

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

**WEDNESDAY, APRIL 25, 2018
4:00 P.M.**

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

1) CALL TO ORDER

Councilmember Mendoza called the meeting to order at 4:04 p.m.

2) ROLL CALL

Present: Vice-Mayor Turner, Chair; Cloyce Kelly, Councilmember; Corey Mendoza, Councilmember

Staff Cecilia Grittmann, Town Manager; Jason Sanks, Development Services Director; Alex Lerma, Present: Associate Planner; Mike Bacon, Planning and Zoning Commissioner

3) APPROVAL OF MINUTES

- a) Consideration and possible action to approve March 28, 2018 meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Councilmember Cloyce Kelly to accept the March 28, 2018 meeting minutes.

Vote: 3 - 0 PASSED - Unanimously

4) OLD BUSINESS

5) NEW BUSINESS

- a) Review of new or revised Land Use Terms and Definitions and consideration of prospective constituent groups to reach out to for code section input.

Development Services Director Jason Sanks provided a recap of the last meeting held March 28, 2018, followed by an overview of three proposed modifications to the UDO: allowed land uses, zoning district terms, and consolidated land use matrix with sub-groups. Key points were:

- Land use definitions are consolidated. Term definitions primarily came from the City of Prescott and Town of Gilbert zoning codes.
- Subgroup uses are organized into like groups; for example: Agriculture, Cultivation and Ranching have relevant terms and definitions listed in one subgroup.
- Zoning districts and allowed uses are consolidated into a matrix. For example: Assisted Living Facility is a permitted use in a variety of residential zoning districts. Under the subgroup matrix,

it is listed under Community Facilities and Services with an updated term of Assisted Living Center. Mr. Sanks proposed to use Assisted Living Center Small Scale and Large Scale to differentiate between sizes. The Committee should consider refining the definition further to protect the Town from overuse of the definitions and consider adding sober living facilities to the definition list.

- The subcommittee should consider adding levels of permitted or nonpermitted uses as the Town grows.
- The Town should involve community members regarding changes to the zoning code and determine key players for the constituent groups.

The subcommittee and staff discussed the following:

- With new code changes, the existing properties that become non-confirming uses may have to undergo a transition period to conform to the new approved code guidelines. The transition period would be written by legal counsel and become part of code.
- The Change Matrix will show code changes for public review and new or outdated uses and definitions will be added or removed during the review process.
- Property maintenance will be taken out of the UDO and added to the Town Code.
- The subcommittee will develop a list of known code issues; code text changes will be identified by staff and subcommittee members and addressed at the subcommittee level; any significant code issues that need to be addressed immediately will be changed through Council approval and added to the UDO rewrite.
- Land use terms and definitions: domestic and farm animals, profit and not for profit, commercial and non-commercial animals; separating "crops" from "animals," which is currently not addressed; leaving it to developers to regulate restrictions such as the types of animals allowed on acre plus lots (chickens, horses, swine) through Covenants, Conditions & Restrictions (CC&Rs); keeping the animal code unchanged but cleaning it up; cleaning up definitions such as the current Bed and Breakfast with a seven day overnight time limit; and keeping terms generalized instead of specific.
- The meaning of Historic and if it should remain in the code; and consideration of an Historic Preservation Overlay District alongside PAD district.
- The zoning districts permitted uses new layout being more user friendly and easier to follow.
- Carnivals were currently in the zoning code as a temporary use permit under commercial light/commercial heavy, but the Town holds carnivals in local parks as a special event license. The Town needs to take that into consideration in the future.
- There are currently 16 zoning districts in the code but the subcommittee can add more zones into the reserved sections when needed. Mr. Sanks wants the subcommittee to consider creating Single Family Districts for smaller lots developments under 1 acre but over 7000 square foot. The current code would require a 15,000 square foot (s.f.) development to be zoned for a 7000 s.f. lot development with a PAD Overlay of 15,000 s.f. lots. There are five or six other districts that are similar and the subcommittee should review and consider updates, changes or additions. Zoning districts would ensure compliance without the PAD overlay.
- Multifamily zoning should be considered for both low-density and high-density areas because there is currently only one multifamily density zoning that encompasses all multifamily density, requiring a PAD overlay for any development outside of what is currently permitted.
- Protecting residents from being overrun by new development as the Town grows and expands.
- Developers of single family and multifamily properties becoming part of the constituent groups for reviewing those zoning sections and considering builders as well. Constituent groups could consist of eight to ten people to vet through the process, but the subcommittee should already have a proposal and recommendations in place for the zoning area the group will review. Consider the Town's own precedence and current practices used for zoning.

- Updating the General Plan to create areas of very low density around the fringes of the community to prevent or limit overdevelopment of the town, and keeping the current zoning code the same and continue to use PAD Overlays. That could lead to litigation on any denial for a request and the denial would have to be supported by the zoning code. General Plan changes have statutory requirement for changes and would be a big undertaking.
- Limiting or restricting types of zoning or different lot sizes next to different zoning areas: multifamily next to agriculture, small lots next to large acre lots. This may prevent a request that conforms to the general plan, which might become an issue in the future.
- Land use constituent groups and generalized groupings for code review: ensuring constituent groups have the best interest of the Town as a whole; and involvement of concerned parties and key players from the onset prevents last minute changes to the update.
- Consider large land tract designations to protect larger properties by creating a new designation in the General Plan for zero to one units per acre for perpetual property preservation available to land owners who choose that designation.
- Water concerns as the community grows.

The group desired to next meet the 4th week of June.

6) ADJOURNMENT

MOVED by Councilmember Cloyce Kelly, seconded by Chair Vice-Mayor Turner to adjourn the meeting at 6:10 p.m.

Vote: 3 - 0 PASSED - Unanimously

Submitted: May 7, 2018.

By: *Vickie Nipper, Deputy Town Clerk*

Approved: June 27, 2018.