

DRAFT

MINUTES OF THE SPECIAL MEETING TOWN COUNCIL AD HOC UDO UPDATE SUBCOMMITTEE TOWN OF CHINO VALLEY

WEDNESDAY, MARCH 11, 2020
3:30 P.M.

The Town Council Ad Hoc UDO Update Subcommittee of the Town of Chino Valley convened for a special meeting in the Council Chambers Conference Room, located at 202 N. State Route 89, Chino Valley, Arizona.

Present: Lon Turner, Chair; Corey Mendoza, Councilmember
Absent: Cloyce Kelly, Councilmember
Staff Present: Joshua Cook, Development Services Director

1) CALL TO ORDER

Chair Turner called the meeting to order at 4:01 p.m.

2) ROLL CALL

3) APPROVAL OF MINUTES

Forwarded to the next regular meeting.

4) OLD BUSINESS

- a)
 - Agritainment
 - Agribusiness
 - Agritourism

Staff and Committee Members discussed and reviewed the following:

- Staff provided a three page document that included new definitions that added to the agricultural zone AR36, AR5 and AR4 allowing for the business of Agritainment, Agribusiness, and Agritourism as described in the new definitions.
- There was also a new section in Chapter four of the UDO that defined the design requirements for any Agritainment, Agribusiness, and Agritourism business. It provided for detailed parking, building size, exterior, hours of operation, lighting, off site impacts, outdoor storage, signage allowances and vehicle equipment, etc.

Definitions:

- *Agribusiness*: Any individual, partnership, corporation or organization primarily supplying services or goods to producers, or marketable agricultural products, including greenhouses, nurseries, farm cooperatives and the like which are not otherwise specifically defined as agriculture. These were agricultural centric businesses that were not necessarily just crops and ranches, cattle, etc.
- *Agriculture*: Staff suggested the recommended definition stricken because there already was a definition in code.
- *Agritainment*: Events and activities that allow for recreation, entertainment, and tourism in conjunction with agriculture support and services directly associated with on-going agricultural activities on-site that are for profit. Events and activities include the following: hay rides, corn mazes, hay mazes, petting zoos (farm animals only), living historical farms, farm tours (for profit), and agricultural festivals. The agritainment enterprise shall be operated and maintained by the owner, operator, or occupant of the farm on which it is located. Multiple properties in common ownership are acceptable for agritainment as long as they are considered a single farm entity. The agritainment enterprise shall only be permitted in conjunction with agriculture support and services directly associated with on-going agricultural activity on-site.
- *Agritourism*: Farm-related enterprises that operate for the enjoyment and education of the public which bring together tourism and agriculture. Enterprises include those that are for profit and those that are provided free of charge to the public.
- *Agritourism Venue*: Any activity conducted on agricultural zoned property that includes weddings (outdoor, or indoor i.e within barns), banquet hall, event barn, farm-to-market produce, pumpkin patches, com mazes, hay rides, or other related activities. Activities could include beer or wine garden.

Members questioned if horse shows would fall under this definition and staff thought it was a related activity as long as it was operated by the owner. It could fall under agritourism or agritainment. Staff thought it should be open so that an agricultural business could do any agricultural business whether it be agritourism, agritainment or agribusiness but the details and design aspects of the different business operations might be different.

- *Wine Tasting Room*: A facility in which wine products grown or processed on the owner's property may be tasted and sold. This definition shall also include the following associated uses as permitted: gift/retail sales, assembly areas, meeting rooms, dining and catering facilities, and a restaurant facility, if expressly requested and permitted. The facility must be operated in association with an existing vineyard (bona fide farm) located on the same property, or multiple adjoining properties in same ownership.
- *Winery*: A manufacturing facility or establishment engaged in the processing of grapes to produce wine or wine-like beverages.

Discussion:

- Staff explained the definition could be changed to a wine/beer garden type definition if it was preferred.
- Members thought the definition covered only the products that were created onsite and not any products brought in from another location or business. Members thought the definition was appropriate because if other similar businesses were allowed to participate in the events, it would begin to resemble a commercial business.
- At special events other types of vendors had been allowed in the past such as wood and quilt crafters. Staff thought those might be able to be covered by a conditional use permit (CUP) that would allow for off sales that would cover a stand where someone could sell what they produced. The allowance should not be so broad that businesses took advantage of the situation.

- Members thought the definition for wine tasting could also be included within the other agricultural business definitions but there needed to be a limit of other businesses by a percentage of 75% primary and 25% supplemental businesses.
- Special events could have additional vendors than would be present on a normal day. Members thought that an agribusiness was more of a year-round business and didn't include special events.
- Members discussed past issues with special events held by agricultural businesses that should be addressed through the definitions. The line between agricultural and commercial businesses needed to be defined.
- Members explained that some of the winery's exchanged or traded grapes so that they could mix and make different wines.
- Staff explained that any current use would be grandfathered in regardless of what was adopted, but the moment a business expansion began, was the moment a business would have to meet code compliance standards.
- Design standard requirements would not need to be implemented unless that festival or event became a day to day business.
- Members discussed the farm agricultural differences from other businesses such as restaurants and hardware stores. Dirt was part of the farm atmosphere. If an agricultural business produced dust, they needed to be responsible for the dust created. The atmosphere of a farm or winery was unique and could be ruined if forced to run like a day to day business. It was difficult to draw the line.
- Parking requirements were discussed for businesses versus agricultural business and special events. Asphalt parking requirements could reduce the amount of land that was being farmed throughout the year. An agribusiness or wine tasting room would require designated parking on a daily business, but it may not be necessary to pave the parking area. For property being used primarily for farming, cattle, and horses, paving should not be necessary.
- Staff had required screening for parking and storage and had not required paving for parking areas, but instead required a dust free surface with some type of screening.
- Under Access, staff had provided that a dedicated easement or strip of land that was a minimum of 20 feet wide should be provided to the business from a public or private road that had a minimum of 16 feet wide travel portion width that consisted of four inches of ABC stone or other all-purpose weather material. Staff tried to minimize the total parking and travel lane requirements.
- Members discussed the exclusion of active farms from typical business requirements. Staff explained that a permanent agribusiness that operated on a 24/7 type of standard, would be required to have ADA standards and parking spaces to handle customers for that portion of the business only. That would be only for the agribusiness not the agritaining portion.
- Members discussed the need to visit some of the local agribusinesses before making a decision on the appropriate standards.
- Staff discussed how restaurant parking was determined through the square footage of the building. Members discussed allowing for a small amount of parking spaces for the agricultural day to day businesses. Being in business required a certain amount of improvement, but members discussed the desire not to ruin the atmosphere of certain business by requiring certain improvements and wanting and encouraging more businesses like the current AG businesses that were in Town. Parking design standards could be worked specifically into the design standards for this type of business. There should be some minimums for new businesses.
- The federal government regulated ADA standards but the Town was required to abide by those standards for new development.
- For agribusiness, staff had allowed for cumulative multiple buildings up to 10,000 square feet total. The draft code stated: *No single building used in conjunction with the business shall exceed 5,000 square feet in gross size. No combination of multiple buildings on a single site*

used in conjunction with the business shall exceed 10,000 square feet. Buildings used in conjunction with the site may not consist of more than 10% of the entire site. This allowed room for expansion without becoming a full-blown commercial outlet store. This was not intended to be used to regulate the farm related structures unless they were being used as part of the business venue to sell what was being produced.

- Members reviewed the definitions: Agribusiness was day to day ongoing business, Agritainment and Agritourism were event based. The day to day cars coming in and out should have a minimum standard but the events were big benefits for the whole Town.
- Members wanted to see different design requirements for Agribusinesses and the design requirements for Agritourism and Agritainment. Staff would rework the standards.
- Members suggested that Agribusiness could only sell what was grown or produced or consider 51% of the product had to grown or produced onsite. The agritainment business would allow others vendors to come in and sell what they produce as well. The number of venues could be limited or could require special permission from the Town.

Staff would take the direction received and draft the changes and would bring back the Conex box discussion. A special meeting could be scheduled for Wednesday, April 8 to discuss these items.

- b) Consideration and continuing discussion regarding Conex boxes.

Postponed for the special meeting scheduled for Wednesday, April 8.

5) **NEW BUSINESS**

6) **ADJOURNMENT**

MOVED by Councilmember Corey Mendoza, seconded by Chair Lon Turner to adjourn the meeting at 5:05 p.m.

AYE: Chair Lon Turner, Councilmember Corey Mendoza

2 - 0 PASSED - Unanimously

Submitted: March 19, 2020.

By: *Erin Deskins, Deputy Town Clerk*

Approved: _____, 2020.