

Planning and Zoning Commission Meeting Minutes Study Session – April 5, 2022

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:30 pm on Tuesday, April 5, 2022, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present: Chair Chuck Merritt, Vice-Chair Pasciak, Commissioner Teena Meadors, Commissioner Ron Penn, Commissioner David Somerville, Commissioner Robert Switzer, Commissioner William Welker, Alternate Commissioner Richard Zamudio.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director; Will Dingee, Senior Planner; Bethan Heng, Planner; Dee Dee Moore, Process Coordinator.

The following topics were discussed at the April 5, 2022 Study Session.

Discussion: Recreation Vehicle Parks: Staff clarified the zoning districts that RV parks were an allowed use and the reasoning behind two different zoning districts based on the number of spaces being proposed. The Commission discussed the need for an RV Park zoning district & remove RV's from other zoning districts.


Discussion: Temporary Uses: Staff shared that they have been researching current temporary uses that are outlined in the code and opened up discussion about why some items may not truly be a temporary use and what actually is the definition of a Temporary Use.

Discussion: Guesthouses – Staff has been working on identifying and updating a draft of the current code which does not allow guesthouses to be rented. A text amendment could allow these units to be rented. Staff would support this only if the property owner is also in residence on the property. Campers and RV's can not be rented. Discussions regarding this topic will be ongoing and once the draft text amendment is completed it will be brought to one of the Planning & Zoning Meetings.


Discussion: Subdivision Code - a recent town code amendment related to water and sewer service requirements (Sections 50 & 51) will prompt modification to the subdivision code. More discussion on this topic is planned at a future work session.

Alternate Commissioner Zamudio was notified that staff would be contacting him regarding adding him to the Commission membership to the American Planning Association.

Meeting was adjourned at 7:25 pm.



Charles Merritt
Chair



Dee Dee Moore
Prepared By