

1. Planning And Zoning Regular Meeting - Agenda

Documents:

[2019\\_04\\_03\\_PZ\\_RG\\_AG.PDF](#)

2. Planning And Zoning Commission Regular Meeting - Packet

Documents:

[2019\\_04\\_03\\_PZ\\_RG\\_PK.PDF](#)



## Town of Chino Valley

### MEETING NOTICE PLANNING AND ZONING COMMISSION

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**REGULAR MEETING  
APRIL 2, 2019  
6:00 P.M.**

**Council Chambers  
202 N. State Route 89  
Chino Valley, Arizona**

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### AGENDA

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **MINUTES**
  - a. Consideration and possible action to approve March 19, 2019 meeting minutes.
5. **STAFF REPORTS**
6. **PUBLIC HEARING**
  - a. Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: (BP)Business Park zoning district.
  - b. Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.
  - c. Consideration and possible action to adopt Resolution 2019-1135 for a GPA (General Plan Amendment) to change the area's General Plan land use designation from Commercial/Multi-Family Residential to Future Growth Area: Industrial/Agri-business/ Contained Planned-Community.
  - d. Consideration and possible action to adopt Ordinance 2019-869 rezoning twelve (12) separate parcels totaling approximately 12.5 acres of real property located along Enterprise Lane from CH (Commercial Heavy) zoning district to I (Industrial) zoning district.

**7. NON-PUBLIC HEARING ACTION ITEMS**

**8. DISCUSSION ITEMS**

**9. PUBLIC COMMENTS**

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**10. ADJOURN**

Dated this 28th day of March, 2019.

By: *Alex Lerma, Planner*

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona. Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427.

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 an accommodation to participate in this meeting.



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**Planning and Zoning Commission Regular**

**4.a.**

**Meeting Date:** 04/02/2019

March 19, 2019 Minutes

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**CASE DESCRIPTION:**

Consideration and possible action to approve March 19, 2019 meeting minutes.

**ANALYSIS:**

**RECOMMENDATION**

Approve March 19, 2019 meeting minutes.

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**Attachments**

March 19, 2019 Minutes

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# DRAFT

## MINUTES OF THE SPECIAL PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

**MARCH 19, 2019  
6:00 P.M.**

The Planning and Zoning Commission of the Town of Chino Valley met for a Special Meeting in the Chino Valley Council Chambers, located at 202 N. State Route 89, Chino Valley, Arizona.

**1) CALL TO ORDER**

Chair Chuck Merritt called the meeting to order at 6:00 p.m.

**2) PLEDGE OF ALLEGIANCE**

Commissioner Switzer led the Pledge of Allegiance.

**3) ROLL CALL**

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong;  
Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner  
Robert Switzer; Commissioner William Welker

Staff Planner Alex Lerma; Administrative Technician Kathy Frohock (videographer);  
Present: Deputy Town Clerk Vickie Nipper

Alternate Commissioner David Somerville was in the audience and Chair Merritt introduced him to the Commissioners.

**4) MINUTES**

- a)** Consideration and possible action to approve February 5, 2019 meeting minutes.

MOVED by Commissioner Tom Armstrong, seconded by Commissioner Teena Meadors to approve the February 5, 2019 minutes.

AYE: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Tom Armstrong,  
Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert  
Switzer

Other: Commissioner William Welker (ABSTAIN)

PASSED

**5) STAFF REPORTS**

Chair Merritt congratulated Mr. Lerma on the birth of his baby boy.

Alex Lerma reported on the following:

- The new Development Service Director will start employment on Monday, March 25.
- The upcoming study session item will become an action item on the April Meeting.
- Prior study session item for Enterprise Lane will be presented during the upcoming meeting under two separate action items and will require a general plan map amendment before the zone change could be approved.

6) **PUBLIC HEARING**

7) **NON-PUBLIC HEARING ACTION ITEMS**

- a) Consideration and possible action for the election of officers.

Chair Merritt explained the election process and stated he would continue to act as the Commission Chair until the new Chair was elected.

The first nomination was for the Office of Chair.

Chair Merritt stepped out as the Chair for the election process with Vice Chair Pasciak taking his place. Chair Merritt explained he would not vote for either the Chair position nor the Vice Chair position because he believed it was the Commissioners decision. He would only facilitate the process and he would step back into the position as the Chair once the election for the position was finalized.

Vice Chair Pasciak took over Chair election process.

Commissioner Welker nominated Charles Merritt to continue to serve another term as the Chair of the Planning & Zoning Commission for the next year. There were no further nominations for the position of Chair. **Vote 6-0 Passed Unanimously (Chair Merritt abstained).**

Vice Chair Pasciak officially handed the meeting and election process back to Chair Merritt.

The second nomination was for the Office of Vice Chair. Chair Merritt explained the nomination and election process.

Commissioner Meadors nominated Commissioner Armstrong for the position of Vice Chair. There were no further nominations. **Vote 5-0 Passed Unanimously (Chair Merritt and Commissioner Armstrong abstained).**

8) **DISCUSSION ITEMS**

- a) Presentation and discussion regarding the proposed Business Park Zoning District UDO (Unified Development Ordinance) text amendment and the rezoning of 200 acres of Town owned property at Old Home Manor. (Alex Lerma, Planner)



Alex Lerma presented the following:

- Provided the history of Old Home Manor (OHM) process.
- Staff wanted to start by rezoning only the business park portion of OHM which was zoned Public Land, which did not allow many uses, to Industrial Zone. After further research, the Town discovered they could not put limitations or impede property owners from a specific use if it was allowed by right. There were uses in the Industrial Zone that the Town did not want to allow in OHM business park.
- Staff recommended a new zoning district for OHM called the Business Park Zoning District. The district had been developed through the Steering Committee. The Committee included stake holders that were residents and business owners. Once the Business Park Zoning District was approved, it could be used outside of OHM and used on other properties within the Town.
- The new OHM district would have the same layout as the previous district and would have a specific purpose.
- The new zone included uses allowed by right and uses that were allowed with a conditional use permit (CUP). There was also a section that included prohibited uses. The specific uses and prohibited uses would limit interpretation of the zoning code.
- Performance Standards were also added to this zone, which allowed the Town additional oversight and regulation on what could be developed in this zone. Some of the standards included noise, dust, waste, smells and other hazards.
- A neighborhood meeting was held with only one neighbor in attendance who approved of the proposed zoning code.
- The zoning code needed to be adopted before OHM was rezoned. The General Plan would also need to be revised.
- Reviewed the upcoming Enterprise Lane zone change process.

Commissioners and Mr. Lerma discussed the following:

- The performance standards would be assessed as the business opened and operated. If a business could not comply with the standards, they would have to move their business out.
- The Conditional Use Permits for a bottling operation and micro-brewery seemed to conflict with the prohibited use of excessive water usage without recharging the aquifer. If a micro-brewery or similar company could prove they were recycling water and being efficient, they may be able to stay in compliance. The Commissioners requested clarification and a specific standard on what included excessive use of water. The Commission would restate their concerns at their next public meeting and Mr. Lerma would bring up the concerns to the Council for consideration.
- Staff wanted to get the zoning on OHM as a first step to begin the process but there would also be a complete rewrite of the UDO and the Business Park Zoning could be rewritten as necessary.
- Some of the new standards and prohibited uses could be applied to other zones as the UDO rewrite process began.

## 9) PUBLIC COMMENTS

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*decision at a later date, or responding to criticism.*

Chair Merritt thanked former Vice-Chair Pasciak for his years of service and welcomed the new Vice-Chair Armstrong.

**10) ADJOURN**

Moved by Vice-Chair Armstrong and seconded by Commissioner McCafferty to adjourn the meeting at 6:30 p.m.

**Vote 7-0 Passed Unanimously**

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Chair Charles Merritt

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Date

**Planning and Zoning Commission Regular**

**6.a.**

**Meeting Date:** 04/02/2019

BP (Business Park) zoning district Text Amendment

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**CASE DESCRIPTION:**

Consideration and possible action to adopt Ordinance 2019-867 amending the Town of Chino Valley Unified Development Ordinance, by Amending Section 3, by adding Subsection 3.19: (BP)Business Park zoning district.

**ANALYSIS:**

**RECOMMENDATION**

Staff request that this item be continued to the next scheduled Planning and Zoning meeting on May 7, 2019.

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**Planning and Zoning Commission Regular**

**6.b.**

**Meeting Date:** 04/02/2019

OHM (Old Home Manor) Business Park rezone

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**CASE DESCRIPTION:**

Consideration and possible action to adopt Ordinance 2019-868 rezoning 200 acres of real property located east of Jerome Junction from PL (Public Land) zoning district to BP (Business Park) zoning district.

**LOCATION:**

Located directly east of Jerome Junction.

**FACTS:**

1. Applicant: Town of Chino Valley
2. Owner: Town of Chino Valley
3. Parcel Number: 306-02-001S, 001U, 001N, 001L, 001
4. Site Area: 200 acres
5. Existing zoning: PL (Public Land)
6. Intended Use: Business Park

**ANALYSIS:**

**RECOMMENDATION**

Staff request a continuation of this item to the next Planning and Zoning meeting scheduled for May 7, 2019.

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**Planning and Zoning Commission Regular**

**6.c.**

**Meeting Date:** 04/02/2019

General Plan Amendment Jackdale Drive/Enterprise Lane

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**CASE DESCRIPTION:**

Consideration and possible action to adopt Resolution 2019-1135 for a GPA (General Plan Amendment) to change the area's General Plan land use designation from Commercial/Multi-Family Residential to Future Growth Area: Industrial/Agri-business/ Contained Planned-Community.

**LOCATION:**

Along Jackdale Drive and Enterprise Lane.

**FACTS:**

1. Applicant: Town of Chino Valley
2. Owner: Various Owners
3. Parcel Number:
4. Site Area.
5. Existing zoning: CH
6. Intended Use.....

**ANALYSIS:**

**RECOMMENDATION**

Staff request to table this item.

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**Planning and Zoning Commission Regular**

**6.d.**

**Meeting Date:** 04/02/2019

Enterprise Lane Rezone

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**CASE DESCRIPTION:**

Consideration and possible action to adopt Ordinance 2019-869 rezoning twelve (12) separate parcels totaling approximately 12.5 acres of real property located along Enterprise Lane from CH (Commercial Heavy) zoning district to I (Industrial) zoning district.

**LOCATION:**

Along Enterprise Lane.

**FACTS:**

1. Applicant: Town of Chino Valley
2. Owner: Various owners
3. Parcel Number: 306-04-031, 042X, 042Y, 042T, 042S, 042K, 042J, 042M, 042N, 043B, 042Q, 042R
4. Site Area: 12.5 acres
5. Existing zoning: CH (Commercial Heavy)
6. Intended Use.....

**ANALYSIS:**

**RECOMMENDATION**

Staff request to table this item.

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