



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

March 4, 2025



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
March 4, 2025, 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 – FEBRUARY 4, 2025 REGULAR MEETING
 - C.2. WITHDRAWALS BY APPLICANT – NONE
 - C.3. CONTINUANCES – NONE
 - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – ONE
 - D.1 **CUP-2024-05** - This is a request by Olsen's Events (Mike Olsen) for the approval of a Conditional Use Permit to allow for the continued use of an existing rodeo and additional outdoor recreational arena activities, on property located at 344 S State Route 89, Chino Valley, Arizona.
- E. ACTION ITEMS - ONE – ELECTION OF OFFICERS
- F. INFORMATION ITEMS
 - F.1 Staff
 - F.2 Commission
 - F.3 Chairman
 - F.4 Public
- G. ADJOURN

Zoom Instructions: Please use the link to join the webinar: <https://us02web.zoom.us/j/82610810673>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 826 1081 0673

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.

Planning and Zoning Commission Meeting Minutes February 4, 2025

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, February 4, 2025, 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 Gary Pasciak, Commissioner Michael Ditta, Commissioner Teena Meadors, Commissioner William Welker, Commissioner Richard Zamudio and Alternate Commissioner Joseph Morabito. Commissioner Jeffrey Pizzi was absent.

STAFF MEMBERS present: Laurie Lineberry, Development Services Director, Will Dingee, Assistant Director, Jessica Barragan, Senior Planner, Terri Denemy, Town Manager, Gerreann Froberg, Senior Processing Coordinator, and Nicholas Harwick, Audio/Video.

CALL TO ORDER: Chair Merritt called the meeting to order at 6:00 p.m. A quorum was declared. The Commission meeting began with the Pledge of Allegiance led by Vice-Chair Pasciak. Merritt introduced and welcomed new Commissioner Michael Ditta, and alternate Joseph Morabito.

CONSENT CALENDAR – A motion was made by Commissioner Meadors to accept the consent agenda. The motion was **seconded** by Vice-Chair Pasciak and passed unanimously by a 5-0 vote with Ditta and Morabito abstaining.

PUBLIC HEARING #D.1 – TA-2025-01 - Residential Zoning Amendment Procedures - A request to amend the Town of Chino Valley Unified Development Ordinance, Section 1, Administration and Procedures, to update zoning amendment procedures for residential rezoning to include approval time periods in accordance with state law.

Chair Merritt asked if anyone on the Commission had a disclosure to declare regarding this item. There were none.

Laurie Lineberry, Director, presented the staff report and stated the State of Arizona Legislature passed a law requiring the Town to review proposed residential rezoning within 150 days of submission. She explained the Development Services Department for the Town already had in place a timeline for submittals, which currently was 63 days to the Planning and Zoning Commission, and 84 days to the Town Council. Therefore, the Town was in compliance. However, the Town needed the Legislative language in the Town Code. The Town attorneys were consulted as they were familiar with the new Legislation, and they provided edits to the Town Zoning Code. Staff recommended that the Commission forward a recommendation of approval to the Town Council for Text Amendment TA-2025-01 as presented in the staff report.

Merritt reiterated that the Town was already meeting the timeline, and the proposed Text Amendment was to state it in the Town Code to meet the State's requirement.

Merritt asked the Commission if they had any questions for staff.

Ditta asked what ramifications there would be if the Town did not have this in the Town Code. He asked if there could be a fine to the Town.

Lineberry replied that it could result in a Court challenge if the Town Code did not reflect what the State statute required.

Merritt opened the meeting for public comments and shared the rules for speaking to the Commission.

Merritt closed the public portion of the meeting.

Motion was made by Pasciak, seconded by Meadors, to approve TA-2025-01, as presented,

subject to the staff report, and information provided during the hearing. A roll-call vote was taken, and the motion passed unanimously with a 7-0 vote.

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

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: Dingee updated the Commission about prior cases heard by Town Council. On January 14, 2025, CUP-2024-04 – APS Substation Expansion, was approved by Town Council.

INFORMATION ITEMS – FROM THE COMMISSIONERS: none.

INFORMATION ITEMS – FROM THE CHAIR: Merritt welcomed the new Commissioners who volunteered, and thanked them for their service to the Town.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by Meadors and seconded by Pasciak and Ditta to adjourn the meeting at 6:11 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg



TOWN OF CHINO VALLEY
Planning Commission Staff Report
March 4, 2025
File Number: CUP-2024-05
Conditional Use Permit

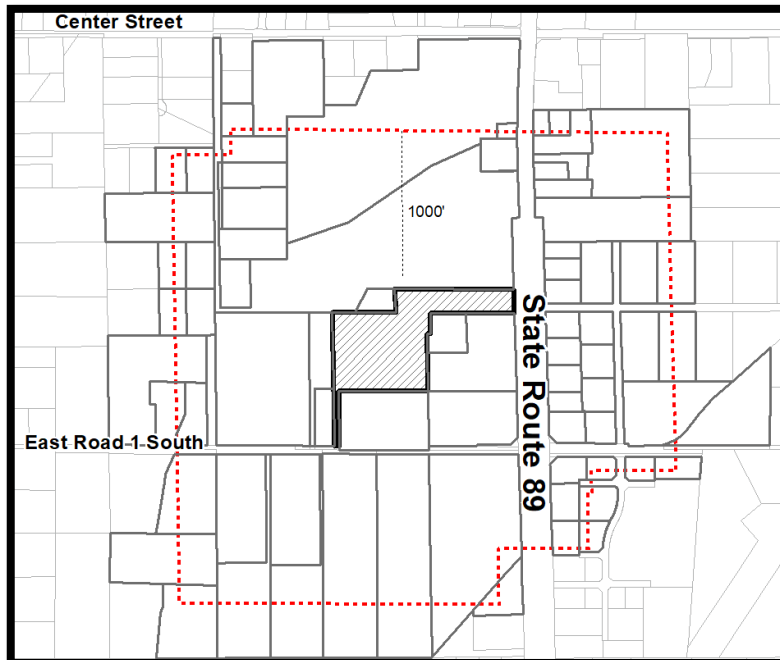
PROJECT DESCRIPTION

This is a request by Olson's Events (Mike Olsen) for the approval of a Conditional Use Permit to allow for the continued use of an existing rodeo and additional outdoor recreational arena activities, on property located at 344 S State Route 89, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Olsen's Grain & Arena	NC – Neighborhood Commercial
North	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Cooper Ag Center	RR – Rural Residential (1 du/ac) NC – Neighborhood Commercial
South	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Single-Family Residence	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)
East	"CL" – Commercial Light	Vacant Land	NC – Neighborhood Commercial
West	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Rodeo Arena & Wedding Venue	NR - Neighborhood Residential (4 du/acre)

LOCATION MAP



PRIOR SITE ACTIONS: None

STAFF RECOMMENDATION: Staff recommend that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Conditional Use Permit to allow for the existing rodeo and additional outdoor recreational arena activities in a CL/AR-5 District subject to Conditions of Approval found in Attachment A.

SUGGESTED MOTION: Move to **APPROVE** Conditional Use Permit CUP-2024-05 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

EFFECT OF THE APPROVAL: By approving this Conditional Use Permit, the Planning and Zoning Commission is recommending approval to Town Council for the continued use of an existing rodeo and additional outdoor recreational arena activities, located at 344 S State Route 89, Chino Valley, Arizona., subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the approved zoning on the parcel.

ZONING:

[Section 3.6.C.1](#) thru 4 of the Unified Development Ordinance lists among other things that “Privately owned and operated parks and recreational facilities, Rodeos, livestock auctions, fairgrounds and riding academies” are allowed as Conditional Uses in the AR-5 District.

CONDITIONAL USE PERMIT REQUEST

Olsen’s Events is requesting a Conditional Use Permit to expand the allowable uses within their established rodeo arena at 344 South State Route 89. Since opening in 2017, the facility has primarily hosted rodeo and equine events, but approval of this permit would allow for additional uses, including dog events, livestock events, community gatherings, weddings, and dirt bike barrel racing (referred to as limited motorsports in the narrative). This emerging rodeo event features single-rider, single-bike timed runs on a traditional barrel racing course. Unlike motocross races such as Supercross or FMX, these events focus on individual precision runs, often involving children on bikes setting course times that adults on horseback then compete against.

Olsen’s Events primarily operates April through October, one to two days per week, with events lasting four to six hours. In 2024, they hosted 69 events, including 29 night events, they are requesting an increase in daytime events along with one additional nighttime event per week to accommodate growing demand in the rodeo community. Typical attendance includes 100-150 participants and 50-100 spectators, with 8-12 staff on-site per event. The arena’s lighting complies with the Town’s code, allowing events to extend until 11 PM or later if necessary to ensure event completion.

According to Olsen's Events, their activities provide a community benefit (see attached narrative). Through expanded offerings, they aim to enhance community engagement, increase recreational opportunities, and support local causes while operating within town regulations and community expectations.

HISTORY OF OLSEN'S EVENTS RODEO ARENA

Olsen's Events Rodeo Arena was established in early 2017, initially operating only during daylight hours and using a sound system.

In 2018, Olsen's Grain received approval from the Town Council for a conditional use permit for their electronic sign along Highway 89. The sign was intended to advertise Olsen's Grain sales but would also advertise their community events such as Equifest. There was record of requiring Olsen's Event Area to obtain a Conditional Use Permit at this time to operate. Between 2019 and 2020, Olsen's Grain constructed their new corporate office. During this time, discussions took place between Development Services staff and Olsen's regarding the possibility of lighting the arena. The then-Director of Development Services committed to allowing the arena lights through a building permit and photometric plan alone, without requiring a conditional use permit. Additionally, it was internally determined that, although the rodeo arena did not have a conditional use permit, it would be considered an existing use as it was established in 2017.

In early 2022, Olsen's came in for a pre-application meeting to discuss the construction of a new warehouse. During this meeting, arena lighting was discussed again. Despite the previous director's departure from the Town of Chino Valley, Development Services continued to honor the prior commitment that only a building permit and photometric plan would be required for the lights.

In August 2022, Olsen's submitted a pre-application for the arena lighting with a photometric plan. It was determined that the proposal met the requirements of Town Code, and they were instructed to proceed with a building permit. In January 2023, Olsen's applied for their building permit for the lights, which was finalized in March 2023.

The first code complaint regarding light and noise was received in mid-July 2023. Complaints continued throughout 2023 and 2024, and were typically limited to nights when Olsen's held events. However, due to commitments made by prior directors and compliance with the Town's outdoor lighting code, Development Services had no basis for enforcement action. Once Olsen's requested to expand their events to include dirt bike barrel races, weddings, pet adoptions, and other activities, staff was able to require them to go through the conditional use permit process.

NEIGHBORHOOD MEETING

All properties within the 1,000-foot radius surrounding property owners were notified by postcard on January 13, 2025, about the neighborhood meeting held at Olsen's location. On February 5, 2025, the same owners were notified by postcard of the Planning and Zoning hearing and Town Council hearing dates. On February 6, 2025, staff posted signs on site of the Planning and Zoning hearing and Town Council hearing dates.

Meeting Summary:

DATE MEETING HELD: JANUARY 28, 2025 AT 3PM

LOCATION: OLSEN'S EVENT ARENA – 344 S STATE ROUTE 89

ATTENDEES:

- Property Owner/Agent: (2) Mike Olsen (Property Owner) and Shyan Ingrao (Arena/Event Manager)
- Town Staff: (2) Jessica Barragan (Senior Planner) and Will Dingee (Assistant Director)
- Neighbors: (7 Property Owners) Within 1000' Radius
- Other Members of the public: (3) Not within 1000' Radius
 - The following points of concern were expressed by one (1) single family resident whose dwelling is located nearest to the arena:
 - Hours of Operation
 - Frequency of Events
 - Noise levels
 - Lighting glare/trespass
 - Traffic/Circulation (ingress/egress)

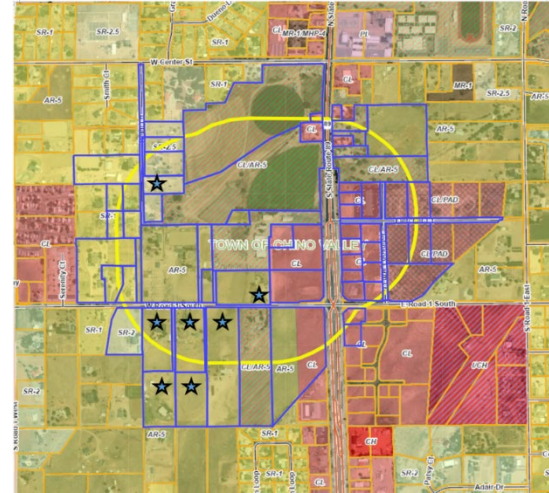
Outcomes of Neighborhood Meeting:

- Out of the Sixty-three (63) property owners within a 1000' radius of the subject property that were notified directly by U.S. Postal Service, seven (7) attended the neighborhood meeting. Applicants agreed to take any necessary measures to mitigate light trespass and noise from speakers by adjusting fixture placement and heights. In addition, they agree to hold events at reasonable hours with direct notice to the neighbors of upcoming events (Particularly involving gun and motorsports or high decibel activities).
- The majority of the dialogue took place between Ms. Kim Hennessey and the owner/operators of Olsen's Arena. The owners denied the false allegations of being rude or uncooperative with the neighbor and discussed various events and the measures they take to manage them. They also asked for reasonable solutions to address Ms. Hennessey's concerns. However, no resolution was reached, and Ms. Hennessey stated that she would submit written comments to staff.

- All other attendees of the neighborhood meeting offered their support and did not raise any concerns. One neighbor stated that the ambulance and highway noise is much louder. Others expressed their appreciation for various youth & agricultural related programs in the community.

Other Correspondence:

- Staff received two (2) letters of opposition and one (1) in support by individuals neighbors residing within the neighborhood notification radius. Copies of all written correspondence can be found in addendum. The two letters of opposition expressed the same points of concern outlined above.



EXTERNAL AGENCY COMMENT:

Fire Safety (CAFMA): The Olsen's have met the fire department's criteria for events and will submit Special Event Requests as needed to determine if a Special Event Operational Permit is required. They have also updated CAFMA with their projected 2025 schedule, which helps assess permit needs.

Traffic (ADOT): ADOT approved the 240 A form, confirming no access to events from State Route 89. Since all event traffic will be routed through the westerly entrance on W Road 1 South, a Traffic Impact Analysis (TIA) was not required, fulfilling ADOT's requirements.

See complete External Agency Comments in Attachment B

CONTACT LOG WITH NEIGHBOR IN OPPOSITION:

Date	Contact Type	Outcomes/Discussion
1/21/2025	Phone Call	The neighbor in opposition expressed that she is the most impacted by the ongoing issues and is frustrated that her peace has been compromised due to lighting, noise, and traffic concerns. She also stated that her husband's family previously owned the Olsen property before selling it. She mentioned that she can no longer enjoy peace in her home due to the noise levels and bright lights at night. When asked if she had any suggestions or recommendations, she stated that she wanted the Olsen's to offer something. The Case Planner encouraged her to attend the neighborhood meeting to voice concerns and discuss potential solutions.

Date	Contact Type	Outcomes/Discussion
1/23/2025	Phone Call	The neighbor in opposition reiterated frustration over the ongoing issues and the impact on her peace due to lighting, noise, and traffic concerns. She also restated that her husband's family previously owned the Olsen property before selling it to the current owners.
1/28/2025	Neighborhood Meeting (In-person)	The neighbor in opposition provided background on her family's history of owning land in Chino and her desire to live in a peaceful area. Her primary concerns were the brightness of the lighting during evening events and the high noise levels, which she stated prevent her from working during the day. She expressed that there should be limits on the number of events held at the arena and that motor sports should be prohibited. The Olsen property owners and operators discussed various methods they plan to implement to reduce light and noise pollution during both daytime and evening events. Both staff and the Olsen owners welcomed the neighbor in opposition's input and encouraged her to share any recommendations. She stated she would provide her suggestions later that day.
1/30/2025	Phone Call	The neighbor in opposition contacted staff to request copies of the applicant's submission documents for the CUP case. The Case Planner provided a link where the documents would be publicly available. Staff asked if she had any input before the final report was published and encouraged her to provide comments.
2/3/2025	Phone Call	The neighbor in opposition contacted staff to ask about reviewing documents before their publication so she could submit comments based on them.
2/3/2025	Email	The neighbor in opposition reached out to staff requesting a time extension to submit comments.
2/3/2025	Counter (In-person)	The neighbor in opposition visited the office to review the applicant's submission documents. During her meeting at the counter, she alleged that the town assisted the Olsen's in conducting their sound and lighting studies. She also expressed dissatisfaction with the neighborhood meeting, stating that she felt she was the only one impacted and that the other attendees were not actual neighbors. Additionally, she discussed personal preferences, including work hours, sleep patterns, and her desire for a peaceful home, as well as concerns about how arena activities disturb her. The neighbor in opposition criticized town staff for not responding to her code enforcement claims; however, staff determined that no allegations had been substantiated to the extent described. Staff encouraged her to present suggestions and mitigations in writing for discussion with the Olsen's.

Date	Contact Type	Outcomes/Discussion
2/5/2025	Email	Comment letter received from the neighbor in opposition.
2/13/2025	Email	The neighbor in opposition reached out to the Director of Development Services seeking clarification on the CUP process, expressing concerns about how decisions impacting her home would be made and whether there was an opportunity for negotiation. The Director explained that negotiations should take place between the neighborhood meeting and the Planning Commission hearing, but the neighbor in opposition stated no discussions had occurred between her and the applicant. The Director provided a link to a past CUP hearing and outlined the formal hearing process, explaining that the Planning Commission and Town Council meetings would follow a structured format where public comments are limited to three minutes per speaker, and final decisions rest with the Town Council. The neighbor in opposition expressed frustration, questioning whether there was any real negotiation process available to her.
2/19/2025	Email	The neighbor in opposition requested a copy of the report to P&Z .

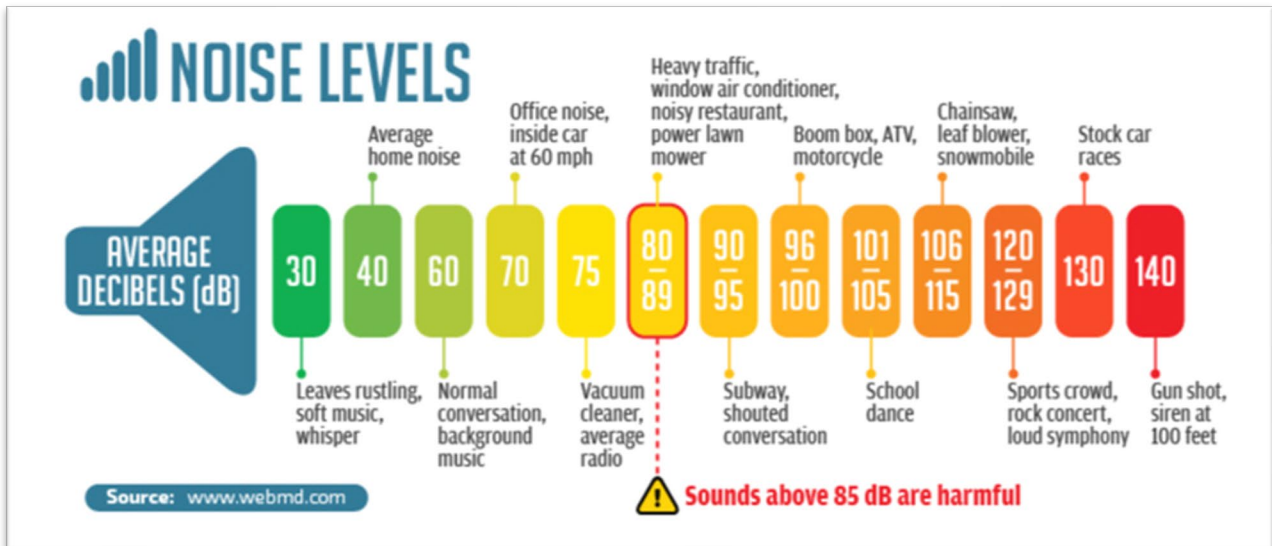
EFFORTS TO MINIMIZE IMPACTS ON NEIGHBORS:

Following concerns raised at the Neighborhood Meeting by a resident within 1,000 feet of the arena, Olsen’s Events took steps to address the primary issues identified: noise, lighting, and traffic.

Noise

Neighbor’s Concern: The opposing neighbor expressed frustration that noise levels from the event arena, particularly from the PA system, disrupted their peace and made it difficult to enjoy their home. She believed that event noise was excessive and intrusive.

Mitigation Measures: Olsen’s replaced their existing PA system with a new system that includes an additional speaker, allowing for better sound distribution at lower volumes rather than relying on fewer speakers at higher volumes. The previous PA system produced noise levels ranging from 66 to 70 decibels (dB). A noise study conducted on February 18, 2025, confirmed a reduction in noise levels compared to the original study conducted on November 19, 2024. The updated system decreased noise levels at the affected neighbor’s property from 70 dB to 50 dB—equivalent to a decrease from the noise level of a vacuum cleaner to that of a conversation. Additionally, at the eastern property line of both Olsen’s Events and the opposing neighbor that face State Route 89, the average noise level from State Route 89 was recorded at 64 dB.



Lighting

Neighbor's Concern: The opposing neighbor stated that bright arena lighting at night creates excessive glare and trespasses onto their property, disrupting their ability to enjoy their home and property in the evenings.

Mitigation Measures: While the arena's existing lights already complied with the Town's outdoor lighting requirements, Olsen's adjusted the tilt of all six arena lighting fixtures downward by 15 degrees to provide more concentrated light and significantly reduced glare. Furthermore, the fixtures were specifically angled away from the opposing neighbor's residence to further minimize any perceived impact. A site visit by staff on February 10, 2025 confirmed that there was no light trespass at the western property line adjacent to the opposing neighbor's home.

Traffic – Secondary Entrance

Neighbor's Concern: The opposing neighbor is concerned about the volume of event traffic, potential congestion, and vehicle noise impacting their property, particularly from guests entering and exiting the arena using the eastern driveway next to their home.

Mitigation Measure: To address concerns about traffic near the opposing neighbor's residence, Olsen's has committed to restricting use of the eastern access point. While this entrance remains legally permitted, it will be designated for emergency access only during events. Signage will be installed to discourage arena patrons from using this entrance, and all event-related traffic will be directed to the primary entrance along Road 1, near Mr. Olsen's home instead.

Event Limitations

To help reduce the impact on neighbors, Town staff is requesting a cap on the number of events Olsen's can hold each year. In 2024, there were 69 events, including 29 at night. Under the Conditional Use Permit:

- Olsen's can host up to 90 events total per year (an increase of 21).
- No more than 40 events can be at night (an increase of 11).
- They can hold up to four daytime events and three nighttime events per week.

- Events lasting multiple days will count separately (e.g., a two-day event counts as two events).
- The event count resets every January 1st.

In the future, if Olsen's wants to hold more events than allowed with these limits, they will need to request an amendment to their Conditional use Permit (if approved). The Town will track events for compliance.

STAFF ANALYSIS:

Michael J. Olsen, the property owner/applicant, requests a Conditional Use Permit (CUP) for approximately 12 acres to continue operating an existing rodeo arena and expand outdoor recreational activities, including horse, dog, and livestock events, community gatherings, and limited motor sports. Per Chapter 154, Section 3.6.C.1 of the Town's Unified Development Ordinance (UDO), this request requires discretionary review to formalize both current and proposed uses.

The adjacent western property (306-29-027G) holds an active CUP (Ordinance 487, see copy in addendum) for rodeo, recreational events, and a wedding venue.

The applicant's site exhibits outline the Olsen's Arena layout. The family-owned Olsen's Grain business has operated since 1979, and the owner's family resides in the single-family home at the southwest boundary near the primary entrance for the Arena. The southern boundary abuts an AR-5 single-family residence, near the proposed secondary emergency access to the east. Event access from State Route 89 is prohibited and a Traffic Statement has been provided to satisfy this concern with ADOT. Secondary access will also remain closed to arena patrons but available for emergency personnel, with appropriate signage posted to discourage historic patterns.

The applicant submitted independent studies assessing existing arena lighting and sound levels. Staff first evaluated the photometric findings against Section 4.24 of the UDO. The existing lighting fixtures, provided by LED Light Expert (Permit# CB23-000005) were inspected & finalized on 3/18/23. A complete study of the findings and mitigation report for lighting can be found in Attachment G. The applicant conducted a sounds study using a professional sound meter see Attachment F for noise study findings and mitigation report.



PROPOSED CONDITIONS DELIVERED TO February 5, 2025

APPLICANT ON:

EXTERNAL AGENCY COMMENTS: See Attachment B

X	Applicant agreed with all of the conditions of approval on (02/19/2025)
	Applicant did not agree with the following conditions of approval: (list #'s)
	If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F	G	H
Conditions of Approval	External Agency Comments	Applicants Narrative	Applicants Site Plan & Other Exhibits	Staff Research	Noise Studies	Lighting Studies	Public Comments & Petitions

PREPARED BY:

DATE:



JESSICA BARRAGAN, SENIOR PLANNER

(JBARRAGAN@CHINOAZ.NET)

928 636-3473

FEBRUARY 19TH, 2025

APPROVED BY:

LAURIE LINEBERRY, AICP

DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the proposed Conditional Use Permit for the site:

Development Services Comments: Laurie Lineberry, Director, 928 636-4427- x1217

1. The Owner shall comply with all conditions listed below, along with all applicable State, County, and Town codes, rules, fees, and regulations that are applicable to this action.
2. The applicant shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder's Office, prior to the public hearing and final decision of this item by the Town Council.

Planning: Jessica Barragan, Senior Planner (928) 636-3473

3. The owner shall limit up to 90 events total per calendar year, resets on January 1st of each year. Each day constitutes a separate event.
4. The owner shall ensure that no more than 40 of the 90 events are night events.
5. The owner shall limit the number of events held per week to no more than four (4) with no more than three (3) of those events being night time events.
6. The Owner shall ensure noise levels generated by activities at the arena comply with Section 131.01 of the Town Code, as amended and shall be limited to no more than 60dbs at the southern property line. Intermittent noise events, such as, but not limited to mounted shooting exhibitions and dirt bike barrel races, shall be permitted only during daylight hours. The owner shall continue implement reasonable mitigation measures, such as scheduling considerations and sound dampening efforts, to minimize disruption to adjacent properties.
7. The owner shall ensure all lights shall be turned off within one (1) hour after the conclusion of events, with the exception for security lighting. The owner shall continue to implement reasonable mitigation measures in accordance with Section 4.24 Outdoor Lighting of the Unified Development Ordinance.
8. The owner shall prohibit vehicular event access to the event arena from SR-89.
9. The owner shall continue to provide adequate off-street parking to accommodate all expected visitors, with no overflow parking permitted on public roads.
10. The owner shall prohibit vehicular access using the eastern easement along the boundary of parcel 306-29-030E. For arena events this access shall be reserved for emergency access only and clearly identified as such.
11. The owner shall mitigate dust impact resulting from arena and event activities.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	01/14/2025	NAME:	KEVIN O'NEIL	TITLE:	FIRE INSPECTOR III
AGENCY:	CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY (CAFMA)	PHONE	928-277-5253		

Please refer to the Central Arizona Fire and Medical Authority (CAFMA) fire comments below. See our website at cazfire.org for permit and fee details. Fire sprinkler, fire alarm, kitchen/industrial fire protection system, gas detection system and LPG/above grade fuel tank plans shall be deferred submittal to CAFMA.

FIRE 1: Submit Special Event Request with town of Chino Valley to be reviewed by CAFMA. Will determine on case-by-case basis whether a Special Event Operational Permit is to be required by CAFMA.

FIRE 2: An operational permit is required to operate a temporary special event structure or tent having an area in excess of 400 square feet. 2018 IFC Section 105

FIRE 3: Fire apparatus access roads shall have an unobstructed vertical clearance of 13' 6". 2018 IFC 503.2.1

FIRE 4: Street widths shall be a minimum of 20 feet wide with and 13 foot 6 inches of height clearance. 2018 IFC Section 503.2.1

FIRE 5: Provide fire extinguishers in accordance with 2018 IFC Section 906.

FIRE 6: Mobile food truck vendors to comply with 2018 IFC Section 319.

FIRE 7: All means of egress within the building to remain unobstructed and accessible to public. 2018 IFC Section 1009

Note, additional comments will arise based off additional information provided.

DATE:	01/24/2025	NAME:	RICHARD PEREZ	TITLE:	NORTHWEST DISTRICT SUPERVISOR
AGENCY:	ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT)			PHONE	928-277-5253

Review Comments Summary:
Comments on 3rd Submittal Olsen's Arena

SUBMITTAL:	3	PROJECT NAME:	Olsen's Arena
REVIEWED	ADOT Northwest Permits Review	APPLICANT/TENANT:	Michael Olsen
DISCIPLINE /OFFICE	Northwest Prescott Permits Office	SITE ADDRESS:	344 S Hwy 89 Chino Valley, AZ 86323 306-29-029C & 028E
		PARCEL #:	
		CURRENT ZONED:	Commercial
RETURN	1/24/2025	DESIGNER / CONSULTANT	N/A
		PROPERTY OWNER	n/ Sischka Inv CV LLC PO Box 427 Chino Valley, AZ 86323 Northwestpermit@azdot.gov
ADOT PROJECT MANAGER:	Richard Perez	RETURN TO:	Northwestpermit@azdot.gov

ACTION CODES A= WILL COMPLY *B= CONSULTANT/DESIGNER TO EVALUATE
C= ADOT TEAM TO EVALUATE D= DISREGARD COMMENT
* REQUIRES A WRITTEN EXPLANATION BY CONSULTANT/DESIGNER
**FINAL DISPOSITION REQUIRES ADOT APPROVAL IF ANY COMMENT IS DISREGARDED

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

COMMENT	DATE	DWG/SPEC.	REVIEWER COMMENT	REVIEWER	CONSULTANT/DESIGNER
1	1/8/2025	TIS	ADOT is awaiting submittal of the TIS.	NWD K. Calasso	
2	1/23/2025	General	The ADOT 240A Form is approved.	Kevin K	
3	1/23/2025	TIS	The TIS will need to be submitted and an analysis of the turn lanes at SR-89 & Rd 1 S should be included.	Kevin K	
4	1/23/2025	General	ADOT respectfully request that the Town of Chino Valley Development Services keep ADOT included in all reviews and any other future meetings moving forward with this development.	NWD Permits R.P.	
5	1/23/2025	General	ADOT's comments may not be all inclusive. ADOT reserves the right to comment further when the Olsen's Arena moves forward to review the on and site plans for the development and to comment on any other future meetings regarding the above mentioned development. Please contact the Northwest District Permits department if you have any questions or concerns.	NWD Permits R.P.	
6	1/23/2025	General	ADOT respectfully requests that if the Olsen's Arena Development moves forward that the Town of Chino Valley Development Services not issue an approval for this project to begin construction of any kind until ADOT's review is complete.	NWD Permits R.P.	
8	1/23/2025	General	Provide responses to all ADOT comments.	NWD Permits R.P.	
*Consultant/Designer must provide where plans/specifications have changed and detail on how Reviewer Comment has been					

ATTACHMENT C
APPLICANTS NARRATIVE

Narrative

Olsen's Grain has been doing business in the Town of Chino Valley since 1979, currently providing jobs for an average of 30 people in our community and creating sales tax revenue for the Town of Chino Valley, which is currently approximately \$17,000.00 per month.

In 2017, Olsen's Grain saw a need to provide a facility for community members and customers to be able to practice and compete at equine events. Therefore, Olsen's management team decided to establish Olsen's Events, which is a subsidiary of Olsen's Grain. This not only created marketing opportunities for Olsen's Grain, but it also created jobs for our community. Olsen's Events employees 8-12 people per event.

1. Project description and purpose

- Olsen's Events is a facility designed for outdoor recreation activities that include horse events, dog events, livestock events, community gatherings and limited motor sports.
- Events will primarily take place from April-October, 1-2 days per week, approximately 4-6 hours in duration. Typically, attendance is focused on participants around 100-150. Spectators range from 50-100 per event.
- The event center is a great addition to our community for several reasons:
 1. We host several community fundraisers at our facility including FFA Benefit roping, Horses with Heart barrel race, Hammer Memorial barrel race (proceeds go to various animal organizations). Each of these events generates approx. \$3k-\$4k annually for these organizations. We also provide our facility at no charge for dog adoption agencies and other like events.
 2. We provide a family-friendly environment at all events, with a high priority placed on including children of all ages.
 3. Based on community requests, we have provided a facility to host various events based on local interests.

2. Compatibility with residential surroundings

- We will mitigate noise by directing speakers toward the main arena, facing north toward Cooper Ag Center Farm and facing west toward owner of Olsen's facility and another arena facility.
- Majority of the traffic will be directed to use the primary west entrance off of road 1 south, which is adjacent to owner's property and an open field.
- Noise time limits will be in alignment with local ordinances.

ATTACHMENT C
APPLICANTS NARRATIVE

- A majority of our events do not generate sound other than our PA system (speakers).
 - Our facility is located in an agricultural area, with the closest neighbor being over 300 feet from the arena.
 - Olsen's Grain facility provides a sound buffer to the east (warehouses, hay barn, office buildings and other structures).
 - The arena facility compliments Olsen's Grain, Cooper Ag Center, Triple 3 Farms & Events and many of our neighbors.
3. Operational limitations and conditions
- Operating hours are in alignment with local ordinances.
 - Operating days are typically 1-2 days per week, April through October.
 - We typically have 100-150 participants and 50-100 spectators
 - Our facility is used by 5200-7800 participants and 2600-5200 spectators annually.
 - We have 5-6 arena staff, 2-3 office staff, and 1-2 supervisors at each event.
 - We will have 1-2 events per week, approximately 4-6 hours per event. Night events will strictly align with local ordinances.
4. Traffic and parking
- We have a primary and secondary entrance to the arena. Our largest events since 2017 have not impacted neighbor traffic.
 - We have approximately 164,500 square feet (3.77 acres) available for parking. This provides adequate space for horse trailer/truck parking as well as spectator parking.
 - There is no spill over into neighborhood streets. Overflow parking is accommodated by the Olsen's Grain facility.
 - Parking is managed by staff at events.
 - Access routes are through our primary and secondary entrances/exits to and from road 1 south west.
5. Environmental and site-specific considerations
- Storm water management is through a drainage system running south to north on east side of the arena.
 - 6-8 trash cans are located at facility and emptied into a large dumpster after each event. Dumpsters are picked up twice a week by Waste Management.
 - Landscape practices include weed control by mowing and weed eating.
 - Lighting report attached.
6. Health safety and compliance standards
- Fire extinguishers/water are accessible

ATTACHMENT C
APPLICANTS NARRATIVE

- All entrances/exits are kept clear for access of police/medical/fire services.
- Safety protocols are in place in the case that 911 needs to be called for emergencies.
- Events have minimal spectators. In the event security is needed, protocols are in place to call police/911. Crowd control/security has never been an issue.
- Restroom facilities are porta johns. They are cleaned weekly on Thursdays and maintained if needed by staff.
- 6-8 trash cans are located at facility and emptied into a large dumpster after each event. Dumpsters are picked up twice a week by Waste Management.

7. Community engagement and feedback

- We have social media pages that are updated regularly with all upcoming events planned. We also share events to several community pages.
- We have a website that is updated regularly with all upcoming events planned.
- We send out a weekly newsletter to subscribers for all upcoming events planned.
- Please see attached letters of support and petitions signed by residents in support of events at our facility.

Concluding letter from Olsen's Grain Management:

Olsen's Grain has been an avid supporter of the Town of Chino Valley since 1979. We encourage our employees to be involved in the community. The owners have personally been involved in the school board and have volunteered at many community functions such as the corn dinner, Chamber of Commerce Events and various youth activities. Olsen's Grain has sponsored numerous educational seminars, provides yearly scholarships to graduating high school Seniors and internships for college students. We have also supported the Chino Valley Police K9 units by providing their dog food for several years.

Due to our involvement in the community, we noticed a need for a safe, wholesome, convenient location for outdoor equine animal activities. We provide this service as part of our overall business plan in Chino Valley. There are many activities available for a broad variety of residents. Also, there are several groups that we provide the facility for fundraising events, that would otherwise would not have the opportunity because of the lack of facilities.

We have done many improvements to our business throughout the years, always following and respecting what is asked by the Town of Chino Valley. We would appreciate your support for Olsen's Events.

ATTACHMENT C
APPLICANTS NARRATIVE



- Developmental services
 - No buildings are being added at this time
- Public works
 - There are no known flood hazards on this property.
 - Parking areas are hard packed road material and watered during events for dust control.
 - Arena is watered prior to and multiple times during events as needed.
- Water consulted - not applicable.
- Central Arizona Fire and Medical Authority
 - Email will be sent with all scheduled events and estimated attendance of spectators and participants. Seasonal schedule will be sent unless requested otherwise. Attendance on average does not exceed more than 150 people.
 - There are no temporary structures being set up during any events that exceed 400 square feet.
 - Road access meets minimum requirements of 20' wide by 13.6' height clearance. Two entrances will be accessible for fire/medical.
 - Fire extinguishers will be in accordance with requirements.
 - All mobile food truck vendors will be required to comply with the 2018 IFC Section 319.
 - There are no public buildings.
- Chino Valley Irrigation Department - not applicable.
- Yavapai County Health Department
 - We are in compliance with all health department requirements.
 - We will have ADA and regular porta johns available based on the number of attendees at each event.

ATTACHMENT C
APPLICANTS NARRATIVE

- Parking areas are hard packed road material and watered during events for dust control.
 - Arena is watered prior to and multiple times during events as needed.
- Yavapai County Environmental Department – not applicable.
- Arizona Department of Transportation
 - Form 240-A has been submitted as requested on 11/18/2024 at 2:24 pm.
- Police
 - Noise study attached. Direction of noise by speakers will be toward the main arena facing north and toward the second arena facing west.
- APS – not applicable.
- Lighting
 - Lighting report submitted by lighting expert as requested. See attached.
- Corporation LLC or Partnership
 - Partnership LLC operating agreement attached.
- Site plans
 - Submitted according to requirements discussed at the pre-application meeting.
- Supporting documentation – see attached, if applicable.
- Narrative
 - See attached.

ATTACHMENT D
APPLICANTS SITE PLAN & OTHER EXHIBITS



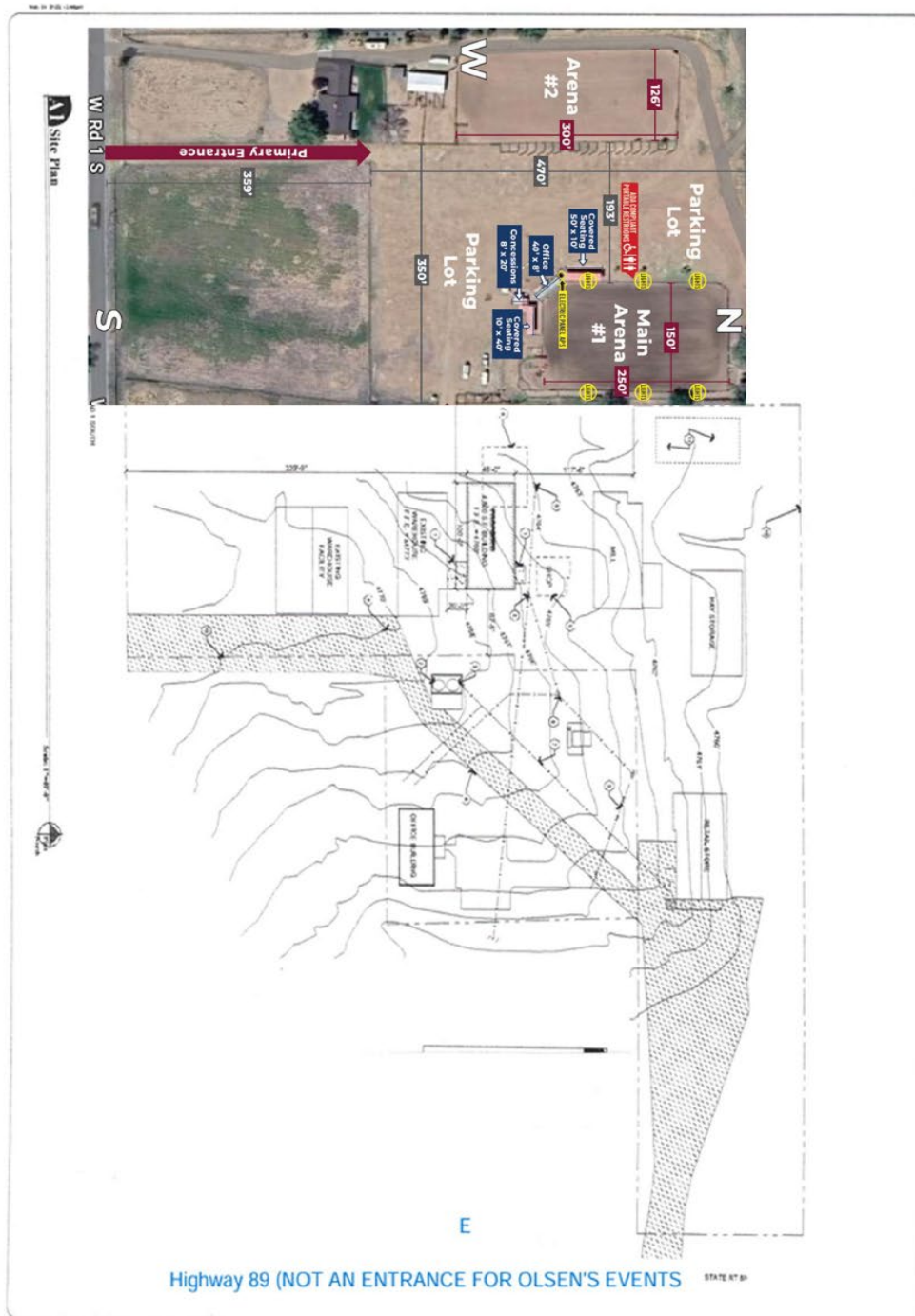
Elevation
4773' (level)



ATTACHMENT D

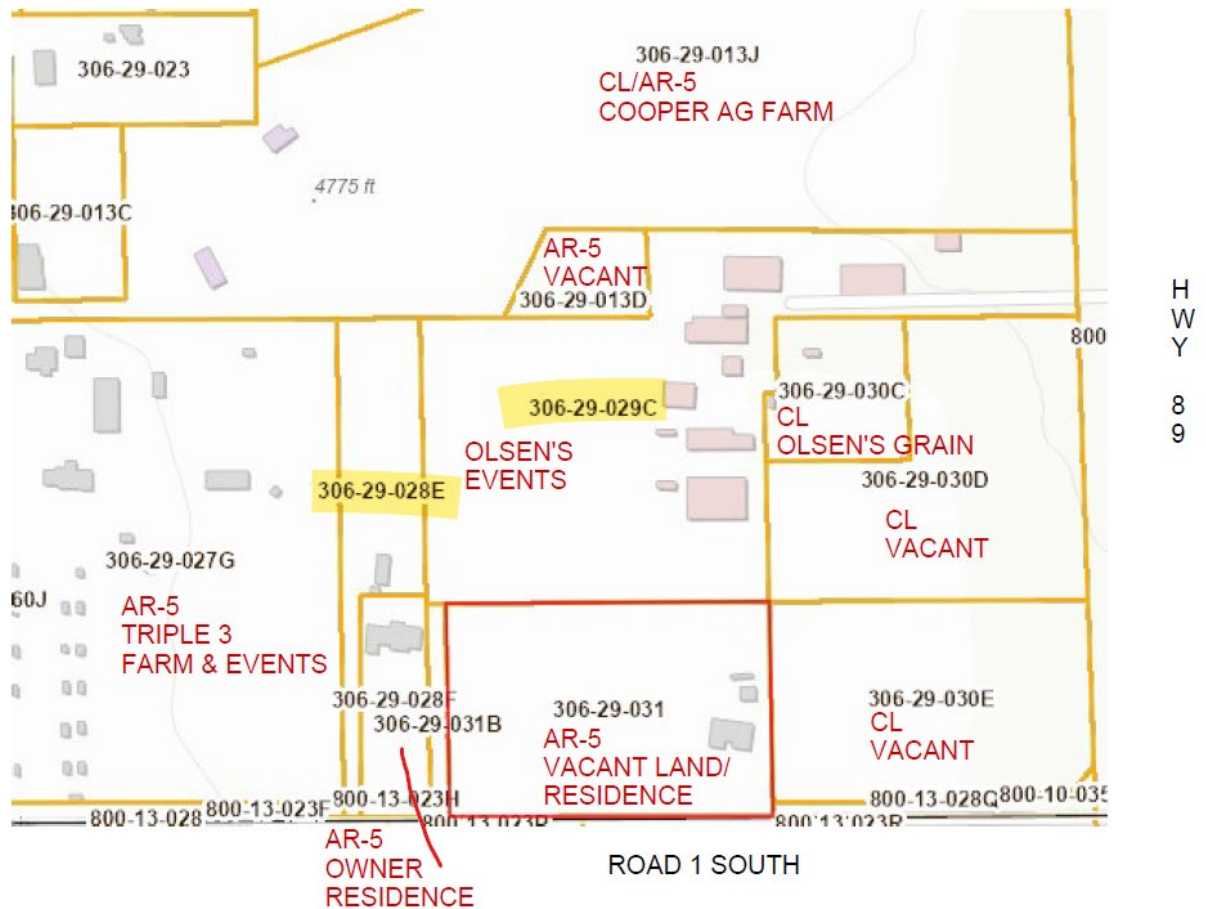
APPLICANTS SITE PLAN & OTHER EXHIBITS

ALL TRAFFIC FOR OLSEN'S EVENTS WILL ENTER THROUGH THE PRIMARY ENTRANCE ON ROAD 1 SOUTH



ATTACHMENT D APPLICANTS SITE PLAN & OTHER EXHIBITS

N



ATTACHMENT D
APPLICANTS SITE PLAN & OTHER EXHIBITS

ORDINANCE NO. 487

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, TO PROVIDE FOR THE RENEWAL OF A CONDITIONAL USE PERMIT ON ASSESSOR'S PARCEL NUMBER 306-29-027G, FOR THE OPERATIONS OF A RODEO ARENA AND WEDDING FACILITY IN THE "AR" AGRICULTURAL/RESIDENTIAL ZONE.

WHEREAS, a public hearing was held before the Planning and Zoning Commission on December 6, 2001; and

WHEREAS, the Commission found that the establishment, maintenance, or operation of the use and/or building applied for will not be detrimental to the public health, safety, peace, convenience, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the Town; and

WHEREAS, the Commission voted unanimously to grant the renewal of the Conditional Use Permit.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA:

Section 1: That a renewal of the Conditional Use Permit is hereby issued for Assessor's Parcel Number 306-29-027G, to operate a rodeo arena and wedding facility in the "AR" (Agricultural/Residential) zone with the following conditions:

1. The Conditional Use Permit be granted for twenty-five (25) years and renewal be initiated by the applicant prior to expiration.
2. The sprinkler system shall provide for abatement of dust on an as-needed basis.
3. Allowable use of an eight (8) foot fence where needed.
4. The use of arena with lights and/or public address system shall be limited to the hours of 8:00 a.m. to 12:00 midnight.

Section 2: That if any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein by reference 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.

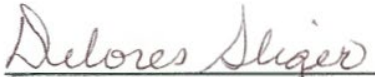
ATTACHMENT D
APPLICANTS SITE PLAN & OTHER EXHIBITS

PASSED AND ADOPTED by the Mayor and Common council of the Town of Chino Valley, Arizona, this 11th day of January, 2002.



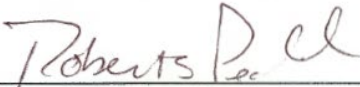
Dan Main, Mayor

ATTEST:



Delores Sliger, Town Clerk

APPROVED AS TO FORM:



Robert S. Pecharich, Esq.
Town Attorney

ATTACHMENT E Staff Research

	STAFF RESEARCH –CUP-2024-05 OLSEN’S ARENA CASE #: CUP-2024-05 CASE PLANNER: JESSICA BARRAGAN
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PROJECT NARRATIVE: This is a request by Mike Olsen for the approval of a Conditional Use Permit to allow for the continued use of an existing rodeo and additional outdoor recreational arena activities, on property located at 344 S State Route 89, Chino Valley, Arizona.

I. PROJECT DATA

Project Location:	344 S State Route 89				
Parcel Number(s):	306-29-028E & 306-29-029C & 306-21-031B				
Parcel Size(s):	526,640 square feet				
Total Acreage:	9.88 + 1.98 + 0.23 = 12.09 Acres				
Proposed Dwelling Units:	0				
Address:	344 S State Route 89				
Owner/Applicant:	Mike Olsen - Olsen/Sischka Inv Chino Valley LLC				
Applicant's Agent:	Mike Olsen				
Conforms to G.P. Land Use Conformity Matrix:	Yes	x	No		
Zoning Overlay	PAD	N/A			
Within ½ Mile of SR89?	Yes	x	No		If yes, Property is restricted – site-built only

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Olsen's Grain & Arena	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)
North	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Cooper Ag Center	RR – Rural Residential (1 du/ac)
South	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Single-Family Residence	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)
East	"CL" – Commercial Light	Vacant Land	NC – Neighborhood Commercial
West	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Rodeo Arena & Wedding Venue	NR - Neighborhood Residential (4 du/acre)

Prior Cases or Related Actions:	PA-2024-41				
<u>Type</u>	<u>Cases, Actions or Agreements</u>				
Pre-Annexation Agreement	Yes		No	x	
Annexation	Yes	x	No		Original Town 9/21/1970
General Plan Amendment	Yes		No	x	
Development Agreement	Yes		No	x	
Rezone	Yes		No	x	
Subdivision	Yes		No	x	
Conditional Use Permit	Yes	x	No		CUP-2024-05 Being Requested
Pre-Application Meeting	Yes	x	No		PA-2024-41
Enforcement Actions	Yes		No	x	
Land Division Status:	Yes		No	x	
Irrigation District:	n/a				

ATTACHMENT E Staff Research

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:						
Land Use Designation:	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)					
Is Project larger than 25 AC or 50 d.u.?	L.U. Policy 2.1	No	PRN Policy 2.8	n/a		
Issues:	None					
Circulation Element:						
Road Classification	Collector	Existing Row	Yes	Required Row		
Issues:	None					
Parks, Recreation, and Natural Resources Element:						
Closest Park:	Center Street Park					
Within 1 mile of the Peavine Trail?	No					
Flooding?	FEMA Flood Plain Designation	no	Town Flood Map	no		
Issues:	None					
Community Services and Facilities Element:						
Water Source:	Town	Well	x	Prescott	Private System:	
Sewer:	Town	Septic	x			
Issues:	No town water or sewer on site					
Economic Development Element:						
SR-89 Corridor?	Yes	Enhancement: Goal ED-6	Yes			
Old Home Manor?	No	Goal ED-2	n/a			
Issues:	None					

NOTIFICATION

- Legal Ad Published: (02/04/2025)
- Neighborhood Meeting: (01/28/2025)
- (1000)' Vicinity Mailing: (01/13/2025)
- Hearing Dates: (P&Z 03/4/2025 – TC 03/25/2025)
- Reviewing Agencies Noticed: (01/08/2025)
- Comments Due: (01/27/2025)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS	X	1/14/25			
Richard Perez - A.D.O.T.	X	1/24/25		X	X
Ralph Baker – C.V.I.D.	X	1/14/25	X		
Darrell Tirpak - CAFMA	X	1/14/25		X	X
Suzanne Ehrlich – YC ENV					
Monica Kriner – YC Health	X	1/22/25	X		
SparkLight Cable					
LUMEN (Previously Centurylink)					
Unisource Gas					
CVUSD	X	1/14/25	X		
United States Postal Service					
Mark Holmes – Water Advisor	X	1/14/25	X		

ATTACHMENT E Staff Research

<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Jessica Barragan – Senior Planner – Development Services	X	1/27/25		X	X
Will Dingee – Assistant Director – Development Services					
Laurie Lineberry – Director – Development Services	X	1/27/25		X	X
Frank Marbury – Engineer/ Public Works Director					
Steve Sullivan – Assistant Engineer – Public Works	X	1/22/25	X		
Dan Trout – Chief Building Official – Development Services					
Frank Snowney Code Enforcement – Development Services					
Josh McIntire – Chief of Police - Police Department	X	1/6/25	X		



Sound Report/Noise Study

By recommendation from a sound expert, we used a professional sound meter to conduct a noise study, 11/19/2024 at 5:00-5:30 pm:

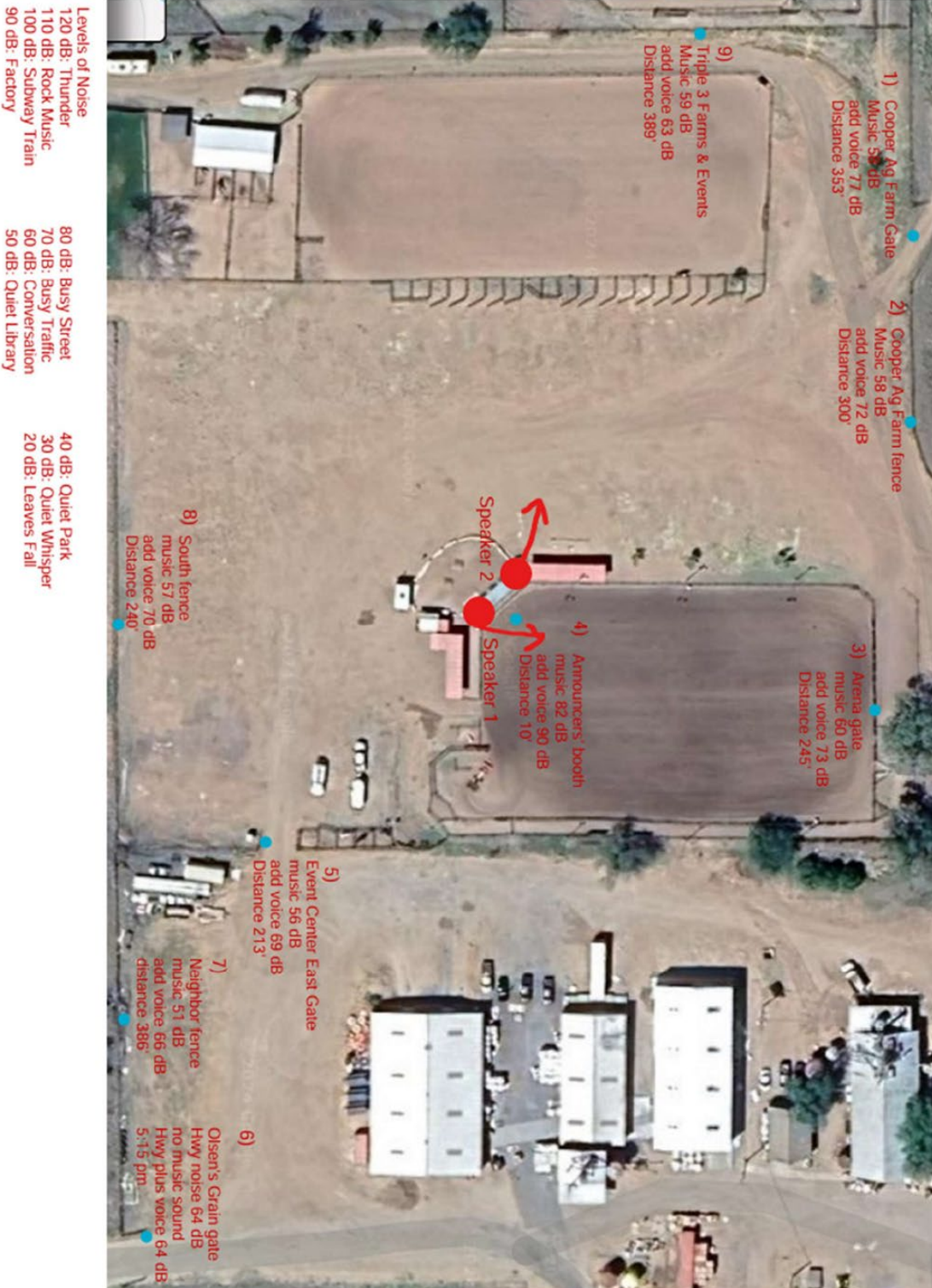
1. Farm Gate, music 58 dB, add voice 77 dB, distance 353'
2. Farm Fence, music 58 dB, add voice 72 dB, distance 300'
3. Arena gate, music 60 dB, add voice 73 dB, distance 245'
4. Announcer's booth, 82 dB, add voice 90 dB, distance 10'
5. Event Center east gate, music 56 dB, add voice 69 dB, distance 213'
6. Olsen's Grain west gate, highway noise 64 dB, no arena sound, highway plus arena 64 dB, 5:15 pm
7. Southeast neighbor fence, music 51 dB, add voice 66 dB, distance 386'
8. South fence, music 57 dB, add voice 70 dB, distance 240'
9. Triple 3 Farm & Events, music 59 dB, add voice 63 dB, Distance 386'

Levels of noise:

120 dB = Thunder
110 dB = Rock Music
100 dB = Subway Train
90 dB = Factory
80 dB = Busy Street
70 dB = Busy Traffic
60 dB = Conversation
50 dB = Quiet Library
40 dB = Quiet Park
30 dB = Quiet Whisper
20 dB = Leaves Fall

ATTACHMENT F NOISE STUDIES

Sound Report
Conducted 11/19/2024 5:00 pm to 5:30 pm





Sound Report/Noise Study

Olsen's staff acknowledge the findings from the noise study conducted on 11/19/2025 and mitigated impacts by the purchase of updated equipment and relocating the placement and direction of the speakers. This new configuration was then tested using the Sound level meter application by UniCom Technology, the decibel values were measured the environment noise at each. Below are the outcomes from testing conducted on site on 2/18/2025 at 3:00-4:00 pm:

1. Farm Gate, music 48dB, add voice 58 dB, distance 353' **(-19 dB)**
2. Farm Fence, music 48 dB, add voice 65 dB, distance 300' **(-7 dB)**
3. Arena gate, music 58 dB, add voice 72 dB, distance 245' **(-1 dB)**
4. Announcer's booth, 84 dB, add voice 92 dB, distance 10' **(-0 dB)**
5. Event Center east gate, music 46 dB, add voice 55 dB, distance 213' **(-14 dB)**
6. Olsen's Grain west gate, highway noise 37 dB, no arena sound, highway plus arena 48 dB, 3:23 pm **(-16 dB)**
7. Southeast neighbor fence, music 47 dB, add voice 50 dB, distance 386' **(-16 dB)**
8. South fence, music 35 dB, add voice 40 dB, distance 240' **(-19 dB)**
9. Triple 3 Farm & Events, music 44 dB, add voice 62 dB, Distance 386' **(-1 dB)**

Levels of noise for reference:

120 dB = Thunder
110 dB = Rock Music
100 dB = Subway Train
90 dB = Factory
80 dB = Busy Street
70 dB = Busy Traffic
60 dB = Conversation
50 dB = Quiet Library
40 dB = Quiet Park
30 dB = Quiet Whisper
20 dB = Leaves Fall

ATTACHMENT F NOISE STUDIES

Sound Report
Conducted 11/19/2024 5:00 pm to 5:30 pm
Conducted 2/18/2025 3:00pm to 4pm



Levels of Noise
120 dB: Thunder
110 dB: Rock Music
100 dB: Subway Train
90 dB: Factory

80 dB: Busy Street
70 dB: Busy Traffic
60 dB: Conversation
50 dB: Quiet Library

40 dB: Quiet Park
30 dB: Quiet Whisper
20 dB: Leaves Fall



Light study

Light study conducted by advice from LED Light Experts using a Photometer Pro App.

Using the Photometric study done originally by LED Light Experts, we took the following readings (see attached, which matched with the Photometric study Exterior Scene 1/Ground element 1/Surface 1/Value Chart E page 7).

- 16 f/c in arena (Photometric study), 16.536604 f/c (Photometer Pro)
- 2.72 f/c at south arena gate (Photometric study), 2.6941657 (Photometer Pro)
- 0.00 f/c 50' south of arena (Photometer Pro)

LED Light Experts confirmed that our lights are “Dark Sky Compliant” (see order confirmation) and there is no need for further shielding. Also, see photos from drone shots above the arena showing there is no light pollution.

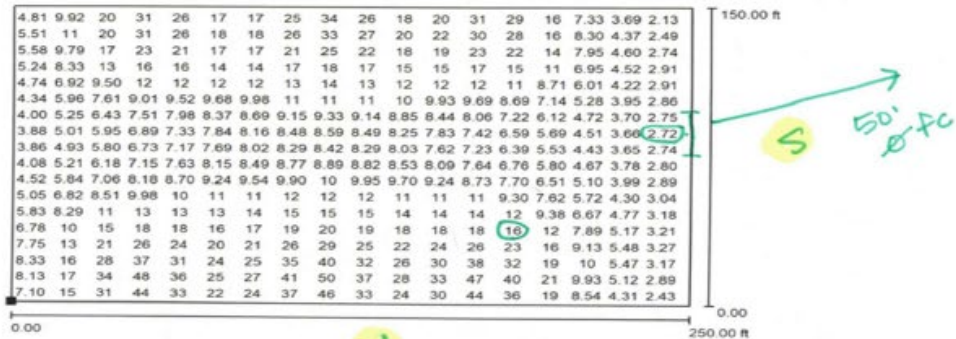
The conclusion of this study indicates that there is no light trespass that leaves Olsen’s Events Property and lights are dark sky compliant.

ATTACHMENT G LIGHTING STUDIES

Photometric Study LED Light Experts



Exterior Scene 1 / Ground Element 1 / Surface 1 / Value Chart (E)



Not all calculated values could be displayed.

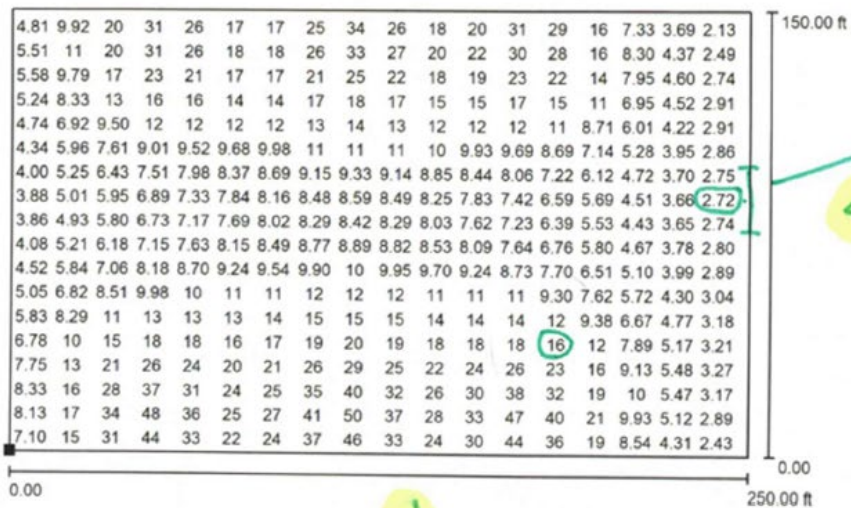
Values in Footcandles, Scale 1 : 545

Photometer Pro

Under arena lights in arena to Southeast corner of arena property.

Timestamp	Lux (lx)	Foot-candle (fc)	W/m2 (Solar Intensity)	Magnetic position	tilt	Seconds
Nov 21 2024 5:59:29 PM	178	16.536604	1.4061999	266 W	0	0
Nov 21 2024 5:59:30 PM	178	16.536604	1.4061999	267 W	1	1
Nov 21 2024 5:59:31 PM	179	16.629505	1.4140999	268 W	1	2
Nov 21 2024 5:59:32 PM	185	17.18692	1.4614999	269 W	0	3
Nov 21 2024 5:59:34 PM	162	15.050167	1.2797999	259 W	4	4
Nov 21 2024 5:59:35 PM	134	12.448904	1.0586	275 W	11	5
Nov 21 2024 5:59:36 PM	113	10.497956	0.89269996	241 SW	7	6
Nov 21 2024 5:59:37 PM	101	9.383129	0.79789996	234 SW	4	7
Nov 21 2024 5:59:38 PM	81	7.5250835	0.63989997	242 SW	13	8
Nov 21 2024 5:59:39 PM	75	6.96767	0.5925	219 SW	9	9
Nov 21 2024 5:59:40 PM	58	5.3883314	0.45819998	217 SW	8	10
Nov 21 2024 5:59:41 PM	40	3.7160907	0.31599998	227 SW	4	11
Nov 21 2024 5:59:42 PM	29	2.6941657	0.22909999	221 SW	2	12
Nov 21 2024 5:59:43 PM	22	2.04385	0.17379999	225 SW	7	13
Nov 21 2024 5:59:44 PM	15	1.3935341	0.118499994	222 SW	4	14
Nov 21 2024 5:59:45 PM	9	0.8361204	0.0711	221 SW	2	15
Nov 21 2024 5:59:46 PM	6	0.5574136	0.047399998	235 SW	10	16
Nov 21 2024 5:59:47 PM	5	0.46451133	0.039499998	232 SW	7	17
Nov 21 2024 5:59:48 PM	8	0.7432181	0.0632	223 SW	2	18
Nov 21 2024 5:59:49 PM	4	0.37160906	0.0316	229 SW	5	19
Nov 21 2024 5:59:50 PM	4	0.37160906	0.0316	228 SW	2	20
Nov 21 2024 5:59:51 PM	4	0.37160906	0.0316	229 SW	7	21
Nov 21 2024 5:59:52 PM	4	0.37160906	0.0316	236 SW	7	22
Nov 21 2024 5:59:53 PM	4	0.37160906	0.0316	248 W	10	23
Nov 21 2024 5:59:54 PM	3	0.2787068	0.023699999	236 SW	5	24
Nov 21 2024 5:59:55 PM	4	0.37160906	0.0316	239 SW	3	25
Nov 21 2024 5:59:56 PM	3	0.2787068	0.023699999	239 SW	5	26
Nov 21 2024 5:59:57 PM	2	0.18580453	0.0158	235 SW	3	27
Nov 21 2024 5:59:58 PM	3	0.2787068	0.023699999	247 SW	10	28
Nov 21 2024 5:59:59 PM	3	0.2787068	0.023699999	237 SW	1	29
Nov 21 2024 6:00:00 PM	0	0	0	247 SW	5	30
Nov 21 2024 6:00:01 PM	1	0.092902265	0.0079	249 W	7	31
Nov 21 2024 6:00:02 PM	0	0	0	243 SW	1	32

ATTACHMENT G LIGHTING STUDIES



Not all calculated values could be displayed.

Values in Footcandles, Scale 1 : 545

PHOTOMETRIC STUDY DISPLAYING HOW ARENA AT OLSEN'S EVENTS
WILL BE LIT. STUDY PROVIDED BY LED LIGHT EXPERTS.

ATTACHMENT G
LIGHTING STUDIES



Shyan Ingrao <olsensbarrelracing@gmail.com>

New Order # AB- 73296

1 message

sales@ledlightexpert.com <sales@ledlightexpert.com>

Reply-To: sales@ledlightexpert.com

To: olsensbarrelracing@gmail.com

Mon, Dec 9, 2024 at 12:12 PM



Order Confirmation

Shyan Ingrao,

This email confirms that your order was received at LEDLightExpert.com. You will receive an additional email once your order is shipped. Contact us if you have any questions about your order.

Thanks for using LEDLightExpert.com.

Order Information

Order number: AB-73296

Order date: 10/12/2022

Billing address:

Shipping To:

Shyan Ingrao
olsensbarrelracing@gmail.com
928-202-2003
PO Box 427
Chino Valley, AZ 86323 US

Shyan Ingrao
355 N Fire Sky Ln
Chino Valley, AZ 86323 United States

Payment Method:

Shipping Method:

New Credit Cards and Paypal

Custom Shipping

Shipped Date:

11/02/2022

ATTACHMENT G
LIGHTING STUDIES

Tracking Number:

1Z22V0780391977118

	QTY	PRICE
 Bullhorn - Dual Tenon Adapter - 2 Light Bullhorn Light Pole Adapter for Slip Fit - Goes Over Tenon 2 3/8 inch - Bronze/Brown Color Color Options: Bronze/Dark Brown Housing Product ID: 78-137	6	\$119.99
 Tenon Adapter for 4 inch Round Pole Light Pole Adapter for Slip Fit Product ID: 78-128	6	\$47.99
 70,000 Lumen - 500 watt NextGen III LED Shoebox Lights - Dimmable - No Photocell - SLIP FIT Mount - Wattage Selectable - Dark Sky Compliant Product ID: 52-431	15	\$422.74

Subtotal:	\$7,348.98
Discount:	\$0.00
Shipping:	\$0.00
Sales Tax:	\$760.62
Total:	\$8,109.60

52-431 DLC 5.1 Rated and Dark Sky Compliant

ATTACHMENT G

LIGHTING STUDIES

Project 1



DIALux

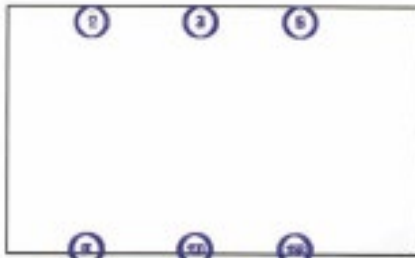
07 / 22 / 2022

Operator
Telephone
Fax
e-Mail

Exterior Scene 1 / Luminaires (coordinates list)

RGL-NEXTGEN3-500W 52-43

62733 lm, 496.3 W, 1 x 1 x User defined (Correction Factor 1.000).



No.	Position [ft]			Rotation [°]		
	X	Y	Z	X	Y	Z
1	49.945	147.102	25.000	0.0	-30.0	-105.0
2	51.498	147.102	25.000	0.0	-30.0	-75.0
3	115.799	147.102	25.000	0.0	-30.0	-105.0
4	117.352	147.102	25.000	0.0	-30.0	-75.0
5	176.276	147.102	25.000	0.0	-30.0	-105.0
6	177.829	147.102	25.000	0.0	-30.0	-75.0
7	49.420	2.819	25.000	0.0	-30.0	70.0
8	48.263	2.997	25.000	0.0	-30.0	92.5
9	47.126	2.719	25.000	0.0	-30.0	115.0
10	115.274	2.819	25.000	0.0	-30.0	70.0
11	114.117	2.997	25.000	0.0	-30.0	92.5
12	112.980	2.719	25.000	0.0	-30.0	115.0
13	175.752	2.819	25.000	0.0	-30.0	70.0
14	174.595	2.997	25.000	0.0	-30.0	92.5
15	173.458	2.719	25.000	0.0	-30.0	115.0

ATTACHMENT G
LIGHTING STUDIES

Project 1

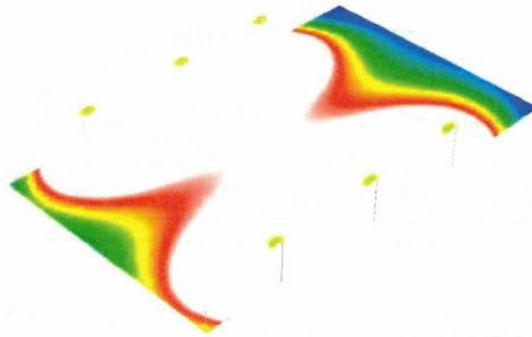


DIALux

07 / 22 / 2022

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Exterior Scene 1 / False Color Rendering



0 1.00 2.00 3.00 4.00 5.00 6.00 7.00 8.00 fc

ATTACHMENT G LIGHTING STUDIES

Under arena lights in arena to Southeast corner of arena property.

Timestamp	Lux (lx)	Foot-candle (fc)	W/m2 (Solar Intensity)	Magnetic position	tilt	Seconds
Nov 21 2024 5:59:29 PM	178	16.536604	1.4061999	266 W	0	0
Nov 21 2024 5:59:30 PM	178	16.536604	1.4061999	267 W	1	1
Nov 21 2024 5:59:31 PM	179	16.629505	1.4140999	268 W	1	2
Nov 21 2024 5:59:32 PM	185	17.18692	1.4614999	269 W	0	3
Nov 21 2024 5:59:34 PM	162	15.050167	1.2797999	259 W	4	4
Nov 21 2024 5:59:35 PM	134	12.448904	1.0586	275 W	11	5
Nov 21 2024 5:59:36 PM	113	10.497956	0.89269996	241 SW	7	6
Nov 21 2024 5:59:37 PM	101	9.383129	0.79789996	234 SW	4	7
Nov 21 2024 5:59:38 PM	81	7.5250835	0.63989997	242 SW	13	8
Nov 21 2024 5:59:39 PM	75	6.96767	0.5925	219 SW	9	9
Nov 21 2024 5:59:40 PM	58	5.3883314	0.45819998	217 SW	8	10
Nov 21 2024 5:59:41 PM	40	3.7160907	0.31599998	227 SW	4	11
Nov 21 2024 5:59:42 PM	29	2.6941657	0.22909999	221 SW	2	12
Nov 21 2024 5:59:43 PM	22	2.04385	0.17379999	225 SW	7	13
Nov 21 2024 5:59:44 PM	15	1.3935341	0.118499994	222 SW	4	14
Nov 21 2024 5:59:45 PM	9	0.8361204	0.0711	221 SW	2	15
Nov 21 2024 5:59:46 PM	6	0.5574136	0.047399998	235 SW	10	16
Nov 21 2024 5:59:47 PM	5	0.46451133	0.039499998	232 SW	7	17
Nov 21 2024 5:59:48 PM	8	0.7432181	0.0632	223 SW	2	18
Nov 21 2024 5:59:49 PM	4	0.37160906	0.0316	229 SW	5	19
Nov 21 2024 5:59:50 PM	4	0.37160906	0.0316	228 SW	2	20
Nov 21 2024 5:59:51 PM	4	0.37160906	0.0316	229 SW	7	21
Nov 21 2024 5:59:52 PM	4	0.37160906	0.0316	236 SW	7	22
Nov 21 2024 5:59:53 PM	4	0.37160906	0.0316	248 W	10	23
Nov 21 2024 5:59:54 PM	3	0.2787068	0.023699999	236 SW	5	24
Nov 21 2024 5:59:55 PM	4	0.37160906	0.0316	239 SW	3	25
Nov 21 2024 5:59:56 PM	3	0.2787068	0.023699999	239 SW	5	26
Nov 21 2024 5:59:57 PM	2	0.18580453	0.0158	235 SW	3	27
Nov 21 2024 5:59:58 PM	3	0.2787068	0.023699999	247 SW	10	28
Nov 21 2024 5:59:59 PM	3	0.2787068	0.023699999	237 SW	1	29
Nov 21 2024 6:00:00 PM	0	0	0	247 SW	5	30
Nov 21 2024 6:00:01 PM	1	0.092902265	0.0079	249 W	7	31
Nov 21 2024 6:00:02 PM	0	0	0	243 SW	1	32

South Gate
Arena Gate

ATTACHMENT G LIGHTING STUDIES

Nov 21 2024 6:00:03 PM	0	0	0 251 W	2	33
Nov 21 2024 6:00:04 PM	0	0	0 255 W	2	34
Nov 21 2024 6:00:05 PM	0	0	0 249 W	1	35
Nov 21 2024 6:00:06 PM	0	0	0 253 W	1	36
Nov 21 2024 6:00:07 PM	0	0	0 251 W	1	37
Nov 21 2024 6:00:08 PM	0	0	0 248 W	0	38
Nov 21 2024 6:00:09 PM	0	0	0 252 W	1	39
Nov 21 2024 6:00:10 PM	0	0	0 255 W	3	40
Nov 21 2024 6:00:11 PM	0	0	0 258 W	6	41
Nov 21 2024 6:00:12 PM	0	0	0 260 W	7	42
Nov 21 2024 6:00:13 PM	0	0	0 248 W	1	43
Nov 21 2024 6:00:14 PM	0	0	0 250 W	1	44
Nov 21 2024 6:00:15 PM	0	0	0 257 W	1	45
Nov 21 2024 6:00:16 PM	0	0	0 269 W	8	46
Nov 21 2024 6:00:17 PM	0	0	0 268 W	6	47
Nov 21 2024 6:00:18 PM	0	0	0 273 W	11	48
Nov 21 2024 6:00:19 PM	0	0	0 272 W	10	49
Nov 21 2024 6:00:20 PM	0	0	0 270 W	7	50
Nov 21 2024 6:00:21 PM	0	0	0 272 W	8	51
Nov 21 2024 6:00:22 PM	0	0	0 266 W	4	52
Nov 21 2024 6:00:23 PM	0	0	0 270 W	7	53
Nov 21 2024 6:00:24 PM	0	0	0 264 W	1	54
Nov 21 2024 6:00:25 PM	0	0	0 273 W	5	55
Nov 21 2024 6:00:26 PM	0	0	0 275 W	7	56
Nov 21 2024 6:00:27 PM	0	0	0 258 W	1	57
Nov 21 2024 6:00:28 PM	0	0	0 266 W	3	58
Nov 21 2024 6:00:29 PM	0	0	0 269 W	6	59
Nov 21 2024 6:00:30 PM	0	0	0 266 W	4	60
Nov 21 2024 6:00:31 PM	0	0	0 268 W	7	61
Nov 21 2024 6:00:32 PM	0	0	0 269 W	8	62
Nov 21 2024 6:00:33 PM	0	0	0 268 W	8	63
Nov 21 2024 6:00:34 PM	0	0	0 259 W	1	64
Nov 21 2024 6:00:35 PM	0	0	0 263 W	2	65
Nov 21 2024 6:00:36 PM	0	0	0 261 W	1	66

ATTACHMENT G

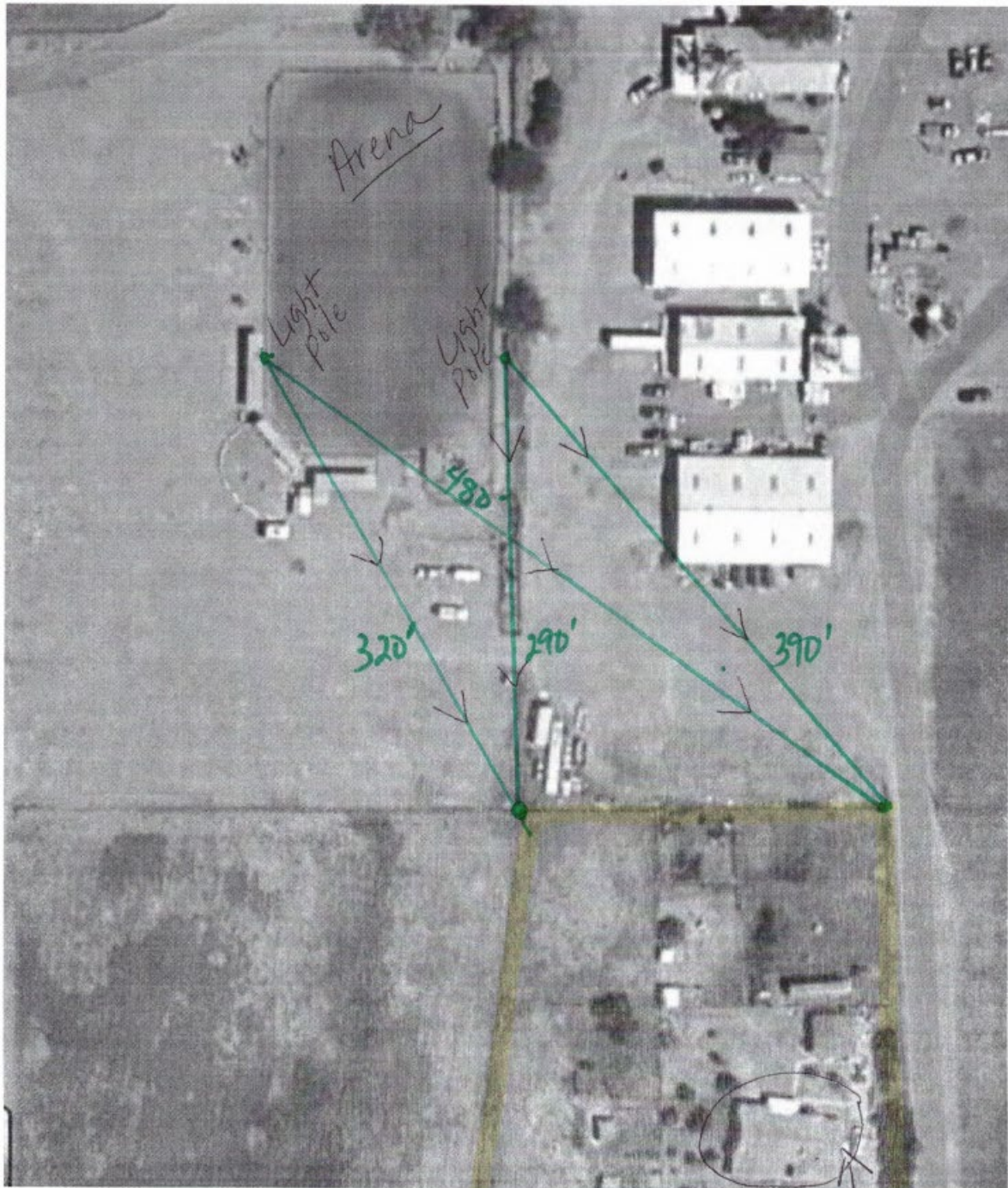
LIGHTING STUDIES

Nov 21 2024 6:00:37 PM	0	0	0 263 W	2	67
Nov 21 2024 6:00:38 PM	0	0	0 261 W	1	68
Nov 21 2024 6:00:39 PM	0	0	0 262 W	1	69
Nov 21 2024 6:00:40 PM	0	0	0 265 W	3	70
Nov 21 2024 6:00:41 PM	0	0	0 260 W	1	71
Nov 21 2024 6:00:42 PM	0	0	0 264 W	0	72
Nov 21 2024 6:00:43 PM	0	0	0 262 W	3	73
Nov 21 2024 6:00:44 PM	0	0	0 263 W	2	74
Nov 21 2024 6:00:45 PM	0	0	0 267 W	1	75
Nov 21 2024 6:00:46 PM	0	0	0 265 W	2	76
Nov 21 2024 6:00:47 PM	0	0	0 264 W	1	77
Nov 21 2024 6:00:48 PM	0	0	0 269 W	5	78
Nov 21 2024 6:00:49 PM	0	0	0 264 W	3	79
Nov 21 2024 6:00:50 PM	0	0	0 264 W	3	80
Nov 21 2024 6:00:51 PM	0	0	0 263 W	2	81
Nov 21 2024 6:00:52 PM	0	0	0 264 W	2	82
Nov 21 2024 6:00:53 PM	0	0	0 259 W	3	83
Nov 21 2024 6:00:54 PM	0	0	0 263 W	0	84
Nov 21 2024 6:00:55 PM	0	0	0 274 W	9	85
Nov 21 2024 6:00:56 PM	0	0	0 270 W	4	86
Nov 21 2024 6:00:57 PM	0	0	0 260 W	3	87
Nov 21 2024 6:00:58 PM	0	0	0 249 W	11	88
Nov 21 2024 6:00:59 PM	0	0	0 252 W	8	89
Nov 21 2024 6:01:00 PM	0	0	0 272 W	6	90
Nov 21 2024 6:01:01 PM	0	0	0 266 W	3	91
Nov 21 2024 6:01:02 PM	0	0	0 270 W	5	92
Nov 21 2024 6:01:03 PM	0	0	0 258 W	1	93
Nov 21 2024 6:01:04 PM	0	0	0 249 W	1	94
Nov 21 2024 6:01:05 PM	0	0	0 240 SW	0	95
Nov 21 2024 6:01:06 PM	0	0	0 225 SW	0	96
Nov 21 2024 6:01:07 PM	0	0	0 199 S	2	97
Nov 21 2024 6:01:08 PM	0	0	0 185 S	2	98
Nov 21 2024 6:01:09 PM	0	0	0 177 S	1	99
Nov 21 2024 6:01:10 PM	0	0	0 168 S	1	100

ATTACHMENT G LIGHTING STUDIES

Nov 21 2024 6:01:11 PM	0	0	0 166 S	2	101
Nov 21 2024 6:01:12 PM	0	0	0 169 S	0	102
Nov 21 2024 6:01:13 PM	0	0	0 163 S	1	103
Nov 21 2024 6:01:14 PM	0	0	0 173 S	1	104
Nov 21 2024 6:01:15 PM	0	0	0 173 S	0	105
Nov 21 2024 6:01:16 PM	0	0	0 177 S	1	106
Nov 21 2024 6:01:17 PM	0	0	0 177 S	1	107
Nov 21 2024 6:01:18 PM	0	0	0 173 S	0	108
Nov 21 2024 6:01:19 PM	0	0	0 175 S	1	109
Nov 21 2024 6:01:20 PM	0	0	0 176 S	1	110
Nov 21 2024 6:01:21 PM	0	0	0 181 S	0	111
Nov 21 2024 6:01:22 PM	0	0	0 184 S	2	112
Nov 21 2024 6:01:23 PM	0	0	0 185 S	4	113
Nov 21 2024 6:01:24 PM	0	0	0 186 S	4	114
Nov 21 2024 6:01:25 PM	0	0	0 168 S	9	115
Nov 21 2024 6:01:26 PM	0	0	0 171 S	1	116
Nov 21 2024 6:01:27 PM	0	0	0 184 S	1	117
Nov 21 2024 6:01:28 PM	0	0	0 197 S	2	118
Nov 21 2024 6:01:29 PM	0	0	0 210 SW	1	119

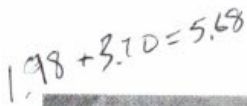
ATTACHMENT G
LIGHTING STUDIES



House of
neighbor w/
complaint

ATTACHMENT G

LIGHTING STUDIES



ATTACHMENT G
LIGHTING STUDIES

OW.

TABLE 4.24A LAMP SOURCE AND SHIELDING STANDARDS		
Fixture/Lamp Type	Shielded	Filtered
Low Pressure Sodium	Partially	None
High Pressure Sodium	Fully	None
Metal Halide	Fully	Yes
Fluorescent	Fully	Yes
Quartz	Fully	None
Incandescent 100W or greater per fixture	Fully	None
Incandescent less than 100W	None	None
Mercury Vapor	Fully	Yes
Fossil Fuel	None	None
Glass Tubes filled with Neon, Argon or Krypton	None	None
Other Sources	As approved by the Zoning Administrator	

LED - Approved during permit process for Olsen's Events

N. Total outdoor light output (excluding **street** lights used for illumination of **public** rights-of-way) of any development project shall not exceed 100,000 lumens per net **acre**, averaged over the entire project. Furthermore, no more than 5,500 lumens per net **acre** may be accounted for by lamps in unshielded or partially-shielded fixtures permitted in Table 4.24A, except that lamp(s) emitting no more than 4,720 lumens per single-family dwelling unit or duplex dwelling unit for residential outdoor lighting purposes are exempt from the shielding requirements of Table 4.24A, though they must conform to all other applicable restrictions. Single-family attached units (e.g. Townhouses), and multiple-family residential units are limited to 2360 lumens of unshielded lights per unit.

O. Outdoor **recreational facilities** are not subject to the lumens per net **acre** limit set, however, no such facility shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

ATTACHMENT G

LIGHTING STUDIES



Town of Chino Valley
Commercial Building Permit

Permit #: **CB23-000005**
Issue Date: **February 8, 2023**

Electrical Only

Site Address: **344 S State Route 89**

APN# **306-29-029C**

PROJECT DESCRIPTION: Trench place conduit, Place Poles & Lights for Olsens Arena

Job Valuation: 40,000

Square Feet: 18.00

Permit Total Paid: 160.00

Owner Information: OLSEN/SISCHKA INV CHINO VALLEY LLC

Applicant Information: Julie
Rainwater

Email:
arizonalineworkers@yahoo.com

Phone: (928) 925-9133

Plans Approved By: Dan Trout

Permit Approved By: Dan Trout

The Town of Chino Valley does NOT regulate deed restrictions. It is recommended that all applicants check to verify that CC&R's will not be violated by the applicant if this permit is issued. The permit becomes invalid if work or construction authorized is not commenced within 180 days or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or performance of construction. I acknowledge that I make this statement under penalty of perjury.

This permit becomes invalid if work or construction authorized is not commenced or abandoned within 180 days.

Signature:

Print Name: Julie Rainwater

IVR Inspection Codes

Building

001 - Residential Demo
002-Commercial Demo
099-Courtesy Inspection
100-Progress Inspection
101-Building Setbacks
102-Footings & Steel
103-Interior Footings
104-Slab Insulation
105-Bond Beam/Stem Wall
106-Grout Lift/Stem Wall

107-Slab on Grade
108-Exterior Piers/Footings
109-Block/Strap M.H. Only
110-Pre-Slurry
111-Under Floor Framing
112-Frame
113-Int/Ext BWP/Hold downs
114-Roof Sheathing
115-Exterior Building Wrap
116-Rough Combination

117-Insulation
118-Exterior Lath
119-Drywall Nail
120-T-Bar Ceiling
121-M/F Home Setup
122-ADA rough
123-Water Proofing Retaining Wall
127-Driveway Pre-Inspection
128-Right-of-Way Pre-Inspection
129-Grading Inspection

Mechanical

230-In-Floor Heating

231-Inst of Mechanical Equip

Pool

160-Pool Pre-Gunite

Plumbing

340-Underlab Plumbing/DWV
341-Water Meter Release
342-Building Gas Test

343-Water Yard Line
344-Gas Yard Line/Test
345-Sewer Yard Line

346-Water Heater Replacement
347-Gas Meter Release
348-Underground Propane Tank

Electrical

450-Grounding Electrode
451-Under Slab Conduit

452-Temporary Electric Release
453-Under Ground Conduit

454-Upgrade Electric Service
455-Electrical Wiring

Finals

500-Building Final
502-Mechanical
503-Plumbing Final
504-Electrical Final

505-Solar Final
506-ADA final
507-Grading Final
508-Sign Final

509-Woodstove/Fireplace Final
510-Pool/Barrier Final
511-Driveway Final
512-Commercial Grading Final
513-Right-of-Way Final

Case # CUP-2024-05

Date 03-04-2025

Page 45 of 49

ATTACHMENT G
LIGHTING STUDIES

 PERMIT PROJECT FILE #: 23-000142 344 S STATE ROUTE 89 CHINO VALLEY AZ 86323 TRENCH PLACE CONDUIT, PLACE POLES & LIGHTS FOR OLSENS ARENA  1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100						
INSPECTION TYPE	ASSIGNED TO	PERMIT	DUE	COMPLETED	STATUS	
504 - Electrical Final	Dan Trout	CB23-000005	03/15/2023	03/15/2023	Passed	
102 - Footings and Steel	Mike Loiselle	CB23-000005	02/28/2023	02/28/2023	Passed	

ATTACHMENT G

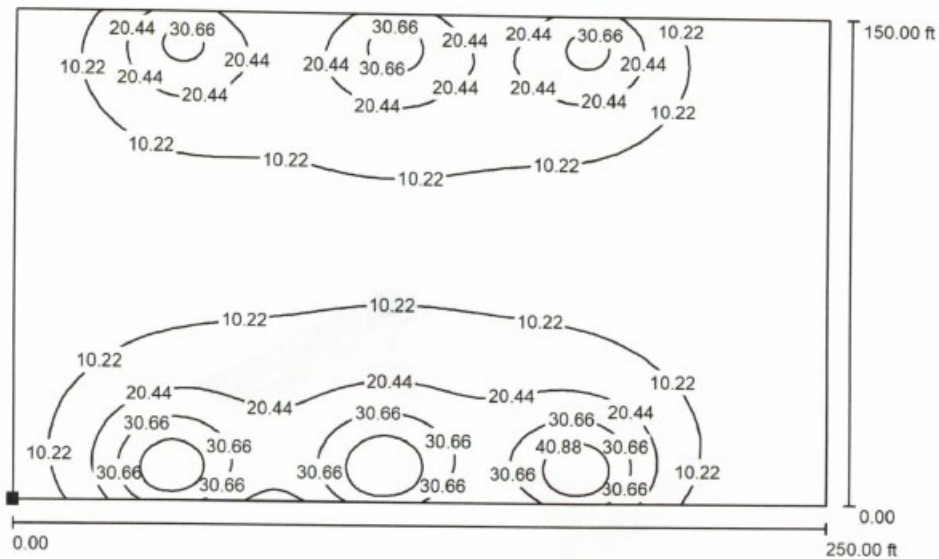
LIGHTING STUDIES

Project 1

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DIALux
07 / 22 / 2022

Exterior Scene 1 / Ground Element 1 / Surface 1 / Isolines (E)



Values in Footcandles, Scale 1 : 545

Position of surface in external scene:

Marked point:
(0.000 ft, 0.000 ft, 0.000 ft)



Grid: 128 x 128 Points

E_{av} [fc]
14

E_{min} [fc]
1.46

E_{max} [fc]
51

$u0$
0.107

E_{min} / E_{max}
0.029

ATTACHMENT G

LIGHTING STUDIES



ATTACHMENT H
PUBLIC COMMENTS & PETITIONS

SEE ATTACHMENTS HEREIN WITH:

- WRITTEN COMMENTS
- PETITION OF SUPPORT

FROM: Kim Hennessey
TO: The Town of Chino Valley, Arizona
DATE: February 4, 2025
SUBJ: **Mike Olsen's CUP-2024-05 Request**

I am disappointed that Mr. Olsen has not brought forth concessions to date (that I am aware of) but not surprised. As such, I am completely opposed to the approval of Olsen's Conditional Use Permit (CUP 2024-05) on the grounds that it violates town ordinance 131.01, there is light emission trespass, my home value, standard of living, and welfare are directly negatively impacted. Under no circumstances should the Town of Chino Valley permit any motor sports near residential homes be it 1 or 100.

For two years, despite my plea to Mr. Olsen, and my complaints to the town, Mr. Olsen has been allowed to violate town ordinance 131.01. The noise coming from this event arena is no small thing when one lives as close as I do. This has not only negatively impacted my quality of life, but it also threatens to impact the value of my home and property.

If this was going in and abutted up to a housing development, there would be an entire neighborhood at the town's doorstep complaining. Unfortunately, our parcels are on the larger side, and it appears that I am the only dissenter.

My residence is a family home. Our home was built in 1953 and has never been sold. My husband's family sold the feed store to the Mr. Olsen in the late 70s. Interestingly, the town's origins began in the feed store. That is where they used to hold town meetings and decisions were made, including the decision to incorporate. My late mother-in-law was the first town clerk. The feed store was built in the 40s by my husband's grandfather. The Butler building as it was called then, was added in the 50's as the main building. I was very close to my mother-in-law, and she used to tell me many stories about various doings of the town and subsequent impacts their decisions had on the community. She would have been furious at this current situation and while this history won't be relevant to most, I have to wonder if Mr. Olsen would have done this if she were still alive.

What has occurred is completely disrespectful to me and my family, using the community and community events as a shield at my expense. I've never had issues with roping/horse/pet events, but Mr. Olsen has taken this to a completely insufferable level. I am part of the community, I am the most impacted neighbor, and this Arena as it has been functioning since 2023 is not neighborly. **Mr. Olsen has unapologetically, callously, and absolutely taken away quiet use and enjoyment of my home.**

I submit the following items and points.

1. The residents who were at the 'Neighborhood Meeting' are unaffected because none of them live as close as I do. Mine is the only residential property that abuts this event arena. A few of the comments were disingenuous. For example:
 - a. Matthew and Lacey Fish who own 579 W Road 1, haven't lived at that property for several years. In fact, I believe they were moved out by the time this Arena went into play. They had been leasing it out and now it appears vacant until they sell it. I've been informed they live at 1114 S Yellow Brick Road. I recognize their ownership of 579 W Road 1 afforded them the opportunity to be at the meeting but when Ms. Fish said police activity on our road is more disturbing than the noise from the Arena, I had no idea what she was referring to. That was not an apple-to-apple comparison. First

responders are not in the same category and there isn't and never has been a lot of police activity on our road. For argument's sake, even if they did live there, that residence is set so far back that the noise and lights might be less of an impact.

- b. A gentleman who introduced himself as sponsor, competitor, and longtime friend of Mr. Olsen. I'm not clear on why the town permitted him to speak as I don't believe he is a neighbor. Nevertheless, his attempt in support, to say that these events have been happening for the past 10-15 years was also disingenuous. I'm sure they have been roping together for many years, even on that property, as a hobby, for friendly competitions, or infrequent events. But to infer that the property has been used in this current manner for all those years is untrue. **Prior to 2023, there were no lights, very little noise, no sound amplification equipment, no music, no dirt bikes, they were finished by dark if not sooner, and it was occasional. There was no impact to my home, my property, and my family. In 2023 that all changed with the installation of industrial strength lighting, a sound amplification system, nighttime activities, dirt bikes, a very large increase in events and traffic.**

The AZ Line workers broke ground on Feb 20, 2023 (this information is on Olsen's website). I was busy working and had no idea what they were doing or planning until it was already in play. My first complaints were submitted to the town in June 2023.

2. During the Neighborhood Meeting, Mr. Olsen used language that is not definitive in terms of their days/hours of operations. Language such as "we plan to", "we foresee", "we intend to" are open-ended descriptors, leaving days/hours of operation completely open for them to hold any event they want, any day of the week, up to 11pm or mid-night. As I've witnessed over the past two years, they absolutely will hold an event anytime they have enough interest with complete disregard to how it impacts neighbors. My home is my sanctuary, and I would appreciate the return of my right to enjoy my home without being forced to listen to the noise from this event arena.
3. **There is clear language in town ordinance 131.01 that sound amplification systems are not be heard from a distance of 50 feet or more away.** The problem is I hear every word, loud and clear. During the meeting, Mr. Olsen proudly stated that he had studies done. I was unable to obtain copies prior to writing this but I was afforded an opportunity to look at them on 2/3/25. **Simply – Mike Olsen has submitted sound and lighting studies that he created himself! That is an incredible conflict of interest and does not stand up to the level of scrutiny the town should require when the very existence of an event arena so close to my house threatens to degrade its value and certainly degrades my standard of living.** The only acceptable sound and lighting studies should have been done by a sound & lighting engineering firm that is licensed and answerable by law for their license, omissions, and errors. That would be the professional standard. I was shocked that Mr. Dingee finds this incredible impropriety acceptable. Mr. Dingee said, "They followed standards laid out and professional preferences of the town." What? What standards would those be? Google standards? I left the town office questioning its impartiality and those of its employees.

I pointed out a few errors. Mr. Dingee directed his assistant, Ms Barragan, to have Mr. Olsen fix them. Had I known Mr. Dingee was helping Mr. Olsen to perfect his self-written, self-serving studies (another conflict), I would not have pointed the errors out. The sound study was done on 11/19/24 when there was no event. How was this conducted without sound? **Exhibit A.**

Mr. Olsen's light study photos were done on 11/21/24 from 5:59pm-6:01pm. It's not completely dark until about 6:30/6:45pm during that time of year. Olsen's conclusion is that their lights are dark sky compliant and there is no light trespass, therefore there is no need for further modifications or shielding.

Not only are these studies completely unprofessional, but they are also misrepresentations and incomplete. **Exhibit B.**

Additionally, there is disparity from the communication I've received from the town and from what I saw in these studies. The town has told me Mr. Olsen needs to fix his lights, so they are coned and downward facing. Mr. Olsen contends in his study that his lights are perfectly acceptable.

4. Mr. Olsen is unable to control the people who attend his Arena events. People have free will and Mr. Olsen does not have people or infrastructure in place to manage it. He tried to get participants to use the road by his house for entry/exit on 2/2/25 but someone unlocked the gate by my house anyway. I've also seen increased garbage alongside Road 1 S when I go walking.
5. I would like the opportunity to address any future meetings there will be on this permit request.
6. It has come to my attention that Ms. Ingrao, to garner even more support, is threatening pet adoptions on a local FB site, as one of the points of interest for this CUP request. I don't believe this is the case, as I do not view pet adoptions as rodeo or recreational (I could be wrong). I don't read the code as preventing them this type of function. It's a sad tactic provided that Mr. Olsen could host pet adoptions at any of his store locations, as Petco does. However, if Mr. Olsen and Ms. Ingrao wish to threaten innocent pet adoptions based on the success or failure of Mr. Olsen's Conditional Use Permit, that is on their conscious.

The only reason I decided to include this information in my statement is because she claimed there has been sound amplification going back at least 10 years. I know this to be untrue because if there had been, we'd have been here a long time ago. For good measure I've attached a picture of GIS Mapping from 2015-2017 which clearly supports my statement. There are no buildings, no sound amplification system, no lights in the area that they are using today as their Event Arena. **Exhibit C & D.**

7. Mr. Dingee suggested I offer ideas and suggestions on what I'd like to see. My home has been here and in the family for 72 years in relative peace and quiet – until 2023. I'd like my peace and quiet back and I'd like my home value not to be impacted.

The town erred when it allowed the installation of lights and a backdoor agreement without requiring a written plan, objective professional studies, an impact statement, neighborhood input, and an actual permit. Mr. Olsen knew what he was doing. Get in, get it going, and then seek forgiveness later if anyone complains. The town was duped. Regardless, from the FOIA I pulled on Mr. Olsen's permit for the lights and the emails I've received; it appears there was fiduciary negligence by the town in 2023 when it did not properly evaluate the full implications to any neighboring properties. And in 2023, when receiving my first complaints, the town certainly had an opportunity to rethink what was happening and further investigate. But it did not.

I am respectfully requesting the town deny Mr. Olsen's permit request, uphold its fiduciary responsibilities, and figure out a way to enforce town ordinance 131.01, dark sky rules, and light trespass onto my property. I am hopeful the town will be able to see the reasonableness of my request, provided it has afforded Mr. Olsen every opportunity to exercise other ordinances to their fullest extent. Until the town can tell me what it is going to do to either fix or significantly reduce the impact of its errors with respect to the noise and lighting, I am also requesting a moratorium on this process. I am willing to sit down for further conversations.

In closing, Mr. Olsen can have 1000 supporters for an Event center but in truth, maybe only .0001% of them would willingly agree to having an Arena operating in this current manner abutting up to their properties. I am not in that .0001%. I support community events, just not at my expense.

Thank you,

Kim Hennessey

Exhibit A: Olsen's sound study done with no sound.

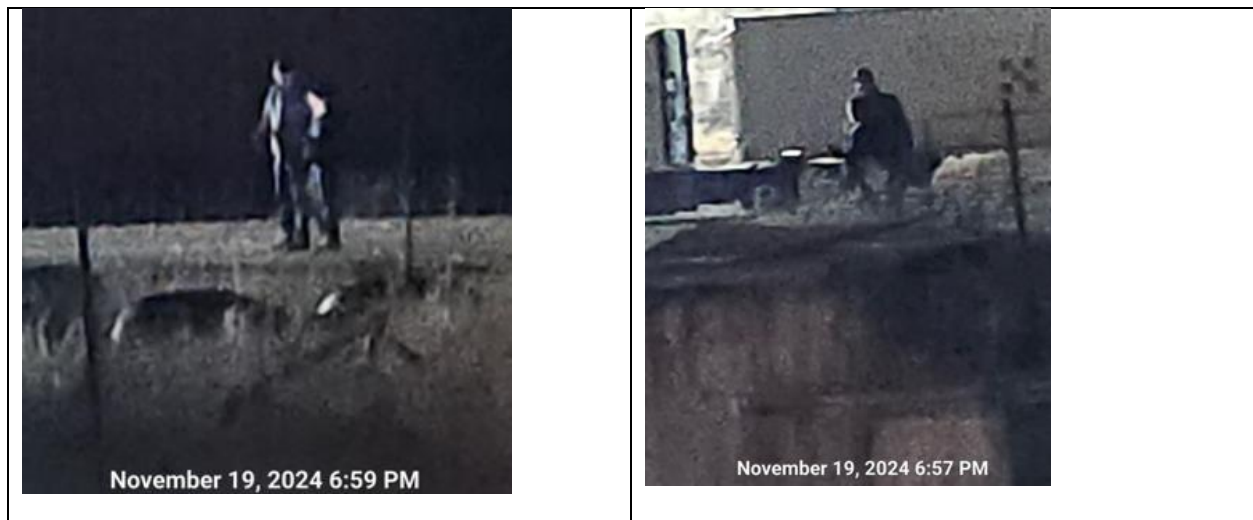


Exhibit B: Olsen's Arena Lighting Trespass

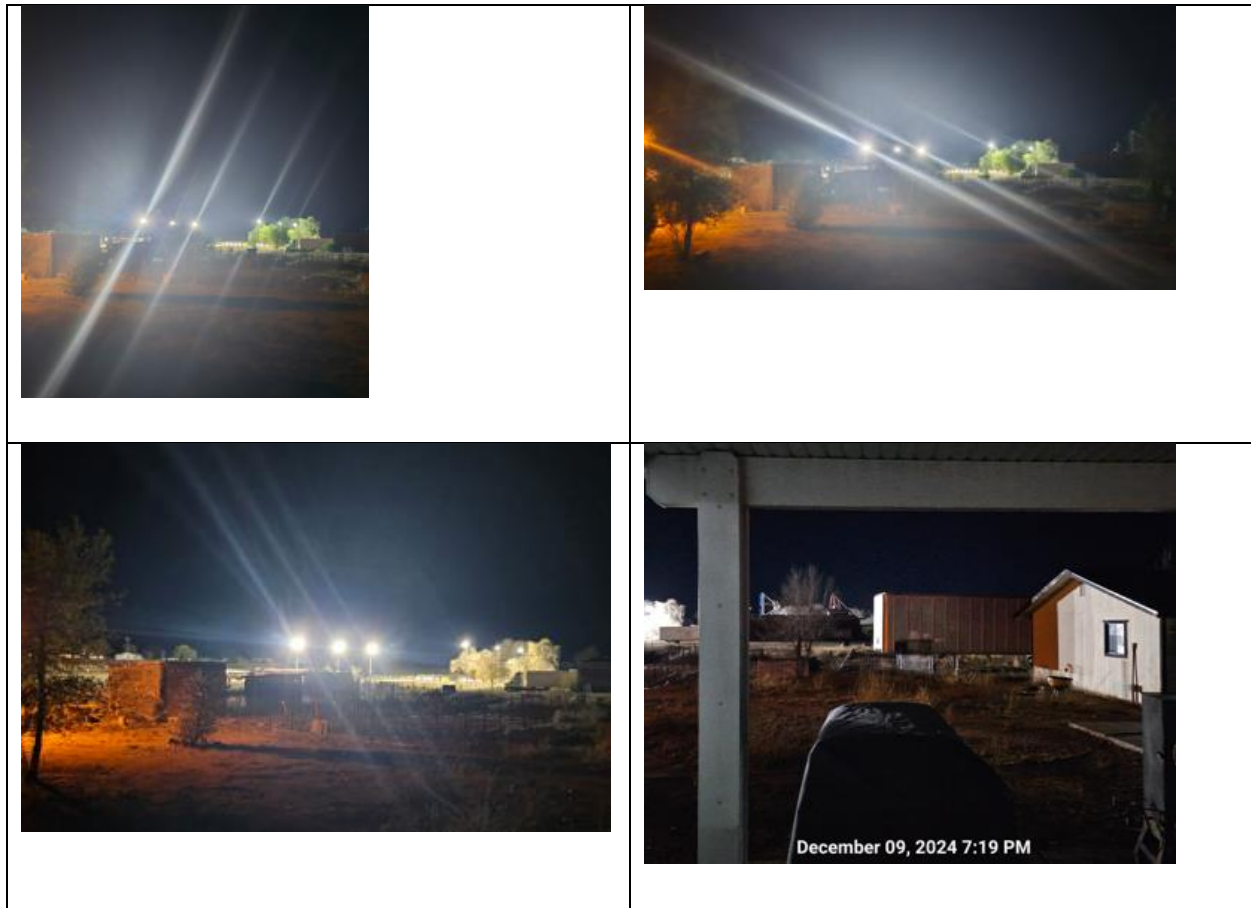


Exhibit C: GIS Mapping Imagery 2015 – 2017

No buildings, no lights, no sound amplification system where this Event Arena is located.

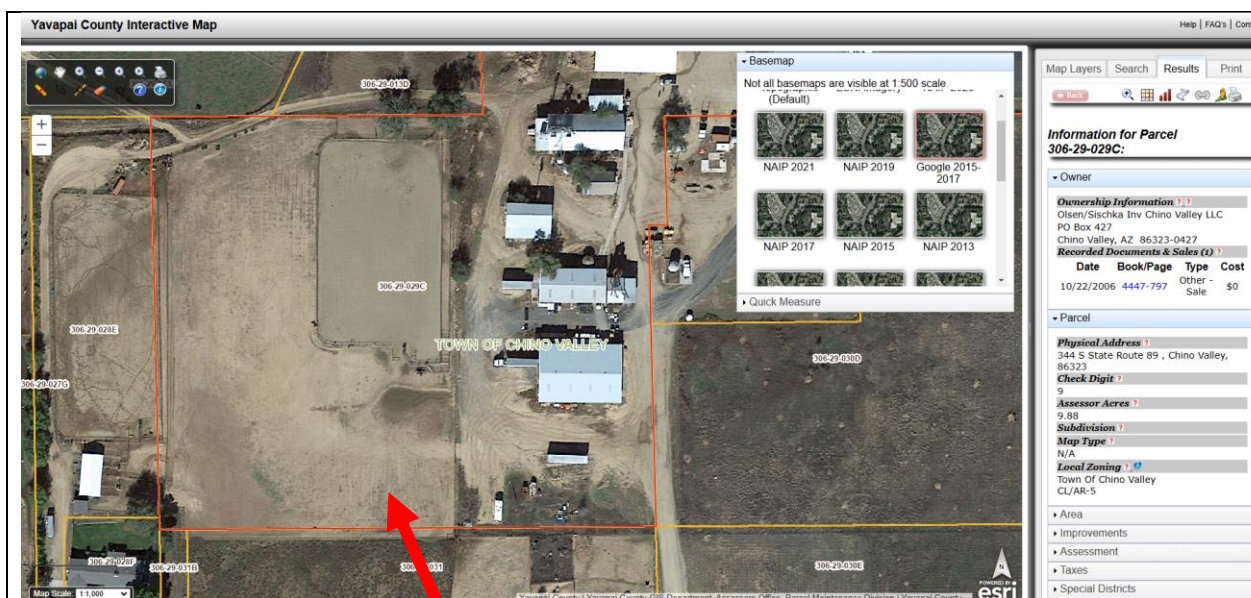


Exhibit D: GIS Mapping Imagery 2015 – 2017

My property in proximity of Mr. Olsen's parcel.



From: [Jennifer Mock](#)
To: [Jessica Barragan](#)
Subject: Case #cup-2004-05
Date: Monday, January 27, 2025 1:37:44 PM
Attachments: [IMG_5806.heic](#)

A neighbor recently made me aware of this notice which we never received. My address is 205 Heidi Lane, Chino Valley and according to this map I am well within the red marked area.

Unfortunately, I am unable to attend this meeting due to the most inconvenient time of 2:00pm. So I am writing this email to voice my concerns about Olsen's events. I have already submitted a complaint about the mounted shooting events but I am unsure if they have been considered or noted. I have reached out to Olsen's several times to try and find a consistent schedule and the only real times I have been able to get out of them is as follows

"Usually Monday, Thursday, Friday, sometimes Wednesday instead of Friday"

I have several issues with this lack of a real schedule and basically have to be prepared to listen to gun shots almost every weekday for several hours a day.

The first issue I have is my husband's PTSD from his service in the Middle East he is off from work on Fridays and it affects the times of when he can go outside. When there is not a constant schedule it's hard to predict when or if they are happening.

The second issue I have is I have horses and I am off work at 3 so I have to schedule my rides, vet and farrier work after work. It's very difficult to have to work around their schedule to make it safe for myself, vet and farrier to be safe while working on my horses. I understand that horses can get used to the sounds but I have one that absolutely panics every time. So 3-4 days a week I watch him run the fence line in fear until they are done. That in itself is dangerous for him because he could injure himself but if my vet or farrier should be working on him and it starts it could get someone seriously injured. There have been several times he has spooked while I have been riding.

I have no issues with any of the other events that are carried on there. The motorcycle race they had there wasn't terrible but I could foresee it becoming an issue when it's dry and the dust blows. I do find it odd that they leave the lights on well after the events and that maybe it could be an issue to neighbors closer. My barn blocks most the light from getting to my house but I can almost see without a flashlight when I go to the barn and they are on.

I feel we should be able to enjoy our home here without having to check their schedule almost every day of the week.

I appreciate your time. Feel free to call if you have any questions.

Jennifer Mock
360-731-5480

PLEASE BE AWARE THIS MESSAGE CAME FROM A SENDER OUTSIDE THE TOWN!

Sent from my iPhone

From: [Yahoo](#)
To: [Jessica Barragan](#)
Subject: Mike Olsen conditional use permit
Date: Wednesday, January 22, 2025 11:05:55 AM

From: Greg and Linda Patterson
725 W RD 1 S
Chino Valley, AZ 86323

To: Jessica Barragan
Senior Planner
Chino Valley, AZ

Please note that Greg and Linda Patterson approve of the conditional use permit requested by Mike Olsen to use his property and arena for rodeo events and additional outdoor recreational use. This arena provides those of us who enjoy horse activities as well as other outdoor events that Mike Olsen has put on in the past somewhere to go without traveling out of town. Please let him and his employees continue to operate their arena without interference from those who want to stop him. He has put so much time and money into improving his facilities, it would be sad to see a few complainers ruin this for everyone who enjoys the events he puts on.

PLEASE BE AWARE THIS MESSAGE CAME FROM A SENDER OUTSIDE THE TOWN!

October 7, 2024

To whom it may concern:

Our family moved to this area in the spring of 2023. My husband and I are retired Marines, and we chose this area for two main reasons- it is veteran-friendly and has many amenities for equestrians. I rode horses throughout my childhood, and I feel extremely fortunate to be able to have them on my own property with so many places nearby to ride.

One of these places is the Olsen's Grain feed store in Chino Valley. Initially, we visited the store to buy panels and other supplies so we could build a pen for the horses. Shortly after moving here, we purchased a third horse for trail riding, and he just happened to be trained in barrel racing as well. Several local riders encouraged me to bring him to Olsen's and give it a try. I had never raced before, but one of my friends talked me into bringing him to an Olsen's "play day" to start out. I did so, and I was immediately hooked. I was so excited to live close enough to an establishment that offered events like that, and I wanted to do more.

Eventually I decided to give barrel racing a try, and joined a local group known as the Tri City Speedsters, a local gymkhana group that frequently runs horse shows at the Olsen's arena. I fell in love with the sport immediately, and the environment was friendly and welcoming, even to a newcomer like me who didn't know many people at the time. As I started to gain confidence, I entered some of the races that Olsen's holds regularly as well.

If you have never been to an event at the Olsen's arena, it is quite a treat. A concession stand sells burgers, hot dogs and drinks for all to enjoy. There are shaded stands for spectators, and lights so events can be held in the evenings during the summer months. Kids play on the playground behind the stands, many in riding clothes because they are also running barrels! It's a gathering place for families, and I feel that it is one of the main places in Chino Valley for members of the local community to get together, socialize, and cheer on their friends. Non-riders are welcome, events are free for spectators, and it is an enjoyable place to visit- I like to go watch the events when I am not participating.

We moved here not knowing anyone in the local equestrian community, but I have met a wonderful group of like-minded people who have been incredibly helpful with introducing me to the fundamentals of barrel racing and teaching me to improve my skills as my confidence grows. It would not have been possible without the events that Olsen's holds. Almost all of my local friends are people I've met at an Olsen's event, and they treat each other like family- it's common to take turns watching each other's children so that everyone can concentrate on their race. After so many frequent moves throughout our career, I am thankful beyond words to have a place to gather with my friends, enjoy friendly competition, and feel supported and welcomed.

Should Olsen's be granted a conditional use permit, it would be extremely beneficial to Chino Valley residents as well as the surrounding communities. The events held there provide a wholesome, family-friendly experience that is rarely found in other towns, and the opportunity to expand those events will pay significant dividends to the well-being of the local residents and enhance the appeal of the town. I look forward to seeing what events will be held in the future.

I may be reached at (910) 750-2399 or at jlewis@mc@gmail.com with any questions.

Respectfully,
Jennifer Lewis

To Whom it May Concern,

I moved back to Chino Valley in 2019 after moving away from the area in 2007. My biggest concern with moving back to the area was the lack of local places to host events, equine and other. That's when I learned that Olsen's built an arena behind the feed store. I was so excited to hear the news. The fact that a local business was trying to give locals a great place to ride their horses, as well as host other public events, made me want to stay in this area.

I have friends from all over Arizona who travel to Chino Valley to attend events at the Olsen's Events Center. They bring their families, stay at the hotels, and eat at our restaurants. They are boosting the local economy by holding events in our town. And now that they are trying to grow and expand beyond horse events, is even more important to have them in our community. They are giving kids and their families things to do, without traveling outside of the area. They are helping money stay in our community. The Olsen's Events crew does a fantastic job putting on events. They are kind, professional, and conscientious of the community's concerns. They always allow the community to voice their concerns and offer feedback. They have improved their facility by adding lights because, as we all know, Arizona can be hot. Those lights allow us to have events in the evening, which is safer, cooler, and when working folks are off for the day, and kids are out of school. They also installed a wonderful play area for kids. Parents can be at ease knowing their children are safe and enjoying themselves.

We participate in several fundraisers throughout the year. We know firsthand that Olsen's Events has a huge heart for helping non-profits in the area. The Horses with Heart Fundraiser is an annual event, and they are able to raise more money because Olsen's Events donates the arena. They also have FFA (Future Farmers of America) events and several others. Not many large arenas would do that for their community.

We are raising the future generation, during a time when technology and screen time are growing in popularity. Olsen's Events keep children and their families outside and active. Who wouldn't want that? Our family is so grateful that we have Olsen's Events here in our backyard. We are grateful for what they have done so far, and look forward to their future events. We encourage you to vote in favor of them continuing to hold events, equestrian and other. This community NEEDS them!

Thank you for your time,

David and Ashley Hall

Dear City Council Members,

I am writing to advocate for the expansion of motorbike events at Olsen's Arena, alongside the wonderful equestrian events that my daughter participates in. As a family-oriented community member, I believe that increasing the variety of activities at our arena will greatly benefit our town.

My daughter has thoroughly enjoyed her time riding in equestrian events, which not only promote her passion but also create opportunities for us to bond as a family. By introducing more motorbike events, we were able to have our son join the fun too, and attracted even more families, allowing them to share in the excitement and joy of outdoor activities together.

These events foster a sense of community, bringing residents together in a fun, family-friendly environment. They also enhance our town's character, celebrating small-town living and providing activities that our children can enjoy and be proud of.

I urge the council to consider this proposal to host more motorbike events at Olsen's Arena. Together, we can enrich our community and create lasting memories for families.

Thank you for your attention to this matter!

Nick and Kim Plancich

1755 Bradshaw Ave

Chino Valley AZ 86323

3109442505

alan mahoney<alanmahoney@icloud.com>

To: - Events

Fri 10/4/2024 7:49 PM

└─ You replied on Fri 10/4/2024 10:01 PM

I would love to be able to take my dirt bikes and family to race in the Olsen's area's family events they are offering to the public. There are no other family events within 100 mile for my family to go spend time together ...

My name is Richard Taylor. I have been a resident of Chino Valley since 2015. I support Olson's Grain for their efforts to bring events and entertainment to my community. The events they bring are what makes Chino Valley a great place to live. Rodeo and Farmers market is a perfect fit for a country town. The addition of motorized vehicles was an added flare. Town council please don't be a prude. Let Olsen's continue to provide family entertainment. Richard Taylor

To the City Council,

I would like to write a letter in support of Olson's events. I believe it would be a fantastic venue to host multiple dog events. Varying from dog adoption events to varying dog sports like dog agility, frisbee, flyball and the like. But besides being a fantastic venue to host such events, I believe they'd make a great venue to host poultry and livestock shows as well. Beyond just county fairs and the like, I would love to see the venue used to host APA/ABA sanctioned poultry shows as well. As these shows are something that we are seriously lacking in, in our surrounding communities.

Thank you all for your consideration,

Amanda

I am writing this letter to show support of the olsens grain events. They are doing an amazing job at not only getting the horse community together but also brining the horse and dirt bike community together. They hosted a dirt bike barrel race and so many family's showed up and it was a great family event. Olsens ran this even very professionally and made sure everyone was safe and followed the rules that had been made and told to everyone multiple tines before the event and it ran so smoothly. The dirt bike community doesn't have any events that happen local so we would love to see more events like these. It is nice to see family's get together and have a great time together. That being said I am writing in support of olsens grain having more dirt bike events for the kids and family's to have fun and not have to drive far to do dirt bike events with the family.

Sincerely,
the Gunn family

To whom it may concern,

All of us who are involved at Bethany's Gait strongly support the community events at Olsen's Arena.

This venue is extremely important to foster a thriving community where we can all gather, enjoy outdoor sports, and cheer one another on.

To lose this important venue would be a huge loss to Chino Valley.

Please keep us in the loop as to how we can help keep this much-needed asset open.

Cheryl Erpelding

Horsemanship & Development Director

Bethany's Gait Ranch & Lissa's Legacy

Rescuing Horses, Restoring Lives

www.bethanysgait.org

cheryl@bethanysgait.org

858-967-5765

Dear Town of Chino Valley,

This letter is in hopes that you will consider the positive impact that Olsens Grain Events have in our community. There is nothing better to attend or just oversee and hear the excitement going on. Please take heart what our town business do for all of us. Events like this keeps our youth interacting and families a place to spend time together.

By His Grace Alone,
Roberta Ryniewicz
189 South State Route 89
Chino Valley, AZ 86323

To whom it may concern in the town of Chino Valley,

Olsens is an iconic part of Northern Arizona. They are much more than a place to grab feed. It is a part of the community and have done so much for everyone that lives here. Olsens events are a wonderful thing for our community. They are family friendly and a wonderful way for the community to come together. We need more of this for our wonderful town. Our families need these events. Olsens events embody everything that is great about our town! Thank you for looking out for us and keeping Chino Valley great!

Amy Hammond

Am sending my support for Olsen's Grain in Chino Valley to open events in the greater Chino Valley, Paulden, and beyond areas. The communities close by will welcome centralized location for fundraisers, equine, farmers markets, artisan/crafters/home steader farms and more. I live in Paulden and would appreciate a venue open all year round for my community as we currently have only one venue, the Paulden Community Center available for events which charges a fee plus insurance for events. The majority of events take up Saturdays which are the choice days for events. Very seldom are days available where families can attend events. Our community has grown exceptionally in the past year along with the need for event space all year round. Families with children are moving into Paulden at a healthy rate. The public library offers only so much space for events which is welcome however more space is needed yearly for various events. Please add my name to the list supporting Olsen's as a town venue for events in the local areas of Chino Valley and Paulden. Thank you! Sue Clabby

Hello, I am a resident of Paulden. I attend many events at ohlsens arena with my adult disabled son. He is in a wheelchair and I am able to park my vehicle so he can see events and or put him in the shade to watch. We enjoy the variety of events and support seeing all kinds of activities at that arena. It is a huge asset to this area . Every activity is well thought out for everyone's safety and enjoyment. Please allow more functions . Annette preece, Andrew Preece , Colin Preece

Karen J Bailey
Paulden AZ
nwwhitehummingbird@gmail.com

9.25.24

Dear Chino Valley City Council,

This letter is regarding a conditional use permit Olsens Grain has applied for at their Chino Valley location.

I honestly do not know what I would be doing in town if it wasn't for all the wonderful events Olsens Grain offers this community. I attend as many as I can. I have met new friends and so many kind and friendly people within our community at these events. Olsens events are organized and professional. If the conditional use of permit is granted it would only add value for more fun family events to our community. I have no doubt any additional events offered by Olsens Grain will be a great asset to our community. I hope the Chino Valley City Council strongly considers granting the conditional use permit to Olsens Grain.

Sincerely,

Karen J "Bailey"

September 23, 2024

Town of Chino Valley,
c/o events@olsensgrain.com

Chino Valley Town Council,

I would like to share my support for Olsen's Events Arena to expand the use of their facility to host events other than just Equine events.

Olsen's Events Arena has been a personal favorite to me, as I've been able to watch my granddaughter grow up barrel racing at Olsen's; a place where families come together, memories and friendships are made locally! Also, building relationships and meeting people in our community that own their own business, we can now also support.

Expanding the events Olsen's hosts will benefit the whole Town of Chino, affording the community a place to come together, share life experiences and meet neighbors.

Thank you,

Cathy Dean
cathydeanaz@gmail.com

I love going to olsens area and watch events and eat there. It's a great fun free event center to get out and watch fun events and talk to people as we are fairly new to chino valley and I love the vibe you get from the community and how people will freely talk to you at said events. It would be great to add more family fun events there..

Thank you
Renee Dvojack

Chino Valley Town Council,

I have attended Olsen's Events since they started in 2014. My kids have grown up participating in the events at Olsen's Arena. We have personally benefited in several way from the events there.

We would like to see more than just equestrian events. We love the camaraderie and well thought out events that are wholesome for families to attend. It's an environment that feels safe and everyone has fun.

We recently attended the dirtbike barrel race which we loved because my kids are into both sports. It was an amazing turnout. I have lived in Chino Valley my entire life, 39 years, and this reminded me of how Chino was when I was a kid. As a mom of 3 kids, I want to see more variety for the kids activities in this town. Olsen's Events is willing to offer just the place for those activities.

I sincerely hope you will consider allowing Olsen's Events to put on a variety of different kinds of events. Please grant them the Conditional use permit they are requesting as it will benefit the entire community.

Respectfully,


Fallon Ducote

Hi there, I'm writing this to support Olsens events. I have been following them for a few months. Planning on going to a lot of the events I've seen posted, especially when it cools down. I hope this helps Olsens continue on! Thanks, Nancy

Att: Chino Valley Town Council,

My name is Erin Wurm and I am writing this letter in support of the Olsen's event conditional use permit request. This arena means a lot to my family personally as myself, my husband, and our two boys (ages 1 and 3) spend many weekends in this arena. We have watched Olsens grow their events over the past few years and bring more opportunities not only to the roping and barrel racing community but for the youth of our community. They have begun to offer an open arena to our youth who may not otherwise have the opportunity to continue within the sport of rodeo. This event center is more than deserving of the special use permit they are requesting. We hope to see this arena continue to offer events and be a safe place for the youth in our community to continue competing in the events Olsens offers.

Thank you Kindly,

Erin Wurm



In an effort to add more events to our facility, the Town of Chino Valley has asked us to apply for a Conditional Use Permit. This would allow us to not only have equestrian events, but events of all kinds to serve our community. Our goal is to use Olsen's Events Arena as a place for our community to come together in a wholesome, family atmosphere.

The Town of Chino Valley has asked us to gather letters and/or signatures from our supporters to show the desire and need to add such events. If you wish to write a letter, please address it to Chino Valley Town Council and email it to events@olsensgrain.com. Letters do not need to be lengthy, however, the more you write about how our facility has or will impact you personally, the more it will help show them how much this is needed in our community.

***Please note: you do NOT have to live in town limits to support us! We encourage people from surrounding areas to sign as well! If you come to Olsen's Events, we want your signature/letter!**

If you have any questions, please contact Shyan at 928-202-2003 or at the email above.

Thank you so much for your time!

Signature:

Am. M. Spur
Phyllis Thompson
Aron Hougham
Lauri Budzinski
Kimber Wagner-Hines
Donald Hines
Muffy Komusky
Diane Judge
Gail J. Somar
Robert F. Schoon
Kurt von Rike
Matt Wilson
Faith Stepanoff
Robert Wilson
Ken James
Keelynn Corbett
Dale Paris
Cassy
Diana Timlick
Courtney Johnson
June Ferguson
Lee Southby
April Burklow
Scott Geddes
Tim Ruddock
Ross W. McClure
Laura Bishop
Richard T. Long
Mickey Kissell
Terry Reed
Joanne Johnson
Arcavan Ashkanian
Matthew Tapper
Victoria Tapper

Printed Name:

Aaron Howell
Phyllis Thompson
Aron Hougham
Lauri Budzinski
Kimber Wagner-Hines
Donald Hines
Muffy Komusky
Diane Judge
Gail J. Somar
Robert F. Schoon
Kurt von Rike
Matt Wilson
Faith Stepanoff
Robert Wilson
Ken James
Keelynn Corbett
Dale Paris

Diana Timlick
Courtney Johnson
June Ferguson
Lee Southby
April Burklow
Scott Geddes
Tim Ruddock
Ross W. McClure
Laura Bishop
Richard T. Long
Mickey Kissell
Terry Reed
Joanne Johnson
Arcavan Ashkanian
Matthew Tapper
Victoria Tapper

Signature:

Printed Name:

Sandy Kramak
Jerry Reisdorph
Barney Morrison
Libby Smith
Garry Alford
Audrey Clausen
Linda Meier
McKenna Clausen
Kiana Clausen
Barry Clausen
Lynda S. Horn
Chris Johnson
Carol Taylor
DIANE GENTREY
DAVID GENTREY
Judith Ray
Raymundo Alvarez
DAK STRICK
Phil McCollum
SARAH MCCOLLUM
MARY HENRY
CESAR VILLALOBOS
MADISON BUTTS
HEATHER MACFARLANE
SABRINA WIEBERGALL
SIERRA WIEBERGALL
M. KIMMEL
TOMAS A. WITTEN
John McCafferty (Town Council)

Sandy Kramak
Jerry Reisdorph
Barney Morrison
Libby Smith
Garry Alford
Audrey Clausen
McKenna Clausen
Kiana Clausen
Barry Clausen
Lynda S. Horn
Chris Johnson
Carol Taylor
DIANE GENTREY
DAVID GENTREY
Judith Ray
Raymundo Alvarez
DAK STRICK
Phil McCollum
SARAH MCCOLLUM
MARY HENRY
CESAR VILLALOBOS
HEATHER MACFARLANE
SABRINA WIEBERGALL
SIERRA WIEBERGALL
M. KIMMEL
TOMAS A. WITTEN
John McCafferty (Town Council)

Signature:

Printed Name:

~~James K. Wiggan~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~Frank O'Neil~~

~~[Signature]~~

~~[Signature]~~

~~Christina S. Jones~~

~~[Signature]~~

~~Abigail Griffith~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~[Signature]~~

~~Stephanie Nichols~~

~~[Signature]~~

~~345555 D55BR22~~

~~Jeff Vandermaer~~

~~Mercator Shelton~~

~~Jeremy Shelton~~

~~John Radford~~

~~Ben Lindar vrolaw~~

~~Marta Alfred~~

~~Harry O'Neil~~

~~David Hall~~

~~Jordan Bassett~~

~~Ann Bassett~~

~~Cynthia S. Loerzel~~

~~Karen Richert~~

~~Abigail Griffith~~

~~Fallon Duarte~~

~~Chuck Jones~~

~~Eric Walker~~

~~Tessa Walker~~

~~Ruben Alvarez~~

~~Dierdny Walker~~

~~James Nichols~~

~~Mar~~

~~Nikki Hasiak~~

~~Kelly Mather~~

~~Austin Breckner~~

~~T.S. Pierce~~

~~Brad Hellum~~

~~Wyatt Pierce~~

~~[Signature]~~

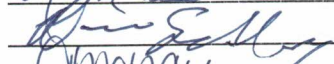
~~Stephanie Nichols~~

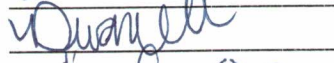
~~William Becker~~

Signature:

Printed Name:

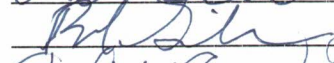
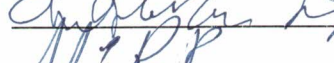


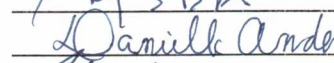
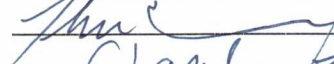
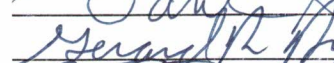




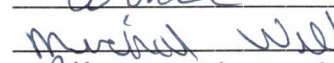


















Wyatt Pizinger
PATTY SANDENE
Amy McEntire
DAVID SANDENE
Christina McNair
BRANDON SUTTER
DWANE DISON
Jennifer Dison
Ashley Hall
Tom Mathen Jr
Kelly Mathen
Doreen Strecker
DEAN AKA DINO French
Amanda Currie
Brad Gilmore
Angelica LeJarski
MARIA RODRIGUEZ
GIOVANNI BUEZ
Danielle Anderson
THOMAS ANDERSON
Janel Anderson
Gerard M Moore
JERAD Giles
Star Giles
Anders Apotivan
Chuck Jones
Michael Wilkerson
Monira Mongini
Scott Ellis
Bryan Gray
McKenzie Moran
Thomas Gianfrancesco
Tom Gianfrancesco
Rhiannon Gianfrancesco

Signature:

Tanya McClellan
Webb Moore
JERAD GILES
Cody Reyes
Ken Reyes
BLAKE LANDRE
Stacey Sabatino
Mason Sabatino
Max Sabatino
MERRILL C MOLTZ
Sarah Moltz
APETRIE
Taralyn Strecker
LEE SOUTHWORTH
Robin Dawson
Emily De La Huerta
Annie Paul
PHILIP CARLIS
ZAC WRAY
Wes GUNN
CARRIE GUNN
Ryanne Foster
Sadie Foster
Julie HARDY
SANDI HARDY
Ariana Dodge
Joshua Sutherland
Ben DILCHER
Jackie Summers
ANNA BRADSHAW
CLYDE BRADSHAW
Marcelino Rocha

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CLYDE BRADSHAW
Marcelino Rocha



In an effort to add more events to our facility, the Town of Chino Valley has asked us to apply for a Conditional Use Permit. This would allow us to not only have equestrian events, but events of all kinds to serve our community. Our goal is to use Olsen's Events Arena as a place for our community to come together in a wholesome, family atmosphere.

The Town of Chino Valley has asked us to gather letters and/or signatures from our supporters to show the desire and need to add such events. If you wish to write a letter, please address it to Chino Valley Town Council and email it to events@olsensgrain.com. Letters do not need to be lengthy, however, the more you write about how our facility has or will impact you personally, the more it will help show them how much this is needed in our community.

*Please note: you do NOT have to live in town limits to support us! We encourage people from surrounding areas to sign as well! If you come to Olsen's Events, we want your signature/letter!

If you have any questions, please contact Shyan at 928-202-2003 or at the email above.

Thank you so much for your time!

Signature:

Printed Name:

Heriberto Avila
Herberto Avila

Rick Reynolds

Sara Santori

Danica Ingra

Danica Ingra

Maison Murtagh

Carol Taylor

Blake Ruffenach

Chris MacDonald

Donna Barnes

Stephanie Sweet

Valentino Hernandez

Jennifer Lar.

Hermia Pino

Chance West

Anthony Masolini

Martin Montague

Adrianna Holden

Lecanne Humphrey

Eric Norwood

Chris Denny

Angela C Rice

Grayson W Campbell

Ashley Hall

Matthew Harms

Kaitlyn Ginter

Heriberto Avila
Herberto Avila

Rick Reynolds

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Martin Montague

Adrianna Holden

Lecanne Humphrey

Eric Norwood

Chris Denny

Angela C Rice

Grayson W Campbell

Ashley Hall

Matthew Harms

Kaitlyn Ginter

Signature:

Printed Name:

Cyndi O'Daly
Barbara L Ayerle
John Ayerle
Annette Johnson
Jim McWitter
Chris Ferree
Rhonda Hamilton
Kelli Schley-Taylor
Ramon Chacon
Sam Shipley
Cecce Savage
Scott Monyer
Colleen Owens-Hulse
Roult Alexander
MAGGIE THORMAN
Nancy Beirl
Cynthia Brinkham
Christa Montane
Wendy Stazenski
Clay Stazenski
Karen C Funelli
Tamara Dains Helmkay
Trudy Barlew
Michael Barnett
Julie Hutchison
MARY BIANCA
A Bianca
Erik Truleben
Victoria Whorley
Ginger Thorson
Kelly Wilton

Cyndi O'Daly
Barbara L Ayerle
John Ayerle
Annette Johnson
Jim McWitter
Chris Ferree
Christine Robertson
Rhonda Hamilton
Kelli Schley-Taylor
Ramon Chacon
Sam Shipley
Cecce Savage
Scott Monyer
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Trudy Barlew
Michael Barnett
Julie Hutchison
MARY BIANCA
A Bianca
Erik Truleben
Victoria Whorley
Ginger Thorson
Kelly Wilton

Signature:

Printed Name:

Walter
Tom Spear
Carol Nash
Michelle Whelan
Walter
Edy Bartling
Danyel Ely
Shawn Tava
Robert Robinson
Michelle Hendry
Susanne Baker
Debra Covington
Sherry Hoyle
Helen Collins
Mike Zenner

Michael Parsons
Bonnie Morgan
Jane Hubbard
Adam Gustaves
Gertrude E. Chapman-Radley
Jill Underwood
Laura Jaramillo
Dawn McBride
MARY JANE HUNTER
ROBERT PRELLER
Jim Radley
Patrick Person
Anne Spiess
Ann Nielson

Kimberly Goe
Tom Spear
Carmey Liding
CAROLE WALSH
Michelle Whelan
WILARD OTT
Edy Bartling
Danyel Ely
SHAWN TAVAR
Robert Robinson
Michelle Hendry
Susanne Baker
Debra Covington
Sherry Hoyle
HELEN COLLINS
Mike Zenner

Dwayne Tombs
MICHAEL PARSONS
JANE HUBBARD
Adam GUSTAVES
Gertrude E. CHAPMAN-RADLEY
Jill UNDERWOOD
Laura JARAMILLO
DAWNA MCBRIDE
Jae JARAMILLO
Mary Jane Hunter
Robert Preller
JIM RADLEY
PATRICK PERSON
Anne Spiess
Ann Nielson

Signature:

William C. Arsenault
Gloria L. Reid
Jeremy Owens
Rachel Cross-McKelvey
Sam Berry
Baylee Owens
Sandy Owens
Debbie Hutchens
Jan Grise
Janice Eck
Alyssa Fisher
James Schopen
Cathy Smith
Beth Duncan
Perry Wheeler
Vicki Andrade
Danyelle Blood
Amanda Blood
Cindy Hale
Patricia Hill
Carol McPherson
Kelsey Caldwell
Mitzi Conn
Harriet K. Gilbert
Victoria Sosa
Susan Crompton
Susan Baxter
Natlynn Wagemann
Mantel Wagemann
Anne Wagemann
Paul Wagemann
Barbara Sakedo

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Anne Wagemann
Paul Wagemann
Barbara Sakedo

Signature:

Printed Name:

Julie Thompson
~~Bill Williams~~
Kathleen Cook
Maureen Owen
Ed Ensmore
Trey Calhoun
Darin Mahoney
Kim Ferguson
~~Kristine R. Armenty~~
~~Becky Sigel-Knott~~
James Colvin
~~Sean Paul~~
Maureen Bard
Penny Kasun
Karen Lee Young
Kathy Barnes
Grayson W Campbell
Robin Bolender
Jeff Liza
Carla Cline
JEANETTE OWENS
Jerrold Znetko
Robin Znetko
Kerry Gustafson
Gerry Ward
Rachel Endelman
Chide Polacek
Albert H Redichman JR
Debbie Larison
Randy H Larison

Julie Thompson
BILL WILLIAMS
Kathleen Cook
Maureen Owen.
ED ENSMAY
Trey Calhoun
DARIN MAHONEY
KIM FERGUSON
Kristine R. Armenty
Becky Sigel-Knott
James Colvin
Sean Paul
MAUREEN BARD
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Kerry Gustafson
Gerry Ward
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Chide Polacek
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Debbie Larison
RANDY H LARISON

Signature:

Printed Name:

~~Justin Siz~~
~~Mike Fletcher~~
~~Tom Goetz~~
~~John Justice~~
Rhett Harvick
Ruth Horne
Jim Rudzinski
David Lingard
Marleen Richardson
Mallorie Barrons
Brady Sandberg
Paxton Davis
Natalie Greene
Bryan Gutierrez
Ila Gutierrez
Ryan Duke
Darren Duke
J.W. Leahy
Steph Brown
Leighann Brown
Karen Nelsen
TOTH CALDERON
Patly Lipp
Christiana Pittman
Mario Rodriguez
Don Eckel
Cheyenne Eckel
Joelle Rastner
Mark Ludwig

Sustine Luigs.
Mike Fletcher
Tom Goetz
John Justice
Rok Haralson
Rhett Harvick
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Christiana Pittman
Thom
Krista Eckel
Don Eckel
Cheyenne Eckel
Joelle Rastner
Mark Ludwig

Signature:

Lynne Crowe
Bob Cox
Fernando Aguilar
Debra Johnston
James H. Marcinek
Valerie A. James
Denise Slygh
Doug Slygh
Artemis Saxton
Kim Switzer
Bob Weiss
Elig Ramirez
Lisatraimon
Tim Trainor
James Brashear
James A. Tackett
Austin Bushman
Nathan Greene
Brooke Sandburg
Matthew Sandburg
John Schneider
Mary S. Evans
Cherice L. Dadds
Cynthia Tamillo
Ashley Teller
Edward Castro
MARE ALEXANDER

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Ashley Teller
Edward Castro
MARE ALEXANDER

Signature:

Printed Name:

Ann Nielson

Ann Nielson

Elijah

Elijah Rios

Kathy Sullivan

KATHY SULLIVAN

Michael Sullivan

MICHAEL SULLIVAN

Missy

Missy Nelissen

Katharine S. Lilley

KATHARINE S. LILLEY

John Clingan

John CLINGAN

Leisa B. Brug

Leisa B. Brug

Tim Bhoten

Tim Bhoten

Teresa Miller

Teresa Miller

Brian Smith

Brian Smith

Laura Kuhre

Laura Kuhre

Ruth Ann Liles

Ruth Ann Liles

Lisa Deardorff

Lisa Deardorff

Robert Schaffer

Robert Schaffer

Jackie Adams

JACKIE ADAMS

Wm Adams

Wm Adams

Americo Costantino

AMERICO COSTANTINO

Jenifer L. King

Jenifer L. King

Jonathan King

Jonathan King

Stuart Warner

Stuart Warner

Marianna Warner

Marianna Warner

John Morley

John Morley

Julia Sharrock

Julia Sharrock

Christina Gould

Christina Gould

Lisa Cuthbertson

Lisa Cuthbertson

Saima Atterhdt-Russell

Saima Atterhdt-Russell

Cindy Palmer

Cindy Palmer

Helen Fuller

Helen Fuller

Megan Vandermeer

Megan Vandermeer

Signature:

Tyler Nichols

Clint Ducote

Austin Wildman

Tyler Kennard

Blake Brown

Becky Kennard

Tanner Kennard

Taytum Kennard

Denny Moore

Daniel Mendell

Aidan Mendell

Tyler Foley

Blayne Mascarenas

Cristy Kaintz

Kimberley Plancich

Shelby Plancich

Cole Plancich

DANNY ANDERSON

Wyatt Lemars

Therese Cochrene

Cecilia Bolton

Clint James

Abbie Rumanek

Kyle Kellogg

Levi Hasiak

Jared McGinn

Meagan Coch

Cherri Ridd

Printed Name:

Tyler Nichols

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Cole Plancich

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Wyatt Lemars

Therese Cochrene

Cecilia Bolton

Clint James

Abbie Rumanek

Kyle Kellogg

Levi Hasiak

Jared McGinn

Meagan Coch

Cherri Ridd

Jeann Harguless

Rick TURNER

Nathan GIZINGER

Signature:

Printed Name:

~~Heidi Turner~~
Heidi Turner
Carrie Gross
Kelly Holiday
Angela McLaughlin
Chuck Simmons
Dan P. Ray
Scott Marti
Renee Revoy
E. Samson
Reuben Verner
Paul Brandon
Linda Hendricks
Kerry Barney
Lohan Anderson
Samantha Russler
Chloe Russler
Cathy Tokorady
Allen Crander
John McCarthy
Don Stidham
Cherie Shifmacher
Alyssa Hooper
Susan Caruso
Anne McBride
Vicki Labelle
David Dicus
Kris Vollrath

Wes Turner
Heidi Turner
Carrie Gross
ANDREW LEE
Kelly Holiday
Angela McLaughlin
CHUCK SIMMONS
AN CHAMBERLIN
Daniel P. Ray
Scott Marti
Renee Revoy
E. SAMSON
REUBEN VERNER
Paul Brandon
LINDA HENDRICKS
Iron Eckard
Kerry Barney
LOHAN ANDERSON
Samantha Russler
Chloe Russler
Cathy Tokorady
Allen Crander
John McCarthy
Don Stidham
Cherie Shifmacher.
Alyssa Hooper
Susan Caruso
Josh Gibson
Anne McBride
VICKI LABELLE
David Dicus
Kris Vollrath

Signature:

Ed Roche

Judith Hunt

Rachelle Hawkins

~~Sara Hester~~

~~MARY STARR~~

~~Mike Thieme~~

GARY ROBYN

Kyle Dunkel

Gina Greenburg

KRISTEN MARGUCCI

Charlie Martucci

Evelyn Russell

DAVID G OSBORNE

KEN A. COLLUM

Sally Collum

Mary Lou Genovese

Robert Landbrecht

Matthew Fredrickson

DUSTIN CUSHMAN

Jim Romo

GERA FADS

Nicole Zuelke

Joannie Minster

Rocky Minster

Susan Cuka

Daniel M Huerta

Daniel Gilliam

Kendra Nightingale

Jennifer Arbullo

Vanessa Rietschler

Jennifer Polanchuk

STEPHAN POLANCHUK

Buster Hynes

Esperanza Hynes

~~Esperanza Hynes~~

Printed Name:

Ed Roche

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Buster Hynes

Esperanza Hynes

~~Esperanza Hynes~~

[illegible]

Linda Spangenberg
Lori K Brookins
Bryan McDonald
Lilly Howard
Jaclyn Douma
Kari Nelson
Allen F. E. H.
Steve RAFFLES
Veronica Afman
William Raver.
Lindsey Smith
Kori Sama
Tim Berry
Helen
Canessa Hinshaw
D. Hayes
Kristin Colley
Russ Ray
Aaron Chapman
Jim Davis
Traugott Rhoton
Doreen Manning
Harold Clifton
Wendy McManigal
Eric Demeter
Kristin Blecker
Steve Kevorkian
Dorothy Gamison
Allan Schaible
LADonna Hubbell
Diane Schimke
Claudia Walker

Signature:

Cheryl Morales
Doreen Cochran
EM Zimmerman
Doris Mueller
Michele Jensen
James S. Fish
Jennifer R. Fish
Johanna Darnley
Doris Barolo-Fossen
Sheree Chadwick
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Kimberly Fox
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David O'Brien
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Bon Bower
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