

MINUTES OF THE REGULAR PLANNING AND ZONING MEETING OF THE TOWN OF CHINO VALLEY

**FEBRUARY 7, 2017
6:00 P.M.**

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

1) CALL TO ORDER

Chair Merritt called the meeting to order at 6:01 p.m.

2) PLEDGE OF ALLEGIANCE

Claude Baker led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Vice-Chair Gary Pasciak; Commissioner Tom Armstrong;
Commissioner Michael Bacon; Commissioner Claude Baker; Commissioner William
Welker; Commissioner Julie Van Wuffen

Staff Development Services Director Ruth Mayday; Associate Planner Vacant; IT Specialist
Present: Spencer Guest; GIS/CAD/Web Technician Jan Mazy (videographer); Town Clerk
Assistant Amy Pyeatt-Lansa

4) MINUTES

- a) Consideration and possible action to accept the December 6, 2016, meeting minutes.

MOVED by Commissioner Claude Baker, seconded by Vice-Chair Gary Pasciak to accept the
December 6, 2016 meeting minutes.

Vote: 7 - 0 PASSED - Unanimously

5) STAFF REPORTS

Development Services Director, Ruth Mayday introduced Alex Lerma, as the new Associate
Planner. Mr. Lerma detailed his education and experience.

- Bachelors and Masters degree from Arizona State University in Urban and
Environmental Planning. He worked in the private sector for 2 years and in South
America doing community development.

6) PUBLIC HEARING

- a) Public Hearing and possible action to recommend to Council approval of ZC-PAD 16-001 Hawksnest at Chino Valley, rezoning approximately 15 acres of real property located approximately 800 linear feet west of the intersection of State Route 89 and West Road 2 North from SR-0.16 PAD (Single Family Residential - 1.6 Acre Minimum with a Planned Area Development Overlay zoning district) to MR-1 PAD (Multi-family Residential - 1 acre Minimum with a Planned Area Development Overlay zoning district). (Ruth Mayday, Development Services Director)

Project Detail

The development contemplates 224 multi-family dwelling units in two nearly identical phases. Phase One calls for 32 one br/1ba and 80 2 br/2ba units for a total of 112 apartments on 8.60 acres. A total of fifteen buildings are planned: four (4) 1/1 8-plex buildings, ten (10) 2/2 8-plex buildings, and a reception/club building. Phase One also includes 248 parking stalls and a landscaped courtyard adjacent to and immediately north of the reception/club building, as well as a small dog park in close proximity to the courtyard. All plants will be low water users selected from the ADWR drought-tolerant plant list. Pedestrian links between buildings will provide an alternative pathway through the central portion of the project, connecting Phase 1 with Phase 2.

Phase 2 includes 112 units on 6.313 acres. Again, 32 1/1 units and 80 2/2 units would be constructed in 14 separate buildings, five (5) of which would be 1/1 units in an 8-plex configuration and nine (9) of which would be 2/2 units in similar 8-plex structures. A secondary courtyard is identified, along with an additional dog park. The preliminary plan also provides 226 parking stalls, continuation of the pedestrian linkage from Phase 1, and connectivity to future expansion to the west and north.

Stipulations of Approval

Development Agreements (DA) are the typical vehicle for approval of additional requirements for developments such as the project under consideration when certain conditions justify their implementation: reimbursement agreements, significant off-site improvements, or reservation of lands for future public acquisition, among other things. In this case, there are only two (2) off-site improvements required: continuation of the sidewalk along the West Road 2 North frontage, and improvements resulting from a Traffic Impact Analysis (TIA) that mitigate the impact increased traffic may have on the existing street/road system. Rather than implement a Development Agreement, Stipulations of Approval will be employed.

1. Traffic Impact Analysis shall be completed, reviewed, and accepted by the Town Engineer/PW Director.

A. All required improvements shall be constructed by the developer.

B. Improvements shall be constructed to YAG/MAG standard and dedicated to the Town upon approval and acceptance of the TE/PWD.

C. Dedication of a 45' Right of Way to the Town of Chino Valley along the entirety of the West Road 2 North frontage.

D. No Certificate of Occupancy to be issued until improvements are complete and accepted.

2. Electrical lines serving the site shall be buried and extend across the frontage of the subject parcel.

3. The sidewalk that terminates on the adjacent parcel to the east shall be continued along the entire frontage of the subject parcel.

4. The proposed residential units shall be connected to and served by municipal sewer and water. Service lines for sewer and water will be extended across the entire frontage of the subject property. Any/all recharge credits inure to the benefit of the Town of Chino Valley.

5. Minimum 25' half-street ROW dedication adjacent to the east boundary of the subject parcel

along its entirety.

6. Adequate turn radii to accommodate school buses (minimum 55' outside).
7. If both phases of the project are not completed within ten (10) years of the effective date of this Ordinance, Council may take action to revert the zoning to SR-0.16.
8. Applicant will submit an Alternative Landscape Plan as set forth in UDO Chapter 4.26 Landscaping Subsection 4.26.5 Alternative Landscape Plan showing a reduction of at least 25%.

Director Mayday responded to Commissioner Pasciak inquiry about the right of way on the east boundary. She confirmed that the entire project will shift 25 feet to the west to account for the 25 half-street right of way dedication. This change will be shown on the final site plan.

Developer representative, Bill Watson provided the following information:

- There will be 1-2 Americans with Disabilities Act (ADA) compliant apartments in several of the buildings.
- The ADA apartments will be available in both 1 & 2 bedrooms.

The Public Hearing was opened at 6:26 pm.

Comments were made by John Meurs, owner of Country West Mobile Home Park.

- He moved to Chino Valley in 1996 from California where high density apartments were built and resulted in increased traffic and crime rate.
- He would prefer to see single family homes built on 1/4 acre lots.
- He hoped not too many apartments were built in Chino Valley.

Mark Vucich made the following comments:

- Once both complexes are built there will be 350 plus apartments and potentially 700 residents all egressing on Road 2 North.
- The stores will be overwhelmed.
- There will be increased traffic, crime and chaos.
- He wondered whether the Traffic Impact Studies would be done together.

The Public Hearing was closed at 6:33 pm.

Director Mayday responded to the public comments and Commissioner's questions:

- The Traffic Impact Analysis level of service will be at a B or C.
- The Traffic Impact Analysis (TIA) will be completed after the PAD plan is approved.
- Nationally standardized formulas will be used by any engineering firms that complete the TIA so they should reach the same results.
- There was discussion whether the TIA will be combined for both projects.
- The Town Engineer needs to approve the TIA and will not accept the results if there are mistakes.
- The TIA will take into account other projects that are expected or anticipated for the area.
- Commissioners had the following comments and concerns:
 - Concern about kids walking to/from school along Road 2 North.
 - The sidewalk will not be extended until that property west of Hawksnest is developed.
 - The school bus turning radius is address in the stipulations

List of amenities includes:

- Clubhouse
- Playground & equipment

- Open space
- Dog areas

Commissioner Bacon stated his concern that increased traffic will create a bottleneck at this intersection.

Director Mayday responded:

- Staff is speaking with several planning engineering consultants to create a specific area plan for the area and intersection.
- The Great Western Road between Prescott Valley, Prescott and Chino Valley would ease congestion on State Route 89. CYMPO is discussing whether to move this project up for consideration.
- There is discussion to extend Center Street to Williamson Valley Road.
- These projects would relieve congestion on State Route 89.

MOVED by Commissioner Julie Van Wuffen, seconded by Vice-Chair Gary Pasciak to recommend to Council approval of ZC-PAD 16-001 Hawksnest at Chino Valley rezoning approximately 15 acres of real property generally located west of the intersection of State Route 89 and West Road 2 North from SR-0.16 PAD (Single Family Residential - 1.6 Acre Minimum with a Planned Area Development Overlay zoning district) to MR-1 PAD (Multi-family Residential - 1 acre Minimum with a Planned Area Development Overlay zoning district), subject to the conditions recommended by Staff. In addition Condition 9. that the applicant has agree to provide a dog area and playground for the children.

Vote: 7 - 0 PASSED - Unanimously

- b) Request to rezone approximately 2 acres of real property located immediately south of the intersection of N. Georgia Avenue and Granite Creek Lane from SR-2 (Single Family Residential, 2 acre minimum) to SR-1 (Single Family Residential, 1 acre minimum).(Ruth Mayday, Development Services Director)

The subject property is generally located near the Southwest corner of Granite Creek Road and Hayward Lane, the lot size is approximately 87,120 square feet. There is no existing us on the property and is currently vacant. The property is current zoned SR-2 Single Family Residential under the Town of Chino Valley Unified Development Ordinance

Project Description

The applicant is proposing to divide the subject property from (1) 2 acre parcel to (2) 1 acre parcels.

The applicant meets the following requirements:

- All lots will meet minimum parcel size applicable under the proposed zoning district.
- As the property is vacant, the proposed land split will not create any new non-conforming structures related to building setbacks or increase the non-conformance of an already non-conforming structure relating to buildings setbacks.
- The lots will have permanent legal access to Granite Creek Lane.
- The applicant shall submit a Record of Survey which reflects the lots or parcels and legal access.
- The applicant shall provide for dedication of 25' of row adjoining Granite Creek Lane.

Director Mayday noted that the only comment made at the neighborhood meeting was surprise that the parcel had not been split before now. Staff supports the rezone.

Commissioner Baker confirmed that the only access to the property was from Road 4 North. In an emergency all local traffic would evacuate on Road 4 North which would create chokepoint. This seems to create a public safety issue. There are other areas around town with a similar problems.

Director Mayday stated that the Town is looking at ways to provide secondary access/alternative routes in several different locations around Town.

MOVED by Commissioner Michael Bacon, seconded by Vice-Chair Gary Pasciak to recommend to Town Council rezone of approximately 2 acres of real property located immediately south of the intersection of N. Georgia Avenue and Granite Creek Lane from SR-2 (Single Family Residential, 2 acre minimum) to SR-1 (Single Family Residential, 1 acre minimum).

Vote: 7 - 0 PASSED - Unanimously

- c) Rezone approximately 9.22 acres of real property generally located approximately 1,200 feet east of State Route ~~82~~89 and 2 North and 600 feet west of Roads 1 East and 2 North from MR-1/MHP-4 (Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) to MR-1/MHP-4 Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) with a Planned Area Development (PAD) Overlay zoning district. (Ruth Mayday, Development Services Director)

Project Description

The applicant is submitting and application for approval of a (PAD) Planned Area Development Overlay on site to allow the proper density for project proposal of an apartment complex. The property is currently zoned (MR-1 / MHP-4) Multi- Family Residential / Mobile Home Parks-Residential. The applicant is proposing 156 one-, two-, and three-bedroom units on 9.22 acres. Phase 1 consists of 72 units; Phase 2 will add another 28 units, while Phase 3 will add 56 units.

Section 1.9.4.A. of the Town of Chino Valley (UDO) Unified Development Ordinance states that a PAD Overlay District will “permit flexibility in the design of residential,” furthermore Section 1.9.4.B. states the modification of “underlying zoning district regulation to permit flexibility and innovation in development design and provide opportunities for unique or mixed-use development.”

Stipulations of Approval

Development Agreements (DA) are the typical vehicle for approval of additional requirements for developments such as the project under consideration when certain conditions justify their implementation: reimbursement agreements, significant off-site improvements, or reservation of lands for future public acquisition, among other things. In this case, offsite improvements required will be limited to improvements resulting from a Traffic Impact Analysis (TIA) that mitigate the impact increased traffic may have on the existing street/road system. Rather than implement a Development Agreement,

Stipulations of Approval will be employed.

1. Traffic Impact Analysis shall be completed, reviewed, and accepted by the Town Engineer/PW Director.

- A. All required improvements shall be constructed by the developer.
- B. Improvements shall be constructed to YAG/MAG standard and dedicated to the Town upon approval and acceptance of the TE/PWD.
- C. Dedication of a 25' Right of Way to the Town of Chino Valley along the entirety of the East Road 2 North frontage.
- D. No Certificate of Occupancy to be issued until improvements are complete and accepted.

- 2) Electrical lines serving the site shall be buried and extend across the frontage of the subject parcel.
- 3) The sidewalk that terminates on the 306-20-031X parcel to the west shall be continued along the entire frontage of the subject parcel.
- 4) The proposed residential units shall be connected to and served by municipal sewer and water. Service lines for sewer and water will be extended across the entire frontage of the subject property. Any/all recharge credits inure to the benefit of the Town of Chino Valley.
- 5) A 50' wide ROW dedication adjacent to the east boundary of the subject parcel along its entirety. Dedication will be accepted by the Town of Chino Valley upon completion of road to 50' YAG/MAG standard.
- 6) Adequate turn radii to accommodate school buses (minimum 55' outside).
- 7) If both phases of the project are not completed within ten (10) years of the effective date of this Ordinance, Council may take action to revert the zoning to SR-0.16.
- 8) Applicant will submit an Alternative Landscape Plan as set forth in UDO Chapter 4.26 Landscaping Subsection 4.26.5 Alternative Landscape Plan showing a reduction of at least 25%.
- 9) Secondary (emergency) access/egress established prior to issuance of building permit. Applicant shall provide a conformed copy of a shared access agreement to confirm legal availability of secondary (emergency) access/egress.

Developer Don Karcie provided the following information:

Amenities will include:

- Courtyards with grass and BBQ
- Playground
- Grassy areas for dogs with disposal bags available
- Basketball hoops
- The builder will meet all ADA requirements.
- There is no requirement to build a block wall around the project.
- There will be 3 dumpsters.

Public Hearing opened at 7:37 pm.

Comments were made by John Meurs, owner of Country West Mobile Home Park.

- The development is not as attractive as Hawksnest.
- Opposed to higher density.
- Increased traffic.
- This development is located across the street and kids will come into the Mobile Home Park. There will be kids running around without adult supervision.

Mark Vucich had the same comments as before and made the following additional comments:

- Water is a concern.

- There will be 350 apartments with grass.
- There should be another way in/out of development to avoid congestion.
- Kids will wander through the Mobile Home Park.
- There is nothing for kids to do in Chino Valley.

The public hearing closed at 7:50pm.

Commissioners made the following comments:

- Chino Valley is a bedroom community for Prescott and Prescott Valley
- Adding apartments is a necessity for the Town to grow.
- It is necessary to address traffic issues and emergency access/egress now.
- The school bus turning radius has been addressed in Stipulation 6.
- The dead-end road should be chained off so cars cannot go beyond the end of the road.
- The open space in the northeast corner will be a water retention area. The diagram of the intersection shows 2 left turn lanes & one thru lane. The curb lane was removed so right turning traffic would have to wait to turn onto SR89.
- The phased site plan could leave the property landlocked if the project is not completely developed.
- The developer will dedicate the roadway which will be asphalt and better than most roads in Chino Valley
- The development is short on parking spaces.
- Emergency access would be into the rear of the Safeway parking lot.

Director Mayday responded:

- There are soccer field, baseball fields, basketball courts and a pool just down the street from this project. There is a possibility that the Boys and Girls club will move into the Community Center as well as a skate park when funding is available.
- The developer will provide 1000' of improved street with asphalt which is more than the Town has now.
- The ultimate width of the East Road 2 North is 50 ft. The Road will eventually be expansion of Road 2 north to the Peavine Trail which will provide additional relief for traffic congestion
- This matter will go to Town Council on 2-28-2017 and then return to the Planning & Zoning Commission.

Chair Merritt stated that the developer needs to find practical solutions to address the Commission's concerns.

MOVED by Commissioner Julie Van Wuffen, seconded by Commissioner Claude Baker to forward to Town Council for review and consideration of this request to rezone approximately 9.22 acres of real property generally located approximately 1,200 feet east of State Route ~~82~~ 89 and 2 North and 600 feet west of Roads 1 East and 2 North from MR-1/MHP-4 (Multi-Family Residential - 1 acre minimum/ Mobile Home Parks - Residential) to MR-1/MHP-4 Multi-Family Residential - 1 acre minimum/Mobile Home Parks - Residential) with a Planned Area Development (PAD) Overlay zoning district, subject to the conditions recommended by Staff, along with the Planning and Zoning Commissions comments and concerns as well as a narrative of amenities included in the project.

Vote: 7 - 0 PASSED - Unanimously

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

There were no non-public action items.

8) **DISCUSSION ITEMS**

There were no discussion items.

- a) Discussion and instruction regarding the Unified Development Ordinance update/supplement process. (Jami Lewis, Town Clerk)

Town Clerk, Jami Lewis provided instructions regarding the process to insert, replace and update supplements of the Unified Development Ordinance. If anyone has a problem they can bring the their UDO to the Clerk's office for assistance.

The online UDO will be the most up to date available. When Council passes new codes the online UDO will be updated within 2 weeks.

9) **PUBLIC COMMENTS**

Call to the Public is an opportunity for the public to address the Commission on any issue within the jurisdiction of the Commission that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 30 minutes per meeting. Commission action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

There were no public comments.

10) **ADJOURN**

MOVED by Vice-Chair Gary Pasciak, seconded by Commissioner Julie Van Wuffen to adjourn the meeting at 7:56 p.m.

Vote: 7 - 0 PASSED - Unanimously

Chair Charles Merritt

Date