



Commissioner's Agenda  
Planning & Zoning Commission  
Chino Valley Town Hall  
202 N. State Route 89  
Special Meeting - August 9<sup>th</sup>, 2022, 6:00 p.m.

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- 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 – JULY 5, 2022 REGULAR MEETING
- C.2 WITHDRAWALS BY APPLICANT – NONE
- C.3 TIME EXTENSIONS – NONE
- C.4 CONTINUANCES – ONE
- C.4.1 **CUP-2022-01** – This is a request by Derek and Luiz Pereira for a Conditional Use Permit for an Equine Rescue Center on a 5-acre parcel zoned SR-2.5, located at 680 S. Firesky Lane, Chino Valley, Arizona. CONTINUE THIS ITEM TO THE OCTOBER 4<sup>TH</sup> PLANNING AND ZONING COMMISSION MEETING.
- C.5 APPROVALS – NONE APPROVED
- D. PUBLIC HEARINGS – NONE
- E. ACTION ITEMS – TWO
- E.1 **Mini-Training** – Planning Commission Discussion, Motions, and What Makes it to Council COMPLETED
- E.2 **TA-2022-07** – Guest House Text Amendment. The Town Council has requested clarification by the Planning Commission, of specific items related to the proposed text amendment, forwarded to Council and heard at their July 12<sup>th</sup> meeting. The text amendment addresses changes to section 2.1 of the UDO revising the definition of guest house and replacement of existing section 4.1 in the UDO with general regulations for guest house development. The items to be clarified include:
- Definition of what is meant by “New Manufactured Home”
  - Clarification of when stick-built and manufactured guest homes are allowed
  - Manufactured Homes on a permanent foundation
  - Separate meters for utilities (water, sewer, electricity, gas, cable) for guest houses
  - CC&R's and Town Code conflicts
- COMPLETED
- F. INFORMATION ITEMS
- F.1 Staff
- Council Action on prior P&Z Cases
  - Recreation Vehicle (RV) Parks
  - Subdivision Text Amendment
- F.2 Commission
- F.3 Public
- G. ADJOURN

**Zoom Instructions:** Please use the link to join the webinar: <https://us02web.zoom.us/j/83054705626>, or by phone: 1 877 853 5247 (Toll Free) or 1 888 788 0099 (Toll Free); Webinar ID: 830 5470 5626

A copy of the agenda packet is available for viewing 12 days prior to the Planning Commission Public Hearing date, at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

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.