



Agenda
Planning and Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
September 7, 2021, 6:00 p.m.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. CONSENT CALENDAR – All items listed under the Consent Calendar will be approved by one motion. There will be no separate discussion of these items unless the Commission or a member of the audience wishes to speak about an item. In which case, the Chair will pull the item from the Consent Calendar to be heard.
- C.1 APPROVAL OF MINUTES – AUGUST 3, 2021
 - C.2 WITHDRAWALS BY APPLICANT – NONE
 - C.3 TIME EXTENSIONS – NONE
 - C.4 CONTINUANCES – NONE
 - C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS - ONE
- D.1 **Z21-000014**: This is a request by Rosie Soto, to **Rezone** approximately 12.78 acres of land from SR-1 (Single Family Residential 1 acre) to SR-0.16 with a PAD (Planned Area Development) Overlay, to develop 20 half-acre lots, for property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West, on the north side of Center Street, Chino Valley, AZ.
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
- F.1 Staff
 - Council Action on prior P&Z Cases
 - New Agenda Format
 - New Staff Report Format
 - New Planning Case Process
 - Updated By-Laws
 - SR-22,000 Zone
 - F.2 Commission
 - F.3 Public
- G. ADJOURN

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 accommodation to participate in this meeting.

Zoom Instructions: Please click the link below to join the webinar: <https://us02web.zoom.us/j/88310195270> Agenda-Planning & Zoning August 3, 2021 Page 2
Or Telephone: 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) Or iPhone one-tap :US: +13462487799,,88310195270# or +16699009128,,88310195270#
Webinar ID: 883 1019 5270

DRAFT

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

TUESDAY, AUGUST 3, 2021
6:00 P.M.

CHINO VALLEY COUNCIL CHAMBERS
202 N. STATE ROUTE 89, CHINO VALLEY, AZ

1) CALL TO ORDER

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

2) PLEDGE OF ALLEGIANCE

Commissioner McCafferty led the Pledge of Allegiance.

3) ROLL CALL

Present: Chair Chuck Merritt; Commissioner John McCafferty; Commissioner Teena Meadors; Commissioner Robert Switzer; Commissioner William Welker; Commissioner David Somerville

Absent: Vice-Chair Gary Pasciak

Staff Present: Interim Development Services Director Laurie Lineberry; Town Manager Cindy Blackmore; Public Works Director /Town Engineer Frank Marbury; Senior Planner Will Dingee; Administrative Tech Lisa Nottebaum; Customer Service Supervisor Dee Dee Moore; Audio Video Technician Lawrence Digges; Deputy Town Clerk Traci Lavelle

Attendees: Tom Armstrong, Councilmember, Eric Granillo, Councilmember

4) MINUTES

- a) Consideration and possible action to approve the June 1, 2021, regular meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner David Somerville to accept the June 1, 2021, regular meeting minutes.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

- b) Consideration and possible action to approve the June 29, 2021, special meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to accept the June 29, 2021, special meeting minutes.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

- c) Consideration and possible action to approve the July 6, 2021, regular meeting minutes.

MOVED by Commissioner Teena Meadors, seconded by Commissioner John McCafferty to accept the July 6, 2021, regular meeting minutes.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

5) STAFF REPORTS

Will Dingee reported the following:

- Staff had been asked to research whether a comment, made by a member of the public in opposition to a proposal and all future proposals that were similar, needed to be considered at each meeting for each similar project going forward. Staff spoke to legal counsel, and the Town did not need to do that. If that member of the public was in opposition, their position needed to be stated for each separate item going forward. There was no way to have a blanket opposition to everything the Commission did.

Chair Merritt explained that there had been difficulty with the correct spelling of names for the minutes. He requested that when members of the public spoke, they complete a form with the correct spelling of their names.

Mr. Dingee explained there were two subdivision items on the agenda, and staff would be recommending there be a continuation on both items due to technical aspects. Following the continuation, members of the public would be asked to complete a form with their names and addresses, so they could be notified of the next meeting that the item would be discussed.

6) PUBLIC HEARING

- a) Consideration and possible recommendation of approval to Town Council to rezone approximately 41 acres of real property located on the southwest corner of the intersection of West Road 2 North and North Road 1 West from the SR-1 (Single Family Residential 1-acre Minimum) zoning district to the SR-0.16 (Single Family Residential 0.16-acre Minimum) zoning district with a PAD (Planned Area Development) to develop 207 lots with an approximate density of 5.05 dwelling units per acre. Applicant is Geoff Brisbin, and the parcel number is 306-21-167.

Will Dingee presented the following:

- The applicant was requesting a continuation of the item to a future date. There was currently no set date. The applicant was working with his engineer to rework the site plan based on public comments and consideration.
- Staff would re-notify the public in accordance with State Statute and with the information from the submitted comment cards.
- Staff recommended that Item 6(a) be continued to a future date.

Commissioners and staff discussed the following:

- This Item had been continued at a previous meeting to a specific date. The applicant was not able to make all the modifications by the new date, so it could not be agendized. This was the applicant's last continuation, and the item could not be continued into perpetuity.

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to postpone item 6(a) until a date to be determined by staff on the next available agenda.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

- b) Consideration and possible recommendation to Town Council of approval to rezone approximately 12.78 acres of real property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street from SR-1 (Single Family Residential 1-Acre Minimum) to SR-0.16 with a PAD (Planned Area Development) to develop 20 half-acre lots. APN 306-21-011E. Applicant, Rosie Soto

Will Dingee presented the following:

- The applicant had requested a continuation to the next Planning and Zoning meeting on September 7, 2021 due to engineering issues on reworking the site plan.
- Staff recommended a continuation of Item 6(b) to September 7, 2021.

Commissioners and staff discussed the following:

- This was the second time there had been a request for continuation on the item. Staff would need to confirm if it would be the last time the item could be continued.

MOVED by Commissioner John McCafferty, seconded by Commissioner Teena Meadors to continue Item 6(b) to the next meeting date of September 7, 2021.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

- c) Request to rezone approximately 2.53 acres of real property from SR-2.5 (Single Family Residential 2.5 acre minimum) zoning district to SR-1 (Single Family Residential 1- acre minimum) zoning district in order to divide the property.

Will Dingee presented the following:

- The requested rezone would allow the applicant to subdivide the parcel.
- The property was 2.53 acres.
- An overview of the subject property location and surrounding properties was provided.
- The property was being used as two single family residences, each with a Town permitted individual address.
- The General Plan designation for the area was Medium Density Residential 2 acres or less. The requested rezone to SR-1 was consistent with the General Plan.
- The surrounding property zones were reviewed. The two properties directly south of the subject property zoned SR-2.5 were only a little over one acre in size. They were non-conforming.
- The requested zoning of SR-1 was in conformance with the surrounding zoning area.
- A neighborhood meeting was held on July 28th and all property owners within 300 feet had been notified. No members of the public attended the meeting.
- Staff recommended the Commission forward a recommendation of approval to Town Council.

Commissioners, applicant Craig Dillenbeck, and staff discussed the following:

- He had lived on the subject property since 1988.
- In 2007 he built a separate garage and then he put a double wide home on the back acre of the property. His family had been living there but were leaving. Nothing would change, except they wanted to split the lot so they could sell one section. He would be staying on his lot.
- Staff explained there were no issues with the lot split. There was an easement on the west side of the property and a town dedicated and maintained road to the north. There were no access issues.
- The Town did not have any water or sewer in the area, so the lots would be served by well and septic.

There were no public comments.

MOVED by Commissioner Robert Switzer, seconded by Commissioner Teena Meadors to forward a recommendation of approval to Town Council to rezone approximately 2.53 acres of real property from SR-2.5 (Single Family Residential 2.5 acre minimum) zoning district to SR-1 (Single Family Residential 1- acre minimum) zoning district in order to divide the property with no stipulations.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

- d) Request for a Conditional Use Permit allowing for the construction and use of a sanctuary for house cats. Property address: 2497 North Road 1 East. Applicant: Alie Amato

Will Dingee presented the following:

- The Conditional Use Permit (CUP) was for the allowance of a house cat sanctuary on the subject parcel.
- He had provided an updated recommendation to the Commission that had been tweaked since the recommendation in the staff report. He would provide an explanation for the changes.
- The subject property was six acres.
- An overview of the subject property location and surrounding properties was provided.
- The applicant owned the Winey Cats at Granite Creek Vineyard next door to the subject property.
- The current use of the property was the cultivation of grapes. The project would be limited to the southern portion.
- The proposal consisted of three prefab buildings oriented in the shape of a U. Each building had two associated open air enclosures, which the applicant referred to as catios. The catios allowed the cats to experience the outdoors but be completely contained.
- The buildings would be located outside the setbacks and would be behind a tree line that shielded it from the adjacent roadway.
- The applicant had submitted a portion of her business plan, which was included in the CUP. The use associated with the permit would be tied to the operation.
- There would be three separate structures attached with open air enclosures that would house the cats. Each open air enclosure would be constructed of wood or wire mesh and enhanced with cat friendly features.
- Each enclosure would hold no more than 15 cats, with a maximum of 45 cats onsite.
- There would be daily cleaning and maintenance of the enclosures to remove excrement and urine. There would be an onsite dumpster specifically for the excrement. The waste would be bagged and placed in the dumpster. The dumpster would be emptied weekly.
- The facility would be staffed from 10:00 a.m. to 6:00 p.m. daily or 8:00 a.m. to 8:00 p.m. seven days a week.
- Any cat that passed away would be cremated offsite.
- A neighborhood meeting was held on July 28th, and all properties within 300 feet had been notified. There were 11 property owners in attendance who had the following comments questions, and concerns.
 - What would be done with the waste from the operation – It would be placed in a

- dumpster, and nothing would be buried onsite. Internal facilities would be mopped, and outdoor areas would be raked and maintained daily.
- Would the vineyard stay open and how would the operation impact it – The vineyard and the sanctuary would be separate. It was intended to have the vineyard open during operation of the sanctuary.
- The types of cats that would be accepted – The operation was for cats that were sick, dying or injured, and at the end of their life. Typically, no cats were adoptable, and the vast majority would live out their lives on the property.
- What would happen with the CUP if the applicant sold the property- CUP's run with the land and not ownership of the property. The next owner of the property would be able to continue the operation in the same nature the applicant was running it. Any changes would need to go back to the Commission and Council for approval.
- Could the applicant expand – If the applicant expanded or made any modification to the site plan, they would need to go through the process and present it to the Commission and Council for approval.
- The number of cats on the property – there would be no more than 45 cats on the property at one time, but the applicant did not desire to have more than 30 for an extended period of time.
- The preventable measures taken to avoid people dumping their cats off at the property – The location would not be signed and would not be shielded from the roadway through onsite landscaping. If cats were dumped, the applicant had a network of people she could call to get the cats cared for.
- Would it be limited to only house cats – Yes, no dogs or other animals would be onsite.
- If it were approved, what would happen if there were smells, odors, or other nuisances – Any issues that arose that the Town had been made aware of would be considered during the renewal period. Staff would be including a provision to take the item before Council for any revisions if significant issues arose.
- How many employees and volunteers and traffic generated – The applicant had two volunteers that would be onsite daily, with one trip in and out.
- Verbal correspondence was received from an adjacent property owner. She gave gracious support for the proposal and thought that over time neighbors would see what an asset the applicant and the proposed sanctuary were for the community.
- Staff recommended the Commission forward a recommendation of approval to Council, with following stipulations.
 1. The Conditional Use Permit be granted with a two (2) year review period by staff. If staff determines there has been a negative impact on the surrounding area, staff will bring the item through the public hearing process for reconsideration. If staff determines there is no need for reconsideration, the use will be granted in perpetuity so long as stipulations 2, 3 and 4 are met.
 2. The operation will need to be consistent with the business plan outlined in the staff report.
 3. In the event of issues arising from valid code enforcement complaints such as excess noise, odor or visual appearance or deviation from stipulation 2, staff can bring the item back before Council at any time for reconsideration, modification, or revocation.
 4. The onsite dumpster will need to be screened from public view per Town Code (Stipulation added as a result of the neighborhood meeting).

Commissioners, applicant Alie Amoto, and staff discussed the following:

- If there was a valid code enforcement complaint, the officers were trained to

determine if something was a nuisance, and the applicable codes associated with the complaint. There was written code that could be used for blight, odor, and noise complaints.

- Blight in the code referred to a visual impact. If there were some types of disease caused by the operation, the stipulations staff had requested should be sufficient for the Town to act accordingly.
- Typical code enforcement inspections were complaint driven, but with the addition of another code enforcement officer, they had begun doing proactive work. Regular inspections could be something that was stipulated.
- Any noise nuisance would be subject to the same laws that animal control used.
- After the first two-year review, a CUP in perpetuity could be granted if the Commission stipulated it. The Commission would not review the CUP unless there were issues. Staff could present their review findings in a staff report if the Commission requested it.
- Ms. Amoto had been running a not-for-profit corporation for 26 years towards Crown King. It was not a new business, but a corporation that had operated for the 26 years. For 25 of those years, she had been licensed by Arizona Game and Fish working with wildlife. She was now only working with house cats. She knew about the maintenance and cleaning because it was not new to her.
- Due to a couple of sick cats, the hours were different. Once those cats passed away, then the hours would be consistently 10 a.m. to 6 p.m.
- She had a vested interest in keeping the property clean because of the winery and adjacent tasting room where people often visited. She paid a lot of money for the winery, and intended to keep it open.

There were no public comments.

MOVED by Commissioner Robert Switzer, seconded by Commissioner David Somerville to forward a recommendation of approval to Town Council to approve a Conditional Use Permit allowing for the construction and use of a sanctuary for house cats with the following stipulations:

1. The Conditional Use Permit be granted with a two (2) year review period by staff. If staff determines that there has been a negative impact on the surrounding area, staff will bring the item through the public hearing process for reconsideration. If staff determines there is no need for reconsideration, the use will be granted in perpetuity so long as stipulations 2, 3 and 4 are met.
2. The operation will need to be consistent with the business plan outlined in the staff report.
3. In the event of issues arising from valid code enforcement complaints such as excess noise, odor or visual appearance or deviation from stipulation 2, staff can bring the item back before Council at any time for reconsideration, modification, or revocation.

The onsite dumpster will need to be screened from public view per Town Code.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

7) NON-PUBLIC HEARING ACTION ITEMS

8) DISCUSSION ITEMS

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.

10) ADJOURN

MOVED by Commissioner Robert Switzer, seconded by Commissioner Teena Meadors to adjourn the meeting at 6:38 p.m.

AYE: Chair Chuck Merritt, Commissioner John McCafferty, Commissioner Teena Meadors, Commissioner Robert Switzer, Commissioner William Welker, Commissioner David Somerville

6 - 0 PASSED - Unanimously

Chair Charles Merritt

Date



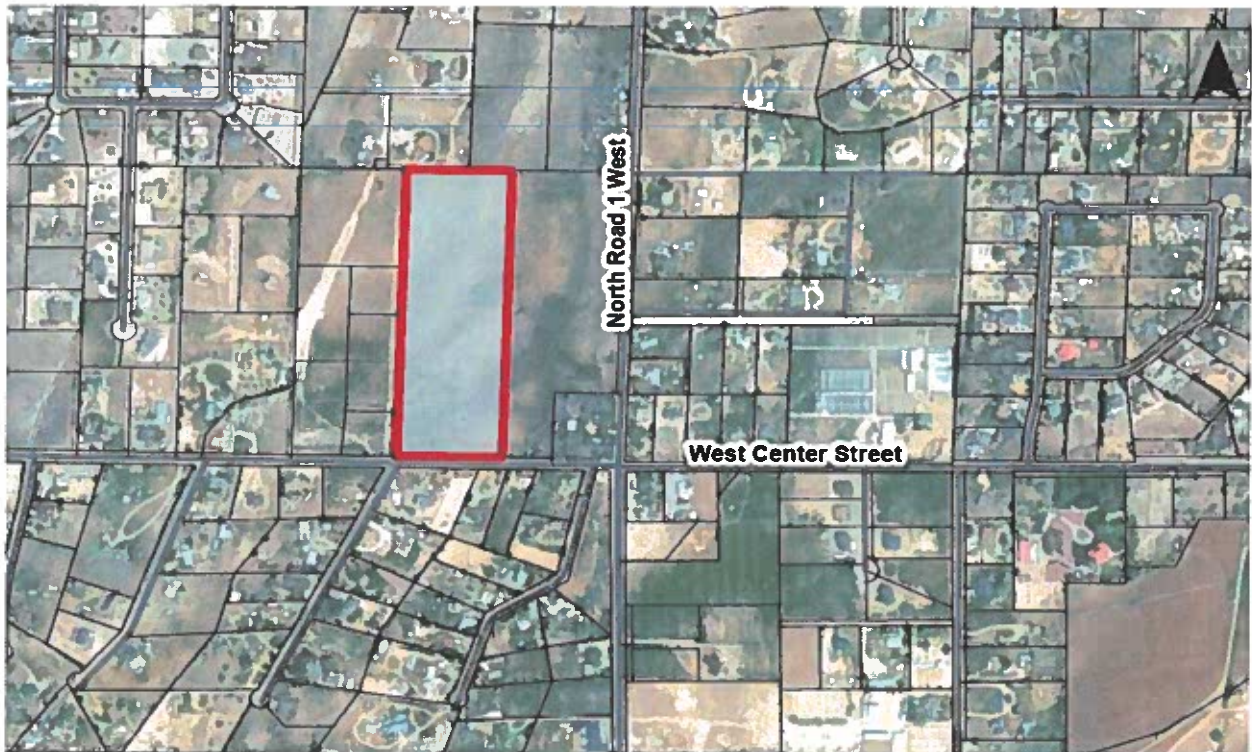
TOWN OF CHINO VALLEY
Planning Commission Staff Report
September 7, 2021
File Number Z-14-21
Planned Area Development - Rezone

PROJECT DESCRIPTION A request by Rosie Soto, on behalf of Prescott Thirty-Eight LLC, to **Rezone** approximately 12.78 acres of real property from **SR-1** (Single Family Residential 1-Acre Minimum) to **SR-0.16 with a PAD** (Planned Area Development) to develop 20 half-acre lots, for property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	SR-1	Vacant	Medium Density Residential (2 ac or less)
North	AR-5 & SR-1	Agricultural Residential, Single Family Residential & Vacant Land	Medium Density Residential (2 ac or less)
South	SR-1	Single Family Residential (Chino Valley Estates Subdivision)	Medium Density Residential (2 ac or less)
East	SR-1	Vacant land	Medium Density Residential (2 ac or less)
West	SR-1	Single Family Residential (Lot Split Subdivision)	Medium Density Residential (2 ac or less)

LOCATION MAP



Prior site actions: April 2001, Council adopted Ordinance No. 457 which rezoned the 38 acre parent parcel to this property from agricultural to single-family residential with a site-built only overlay (Attachment C).

Staff Recommendation: Staff recommends **APPROVAL** of the rezoning from the SR-1 Zoning District to the SR-0.16 Zoning District with a Planned Area Development (PAD), subject to the conditions shown in Attachment A.

Suggested Motion: Move to **APPROVE** Rezone Z-14-21 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the rezone, the Planning and Zoning Commission is recommended approval to City Council for the request to rezone approximately 12.78 acres of real property from SR-1 (Single Family Residential 1-Acre Minimum) to SR-0.16 with a PAD (Planned Area Development) to develop 20 half-acre lots for the property located approximately 500 feet west of the intersection of West Center Street and North Road 1 West on the north side of West Center Street, subject to the conditions outlined in Attachment A, and affirmatively finds that the request is in conformance with the Town of Chino Valley's General Plan.

Staff Analysis:

The applicant is requesting to rezone approximately 12.78 acres of real property from the SR-1 to SR-0.16 with a Planned Area Development and with an associated conceptual development plan. The applicant is proposing to develop 20 single family homes on individual lots with the minimum lot size being a half acre in size resulting in a density of two homes to the acre. Each single family home is to be site built with attached RV garages.

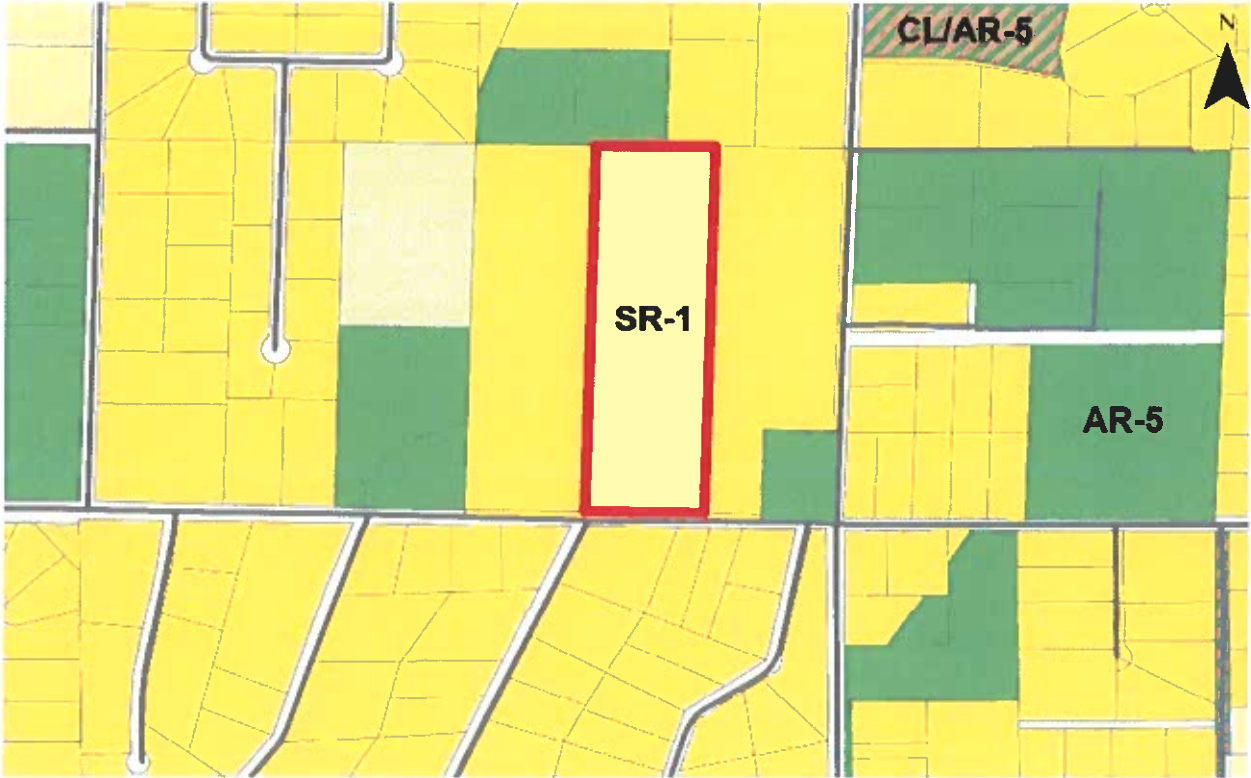
The applicant was originally scheduled to come before the Planning and Zoning Commission on July 6th. However, due to comments received during the neighborhood meeting, the applicant decided to revise the conceptual development plan with the hopes of address the surrounding neighbors' concerns.

The original conceptual plan (Attachment D) focused around a private north-south street that terminated in a cul-de-sac. At the north end of the site there was a proposed open space area totaling almost an acre. Within the open space, the applicant intends to construct community amenities such as barbeque pits, gazebos, horseshoe pits and volleyball courts. The applicant is required to asphalt the newly created street and has proposed no sidewalks, in order to keep with the rural feel of the area. All proposed lots will be served by City of Prescott water and Town of Chino Valley sewer. The applicant is also proposing a 20 foot-wide landscaping buffer between Center Street and their proposed development.

The applicant's new conceptual plan (Attachment E) is redesigned with a U-shaped private street that encompasses the proposed lots. The northern-most portion of the site is still reserved for open space

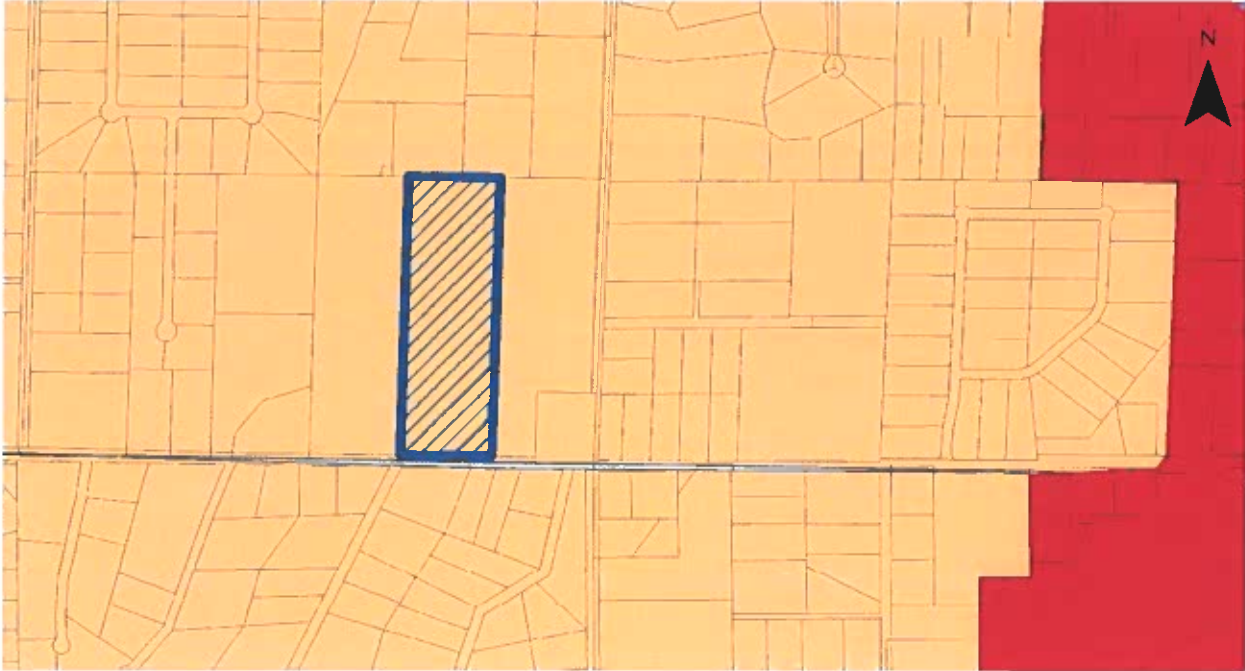
with the same previous listed amenities. However, the open space lot has increased in size to almost 1¾ acres in size. The project will still be served by City of Prescott water which will be looped within the newly created “U” shaped street. The Town of Chino Valley sewer is proposed to run within an easement located at the rear of the proposed lots (where the original center cul-de-sac was proposed). Due to grade issues on the site, sewer will likely only be able to serve the 12 southern-most lots. The applicant is proposing that the northern eight (8) lots utilize septic tanks.

Zoning - The general vicinity contains lots zoned 1-Acre, 2-Acres and 5-Acres. If approved, this will be the first ½ acre lot zoning and development in this area.



1. Does the proposed zoning district conform to the Land Use Element?

The property has a General Plan land use designation of Medium Density Residential- 2 acres or less. The applicant is requesting a zone change from SR-1 to SR-0.16 with a PAD overlay, remaining under the General Plan Medium Density Residential land use designation. The Applicant proposes residential development at a density that meets the intent of the Medium Density Residential designation.



2. Are there any dedications or property easements identified by the Transportation Element?

Yes, dedication along West Center Street is required. The dedication amount needs to ensure that 40 feet north of the West Center Street centerline has been dedicated.

Public Comment Received:

Town Staff has not received any public comment regarding this project, outside of the comments received at the Neighborhood Meeting. See Attachment B.

Attachments

A	B	C	D	E
Conditions of Approval	Neighborhood Meeting Comments	Ordinance No. 457	Applicants Original Conceptual Layout (Not Being Used)	Applicants Current Conceptual Layout

Prepared By:

Will Dingee
 Senior Planner
wdingee@chinoaz.net
 928-636-4427 ext. 1233

Date:

Approved By:
 Laurie L Lineberry, AICP
 Development Services Director

ATTACHMENT A

CONDITIONS OF APPROVAL

1. Per UDO § 5.3.2, Table 5-1 roadway right-of-way dedications and improvements are as follows:
 - a. Center St. (Rural Arterial)
 - i. 40' right-of-way dedication north of the section line on Center St.
 - b. Internal Streets (Urban Local)
 - i. 24' minimum roadway width w/o on street parking. Roadways to consist of minimum 3" AC over 6" aggregate base or per a Geotechnical Report.
 - ii. Rolled curb
 - iii. 5' minimum sidewalk on one side
2. The development is considered served by the Town sewer main located in Center St. Per UDO § 5.3.4, a gravity sewer system is the preferred method of collecting and conveying wastewater. However, low-pressure sewer systems may be installed if a homeowners' association is established during the platting process to oversee operation and maintenance of the individual grinder pump stations. If low-pressure sewer systems are utilized within a subdivision, a hybrid of gravity and low-pressure sewer should be contemplated with line lengths for low-pressure sewer system kept to minimum lengths in an attempt to minimize odors.
3. Drainage design shall be consistent with UDO § 5.3.5.
4. UDO § 5.3.8 (A) Generally, a Public Utility Easement (PUE) shall be twenty (20) feet in width. The location of the PUE of shall be approved by the Public Works Director.
5. UDO § 5.3.8 (B) The subdivider must provide a one (1)-foot easement prohibiting vehicular access to and from arterials and collectors from rear yards of double frontage lots.
6. UDO § 5.4(G)(6) Fire hydrants shall be spaced at a distance no greater than five hundred (500) feet apart in residential areas and five hundred (500) feet apart in commercial and industrial areas. The measurement between fire hydrants shall be linear and the measurement will be effected along the centerline of the streets. The Chino Valley Fire District may adjust the distances between fire hydrants when circumstances dictate.
7. UDO § 5.4(G)(7) The water system for the subdivision must be capable of supplying and sustaining the required flows for fire protection throughout all subdivided properties as approved by the Town. For residential areas, the minimum required fire flow capability is one thousand (1,000) gallons per minute for a duration of two (2) hours with a minimum system pressure of twenty (20) pounds per square inch while the required fire hydrant flow rate is being met.
8. A Traffic Impact Statement incorporating plans for the entire development area will be required during the technical review process.

ATTACHMENT A

CONDITIONS OF APPROVAL (CONTINUED)

9. UDO § 150.081 Except as exempted in § 150.082, all existing and new utility and telephone lines, electric utility distribution lines, cable television lines and all other communication and utility lines adjacent to or within new residential, commercial or industrial subdivisions or other areas to be developed within the town shall be installed underground at the time of development of the property as part of the required off-site and on-site improvements. The developer of the property shall be responsible for the costs of the underground construction in accordance with the underground policy of the serving utility.

ATTACHMENT B
NEIGHBORHOOD MEETING COMMENTS

Date Held: 6/30/2021

Location: Town Hall

Attendees: Rosie Soto – Applicant, Toby Butterworth – Applicants Contractor, Will Dingee – Senior Planner, and at least 18 neighbors were in attendance.

SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT: (use tab button to create more rows)

- One property owner was concerned about the density of the project, wanting this area to remain one-acre lot size minimum. The owner did not want to see high density in this area.
- A neighboring property owner was concerned about the increase in traffic.
- Several neighbors asked if the development would be site-built homes or manufactured. The applicant stated that they would all be site-built with attached RV garages.
- A property owner asked about the price point for the homes and the applicant explained that their target was \$500,000 and up.
- Several neighbors to the west of the development did not want to look into the backyards of these new homes. Those same neighbors did not want a block wall or sold fence to look at either.
- A property owner was concerned with how the open space would be utilized and if neighboring properties were able to use it too.
- Several property owners were concerned about utilities for this development. The applicant stated that the development would be served by City of Prescott Water and most of the lots would be served by Town Sewer.
- One property owner brought up that there was a lot of water that moves through this property when it storms

The applicant asked the attendees of the meeting for recommendations on how to improve the project.

- A property owner to the west of the development was open to the idea of rearranging the subdivision to where the fronts of the proposed home were on faced their home opposed to the backyards.
- The applicant brought up the potential of paving the current access easement that served the existing homes to the west of the development. The applicant also stated that she was open to letting the surrounding community utilize her proposed park/open space.
- A property owner asked if the developer was open to developing one-acre lots as opposed to half-acre lots. The applicant said she would like to get the lots as big as they could but they also had to make sure that the utility extensions penciled out.

The meeting concluded with the applicant proposing to rework her conceptual layout in the hopes of satisfying the concerns that were brought up by the public.

ATTACHMENT C
ORDINANCE NO. 457

ORDINANCE NO. 457

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, TO PROVIDE FOR THE REZONING OF ASSESSOR'S PARCEL NUMBER 306-21-011A FROM "AR" AGRICULTURAL/RESIDENTIAL TO "R-2" MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL WITH A SITE-BUILT HOMES ONLY OVERLAY.

WHEREAS, a public hearing was held before the Planning and Zoning Commission on April 5, 2001; and

WHEREAS, the Commission voted unanimously to approve the rezoning request; and

WHEREAS, the Town Council finds that the requested rezoning is in compliance with the Chino Valley General Plan and will not be detrimental to the health, safety, convenience and general welfare of the citizens of the Town of Chino Valley; and

WHEREAS, it is in the best interest of the Town to rezone the property to allow for the highest and best use of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA:

Section 1: That the Zoning Map of the Town of Chino Valley, Arizona, is hereby amended to rezone Assessor's Parcel Number 306-21-011A, legally described in Exhibit A and depicted in Exhibit B, attached hereto and incorporated herein by reference, to "R-2" Medium Density Single Family Residential with a site-built homes overlay.

Section 2: That this rezoning is subject to all easements of record on said parcel.

Section 3: That if any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 26th day of April, 2001.

ATTACHMENT C (Continued)

ORDINANCE NO. 457

SEAL




Dan Main, Mayor

ATTEST:



Delores Sliger, Town Clerk

APPROVED AS TO FORM:



Robert S. Pecharich, Esq.
Town Attorney

ATTACHMENT C (Continued)

ORDINANCE NO. 457

BK 3830 PG 669 FEE#3348221

The Southeast Quarter of the Southeast Quarter of Section 21, Township 16 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona,

TOGETHER with all improvements thereon situate and all appurtenances thereunto belonging, including twenty (20) shares of water in the Chino Valley Irrigation District,

EXCEPTING, nonetheless, a parcel of land consisting of 2.06 acres lying in the Southeast corner of the above described land and being more particularly described as follows:

That portion of the Southeast Quarter of the Southeast Quarter of Section Twenty-one (21), Township Sixteen (16) North, Range Two (2) West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being more particularly described as follows:

Beginning at the Southeast corner of said Section 21 (pt.1); then North 89° 34' 00" West, 270.61 feet to pt. 2; then North 0° 29' 00" East, 327.05 feet to pt. 3; then South 89° 52' 15" East, 277.35 feet to pt. 4; then South 1° 39' 30" West, 328.60 feet to the point of beginning (pt. 1).

Point 1 is a found brass cap per U. S. Government Township Plat, dated November 29, 1915.

Course 1-2 is along the South line and course 4-1 is along the East line of Section 21 between found U. S. G. L. O. brass caps.

Points 2, 3 and 4 are 5/8" rebar, 18" long with yellow plastic cap stamped, COLLINS, L. S. 7335

Basis of Bearing is North 89° 34' West along the South line of Section 21 per U. S. Government Township Plat, dated November 29, 1915.

The parcel of land embraced by this Quitclaim Deed is further identified by Yavapai County Assessor's Parcel No. 306-21-011A-4.

ATTACHMENT C (Continued)

ORDINANCE NO. 457

EXHIBIT "B"

Yavapai County - Locate Property Information Tool



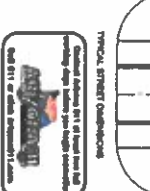
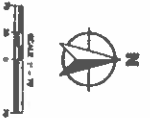
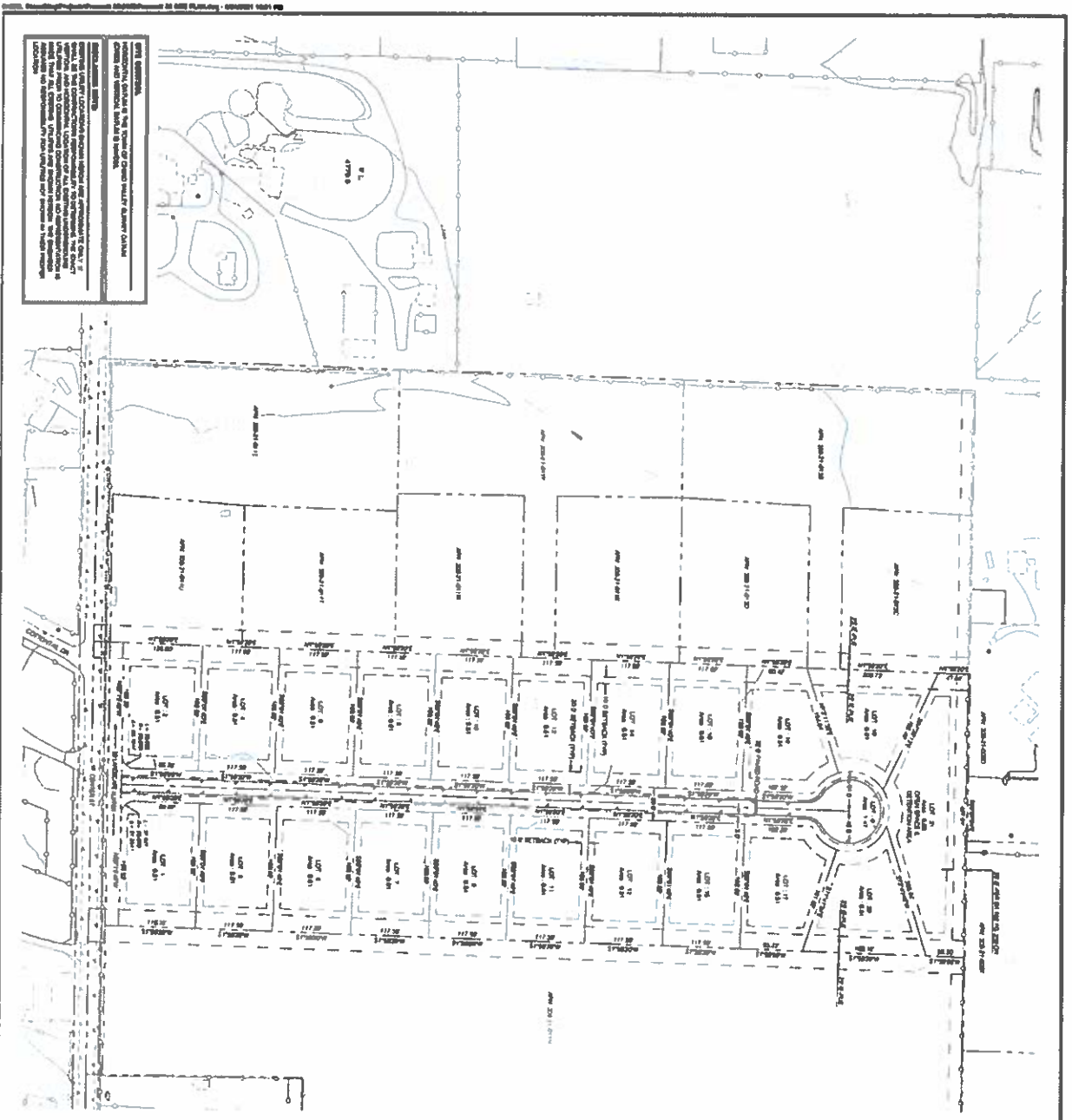
PARCEL NUMBER:	306-21-011A
PARCEL ID:	1330621011014
OWNER:	FAVOUR A H
SECONDARY OWNER:	N/A
MAILING ADDRESS:	P O BOX 114
CITY:	CHINO VALLEY
STATE:	AZ
ZIP:	86323
SUBDIVISION:	N/A
ACRES:	37.94
2001 FULL CASH VALUE:	\$206,670
2001 LIMITED VALUE:	\$138,726
LEGAL CLASS:	02 R
ASSESSMENT RATIO:	18
2000 TAXES BILLED:	\$2,316.38
2001 NET ASSESSED FULL CASH VALUE:	\$33,387
2001 NET ASSESSED LIMITED VALUE:	\$22,198
LAST TRANSFER DOCUMENT DOCKET:	1629
LAST TRANSFER DOCUMENT PAGE:	968
RECORDED DATE:	1984-05-15 00:00:00
INSTRUMENT TYPE:	B
INCORPORATED AREA:	TOWN OF CHINO VALLEY
SCHOOL DISTRICT:	CHINO VALLEY SD #51
FIRE DISTRICT:	CHINO VALLEY FD
DATE OF MOST RECENT SALE:	N/A
SALE AMOUNT:	N/A
DEED TYPE:	N/A
SALE DOCKET:	N/A
SALE PAGE:	N/A

Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

ATTACHMENT D

APPLICANTS ORIGINAL CONCEPTUAL PLAN (NO LONGER BEING USED)

NOTES:
 1. THIS PLAN IS A CONCEPTUAL PLAN ONLY. IT IS NOT A FINAL PLAN AND SHOULD NOT BE USED FOR CONSTRUCTION OR RECORD PURPOSES. THE CLIENT SHALL OBTAIN NECESSARY PERMITS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



PROJECT INFORMATION	PROJECT LOCATION: W. CENTER ST CHINO VALLEY, AZ
PARCEL NUMBER: 308-21-011E	DISTRICT ZONING: SR-1
PROPOSED ZONING: SR-1	PROPOSED ZONING: SR-1
PROPOSED AREA: 1.23 ACRES	PROPOSED AREA: 1.23 ACRES
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL	PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
CONSTRUCTION TYPE: SFR	CONSTRUCTION TYPE: SFR
BUILDING AREA: 200 SF	BUILDING AREA: 200 SF

REVISION	DATE	DESCRIPTION



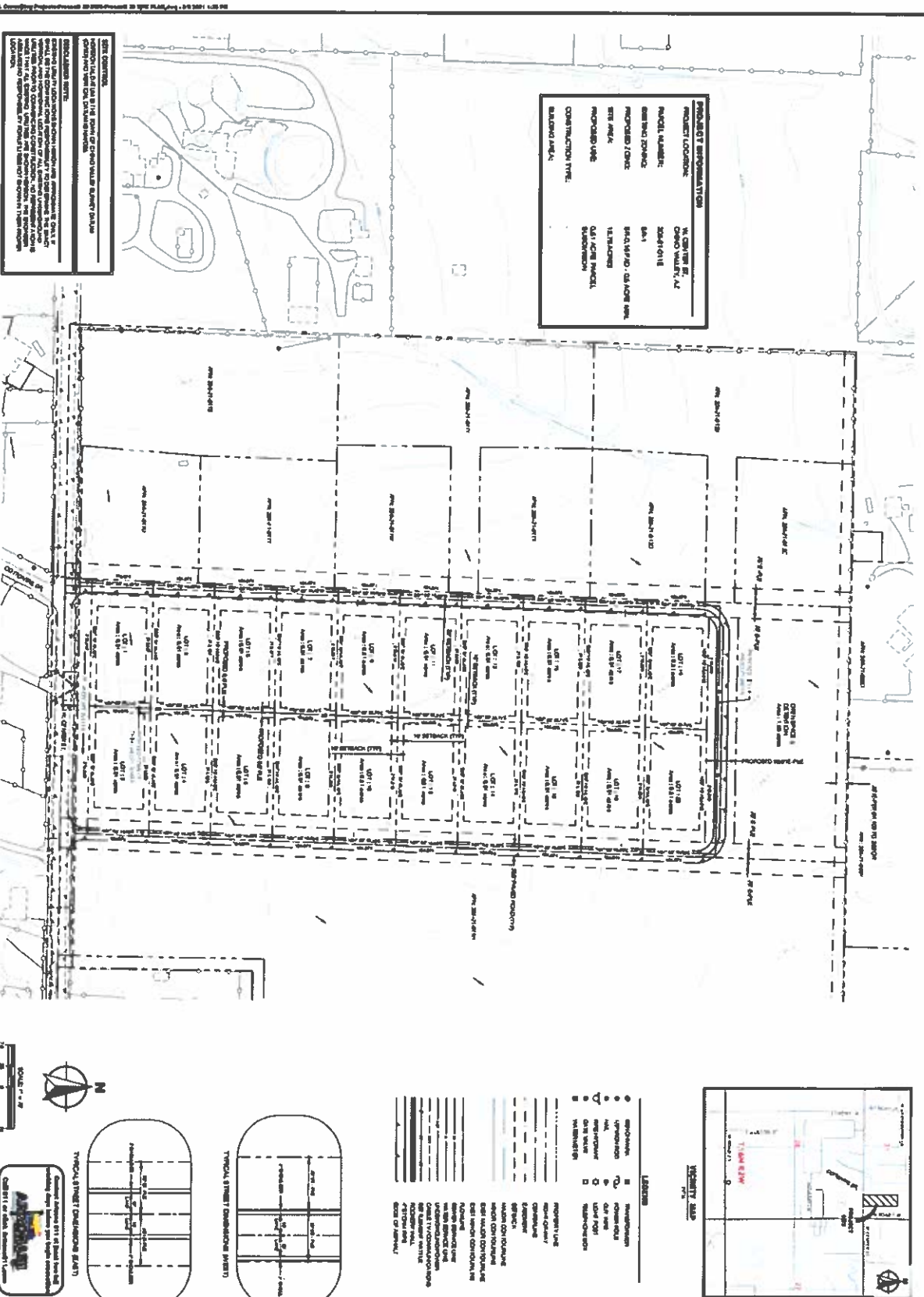
SHEET C1	DATE: 5/26/2011
	DESIGNER: JML
	CHECKED BY: JML
SCALE: 1" = 12'	SHEET: C1

REVISIONS	
REV	DATE

MRL CONSULTING, LLC
INCORPORATED IN ARIZONA
 P.O. BOX 842
 CHINO VALLEY, AZ 86323
 928.925.7543
 MICHAEL@MRLCEN.COM

FOR REVIEW
NOT FOR CONSTRUCTION

ATTACHMENT D APPLICANTS CURRENT CONCEPTUAL PLAN



<p>C1</p> <p>1 of 1</p>	<p>SHEET</p> <p>DATE: 3-5-2021</p> <p>DESIGNED BY: JAL</p> <p>CHECKED BY: WJS</p> <p>SCALE: 1" = 20'</p>	<p>SITE PLAN</p> <p>PRESCOTT THIRTY-EIGHT LLC</p> <p>W CENTER ST.</p> <p>APN: 306-21-011E</p> <p>CHINO VALLEY, ARIZONA</p>	<table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	REVISIONS				<p>MRL CONSULTING, LLC</p> <p>P.O. BOX 642</p> <p>CHINO VALLEY, AZ 86323</p> <p>928.925.7543</p> <p>MICHAEL@MRLCENG.COM</p>	<p>FOR REVIEW</p> <p>NOT FOR CONSTRUCTION</p>	
				REV	DATE	REVISIONS						
<p> </p>												

Town of Chino Valley - Planning Commission Process Timeline

August 2021 - May 2022

Day #62 (Tues)	Day #1 (Wed)	Day #21 (Wed)	Day #28 (Wed)	Day #29 (Thurs)	Day #40 (Mon)
P&Z Hearing	Application Deadline	Neighborhood Meeting (N.M.) <i>First Date Possible to Hold Neighborhood Meeting</i>	Send Proposed Conditions to the Applicant.	Neighborhood Meeting <i>Last Date Possible to Hold Neighborhood Meeting</i>	Staff Report to Applicant
Aug 03	Jun 02	Jun 23	Jun 30	Jul 01	Jul 12
Sep 07	Jul 07	Jul 28	Aug 04	Aug 05	Aug 16
Oct 05	Aug 04	Aug 25	Sep 01	Sep 02	Sep 13
Nov 02	Sep 01	Sep 22	Sep 29	Sep 30	Oct 11
Dec 07	Oct 06	Oct 27	Nov 03	Nov 04	Nov 15
Jan 04	Nov 03	Nov 24	Dec 01	Dec 02	Dec 13
Feb 01	Dec 01	Dec 22	Dec 29	Dec 30	Jan 10
Mar 01	Dec 29	Jan 19	Jan 26	Jan 27	Feb 07
Apr 05	Feb 02	Feb 23	Mar 02	Mar 03	Mar 14
May 03	Mar 02	Mar 23	Mar 30	Mar 31	Apr 11

Planning and Zoning Commission By-Laws Town of Chino Valley

SECTION 1: CODE OF ETHICS

Commission members occupy positions of public trust and shall strictly adhere to both the spirit and the letter of the laws of the State of Arizona pertaining to conflict of interest.

In addition to matters of pecuniary interest, Commission members shall refrain from making use of special knowledge or information before it is made available to the general public and shall abide by the Code of Ethics set forth in the Town of Chino Valley Resolution No. 250, also known as Title 35, Code of Ordinances.

SECTION 2: BY-LAWS

The By-Laws for the Planning and Zoning Commission shall be in writing and available to all interested citizens.

The rules of parliamentary procedure contained in Roberts Rules of Order, as revised (Current edition), shall govern the Commission in all cases to which they are applicable, provided they are not in conflict with these By-Laws, the Chino Valley Town Code, the Chino Valley Unified Development Code, or the Arizona Revised Statutes.

SECTION 3: COMMISSION MEETINGS

- A. Regular and Special Meetings: The commission shall hold regular and special meetings according to the provisions of the Town Code and the Laws of the State of Arizona. Commission meetings shall be conducted in accordance with the procedures set forth in these Rules of Order and the Uniform Development Code, unless a motion to suspend the rules is first passed by majority vote of the Commission.
- B. Regular Meetings: Regular meetings shall be held on the first Tuesday of each month unless there is a majority vote of the members attending to change a meeting date.
- C. Special Meetings: Special meetings may be held on the third Tuesday of any month, as required by the business of the Commission. Special meetings may be required when the Commission is working on major code updates, an update to the General Plan, or when a major project needs extra work with the Planning Commission. A special meeting may also be called at the request of staff, three Commission members, the Mayor, or the Chair of the Planning Commission.

SECTION 4: AMENDMENT OF RULES

The By-Laws may be amended by a two-thirds (2/3) vote of the members of the Commission. Standing rules and Special Rules may be amended by a majority vote of the members of the Commission.

SECTION 5: PRESIDING OFFICER

The Chair of the Commission shall preside over all meetings of the Commission. In the absence of the Chair, the Vice-Chair shall serve as Chair. In the absence of the Chair and Vice-Chair and a quorum is present, any member may call the meeting to order and then request a member be elected, by majority vote, to chair the meeting. The Vice-Chair shall serve as the Commission Parliamentarian.

Planning and Zoning Commission By-Laws Town of Chino Valley

SECTION 6: CONDUCT OF MEETINGS

The Chair shall preserve order and decorum and decide all questions of order, subject to appeal by the Commission.

- A. Members of the audience may speak only when addressed by the Chair or a member of the Commission.
- B. All remarks by the audience shall be directed to the Chair, to the Commission as a whole, or to a Commissioner in response to a question.
- C. No member of the Staff, audience or Commission shall enter into any discussion either directly or indirectly, without having first obtained the floor by permission of the Chair.
- D. The Chair shall have the authority to preserve decorum in meetings and all members of the Commission, staff and audience are expected to conduct themselves with courtesy and consideration for others. Any person making personal, impertinent, slanderous or unauthorized remarks, or who becomes boisterous shall be removed by properly authorized persons at the request of the Chair.

SECTION 7: CONSIDERATION OF PETITIONS

All petitions submitted to the Commission or the Zoning Administrator in the regular course of business shall be considered in accordance with the laws of the State of Arizona and the Town Code of the Town of Chino Valley.

Unsigned communications or petitions, including newspaper articles or clippings, shall not be introduced in the minutes of the Commission meetings.

SECTION 8: COMMISSION PACKETS

- A. Commission packets will be available to the Commission members no later than 13 calendar days prior to the Commission Meeting. A public packet will be available for review at the Chino Valley Development Services Department on the same day. In an emergency situation, staff support material and/or an amended agenda will be available to the Commission members and public no later than twenty-four (24) hours prior to a meeting.

SECTION 9: AGENDA FORMAT AND POSTING

- A. The Zoning Administrator shall prepare the Commission agenda according to the adopted format and shall cause the agenda to be posted on-line no less than twenty-four (24) hours prior to a Commission meeting.
- B. The agenda format will be as follows unless a motion is made to change the order:
 - 1. Call to Order
 - 2. Roll Call
 - 3. Consent Agenda
 - a. Approval of Minutes
 - b. Withdrawals by Applicant
 - c. Time Extensions

Planning and Zoning Commission By-Laws Town of Chino Valley

- d. Continuances
- e. Approvals
- 4. Public Hearings
- 5. Information Items
 - a. Staff
 - b. Commission
 - c. Public
- 6. Adjourn

SECTION 10: STANDING RULES OF ORDER

- A. Regular and Special Meetings shall be scheduled to convene at 6:00 p.m. on the date specified, unless otherwise dictated by a majority vote of the members present. In the event of an emergency, due to lack of quorum, meetings may be delayed up to one hour.
- B. The Chair and Commission members shall not vote on any case where they have a conflict of interest.
- C. The Chair and Commission members may move and second motions.
- D. The Commission member making the motion may move to amend the motion, or any member may move to amend the motion.
- E. All main motions and amended motions shall require a second.
- F. Open discussion, without members first obtaining the floor, may be held upon a majority vote of the members present, or at the discretion of the Chair.
- G. Members shall extend the common courtesies of conversation to each other during open discussion and shall refrain from redundancy.
- H. Members shall conduct themselves with the utmost courtesy toward the public, staff and each other.

SECTION 11: STUDY SESSIONS

- A. Study sessions of the Commission are for the purpose of studying specific topics or problems which shall be conducted under the following SPECIAL RULES OF ORDER:
 - 1. The Commission shall meet in study session at a time predetermined by a majority vote or consensus of the members.
 - 2. The primary purpose of the study session shall be the exchange of information.
 - 3. Members of the public shall be permitted to speak at study sessions, with the permission of the Chair.

Planning and Zoning Commission By-Laws Town of Chino Valley

SECTION 12: PUBLIC HEARINGS

- A. Burden of Proof: Burden of proof is upon the proponent. The more drastic the change or the greater the impact of the proposal, the greater is the burden of proof that it conforms to the applicable elements of the General Plan, to applicable provisions of the Chino Valley Unified Development Code, and especially to the specific criteria set forth for the particular type of decision under consideration.
- B. Rules of Procedure: Formal rules of evidence shall not apply.
1. Written exhibits, visual aids, affidavits, maps and the like, may be submitted as part of the evidence. Any signed writing presented to, or received by, any member of the Commission or by any other town agency or official outside the public hearing may be received as argument and placed in the record, but will not be considered as part of the information except that signed writing received at the office of the Zoning Administrator prior to the opening of the public hearing shall be included as part of information in that hearing will be considered as argument.
 2. All information received by the Commission shall be retained and preserved and shall be transmitted to an appellate body in the event an appeal is filed in accordance with the Chino Valley Unified Development Code. True copies of original information may be substituted for original documents.
 3. Any member of the public wishing to speak must fill out a speaker request form with their full name and address.
 4. Members of the public shall have 3 minutes to state their position to the Planning Commission.
 5. All evidence and argument shall be as brief as possible, consistent with full presentation.
 6. Redundancy shall be avoided.
 7. A spokesperson representing members of the public present at the Planning Commission meeting, may relinquish their 3 minutes to the spokesperson, who shall speak for them.
 8. Discussion of personalities shall be avoided to the extent possible in making a complete presentation.
 9. No person present shall engage in applause, cheers or other vocal or outward expressions of approval or disapproval, agreement or disagreement. If any person persists in such conduct after warning by the Chair, such person may be expelled from the hearing.
 10. The Chair has complete authority to enforce these provisions to assure that a fair hearing is held, including the authority to expel from the public hearing and to bar from

Planning and Zoning Commission By-Laws Town of Chino Valley

further appearance at the public hearing, any person who willfully violates any one or more of these provisions.

C. Order of Proceedings

1. The Chair will state the case and call the public hearing to order. No Public Hearing shall be Called to Order, unless the applicant or authorized representative is present, or the Town has written permission to hold the hearing in the applicants' absence. The Chair may establish the time allowed for presentation of material, information, individual comment or total time allowed for public portion of the hearing.
2. Any objections or jurisdictional grounds shall be noted in the record.
3. Any abstentions or disqualifications shall be determined. Members shall declare any conflicts of interest.
4. Any pre-hearing contact with an applicant or agent thereof by a member of the Commission concerning the hearing item by a member of the Commission must be disclosed prior to any public discussion
5. The Commissions may view the area in dispute, or proposed, for purposes of evaluating the proposal but shall state the place, time, manner and circumstances of such viewing for the records. Any such visits must comply with the open meeting law were application.
6. Presentation of staff report. Staff may also present additional information whenever requested by the Chair or Commission members, or when allowed by the Chair, during the proceedings.
7. Presentation of information by applicant or those persons representing the applicant.
8. Presentation of evidence or inquiries by those persons who wish to speak in support of, in opposition of, or to question the proposal.
9. Rebuttal/Final Comments may be presented by the applicant or those persons representing the applicant.
10. At the close of the presentation of information and rebuttal, the Chair shall declare that the public hearing is closed upon the majority vote of the Commission, and no further evidence shall be received, except in response to specific questions directed to staff or one of the parties to clarify earlier evidence.
11. Once the public hearing has been closed, it shall be reopened only upon a majority vote of the Commission, and only after a reasonable showing that:
 - a. There is evidence which was not reasonably available at the time of the hearing that is now available to the person seeking to reopen the hearing, and

Planning and Zoning Commission By-Laws Town of Chino Valley

- b. The evidence is factual, substantial, and material.

- D. Considerations: Following the hearing, the Commission shall take action on the matter under consideration, according to the Unified Development Ordinance of the Town of Chino Valley.
 - 1. All motions for approval or denial shall include specific reasons and/or findings of fact.
 - 2. Votes can be made by Roll Call or Voice Vote, at the discretion of the Chair.

- E. Continuation of Cases: The Planning Commission may, at their discretion, grant a continuation of a case, based on a letter written by the applicant outlining the special circumstances related to the case that require the Continuation. The Commission may grant up to a total of two Continuations for any one case. Continuations shall be granted to a date specific. In no case shall more than two continuations be granted. If the applicant is not ready to move forward after the granting of two Continuations, the Commission shall deny the case without prejudice. When the Applicant is ready to move forward, the Applicant can reapply to the Development Services Department for the same project and pay half the standard fee for the case type, starting the process over from the beginning.

3.11A "SR-22,000" - SINGLE-FAMILY RESIDENTIAL District

A. PURPOSE

This district is intended to promote and preserve medium-density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities.

B. PERMITTED USES

1. One (1) **single-family dwelling**.
2. One (1) **guest house**, with a livable square footage that does not exceed one thousand two hundred (1,200) square feet or fifty (50) percent of the total square footage under roof of the primary residence, whichever is greater.
3. **Churches** or other similar places of worship.
4. **Home occupations**.
5. **Schools** and **public/governmental facilities**.
6. Customary **accessory buildings** provided such uses are incidental to the principal use. Accessory structures shall not be permitted prior to the issuance of a building permit for the primary residence. Accessory structures shall not be permitted prior to the issuance of a building permit for the primary residence.

C. CONDITIONAL USES (Conditional Use Permit Required)

1. **Temporary home and land sale offices**, provided they are located within the same subdivision as that land and homes which are offered for sale.
2. **Public utility buildings**, structures, or appurtenances thereto for public service use. Extension of public service lines in public or private right-of-way is exempt from this requirement.
3. **Residential facilities for the developmentally disabled** as described in A.R.S. §§ 36-581 and 36-582, which are licensed by the Department of Economic Security.
4. **Bed and Breakfast** operations with the limitation that no guest may stay for more than seven (7) days during any consecutive thirty (30) day period.
5. **Recovery residences**.
6. **Assisted living homes**.

Because no list of uses can be complete, the interpretation of whether a use not specified is consistent with the intent of this zoning district and may be allowed as a conditional use or, where discretion is allowed, a permitted use shall be rendered by the **Zoning Administrator** with appeal to the **Board of Adjustment**.

D. PROPERTY DEVELOPMENT STANDARDS

1. Minimum **Lot Area**: 22,000 square feet
2. Minimum **Lot Frontage**: 80 feet
3. Minimum **Front Yard Setback**: See Section [4.28](#)
4. Minimum **Side Yard Setback**: 10 feet
5. Minimum **Street Side Yard Setback**: See Section [4.28](#)
6. Minimum **Rear Yard Setback**: 20 feet
7. Maximum **Building Height**: 35 feet
8. **Accessory Building Setback** 10 feet from side and rear **property lines**, and must conform to the front **yard** and **street side yard** setback.
9. Maximum **Lot Coverage**: 40%