

Planning and Zoning Commission Special Meeting Minutes June 26, 2023

A special meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, June 26, 2023, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were; Chair Chuck Merritt, Commissioner Teena Meadors, Commissioner Robert Switzer (Video Call), Commissioner William Welker;. Absent Commissioner members were; Vice-Chair Gary Pasciak; Commissioner Ron Penn; Commissioner Richard Zamudio. Alternate Commissioner Rachelle Fernow was in attendance

STAFF MEMBERS present were Laurie Lineberry, Development Service Director; Will Dingee, Assistant Director; Dee Dee Moore, Process Coordinator; Laurence Diggs, Audio/Video.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. Commission meeting began with the Pledge of Allegiance led by **Merritt**.

PUBLIC HEARING #C.1 - 2040 GENERAL PLAN *The special meeting of the Planning and Zoning Commission to discuss and forward a recommendation to the Town Council regarding the state mandated requirement to have in place a Town General Plan. The 2040 General Plan is a rewrite of the 2014 General Plan currently in place and due to expire next year.*

In attendance from the General Plan Consultant Team was; Celeste Werner, FAICP – Project Director; Bren Cox, AICP – Project Manager; Ed Boik, AICP – Deputy Project Manager; Heather Garbarino – Lead Planner attended electronically. **Werner** presented the overview of the re-written 2040 General Plan. The three primary components that make up the General Plan are Future Land Use Map, Goals and Policies, and an Implementation Plan. She identified that the General Plan is: Long-term, comprehensive and general, and that it is not zoning, is not regulatory in nature, and does not modify existing uses. **Werner** identified the components of engagement that were used for this plan.

The areas that the public were focused on were: 1. Land Use, 2. Circulation, 3. Parks, Recreation, and Natural Resources, and 4. Economic Development. Also included in the General Plan is a Future Land Use Map. **Werner** highlighted proposed rewording for Policy LU-8, 4 for clarification.

There were no questions from the commission for the consultant. **Merritt** shared that no comments from the Commission should not be taken as a negative because the information presented here had been heard numerous times throughout the general plan re-write process.

Merritt opened the public comment period. There were no comments from the public and the public portion of the meeting was closed..

Merritt also wanted to offer up compliments to the Steering Committee for all their hard work. The proposed plan has more components in it than the previous plan, in part because of the public participation in the process. **Merritt** added that he felt that that participation reduced the need for the public to attend this meeting and share their voice.

Switzer stated that he too wanted to thank the Matrix Team, town staff, the council, the members of the Steering Committee, Planning & Zoning Committee, and all the citizens that got involved. He felt that this was a well thought out plan and he is looking forward to being a commissioner because with this new plan in place, it will make the commissioner job easier. He felt this would be a great asset to the town. **Merritt** added that he believed **Switzers'** comments were reflected by the other commissioners as well.

MOTION - A motion was made by Commissioner Meador and seconded by Commission Switzer to forward a recommendation of approval to the Town Council for the 2040 General Plan, including the rewording of Policy LU-8.4 as presented by the Matrix Consultant Team.

A roll call vote was taken with the following votes: Welker–Yes, Switzer–Yes, Meadors–Yes, Chair Merritt–Yes. The motion passed with a 4-0 approval. Three commissioners were absent.

ACTION ITEMS: There were no action items for this meeting.

INFORMATION ITEMS – FROM STAFF: There were no information items from staff.

INFORMATION ITEMS – FROM THE COMMISSIONERS: There were no information items from the commission.

INFORMATION ITEMS – FROM THE CHAIRMAN: Merritt had no information to share.

INFORMATION ITEMS – FROM THE PUBLIC: There were no comments from the Public.

ADJOURN – A motion was made by Meadors and seconded by Welker to adjourn the meeting at 6:47 p.m.



Charles Merritt - Chair



Prepared By: Dee Dee Moore