

Planning and Zoning Commission Study Session Minutes

Study Session – April 2, 2024

A study session of the Town of Chino Valley Planning and Zoning Commission was held at 6:00 p.m. on Tuesday, April 2, 2024, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner Robert Switzer, Commissioner William Welker and Commissioner Richard Zamudio.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director; Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Gerreann Froberg, Senior Processing Coordinator.

CALL TO ORDER: Chair Merritt called the study session meeting to order at 6:00 p.m. Commission meeting began with the Pledge of Allegiance led by Commissioner Zamudio.

The following topics were discussed at the April 2, 2024 Study Session:

Discussion: TA-2024-02 - Keeping of non-domestic animals – This was the second discussion on this topic, the Planning and Zoning Commission discussed this at the February 6, 2024 Study Session. Will Dingee, Assistant Director, shared that further research had been done by staff and staff found out that Federal regulations did not exist. Staff then looked to University level case studies and found more useful information. Dingee shared these articles with Commission for discussion.

Discussion was held by Commission members and staff which included:

- Animal units per type of animal to clarify how many animals per usable acre would be allowed, animal units would be cumulative per acre, not stacked
- Grandfathering in homeowners who currently owned non-domestic animals
- CUP's provided when necessary (e.g. horse rescues)
- Definition of pasture, paddock and stable sizes and locations and whether to regulate

Commission agreed on the following standards for units of animals per usable acre:

Equivalent Animal Unit

For each acre and/or portion of an acre you can have one Equivalent Animal Unit (EAU).

1 EAU	½ EAU	¼ EAU	⅓ EAU	1/32 EAU
1 Swine	1 Donkey	1 Goat	1 Turkey	1 Hen
1 Cow	1 Horse	1 Sheep	1 Goose	1 Chicken
1 Rooster, not silenced and contained		1 Alpaca	1 Peacock (silenced)	1 caged Rabbit
		1 Llama	1 Guinea Hen	1 Duck
		1 Ostrich		1 silenced Rooster
		1 Emu		

Discussion: General Plan implementation – Laurie Lineberry, Director, shared the General Plan implementation booklet which contained five elements with list of goals and policies and implementation tool at the end. **Lineberry** stated it would be the workbook for the next ten years. **Lineberry** shared that for land use staff put in the Development Services budget to hire a consultant to help rewrite the entire zoning code, including taking out the Public Works section, organize and define definitions and adding zoning districts. Ten people from the Town, including Vice-Chair **Pasciak** and Commissioner **Penn** from the Planning and Zoning Commission, have volunteered for the Zoning Committee to help shape Code.

Lineberry shared that Parks and Recreation put in their budget to develop a parks, trails and open space master plan, and Public Works had ongoing integrated water master plan for flooding, flood hazards and reclaiming water.

Lineberry shared in the Circulation Element there was a provision to beautify the SR89 corridor and staff would continue to work with ADOT, however it was not in the budget this year.

Discussion: Dark Sky Ordinance – This was the second discussion on this topic, the Planning and Zoning Commission discussed this at the February 6, 2024 Study Session. **Jessica Barragan**, Senior Planner, gave a recap on compliance for existing and future developments, both residential and commercial. **Barragan** shared bullet points: shielded light fixtures, warm color temperatures, low-intensity lighting, motion sensors and timers, promoting community education, implementing guidelines, considering Dark Sky-friendly alternatives and encouraging retrofits. **Barragan** also shared that the new Verde River Headwaters State Park (Del Rio Springs) could meet the criteria to become Dark Sky certified.

Merritt asked if anyone had any other comments or concerns.

Meadors asked about the new soccer field.

Lineberry stated that the item wasn't on the Agenda so staff was unable to talk about that subject this evening.

Zamudio asked whether the pot farms would be required to comply with the Dark Sky Ordinance.

Barragan stated that code enforcement staff were already working with the pot farms. Once the new Ordinance was in place, it would be much easier to get them to conform.

Switzer asked about regulating the number of dogs and cats a homeowner would be allowed to own.

Dingee stated that they were only talking about non-domestic animals at this time.

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


Charles Merritt - Chair


Prepared By: Gelreann Froberg