviews and any other future meetings moving forward with this development.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	4/18/2023	NAME:	MARK HOLMES	TITLE:	WATER ADVISOR
AGENCY:	MARK HOLMES, LLC			PHONE	928-277-5253

An assured water supply is not needed for a rezoning. However, as an FYI for the next possible phases of platting by the developer the following items should be considered and prepared for depending on the timing of developer's platting timeframe if the zoning is approved and they intend to move quickly.

1. This subdivision with fewer than 20 lots will require a certificate of assured water supply issued from the Arizona Department of Water Resources, Assured and Adequate Water Supply. This process will require the applicant to prove there is a 100-year physically available water supply for each lot owner and this process requires the use of the Prescott AMA groundwater model and may take a considerable amount of time to complete (9-12 months).
2. The water quality will need to be tested from the water supply that each well will be pumping from and meet safe drinking water standards. If the water quality does not meet these standards than a water treatment system will be required to be installed within each residence per ADWR requirements of the certificate of assured water supply.
3. It is also recommended that the applicant set up a pre-application meeting with ADWR, Assured Water Supply Division far in advance of this work being required by ADWR.
4. All wells and septic systems including leach fields must have a setback of minimally 100 feet.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: APRIL 26 & 27, 2023

LOCATION: TOWN HALL COUNCIL CHAMBERS

ATTENDEES:

AGENT/DEVELOPER: ADAM HAYWOOD, AGENT

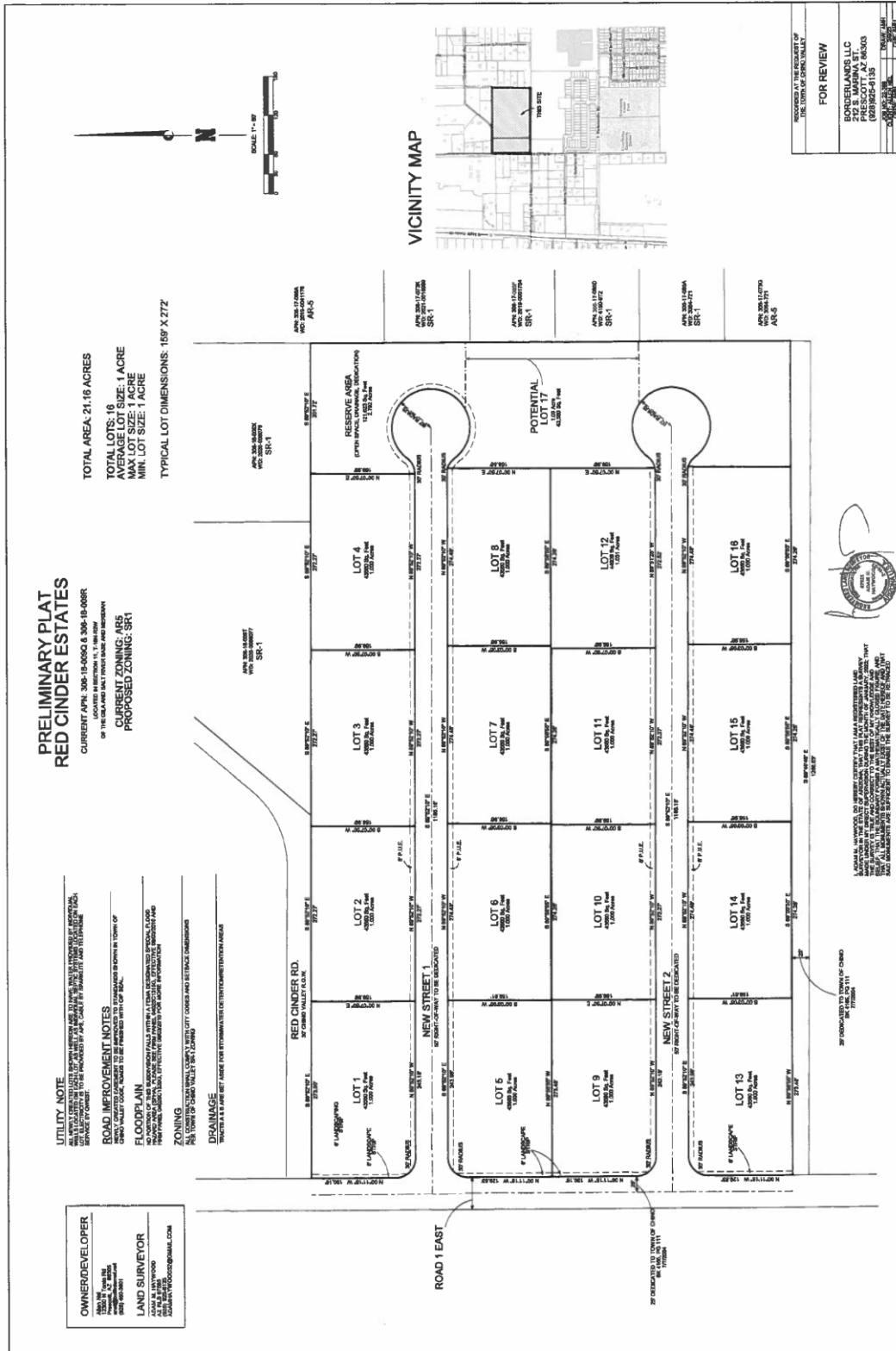
TOWN STAFF: WILL DINGEE, ASSISTANT DEVELOPMENT SERVICES DIRECTOR; BETHAN HENG, ASSOCIATE PLANNER.

NUMBER NEIGHBORS IN ATTENDANCE – 11 ATTENDEES – RACHELLE FERNOW, DIANE AUDETTE, TEENA MEADORS, JAMES HOLT, RON & DIANE NORBERG, RYAN ROBERTS, JOYCE FORD, PAUL TAYLOR, TONI GRAYBILL, ALIE AMATO, & DONNA DAWSON.

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

- Questions if the applicant is intending for manufactured or site-built homes.
- Questions if the applicant intended to be on Town water and sewer, or individual wells and septic systems.
- Concerns over impact on water availability.
- Concerns over increase in traffic and negatively impacting road quality.
- Concerns over increase in density.
- Concerns over impact to surrounding landscape.
- Concerns over plat configuration and adequate emergency exits.

ATTACHMENT D SITE PLAN AND EXHIBITS



ATTACHMENT E
STAFF RESEARCH



STAFF RESEARCH – REZONE

CASE #: ZC-2023-01

CASE PLANNER: BETHAN HENG

I. PROJECT DATA

Project Location:	Southeast corner of N Road 1 East and Red Cinder Road.					
Parcel Number(s):	306-18-009Q & 306-18-009R					
Parcel Size(s):	21.1 Acres					
Total Acreage:	21.1 Acres					
Proposed Dwelling Units:	N/A					
Address:	No Address.					
Applicant:	Allen Nel					
Applicant's Agent:	Adam Haywood					
Land Use Conformity Matrix:	Conforms:	Yes	X	No		
Zoning Overlay	PAD					

	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 1-Acre Minimum (SR-1) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
South	Single Family Residence 0.16-Acre Minimum (SR-0.16) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
East	Single Family Residential 1-Acre Minimum (SR-1) & Agricultural Residential 5-Acre Minimum (AR-5)	Residential	Medium Density Residential (2 Acres or Less)
West	Single Family Residential 1-Acre Minimum (SR-1)	Residential	Commercial / Multi-Family Residential

ATTACHMENT E
STAFF RESEARCH

Prior Cases or Related Actions:				
Type	Conforms			Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X
Annexation	Yes	X	No	
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	
				March 15 th , 2023 – (PA-2023-13) October 5 th , 2022 – (PA-2022-76)
Enforcement Actions	Yes	X	No	
				APN 306-18-009Q – Overgrown weeds: 2-1-23, 9-26-22, 5-29-12, 4-4-11, and 8-27-09. APN 306-18-009R – Overgrown weeds: 2-1-23 and 8-27-09.
Land Division Status:	Yes	X	No	
				APN 306-18-009Q October 21, 2004 – Result of split from APN 306-18-009L (Sibling Parcel APN 800-13-019). August 3, 2004 – Result of split from APN 306-18-009F (Sibling Parcels APN 306-18-009K, 306-18-009M, & 306-18-009N). January 21, 1999 – Result of split from APN 306-18-009E (Sibling Parcels APN 306-18-009G & 306-18-009H). APN 306-18-009R October 21, 2004 – Result of split from APN 306-18-009M (Sibling Parcel APN 800-13-020). August 3, 2004 – Result of split from APN 306-18-009F (Sibling Parcel APN 306-18-009K, 306-18-009L , & 306-18-009N). January 21, 1999 – Result of split from APN 306-18-009E (Sibling Parcels 306-18-009G & 306-18-009H).
Irrigation District:	N/A			
Detailed Narrative	This is a request by Adam Haywood, on behalf of Allen Nel, to rezone approximately 21 acres of land from Agricultural Residential 5-Acre (AR-5) to Single Family Residential 1-Acre (SR-1). The property is located at the southeast corner of N Road 1 East and Red Cinder Road, Chino Valley, Arizona.			

ATTACHMENT E
STAFF RESEARCH

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:	The applicant intends for the subdivision lots to be on individual wells. 16" and 12" Existing Town of Chino Valley water main is located 1,350ft south from site.
Sewer Facility Plan:	Treatment:	The applicant intends for the subdivision lots to be on individual septic systems. 12" Existing gravity main is located 1,350ft south from the site.
Issues:	N/A	
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:	Memory Park – 1.12 Miles	
Within 1 mile of the Peavine Trail?	Yes	

NOTIFICATION

- **Legal Ad Published:** (05/09/23)
- **600' Vicinity Mailing:** (04/17/23)
- **20 Commenting/Reviewing Agencies noticed:** (04/11/23)
- **Neighborhood Meeting:** (04/26/23)
- **Hearing Dates:** (06/06/23)
- **Comments Due:** (05/01/23)

<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.	Y	5/2/2023		X	X
Ralph Baker – C.V.I.D.	Y	4/11/2023	X		
Keith Eaton - CAFMA	Y	4/13/2023	X		
Suzanne Ehrlich – YC ENV	N				
Monica Kriner – YC Health	Y	4/12/2023	X		
SparkLight Cable	N				
LUMEN (Previously Centurylink)	N				
Unisource Gas	N				
CVUSD	N				
United States Postal Service	N				
Mark Holmes – Water Advisor	Y	4/18/2023		X	X

ATTACHMENT E
STAFF RESEARCH

<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	5/2/2023		X	X
Will Dingee – Assistant Director (DS)	N				
Laurie Lineberry – DS Director	Y	5/2/2023		X	X
Frank Marbury – PW Director	Y	5/2/2023		X	X
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				

ATTACHMENT F
PUBLIC COMMENT

PLEASE SEE FOLLOWING PAGE.

Diane and Ron Norberg
2015 Branding Iron Lane
APN: 306-17-095A

First, thank you for your time and for allowing me to share my comments.

When my husband and I moved here last year, we chose Chino Valley because of the small town atmosphere. We specifically chose our property because we liked the feel of living in the country, not a larger town. We looked at Prescott, Cottonwood, Camp Verde, Jerome, Dewey, Ash Fork and several other towns. None of them felt like Chino Valley or the neighborhood we chose right off of Red Cinder Rd. We love being surrounded by the sights and sounds of small ranches and farms with horses, goats, chickens and other animals. This was our retirement dream! We made it! We knew when we moved here we would have to drive at least 20 minutes to do most of our shopping, medical appointments, dining, see movies, etc. but it was a compromise we CHOSE so we could enjoy living in an uncrowded small town in the country. We just plan ahead if we need something out of town. Most of the residents of Chino Valley want to keep the 'small town' feeling we have. Of course, there will be growth but the council needs to be mindful of what they allow and keep in mind the feelings and wishes of the CURRENT residents.

If you allow these 5 acre lots to be rezoned to 1 acre lots, it DOES NOT benefit the current neighbors. It only puts more money in the developer's pocket! The residents here like the wide-open spaces, rural country views and ability to have livestock. Local realtors tell us people come to Chino Valley specifically looking for large lots to have horses, certainly more than 2 acres. One acre lots are just too small. We will already be dealing with the overcrowding and pollution that the Perkinsville 44 tract homes will be adding to our surrounding roads. That will add somewhere near 200 more cars to our neighborhood when it is completed. That will be right next to these new homes being proposed on N. Rd. 1 East. There is NO NEED for more! It DOES NOT benefit us! The number of added homes should be kept to a minimum for the sake of the current neighbors and the lot size to the maximum.

I heard from a 'long time' neighbor that the land owner of the rezoning request puts a lot of money into Chino Valley so the council will most likely give him anything he requests. I hope that's not true!! I hope the council is working for the current residents who voted for them. I hope they are listening to what we want: wide open, uncrowded spaces, with a country feel and views. And speaking of views, I would also like to request that **none of these new homes will be 2 stories**. Even single story houses will be taking away many of our views. The open pastures that I see 3 horses grazing on as I drive past right now will certainly be gone. There goes another piece of that 'wide open country feel'. Bummer.

Thank you for your time and consideration.

From: Nancy Thomas <nltierra@msn.com>
Sent: Monday, May 1, 2023 9:34 PM
To: Bethan Heng
Subject: Rezoning Case# ZC-2023-01

Dear Chino Valley Planning Commission,

I am writing to express my disapproval regarding the rezoning request for the area in question. The lack of infrastructure in this area is concerning, with roads that are not maintained and are not wide enough for two vehicles. It is worth noting that a housing tract community was recently approved that backs right up to this rezone request property, yet nothing has been done to improve the roads or access for the community that is already in place. This is particularly concerning given that the area is close to a school and has a school bus pick up right on the corner with no safe place for children to wait. I believe that increasing traffic will only make things worse and will not improve the area.

I also feel that there should be another in person meeting before this is decided since the postcards you sent out had Thursday, April 26th as the date when that was actually a Wednesday and there could be several people that were unable to attend due to your error with this mailing.

Thank you for considering my concerns. Best regards,

Nancy Thomas
1166 Red Cinder Rd.
Chino Valley, AZ