



Commissioner's Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
March 1, 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 – JANUARY 4, 2022 REGULAR MEETING
 - C.2 WITHDRAWALS BY APPLICANT – NONE
 - C.3 TIME EXTENSIONS – NONE
 - C.4 CONTINUANCES – NONE
 - C.5 APPROVALS – NONE **APPROVED**
- A. PUBLIC HEARINGS – THREE
- D.1 **Z-2022-01** – Request by Jeremy Bach for a rezone of approximately 30.15 acres of real property from the Agricultural/Residential 5-Acre Minimum (AR-5) to Commercial Heavy with a Planned Area Development Overlay (CH/PAD), for the property located south of 2820 N Road 1 East, APN 306-14-026A **RECOMMENDED DENIAL**
 - D.2 **F-07-21** – A request by Jay Bates on behalf of Right Homes LLC to replat Tract B, found within the Chino Meadows Unit 2 subdivision, as a buildable lot for a new home, as opposed to a tract of land. APN is 306-24-775. **CONTINUED TO APRIL 5, 2022**
 - D.3 **Z-17-21** – Request by Ralph Baker on behalf of Chino Valley Irrigation District (CVID) to rezone one (1) acre of approximately 14.79 acres of real property from AR-5 (Agricultural Residential 5-acre minimum) zoning district to CL (Commercial Light) zoning district in order to divide the property. Address 995 E Road 1 North, Parcel 306-23-048A. **RECOMMENDED APPROVAL**
- B. ACTION ITEMS – NONE
- C. INFORMATION ITEMS
- F.1 Staff
 - Council Action on prior P&Z Cases
 - F.2 Commission
 - F.3 Public
- D. 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.