

1. Town Council - Agenda

Documents:

[2021\\_02\\_16\\_CC\\_SS\\_AG.PDF](#)

2. Town Council - Packet

Documents:

[2021\\_02\\_16\\_CC\\_SS\\_AG\\_PK.PDF](#)

**DUE TO THE STATE'S COVID-19 PANDEMIC,  
THIS MEETING WILL BE HELD VIA ZOOM.  
PLEASE REFER TO PAGE 2 FOR INSTRUCTIONS.**



## **Town of Chino Valley**

### **MEETING NOTICE TOWN COUNCIL**

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**STUDY SESSION  
TUESDAY, FEBRUARY 16, 2021  
6:00 P.M.**

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

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#### **AGENDA**

- 1) CALL TO ORDER; ROLL CALL
  
- 2) Consideration and discussion regarding the Town of Chino Valley Rural Co-Op Tourism Program with the Arizona Office of Tourism. (Maggie Tidaback, Economic Development Project Manager)
  
- 3) Consideration and discussion regarding amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container. (Will Dingee, Assistant Planner)
  
- 4) ADJOURNMENT

Dated this 11th day of February, 2021.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting.

Supporting documentation and staff reports furnished to the Council with this agenda are available for review on the Town website at <http://www.chinoaz.net/agendacenter>, and in the Public Library and Town

Clerk's Office.

**COUNCIL MEETING COVID-19 ATTENDANCE PROCEDURE**

The Chino Valley Town Council is committed to social distancing to slow the potential spread of COVID-19 Coronavirus or other communicable diseases, as well as continue to abide by the Open Meeting Laws.

**Meeting Attendance Options**

Video and telephonic attendance options for public only meetings are as follows:

1. Watch and listen by joining the Town of Chino Valley Facebook page for live-streaming
2. Watch and listen by joining the Zoom Webinar on the internet using your computer or mobile device (instructions below)
3. Listen only by dialing in by phone to the Zoom Webinar (instructions below)

**Call to the Public Participation:**

Submit your comments via email to [clerks@chinoaz.net](mailto:clerks@chinoaz.net) or drop off your typed or hand-written note in the Utility Payment Drop Box outside the Town Hall lobby, 202 N. State Route 89, no later than Tuesday, February 16th, at 12:00 noon.

**Remote Attendance:**

Join Zoom Webinar: [us02web.zoom.us/j/81326335529](https://us02web.zoom.us/j/81326335529)

Telephone: 877 853 5247 (toll free) or 888 788 0099 (toll free)

iPhone one-tap:US: +13462487799,,81326335529# or +16699009128,,81326335529#

Webinar ID: 813 2633 5529

**CERTIFICATION OF POSTING**

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_  
Erin N. Deskins, Town Clerk

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- 3) **p.7** Consideration and discussion regarding amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container. (Will Dingee, Assistant Planner)
  
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## TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

**Town Council Study Session** **2)**

**Meeting Date:** 02/16/2021  
**Contact Person:** Maggie Tidaback, Economic Development Project Manager  
Phone: 928-636-2646 x-1201  
**Department:** Development Services  
**Estimated length of Staff Presentation:** 10 minutes  
**Physical location of item:** n/a

### Information

**AGENDA ITEM TITLE:**

Consideration and discussion regarding the Town of Chino Valley Rural Co-Op Tourism Program with the Arizona Office of Tourism. (Maggie Tidaback, Economic Development Project Manager)

**SITUATION & ANALYSIS:**

Economic Development Project Manager has launched the Town of Chino Valley's tourism campaign initiative. The Town was granted the rural co-op program award through the Arizona Office of Tourism, which is a 50% match of the selected programs. The programs that were selected are Madden Media (VisitArizona.com), Trip Advisor, Lamar Outdoor billboard and Local First Arizona Rural Foundation Community Profile page.

### Attachments

Rural Co-Op Selections  
Rural Co-Op Selections

<b>Vendor</b>	<b>Month</b>	<b>Ad Type</b>	<b>Partner Ad Size</b>	<b>Partners Participating</b>	<b>Partner Ad Cost (Half Net)</b>
<b>Madden Media</b>	Jun-21	Remarketing: VisitArizona.com	Remarketing: VisitArizona.com - Level 1	Town of Chino Valley	\$600.00
<b>Madden Media</b>	Jul-21	Remarketing: VisitArizona.com	Remarketing: VisitArizona.com - Level 1	Town of Chino Valley	\$600.00
<b>Madden Media</b>	Aug-21	Remarketing: VisitArizona.com	Remarketing: VisitArizona.com - Level 1	Town of Chino Valley	\$600.00
<b>TripAdvisor TRIP</b>	May-21	Geotargeted Display Ads - Domestic (Impressions targeting users in Arizona, Phoenix, Tucson, Colorado, Texas, California, New Mexico, Utah, Nevada, Mexico, and Canada looking at US Content)	Level 1	Town of Chino Valley	\$1,250.00
<b>TripAdvisor TRIP</b>	Jun-21	Geotargeted Display Ads - Domestic (Impressions targeting users in Arizona, Phoenix, Tucson, Colorado, Texas, California, New Mexico, Utah, Nevada, Mexico, and Canada looking at US Content)	Level 1	Town of Chino Valley	\$1,250.00
<b>Lamar Outdoor LOA</b>	January	Phoenix	Phoenix Metro Freeway Digital Program - Level 1	Town of Chino Valley	\$1,500.00
<b>Local First Arizona Rural Development Council LOCAL</b>		Identity Development and Planning- Level 3		Town of Chino Valley	\$2,500.00
				<b>Total</b>	<b>\$8,300.00</b>

Vendor	Month	Ad Type	Partner Ad Size	Partners Participating	Partner Ad Cost (Half Net)
Madden Media	Jun-21	Remarketing: VisitArizona.com	Remarketing: VisitArizona.com - Level 1	Town of Chino Valley	\$600.00
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Madden Media	Aug-21	Remarketing: VisitArizona.com	Remarketing: VisitArizona.com - Level 1	Town of Chino Valley	\$600.00
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				<b>Total</b>	<b>\$8,300.00</b>



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## TOWN OF CHINO VALLEY COUNCIL AGENDA ITEM STAFF REPORT

### Town Council Study Session

3)

**Meeting Date:** 02/16/2021  
**Contact Person:** Joshua Cook, Development Services Director  
 Phone: 928-636-4427 x-1217  
**Department:** Development Services  
**Estimated length of staff presentation:** 10 minutes  
**Physical location of item:** N/A

#### Information

**AGENDA ITEM TITLE:**

Consideration and discussion regarding amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container. (Will Dingee, Assistant Planner)

**RECOMMENDED ACTION:**

Staff Report No Action

**SITUATION AND ANALYSIS:**

See attached Staff Report

#### Fiscal Impact

**Fiscal Impact?:** N/A  
**If Yes, Budget Code:**  
**Available:**  
**Funding Source:**

#### Attachments

Conex Box Staff Report



**TOWN OF CHINO VALLEY**  
**Town Council**  
**Staff Report February 16, 2021**

**APPLICATION SUMMARY**

<b>File Number:</b>	T-05-20
<b>Applicant:</b>	Town of Chino Valley
<b>Request:</b>	Request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, by amending Section 2.1 Meanings of Words and Terms and Section 4.9 Outdoor Storage, by adding the definition and regulations of a Metal Storage Container.

**SUMMARY**

**DISCUSSION**

Under current Town Code, there are no provisions to allow staff to permit a steel shipping container (commonly referred to as a Conex Box) within in the Town of Chino Valley limits. Prior staff had instituted a policy that allowed for the placement of these containers however, the creation of this policy is not something that can be done solely at the discretion of Town staff.

On February 26, 2020, staff met with the UDO Update Subcommittee to ask for direction regarding shipping containers. The subcommittee member gave staff the go ahead to draft language that would address this issue. Unfortunately, due to COVID and the subdivision regulations text amendment this language was placed on hold.

Staff met with the UDO Update Subcommittee on October 28, 2020 and presented draft language in response to the February meeting. The subcommittee gave direction to proceed with the text amendment so long as certain changes were reflected in the language. The changes involve screening requirements, conversion of the containers to a use other than storage, electrical service and allowed quantity.

Staff has attached a copy of the proposed language to this staff report (**See Attachment 1: Proposed Text Amendment Language**).

**CITIZENS OUTREACH**

Staff has notified all residents within Chino Valley through public notification. The draft text amendment has been uploaded to the Town of Chino Valley's homepage and can be accessed by citizens by going to the news flash section. Staff has encouraged the citizens to send comments to the Development Service Department. To date, staff has not received any comments or emails from residents.

**PLANNING AND ZONING COMMISSION**

The item was presented before the Planning and Zoning Commission on December 1, 2020. The Commission discussed colors of the shipping containers, physical modifications to the containers and the permitting process for the containers. There was no public input during the meeting however, staff has had two conversations at the customer service counter with members of the public asking for an increase in the numbers of containers allowed on residential properties.

**APPROVED 7-0**

## Attachment 1: Proposed Text Amendment Language

### 2.1 MEANINGS OF WORDS AND TERMS

**Metal Storage Container** – A steel or other metal storage container sometimes referred to as a cargo container or CONEX box, which is independent of any trailer or axles, and is commercially produced and designed for the purposes of storage of personal or commercial belongings/products. This does not include tractor-trailers, boxcars, or vehicle cargo box/body.

### 4.9 OUTDOOR STORAGE

- A. Residential Zoning. Outdoor Storage of objects and materials shall be permitted as accessory uses when a primary use on the property has been established.
1. No **travel trailer**, motor home, **recreational vehicle (including park trailers)**, or boat stored on residentially zoned parcels or **lots** shall be made suitable for on-site occupancy unless permitted in the specific zoning regulation. Evidence of an on-site residency shall consist of at least three (3) of the following conditions:
    - a. Connection to a source of power.
    - b. Connection to a source of water.
    - c. Connection to sewer or septic system.
    - d. Raising or leveling by means of jacks, stands or **blocks**.
    - e. Having a mailbox.
    - f. Having any attached or **adjacent structure** or improvement, which enhances on-site livability and/or decreases the mobility of the vehicle.
    - g. Removal of wheels, axles or hitches on a vehicle normally fitted with wheels, axles and/or hitches. All vehicles shall be kept in reasonable repair and neatly arranged to resemble a parked position.
  2. The installation or placement of a metal storage container is allowed as an accessory use, solely for the storage of personal items owned by the property owner or occupant with the following provisions:
    - a. Properties located within the SR-1 up to SR-2.5 zoning districts are limited to a maximum of one 20-foot metal storage container. A smaller container may be placed on the property. However, properties are limited to a maximum of one container regardless of size.
    - b. Properties located within the AR-4 and AR-5 zoning districts are limited to two (2) 40-foot metal storage containers. Smaller containers may be placed on the property. However, properties are limited to a maximum of two containers regardless of size.
    - c. A land use permit shall be obtained prior to placement of the unit(s). Metal storage containers under 200 square feet are exempt from building permits but require a land use permit. Metal storage containers over 200 square feet may require a building permit.
    - d. All containers shall be placed in the rear yard area and shall meet the Property Development Standards of the respective zoning districts.

- e. All containers shall be painted and maintained to a single color within fifteen (15) days of placement. Graffiti left on the container is not permissible. It is encouraged that the containers color be either the primary structure's color or an earth tone consistent with the surrounding terrain.
  - f. Any physical modifications made to the container will need to comply with applicable Town Codes and come through the permitting process prior to the work being done.
  - g. Electrical service may be run to the container for lighting only. This will need to come through the permitting process and comply with applicable Town Codes.
  - h. Placement of the metal storage container is subject to drainage and building safety requirements.
  - i. Temporary uses of such containers can be administratively approved in conjunction with a Town issued building permit.
- B2. Commercial, manufacturing and industrial zone. Outdoor storage** of objects and materials shall be permitted as **accessory use** when a primary **use** has been established in **commercial, manufacturing and industrial zones**, providing the following conditions are met:
- a-1. All **outdoor storage** must be stored at least thirty-five (35) feet from the edge of the pavement or other prepared **street** subject to:
    - a.i. Storage may not occur within ten (10) feet from any **street** or property line.
    - b.ii. Any material or objects stored within the required front or **street** side **yard** shall not exceed eight (8) feet in height.
  - b-2. Flammables stored outdoors must be a minimum of ten (10) feet from any property line or such storage must be previously approved by the local fire department.
  - c-3. No **travel trailer**, motor home, **recreational vehicle** or boat stored on **commercial, manufacturing or industrial** zoned parcels or **lots** shall be made suitable for on-site occupancy unless permitted in the specific zoning regulation. Evidence of an on-site residency shall consist of at least three of the following conditions:
    - a.i. Connection to a source of power.
    - b.ii. Connection to a source of water.
    - c.iii. Connection to sewer or septic or sewer system.
    - d.iv. Raising or leveling by means of jacks, stands or **blocks**.
    - e.v. Having a mailbox.
    - f.vi. Having any attached or **adjacent structure** or improvement, which enhances on-site livability and/or decreases the mobility of the vehicle.
    - g.vii. Removal of wheels, axles or hitches on a vehicle normally fitted with wheels, axles and/or hitches.
  - 4d. All **outdoor storage** shall be arranged in a neat and orderly manner or screened from the view of neighboring properties.

5E. The placement of metal storage containers on commercial and industrial property within the Town of Chino Valley shall be regulated as follows:

- ai. A land use permit is obtained prior to placement of the unit(s). Units under 160 square feet are exempt from building permits. Units over 160 square feet may require a building permit.
- bii. All containers shall be placed at the rear of the business and meet all other Property Development Standards of the respective zoning districts. Those containers that can't be placed in the rear of the building must be screened.
- ciii. All containers shall be painted and maintained to a single color within fifteen (15) days of placement. Graffiti left on the container is not permissible. It is encouraged that the containers color be either the primary commercial or industrial structure's color or an earth tone consistent with the surrounding terrain.
- dii. Electrical service may be run to the container for lighting only. This will need to come through the permitting process and comply with applicable Town Codes.
- eiv. Commercial and industrial properties are allowed one (1) 20-foot metal container for every 1000 square feet of commercial or industrial building on site.
- fvi. Placement of the metal storage container is subject to drainage and building safety requirements.
- gvii. Placement of metal storage containers related to a temporary use (i.e. onsite construction) may be administratively approved in conjunction with a Town issued building permit.

(Ord. 06-678, passed 11-9-2006)