

## Planning and Zoning Commission Study Session Minutes Study Session – June 7, 2022

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:30 pm on Tuesday, June 7, 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 Robert Switzer, Commissioner William Welker, Alternate Commissioner Richard Zamudio. Commissioner David Somerville was absent

**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 June 5, 2022 Study Session.**

**Discussion: Water and Sewer Code Changes:** Public Works Director Frank Marbury covered Administrative changes and items that would impact Policies and Development in regards to code changes to Section 50 and Section 51. Will Dingee, Senior Planner discussed code related changes that would need to be made in the Subdivision Code.

**Discussion: Planning Authority:** Laurie Lineberry, Development Service Director, shared that the Commissions' authority to rezone, general plan, and subdivide properties was via the State Enabling Act, which is a Police Power provided to the states from the federal government and then passed down to cities, towns and counties via Arizona Revised Statutes (ARS).

**Discussion: Industrial Zoning District –** Dingee provided the setback provisions of the Industrial code to clarify mis-information that was received during the public comment period at the last rezone on Granite Creek.

**Discussion: How Code Books are Updated -** Lineberry shared the process of codification of new text amendments, how to replace pages, how they receive copies of the official ordinance to have in their code books for use until the codified pages are done by the code company. She offered to assist them in this process to avoid pages being removed accidentally.

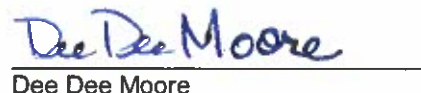
**Discussion: RV Park Ordinance -** Lineberry identified that currently the only provisions in the UDO were found under "Campgrounds" in General Provisions. She shared a matrix including RV Park regulations from other jurisdictions and discussed possibilities for an ordinance in Chino Valley. The proposed ordinance would be a stand-alone ordinance that would require a Multi-Family zoning district in order to develop. This topic would be discussed at an upcoming Planning and Zoning Commission meeting.

**Discussion: Solar and Wind Farms -** Dingee discussed the properties of solar and wind farms and past direction (like rezoning) and how staff is exploring solar and wind farms in the Open Space District – which is a form of conservation and preserving the land for future developments after the life of the solar/wind farm is over. One commissioner suggested a provision for reclamation of the land when the solar/wind farm life is over, such as removing the concrete and restoring the land to its natural setting.

**Discussion: Neighboring Property Owner's Notification -** Lineberry discussed the possible expansion of the current 300' property owner notification. The commission thought that the greater distance made sense on larger parcels. General discussion showed an interest in having a minimum number of parcels to notify, such as 30.

Meeting was adjourned at 8:32 pm.

  
Charles Merritt  
Chair

  
Dee Dee Moore  
Prepared By

