

**MINUTES OF THE STUDY SESSION OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
WEDNESDAY, JULY 10, 2024
5:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

Vice-Mayor Armstrong called the meeting to order at 5:00 p.m.

Present: Vice-Mayor Tom Armstrong, Councilmember Annie Perkins, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

Absent: Jack Miller

Staff Present: Town Manager Cindy Blackmore; Town Attorney John Gaylord; Development Services Director Laurie Lineberry; Assistant Development Services Director Will Dingee; Public Works Director/Town Engineer Frank Marbury; Economic Development Manager Maggie Holmberg; Audio Visual Technician Lawrence Digges; Deputy Town Clerk Sara Burchill; Town Clerk Erin N. Deskins

2. Discussion on possible code amendments regarding the use of metal storage containers on commercial properties.

Will Dingee, Assistant Development Services Director, presented the following:

- Gave a brief history of this item as it occurred throughout 2024.
- Door knocked on commercial businesses to make sure they were invited and welcomed at meetings.
- Open Houses were held on June 5th to encourage open discussion between the staff, Town Manager, council, and public. The open houses included poster boards, survey forms, and comment cards to make known the public's opinions. Residential discussions were held during the morning, commercial discussions were held in the evening.
- Staff also gathered opinions from social media, online survey forms, emails, and letters.
- End result was that residents did not want any regulations on storage containers for commercial lots. But there needed to be something on the books stating they were allowed.
- Staff suggested adding "and Metal Storage Containers" to the current zoning district codes.
- They must adhere to setback provisions. There was no maximum lot coverage.
- The matter would still need to go back to P&Z as the language modifications were on different sections than originally presented.
- Staff was also recommending adding a metal storage container definition.

Council and staff discussed the following:

- Council inquired about the ability to rent containers.
 - Staff stated that in order for them to be used as mini-storage they would have to

meet the building code definition with a foundation, and safe for public use. The provisions presented were just for storage of equipment of a commercial building.

- Council asked for the determination on the differences in setbacks on streets.
 - Staff stated that setbacks along streets depended on whether it was highway or local street.
- Council inquired about containers that were already in place.
 - Staff stated there could be a grandfather clause to allow them to stay if Council chose.
- Council inquired about allowances for double stacking.
 - Staff stated that it was Council prerogative if they wanted P&Z to discuss the issue.
- Council inquired about stacking and proximity to residential.
 - Staff stated that height limits within the commercial district were up to 40 feet. Council could set a limit or discuss a limit.
- Council inquired about how to reconcile the two goals within the General Plan's circulation and redevelopment policies regarding beautifying Highway 89.
 - Staff stated the consideration of setbacks help give distance from the Highway.
 - One councilmember suggested screening as well.
 - Another councilmember wondered how realistic screening would be as it might be cost prohibitive to require it now and existing containers would need to be grandfathered in.
- Council inquired how many commercial lots were abutted to a residential property.
 - Staff stated that the concentration on that issue would be along Highway 89.
 - One councilmember mentioned the need of commercial properties to use every bit of space to allow delivery trucks to come through and turn around, and disagreed with enforcing setbacks.
- Council inquired how many storage containers were currently stacked.
 - Staff was unaware of any.

Ed Bloomfield presented the following:

- Containers were designed to be stacked 14 high on ships, and they were structurally sound to do that.
- He often got calls in the middle of the night to open his gates so that a truck driver could turn around. With 20 foot setbacks moving his containers to the center of the property they wouldn't be able to do that anymore, and it would cause a lot of issues.
- The containers that were currently in place helped this town to grow, and they should be left alone.
- He felt that the containers were a better option as they were temporary and would allow the next owner to do what they wanted or needed to the property.
- He felt that the Council was on the right track.

Council and staff discussed the following:

- Council inquired if a 40-foot height limit needed to be added if it was already a building restriction.
 - Staff stated they could include it.
- Council discussed sending the matter back to P&Z to address stacking, paint, screening/beautifying, setbacks next to residential, 40-foot height limit, and grandfathering current containers.

3. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember Eric Granillo to adjourn the meeting at 5:23 p.m.

AYE: Vice-Mayor Tom Armstrong, Councilmember Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer

NAY: Councilmember Annie Perkins

5 - 1 Passed - Unanimously



Jack W. Miller, Mayor

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session and Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 9th day of July, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 13th day of August, 2024.

Erin N. Deskins

Erin N. Deskins, Town Clerk