



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
May 3, 2022, 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 –APRIL 5, 2022 REGULAR MEETING **APPROVED**
 - C.2 WITHDRAWALS BY APPLICANT – NONE
 - C.3 TIME EXTENSIONS – NONE
 - C.4 CONTINUANCES – NONE
 - C.5 APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
- D.1 **ZC-2022-02** – This is a request by Gary Zito on behalf of Arizona Heritage Construction, for approval of a rezoning of approximately 3.04 Acres from Industrial (I) to Single Family Residential 1 Acre Minimum (SR-1) for property located at E Granite Creek Lane. **APPROVED**

 - D.2 **ZC-2022-03** – This is a request by Thomas Langston, for approval of a rezoning of approximately 6.15 Acres from Agricultural Residential (AR-5) to Single Family Residential 2 Acre Minimum (SR-2) for property located at 735 S Road 1 West, Chino Valley, Arizona, APN #306-29-052A. **APPROVED**
- E. ACTION ITEMS – ONE
- E.1 **TA-2022-07** – This Guest House -Text Amendment 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. **APPROVED**
- F. INFORMATION ITEMS
- F.1 Staff
 - Council Action on prior P&Z Cases
 - Discussion of June Meeting – Work Session
 - 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.