

**RESOLUTION NO. 2024-1244**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING CONDITIONAL USE PERMIT 2023-05 FOR A SELF-STORAGE AND RV STORAGE FACILITY AT 2535 N STATE ROUTE 89, CHINO VALLEY, ARIZONA.**

**WHEREAS**, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) is responsible for reviewing and approving conditional use permits for land use and development within the Town; and

**WHEREAS**, the applicant, Dane Astle, on behalf of Chino Valley Toy & Mini Storage, LLC, a/k/a Toy Storage Partners, applied for a conditional use permit to establish and operate a self-storage and RV storage facility comprising 83,680 square feet of self-storage and 116 RV storage stalls on approximately 7.63 acres of land generally located at 2535 N. State Route 89, Chino Valley, Arizona (Yavapai County Assessor Parcel Nos. 306-14-020D, 306-14-021H, 306-14-021K, 306-14-029K, and 800-13-017L); and

**WHEREAS**, APN 800-13-017L is undeveloped right-of-way subject to disposition by the Town in accordance with Ariz. Rev. Stat. § 28-7201 *et seq.*; and

**WHEREAS**, the proposed facility is subject to the conditional use permitting process set forth in Section 1.9.3 of the Unified Development Ordinance of the Town of Chino Valley (the “UDO”); and

**WHEREAS**, the Chino Valley Planning and Zoning Commission (the “Commission”) has conducted a public hearing to consider the applicant’s request, including reviewing the site plan, proposed operational procedures, and findings of fact, and has recommended approval of the conditional use permit subject to certain conditions; and

**WHEREAS**, the Town Council has reviewed the Commission’s recommendation.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

**SECTION 1:** The recitals above are hereby incorporated as if fully set forth herein.

**SECTION 2:** The conditional use permit for the self-storage and RV storage facility at 2535 N State Route 89, Chino Valley, Arizona (“CUP-2023-05”), and the anticipated disposition of APN 800-13-017L, both as described in the application submitted, is hereby approved, subject to the requirements of Ariz. Rev. Stat. § 28-7201 *et seq.* and the conditions set forth in Section 3 of this resolution.

**SECTION 3:** The following conditions apply to CUP-2023-05:

1. **Compliance:** The applicant shall comply with all applicable federal, state, and local laws, regulations, and ordinances, including but not limited to the Chino Valley Zoning Code.

2. Site Improvements: The applicant shall make the necessary site improvements as indicated in the site plan, including but not limited to landscaping, fencing, lighting, and signage, in accordance with the approved plans.
3. Operational Hours: The facility shall only be operational during the hours of 7:00 a.m. to 6:00 p.m.
4. Security Measures: The applicant shall implement and maintain adequate security measures, including video surveillance, secure fencing, and controlled access, to ensure the safety and security of the facility and its users.
5. Environmental Measures: The applicant shall minimize any potential environmental impacts and comply with applicable environmental regulations, including but not limited to those regarding waste disposal and stormwater management, light pollution, and water-efficient landscapes.
6. Traffic Management: The applicant shall work with the Town's engineering department and ADOT to address any traffic concerns related to the facility's operation, entry off State Route 89, and internal maneuvering.
7. Deviations; Noncompliance: Any deviations from the approved plan or noncompliance with any of the prescribed conditions of CUP-2023-05 will render it null and void.
8. Specified Use: The applicant shall engage in the specified conditional use, subject to compliance with all conditions of approval and outside agency recommendation, as granted.
9. Construction Schedule: Construction of the facility shall commence within one year from the date the Town Council approves this resolution.
10. Sewer; Water: The applicant shall satisfy the requirements of Yavapai County for sewer and the Arizona Department of Water Resources for water.
11. Roadway Abandonment: The applicant shall coordinate with the Town's Engineering Department for the proper disposition of APN 800-13-017L in accordance with Ariz. Rev. Stat. § 28-7201 *et seq.*
12. Parking: All required parking and loading spaces, maneuvering areas, driveways, and fire lanes shall be paved with asphaltic concrete over an A.B. base, concrete, or masonry to a thickness and structure that will support the type and intensity of vehicular traffic generated by the conditional use.
13. Grading; Drainage: The applicant shall provide grading plans and a drainage report by an Arizona Registered Civil Engineer in accordance with Town Code and all other applicable rules and regulations. The facility's property shall detain to historic rates and discharge at the same location. Off-site flows on-site need to be accommodated.

**SECTION 4:** If any section, subsection, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 23rd day of January 2024.

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Jack W. Miller, Mayor

ATTEST:



*Erin N. Deskins*

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Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:

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Andrew J. McGuire, Town Attorney  
Gust Rosenfeld PLC

I hereby certify that the above foregoing Resolution No. 2024-1244 was duly passed by the Council of the Town of Chino Valley, Arizona, at a meeting held on January 23, 2024, and that quorum was present thereat and that the vote thereon was 6 ayes and 0 nays and 0 abstentions. 1 Council members were absent or excused.

*Erin N. Deskins*

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Erin N. Deskins, Town Clerk