



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

June 3, 2025



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
June 3, 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 – MARCH 4, 2025 REGULAR MEETING
 - C.2. APPROVAL OF MINUTES – MAY 6, 2025 STUDY SESSION
 - C.3. WITHDRAWALS BY APPLICANT – NONE
 - C.4. CONTINUANCES – NONE
 - C.5. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
 - D.1 **TA-2025-03** – Request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 3 by creating an Agricultural Residential 36-acre minimum (AR-36) district.
 - D.2 **CUP-2025-01** – This is a request by Prospect14, on behalf of Running W Ranch LLC and Wilkinson Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a 284-Acre Solar Facility, across two parcels, 306-02-300H and 306-01-003H, located at 3245 Jerome Junction, Chino Valley Arizona 86323.
- E. ACTION ITEMS - NONE
- 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 March 4, 2025

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, March 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 Jeffrey Pizzi, Commissioner William Welker, and Commissioner Richard Zamudio. Alternate Commissioner Joseph Morabito was present.

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 Commissioner **Zamudio**.

CONSENT CALENDAR – A motion was made by Commissioner **Meadors** to accept the consent agenda. The motion was **seconded** by Vice-Chair **Pasciak** and **Zamudio** and passed unanimously by a 6-0 vote, with Pizzi abstaining.

PUBLIC HEARING #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.

Chair Merritt asked if anyone on the Commission had a disclosure to declare regarding this item. **Merritt** and **Pasciak** both stated that they had spoken with staff regarding this matter.

Will Dingee, Assistant Director, presented the staff report and stated the applicant was in attendance. He explained the two parts of the Conditional Use Permit (CUP) request; establishing the rodeo and event arena as a conforming use on the property, and expansion of their uses to include community gatherings, weddings, dog shows, adoption events and competitions, also with branching into limited motorsports known as dirt bike barrel races. He brought up slides of the parcels and surrounding area and shared that staff had conducted multiple site visits, data collection, verification of data provided by Olsen's in regard to their lighting and sound studies, and staff provided the property owners with suggested mitigations based on those studies. **Dingee** explained that the subject parcels were on twelve acres with two different zoning districts, Commercial Light (CL) and Agricultural Residential (AR-5). The Town Zoning Code for AR-5 allowed for rodeo, livestock auctions, fairgrounds, riding academy and recreation facilities, and private arena with public attendance with a Conditional Use Permit. He further explained the history of prior permits for the parcel and showed a timeline of Olsen's interaction with prior staff. He shared that a neighborhood meeting was held on January 28, 2025, with twelve people in attendance representing seven properties. There was one neighbor in opposition; one who originally was in opposition and had her concerns addressed; and five in support. **Dingee** stated that included in the staff report were letters and a petition of support from community members. He explained the mitigation measures that Olsen's took to address the concerns by the neighbor in opposition: traffic, noise, and lighting. He went over the Conditions of Approval and stated that staff recommended that the Commission forward a recommendation of approval to the Town Council.

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

Merritt asked out of the total of ninety events per year how many would be held on weekends.

Dingee replied that there could be no more than four events per week, with a maximum of three held at night. Out of the ninety total events allowed per year, a total of forty could be held at night.

Zamudio asked what the time limit would be for the night events.

Dingee replied that the Town Lighting Code allowed for operation until 11 p.m.

Ditta asked about the noise at night.

Dingee replied that the Town Noise Ordinance was active between midnight and 5:00 a.m., and that the Ordinance stated sound amplification systems cannot be heard at a distance greater than 50 feet, unless otherwise approved by the Chief of Police.

Meadors asked if the sound of guns going off would be under 60 decibels.

Dingee replied that guns would only be allowed during daylight hours and could exceed 60 decibels.

Merritt shared that in the past motorcycle races at Old Home Manor had been closed down due to public outcry about noise and dust, and that there was more density near Olsen's.

Dingee replied that the Commission could further restrict dirt bike barrel racing if they choose. He explained that the barrel races ran only one bike at a time, unlike motorcross, and therefore had less impact.

Mike Olsen, applicant, stated that he was one of the owners of Olsen's Grain, and that they had been doing business since 1979. He felt that **Dingee** stated their position well and he was willing to answer any questions the Commission may have.

Merritt asked if the Commission had any questions for the applicant.

Merritt asked if the applicant would be conducive to not asking for motor barrel racing.

Olsen replied that he felt there was a real need in the Community for this type of event, and that a Temporary Use Permit (TUP) had been approved by the Town staff last summer for motor and horse barrel racing. It had been a huge success with many families attending, and kids riding small 50cc or 100cc dirt bikes one at a time, for 20-30 seconds. He explained that a dirt bike and a horse would enter as a team, the bikes ran first, and their times got posted. Then the horses ran, and the two times were added together to determine the winning team. He further reiterated that parent and community support for this was very strong, and he respectfully would like the Commission to hear from the public. **Olsen** stated that a maximum of four per year motor barrel racing events would take place, with maybe a practice session the day before.

Pasciak asked if there would be an upper limit on the size of the motor, that if you limit the size of motor, it would limit the amount of noise.

Olsen stated that they would be willing to work it out with Town staff.

Ditta asked if the bikes would be stock or could they have souped up exhaust systems.

Olsen replied that they had no rules or provisions in place but would be willing to put some stipulations if asked by Town staff. He stated that in order to go around three barrels, the bikes do not go very fast.

Merritt asked if they received any complaints from neighbors from the prior motor event.

Olsen replied not to his knowledge.

Zamudio asked how the events were advertised.

Olsen replied through social media, newsletters, on the marquee in front of the feed store, and a roping magazine statewide for team roping events.

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

James Holt, 1771 E Perkinsville Road, Chino Valley, stated he was here with the members of the Equine Emergency Evacuation group, and would be speaking on behalf of the applicant. He shared that he knew and worked with Mike's Dad, John Olsen, for two decades, and that he felt the Olsen's family and employees were honest, trustworthy and had a great deal of integrity. He further shared that the Olsens supported their group and other nonprofit organizations throughout the community.

Kim Hennessey, 514 W Road 1 South, Chino Valley – (*Speaker provided written submittal attached)
"Hello. My name is Kim Hennessey. I am opposed to this permit as it currently reads. With less than 3 minutes, I'll cut to the chase on the biggest issue. I don't care how Mike Olsen uses his property, as long as it doesn't impact the tranquility of mine. And that's what town ordinances are for. 131.01 is clear – Zero decibels at 50 feet. It cannot be sugar coated or glossed over. If the town wishes to change its ordinances, it knows what needs to be done. Approval of this permit would be a serious breach in public trust and would also make it very difficult for the police to enforce code going forward. Olsen is requesting the town make an exception for a regular and re-occurring violation of its own ordinance. This is a tremendous ask that I've not seen the town do for anyone else in my years here. Permission to violate town ordinance...4 days or 3 nights a week, during the best months of the year, with pseudo-set parameters but if you read carefully, really unlimited parameters, with the blessing of Development Services. If the town moves forward with approving this, without a guarantee that zero at 50 will be met, then I am respectfully requesting: A one vice 5 year review to see how compliance is being met and to properly mitigate any issues; that their requested event numbers be cut down by two-thirds to 30 days with no more than 13 of those being at night; that events end much sooner, with lights off by 9pm; a substantial and effective sound barrier mitigation; that arena lights be shielded per code 4.24; no dirt bike or motor sports events – this shouldn't even be possible in a residential area; and that Development Services NOT be granted the power to authorize them any increases in events. It's easy to get lots of signatures for an arena. But nobody would sign up for this spilling over property lines and into their, and your homes – disturbing the comfort and repose we all work so hard for. Please do not agree to approve this without further review & mitigation efforts. The impact to my home has been significant. Thank you."

Ashley Hall, 832 W Perkinsville Road, Chino Valley, stated she had moved back to Chino Valley in 2019. She explained that when she lived here in 2007, there were not a lot of places to go for horse sporting events and she had to travel to Phoenix and other areas. She would rather have been able to stay local and keep her money local. She shared that she has friends that come to Chino Valley from Phoenix, Lake Havasu and Flagstaff to attend events, and that they spend money while they are here. She felt Olsen's offered a place for kids to go to an arena, and these activities are a huge positive for our community. She shared that she had attended the dirt bike barrel race and felt that Olsen's followed every guideline and were very courteous, with three-year-olds on dirt bikes. She stated the community support for this event was amazing. She reiterated that she supported Olsen's and what they were trying to do in the community.

Taelor Shoemake, 24380 N Marblehead Ave, Paulden, stated that she was the adoption coordinator for Yavapai Humane Trappers, and was in support of Olsen's. She shared that Olsen's allowed them to have two dog adoption events last year, with one resulting in seven dog adoptions, as well as a dog fair with attendance from many organizations. She stated the Olsen's outdoor event was their main event, and it worked better than Petco, which was too small. She felt that if they did not have Olsen's, she did not know where they would go next, and that they had huge community outreach because of Olsen's support. She stated that she appreciated the Commission and everything they did.

MeLynda Davis, 1268 N Buena Vista West, Dewey, stated she was with Yavapai Humane Trappers and was in support of Olsen's. She shared that they had two dog adoption events last year resulting in ten dogs being adopted, and that the Yavapai Humane Trappers rescue many dogs which may be found by their owners if Olsen's were allowed to have these events. She felt the barrel racing with the bikes was a good idea, and shared complaints found on Facebook about dirt bikes going through properties. She asked the Commission to please consider approving Olsen's CUP.

Pam Berry, 2705 S State Route 89, Chino Valley, stated she was representing Horses with Heart therapeutic riding, and was in favor of Mike Olsen, and that the Olsen's had been a supporter of Horses with Heart since 1993. She shared that Olsen's supported non-profits, the disabled, young

people, and anyone in the community that needed services. She shared that she enjoyed barrel racing and that Olsen's put safety first. She felt that it was good that young people had someplace to ride and learn to be safe, instead of out in the forest with the possibility of getting hurt. She urged the Commission to support the CUP for the Olsen Event Center.

Melissa Ambrose, 1046 W Road 4-1/2 North, Chino Valley, thanked the Commission for their patience and stated she was in support of Olsen's Events. She shared that she was a mounted shooter and that Olsen's had been a huge advocate for them; they appreciated everything Olsen's did for them. She stated that she coached a lot of kids in the barrel races and gymkhana, and that Olsen's was such support for the youth of the community and brought members of families together for horses and bikes.

Greg Patterson, 725 Road 1 South, Chino Valley, stated he had lived in Chino Valley for 64 years, had seen a lot of changes, and wanted to see Olsen's continue to hold events for the community. He stated he was in full support of Mike Olsen.

Missy Nelissen, 1096 El Rancho Road, Chino Valley, stated she is with Makin Time Ranch, a sponsor of Olsen's Events, and was in support of them and everything they were doing. She felt that Olsen's was family friendly, safety oriented, brought a lot to the community, and she agreed with what others had stated.

Donna Richardson, 1441 Perkinsville Road, Chino Valley, stated she was here with Yavapai Humane Trappers and was in support of everything Olsen's had done to help them in the community. She shared that she sits in the backyard of her son's house hearing and cheering on the young kids playing ball and having fun at the pool and playground nearby. She felt that Olsen's provided opportunities for the families in the community, that Chino Valley was rural and people in the community did not want that to change. She stated that Olsen's might need to make accommodations to meet the needs of the residents, but was in full support of continuing these types of events that help families and children learn and be part of the community. She felt that by inviting people to Chino Valley, they would spend money here, and that would be good for the whole community.

Helen Fuller, P.O. Box 353, Paulden, stated she was President of the Tri City Speedsters, a gymkhana group that operated in Chino Valley, Prescott, and Prescott Valley. They had eight to ten events per year, half of them at Olsen's, and half at Triple 3, with between 60-75 riders and families that come to each event. She stated she is in full support of Olsen's, and that Olsen's had been very supportive of them, and that kids' safety was number one. She shared that their events were family oriented, where parents and kids came and watched and invited everyone to come out and watch these events. She stated that she participated in the barrel race and dirt bike race and expected it to be louder than it was. She thoroughly enjoyed it, especially the little kids on their dirt bikes. She stated, as President of the Tri City Speedsters, they supported Olsen's 100%.

Artemis Saxton, 2950 W Conestoga Court, Yavapai County, stated that she had not lived in Chino Valley as long as others, but had moved here for Olsen's Events. She shared that she used to haul up from Phoenix with her daughter for horse events and spend money here, and because of those memories and sense of community was why she moved here. She did horse events in Phoenix and felt it did not have the same feeling that Olsen's provided. If she could have had something like the barrel races when her kids were young, she felt that it would have pulled her kids together, with something they could have done together and would have been more encouraging of each other. She would have loved it.

Shawn Russell, 1640 E Verde Ranch Road, Paulden, stated she had been in Town for three years, and shared that this had happened to her before and she was very passionate about this. She felt the Commission should think carefully about letting one person take away the fabric, the heart of this community, and the kids. She stated she had moved to a community very much like Chino Valley when her kids were six and eleven, and that there was an outfit similar to Olsen's there that put on horse events every Friday night for the community. There was one person in opposition in that community that did the same thing, and stopped it for everybody, it all went away. She felt that when that happened, the community did not have the same feel, the same values and neighborliness. In this Town, people treat each other with respect and she is not afraid to walk downtown at night, because she knew that people here are good and their values are good. She reiterated that the events held at Olsen's were for

everybody, not just the equine. She stated she grew up riding dirt bikes, and as far as noise goes, most horse owners would have had a bigger fit than the homeowner if the noise was going to scare their horses, so it couldn't be that bad. She felt that if the Town allowed one person to take this away from the whole community, it would be a very big mistake and would change the fabric of the community. It would change the goodness that Olsen's gave to this community for kids to have something clean and constructive to do. She felt if you did not like the sound, you might as well move because everybody rides side by sides, razors and quads everywhere here. She reiterated that from experience, that this would affect the very core of this community and the future of our young people. She stated that she felt bad for the neighbor, but it would not be fair to take away all of the value that Olsen's brought to this community. She said she knew that Olsen's didn't do it for the money, that she knew what the fees and paybacks were, and that Olsen's was not making any money. She appreciated that and supported them 150%.

Merritt stated that there was overwhelming community sentiment in support, and one homeowner in opposition who would be most impacted by the Olsen's Events. He asked Dingee to step up and the Commission and staff held discussions regarding the Town's Noise Ordinance and Lighting Code, Zoning, hours of operation, and any complaints that the Town had received regarding the prior dirt bike events.

Merritt asked the applicant if he would be amenable, if the neighbor in opposition chose to participate, in communication regarding light and sound mitigation.

Olsen responded he would, but only if it did not impact the safety of their participants. He stated that based on the photometric study and consultation with their lighting expert, the new angle of the lights were set to minimize glare and maximize safety in the arena. He believed that they had done everything that could be done with the existing lights, that they had a significant investment in them, and that they were approved by the Town. He felt that there was no light trespass now with the changes, and that there was nothing more that could be done. He emphasized that the sound PA system was vital to events, that it was a large area where people were working with their horses waiting for their turn to compete, and they needed a way to notify those people when they were expected to compete in the arena. He stated that they operated with an 11:00 p.m. cutoff, with an exception one time when a horse was injured. He shared that they would start earlier if they anticipated a huge turnout for an event. He added that they pay back 70% of the entry fees to the winners.

Merritt closed the public portion of the meeting.

Motion was made by Vice-Chair Pasciak, seconded by Meadors, to approve CUP-2024-05, as presented, subject to the staff report, and information provided during the hearing, and the conditions of approval in Attachment A.

Merritt continued the discussion with the Commission and stated he wanted to add an additional requirement to have the official closing of events to be 11:00 p.m. **Pizzi** asked if there would be any legal issue, and felt it was not fair considering Triple 3 can run until midnight. **Zamudio** stated he thought that there must be a way for the neighbors to get together, make amends, and to make it acceptable for both parties. He felt that what Olsen's was doing was great, although he did feel for the neighbor. **Pizza** shared that he lived just outside of the 1000-foot radius, had seen the lights and heard the PA, and he felt it was not any different from the High School football, baseball, and track and field seasons. He had been a big part of the youth in the community and felt that Olsen's was great for the community. He understood where Ms. Hennessy came from, however there was growth in communities, and this was part of living in our community.

Merritt called for a roll-call vote on the additional requirement to close at 11:00 p.m. The vote passed with a 6-1 vote, with **Pizzi** voting no. The Commission agreed that an additional vote would not be necessary on a condition that the Chief of Police approve in writing beforehand an exception to the Sound Ordinance.

A roll-call vote was taken, (including the additional condition) and the motion passed unanimously with a 7-0 vote.

Merritt addressed the public and stated that the Town Council would be requiring the Commission to address an Animal Ordinance in the near future and requested that all the horse people in attendance take the time to speak with the Town staff or Town Commission with good ideas to mitigate issues about horse and animal limits on properties. He reiterated that the Commission would love to hear from the community. He thanked the public for coming.

Merritt called a recess at 7:30 p.m.

Merritt re-opened the meeting at 7:34 p.m. and turned the meeting over to Vice-Chair Pasciak.

ACTION ITEMS: Election of Officers. Vice-Chair **Pasciak** opened up the nominations for the Planning & Zoning Commission Chair position. **Welker** made a nomination of **Merritt** for Chair, with a second by **Meadors**. There were no other nominations for Chair. **Pasciak** asked for a vote and the vote passed with 6-0-1 (**Merritt** abstained) in favor of **Merritt** continuing as Chair. Chair **Merritt** accepted the nomination and stated he was honored. Chair **Merritt** resumed control of the meeting and called for a nomination for the Planning & Zoning Commission Vice-Chair position. **Zamudio** made a nomination of **Pasciak** for Vice-Chair, with a second by **Welker**. There were no other nominations for Vice-Chair. **Merritt** asked for a vote and the vote passed with 6-0-1 (**Pasciak** abstained) in favor of **Pasciak** continuing as Vice-Chair.

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Dingee** updated the Commission about prior cases heard by Town Council. On February 25, 2025, TA-2025-01 – Residential Zoning Amendment Procedures, was approved by Town Council. **Lineberry** shared that the Solar Ordinance would be heard by the Town Council on March 17, 2025, at Grace Church, starting at 5:30 p.m.

INFORMATION ITEMS – FROM THE COMMISSIONERS: none.

INFORMATION ITEMS – FROM THE CHAIR: **Merritt** welcomed new Commissioner Pizzi and stated he appreciated his volunteering, as well as the participation from the whole Commission at the meeting.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by Vice-Chair **Pasciak** and **Meadors** and seconded by **Ditta** and **Zamudio** to adjourn the meeting at 7:38 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg

P&Z Meeting, IRT OLSEN CUP - 2024-05

March 4, 2025

Comments for the Record from Kim Hennessey

Hello. My name is Kim Hennessey. I am opposed to this permit as it currently reads. With less than 3 minutes, I'll cut to the chase on the biggest issue.

I don't care how Mike Olsen uses his property, as long as it doesn't impact the tranquility of mine. And that's what town ordinances are for.

131.01 is clear - Zero decibels at 50 feet. It cannot be sugar coated or glossed over. If the town wishes to change its ordinances, it knows what needs to be done.

Approval of this permit would be a serious breach in public trust and would also make it very difficult for the police to enforce code going forward.

Olsen is requesting the town make an exception for a regular and re-occurring violation of its own ordinance. This is a tremendous ask that I've not seen the town do for anyone else in my years here. Permission to violate town ordinance....4 days or 3 nights a week, during the best months of the year, with pseudo-set parameters but if you read carefully, really unlimited parameters, with the blessing of Development Services.

If the town moves forward with approving this, without a guarantee that zero at 50 will be met, then I am respectfully requesting;

A one vice 5 year review to see how compliance is being met and to properly mitigate any issues.

That their requested event numbers be cut down by 2/3s to 30 days with no more than 13 of those being at night.

That events end much sooner, with lights off by 9pm.

A substantial and effective sound barrier mitigation.

That arena lights be shielded per code 4.24.

No dirt bike or motor sport events - this shouldn't even be possible in a residential area.

And that Development Services NOT be granted the power to authorize them any increases in events.

It's easy to get lots of signatures for an arena. But nobody would sign up for this spilling over property lines and into their, and your homes - disturbing the comfort and repose we all work so hard for.

Please do not agree to approve this without further review & mitigation efforts. The impact to my home has been significant. Thank you.

Kim Hennessey's Home



Planning and Zoning Commission Study Session Minutes

Study Session – May 6, 2025

A study session meeting of the Town of Chino Valley Planning and Zoning Commission was held at 6:00 p.m. on Tuesday, May 6, 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 Jeffrey Pizzi, Commissioner William Welker, and alternate Commissioner Joseph Morabito. Commissioner Richard Zamudio was absent.

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

Also present were Council members Bob Schacherer and Robert Switzer.

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 Commissioner **Welker**.

The following topics were discussed at the May 6, 2025 Study Session:

Discussion: TA-2025-04 – Discussion was held regarding potential changes to the Noise Ordinance.

Discussion: TA-2025-03 - Discussion was held on possible AR-36 Ordinance.

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

INFORMATION ITEMS – FROM STAFF: none.

INFORMATION ITEMS – FROM THE COMMISSIONERS: none.

INFORMATION ITEMS – FROM THE CHAIR: Merritt discussed a future potential livestock ordinance, and asked the Commission and public to bring forth constructive ideas.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by **Pasciak** and seconded by **Ditta** to adjourn the meeting at 7:17 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg



TOWN OF CHINO VALLEY
Planning Commission Staff Report
June 3, 2025
File Number TA-2025-03
Text Amendment

PROJECT DESCRIPTION: Request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, amending Chapter 3, Zoning Districts, by creating an Agricultural Residential 36-acre minimum (AR-36) District.

STAFF ANALYSIS:

The Unified Development Ordinance (UDO) states that it “may be amended, supplemented, changed, modified or repealed when deemed necessary to best serve the public interest, health, comfort, convenience, safety and general welfare of the citizens of the Town.” This current text amendment request from staff, through direction of Town Council, is deemed necessary to best serve the public interest. The proposal is to modify Chapter 3 of the UDO by reinitiating the prior AR-36 zoning district.

The AR-36 District is found in the Land Use Element of the 2040 General Plan, as an active zoning district, and as part of the Ranch/Agricultural (RA) Land Use Designation. The RA areas are identified as the areas with the most open land, largest lot size requirements, and opportunity for retaining larger areas of open space longer-term in Chino Valley.

The AR-36 zoning district has been in the zoning code since at least 2003. In 2020, the director at the time discovered that no land in the town was zoned AR-36 and processed a text amendment to remove the AR-36 District.

AR-36 is a district that allows for a much larger minimum parcel size, to accommodate ranches and larger land holdings, some of which have been passed on to family members for generations. The zoning for such larger land holdings provide an opportunity for uses that can’t reasonably fit on land zoned with smaller minimum lot size requirements (1, 2, 3, and 4-acre minimum lot sizes). Many of the uses in the proposed ordinance were historically allowed in the AR-36 district. Feed yards/feed lots were removed from the list of conditional uses in the new AR-36 District.

The proposed text amendment is reflected in Attachment A.

Staff Recommendation: Staff recommends **APPROVAL** of the text amendment to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 3, Zoning Districts, by creating an Agricultural Residential 36-acre minimum (AR-36) zoning district.

SUGGESTED COMMISSION MOTION: Move to **APPROVE** Text Amendment TA-2025-03 as reflected in Attachment A, subject to the staff report and information provided during this hearing.

Effect of the Approval: By approving the Text Amendment, the Planning and Zoning Commission is recommending that the Town Council approve the text amendment to Chapter 3 of the UDO to create a new AR-36 (36-acre minimum lot size) zoning district.

Attachments

A
Text Amendment Language

Approved By:

Laurie Lineberry, AICP
Development Services Director
llineberry@chinoaz.net
(928)636-3471

Date: June 3, 2025

Attachment A
"AR-36"
AGRICULTURAL
RESIDENTIAL
36-Acre Minimum

A. PURPOSE

This district is intended to allow for agricultural activities, residences and customary accessory uses and buildings, and for other uses that occupy large acreage land.

B. PERMITTED USES

1. One (1) single-family dwelling as the principal residence.
2. One (1) guesthouse, accessory to an existing principal residence, 1200 square feet or up to 75 percent of the size of the principal residence, whichever is larger.
3. Farming and agriculture including the keeping of cattle, horses, swine, sheep, goats, fowl, but not feedlots, slaughterhouses, fertilizer yards or plants for the reduction of animal matter.
4. Customary accessory structures such as barns, corrals, arenas, training tracks, coops and storage sheds, and metal storage containers (UDO 4.32), for the care and keeping of non-household animals, fowl, produce, farm machinery and equipment.
5. Home occupations.
6. Stands for sale of farm produce.
7. Equestrian Recreational Facilities
8. Libraries/Museums
9. Bed and Breakfast Inns
10. Dude Ranches
11. Commercial Ranches
12. Commercial Stables

C. CONDITIONAL USES (Conditional Use Permit Required)

1. Privately owned and operated parks and recreation facilities.
2. Colleges, universities, and trade schools.
3. Golf, rod and gun, tennis and country clubs.

4. Rodeos, fair grounds, riding academies.
5. Airports or aircraft landing fields and ancillary buildings
6. Cemeteries
7. Livestock auction
8. Public utility buildings, structures, or appurtenances thereto for public service use. Extension of public lines in public or private right-of-way is exempt from this requirement.
9. Indoor and outdoor kennels.
10. Worker Housing for the primary use on the site.

Because no list of uses can be complete, decisions on unspecified uses will be rendered by the Community Development Director with appeal to the Town Council.

D. PROPERTY DEVELOPMENT STANDARDS

1. Minimum Lot Area: 36 acres
2. Minimum Lot Frontage: 300 feet
3. Minimum Front Yard Setback: 100 feet
4. Minimum Side Yard Setback: 50 feet
5. Minimum Street Side Yard Setback: 50 feet
6. Minimum Rear Yard Setback: 100 feet
7. Maximum Building Height: 50 feet
8. Maximum Lot coverage 15%



TOWN OF CHINO VALLEY
Planning Commission Staff Report
June 3, 2025
File Number: CUP-2025-01
Conditional Use Permit

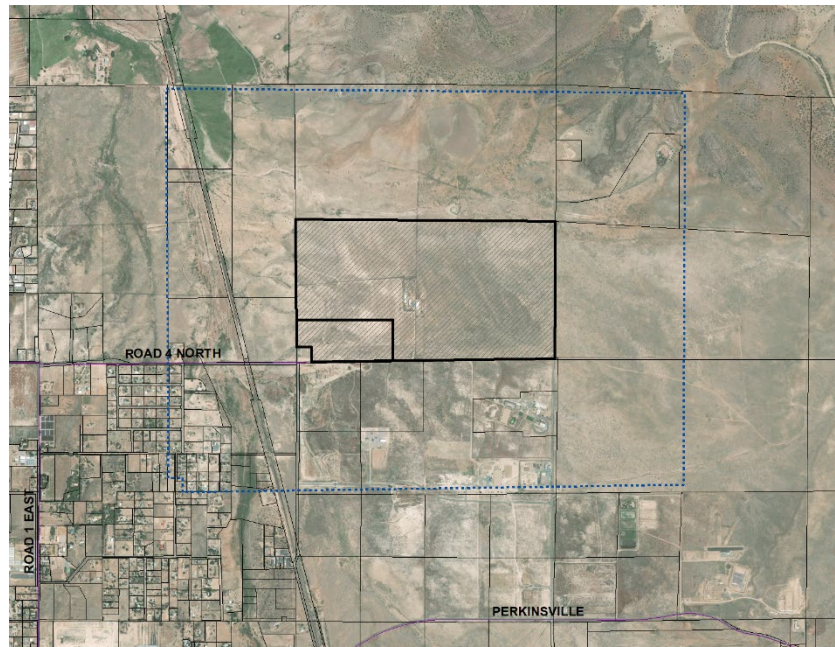
PROJECT DESCRIPTION

This is a request by Prospect14, on behalf of Running W Ranch LLC and Wilkinson Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a 281-Acre Solar Facility, across two parcels, 306-02-300H and 306-01-003H, located at 3245 Jerome Junction, Chino Valley Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	AR-4 – Agricultural/Residential (Minimum 4 acres)	Ranch/Grazing Land	Predominately RA – Ranch Agricultural with a portion in HMU-Horizontal Multi-Use (8 du/ac)
North	County Zoning – RCU-2A	State Land	N/A
South	BP/PL – Business Park/ Public Land	Vacant Land	HMU-Horizontal Multi-Use (8 du/ac)
East	AR-4 – Agricultural/Residential (Minimum 4 acres)	Vacant Land/Single Family Residence	RA – Ranch Agricultural
West	State, Industrial, AR-4	APS Substation, State Land & Vacant Land	HMU-Horizontal Multi-Use (8 du/ac)

LOCATION MAP



PRIOR SITE ACTIONS: CUP13-003 - the subject property was previously approved for a 200-acre solar farm granted to RES America Development and Wilkinsons Investments on January 14, 2014. The permit allowed one year to commence construction, with a 25-year validity period if completed. However, construction never began, and the CUP expired on January 14, 2015.

STAFF RECOMMENDATION: Staff requests that the Planning and Zoning Commission consider Conditional Use Permit CUP-2025-01 and forward a recommendation to the Town Council for the proposed 281-acre Wilkinson Family Solar Facility in an AR-4 District, with the Conditions of Approval found in Attachment A.

SUGGESTED MOTION: Move to recommend [approval/denial/other] of Conditional Use Permit CUP-2025-01, based on the staff report, information presented during this hearing, and subject to the Conditions of Approval in Attachment A, if recommending approval.

EFFECT OF THE APPROVAL: By forwarding a recommendation on Conditional Use Permit CUP-2025-01, the Planning and Zoning Commission is advising the Town Council regarding the Wilkinson Family Solar Farm Project, located at 3245 Jerome Junction, Chino Valley, Arizona. This recommendation is based on the staff report, information presented during the hearing, and the project’s zoning designation and location.

Zoning

The subject property is zoned AR 4 (Agricultural Residential, 4-acre minimum lot size). Within the AR 4 zoning district, “Public Utility” is listed as a conditional use under Section 3.7.C.6 of the Town’s Unified Development Ordinance.

Project History

The subject property was previously approved for a 200-acre solar farm under Conditional Use Permit CUP13-003 as a Public Utility, granted on January 14, 2014, to RES America Development and Wilkinsons Investments. The permit required construction to begin within one year and would have remained valid for 25 years if commenced. However, no construction occurred, and the permit expired on January 14, 2015.

In 2022, the property owner re-engaged with the Town through their representative, ERM/Y.A. Jerome, to explore reinitiating the project. Staff advised the applicant to wait for an anticipated text amendment that would introduce appropriate regulatory language for utility-scale solar facilities.

TA-2022-09 – Proposed Solar and Wind Energy Text Amendment:

- *April 2022:* Staff began research in response to multiple inquiries regarding utility-scale solar.
- *May 10, 2022:* A conceptual framework for regulating solar and wind farms was presented to Town Council. Council directed staff to draft formal ordinance language.

- *November 1, 2022:* A draft ordinance was presented to the Planning and Zoning Commission but was tabled indefinitely. The Commission recommended addressing utility-scale solar through the Town’s General Plan update process.

Following this, staff advised the applicant to delay further action until the General Plan update was complete and approved by voters, which occurred in November 2023. The applicant then resumed coordination with staff to determine next steps, which, per the updated General Plan, included forming a Solar Committee and developing utility-scale solar regulations. The applicant subsequently submitted a zoning interpretation request, seeking to revive their original CUP under the prior interpretation of “public utility” as including private entities.

Staff maintained the recommendation to wait for formal adoption of new regulations. The applicant agreed and held off for approximately a year while the Town developed draft language for a utility-scale solar ordinance.

In January 2025, the Planning Commission recommended approval of the draft Utility-Scale Solar Ordinance (5-1) and forwarded their recommendation of approval on to the Town Council.

At the March 17th Town Council meeting, the Council denied the proposed Utility-Scale Solar Ordinance and directed staff to take to the Planning Commission for their consideration, a new ordinance prohibiting any additional utility scale solar facilities including BEES storage, CSP, and wind.

The applicant has elected to pursue the original Conditional Use Permit pathway, based on the 2014 framework using a CUP for a Public Utility.

Conditional Use – Public Utility

Within the AR-4 zoning district, under conditional uses, it lists Public Utility, which prior to October 22, 2024, was defined as:

Public Utility – Private or Public facilities for the distribution of various services, such as water, power, gas, communication, etc., to the public.

Under this definition, the subject property (2014) and the APS facility (2013) received Town Council approval for Conditional Use Permits to construct Solar Farms.

On October 22, 2024 Town Council approved Text Amendment TA-2024-05 which changed the definition to read:

Public Utility - A corporation or entity that provides essential services such as electricity, water, sewer, natural gas, or telecommunications directly to the general public and is not owned by a public service corporation subject to the jurisdiction of the Arizona Corporation Commission, a governmental entity, or a political subdivision of the State of Arizona, or otherwise operating within the corporate limits of the Town pursuant to a franchise or license agreement permitted by State law and granted by the Town. These do not include utility generation facilities.

The initiation of this definition change was to specifically prohibit granting project approvals to Solar Farms through this pathway, since a utility-scale solar ordinance was being considered.

Town Council Action –Utility-Scale Solar Ordinance

On March 17, 2025, the Chino Valley Town Council voted 7–0 to deny the proposed Text Amendment TA-2024-04, which would have established a formal regulatory framework for review of utility-scale solar and related facilities. As part of that motion, Council directed staff to prepare a new ordinance to take back to the Planning and Zoning Commission for consideration, prohibiting utility-scale solar, battery energy storage systems, wind farms, and similar large-scale energy generation facilities within the Town limits.

On April 4, 2025, while working with the Town Attorney’s Office to determine the revised ordinance language in alignment with Council’s directive, staff received a request for a Pre-Application meeting. This meeting was followed by a formal Conditional Use Permit (CUP) application submission on April 29, 2025, seeking to move forward, once again, with the proposed Wilkinson Family Solar Facility, as they had previously attempted to do in November 2022, November 2023, and November 2024 (see Project History above) under the pre-October 2024 definition of “Public Utility.”

Given the timing of the CUP submission and the legal context surrounding Proposition 207, staff recognizes that this application raises complex land use and property rights considerations. While the Town Council has directed the drafting of an ordinance to prohibit utility-scale energy facilities, staff will take this CUP application and process it to the Planning Commission and then to Council. Towns are limited in their ability to impose moratoria on situations such as these. State law dictates how and when a moratorium is legally acceptable to pursue in the state of Arizona. This situation does not meet the criteria.

Staff Analysis:

The application for the Wilkinson Family Solar Farm proposes the development of a 281-acre solar energy facility with battery energy storage (BESS) on two parcels, with the developed area concentrated on the southern portion of the site near Jerome Junction. Approximately 59% of the site, the area with the steepest grade on the north end of the parcel, would remain as open space.

This is not the first time a solar project has been proposed, or approved, on this site. A Conditional Use Permit (CUP13-003) for a 200-acre solar facility on this same property was granted in 2014 under the same code framework, though it was never constructed and expired one year later. Similarly, in 2013, Arizona Public Service (APS) received CUP approval for a solar facility under the same “Public Utility” definition within the same zoning district. These projects reflect that utility-scale solar, absent BESS at the time, has historically been permitted through the CUP process in Chino Valley.

The current proposal includes a 52.5 MW/ac solar array with integrated 52.25 MW / 315 MWh battery energy storage. The system is designed to interconnect directly with the adjacent APS substation, eliminating the need for new overhead transmission lines. The applicant has proposed minimum on-site setbacks of 50 feet from property lines, over 1 mile from the BESS to the nearest residence, over ½ mile separation from solar panels to the nearest residence, and a ¼ mile buffer from the Peavine Trail. The project does not propose external lighting, water or sewer connections, or ongoing daily staffing. The BESS component is centrally located to mitigate viewshed and safety concerns. Construction is anticipated to occur over 18 months, beginning in 2026, with decommissioning and land restoration provisions included.

However, no objective standards or adopted guidelines specific to utility-scale solar development currently exist within the Town's Unified Development Ordinance (UDO). While staff previously initiated a code amendment to establish such standards, that ordinance was denied by Town Council in March 2025, with direction to instead prohibit such uses moving forward. As a result, there are no formal benchmarks against which to evaluate the current proposal's scale, design, or community compatibility.

The project site is located near an APS substation, lacks immediate residential adjacency, and is positioned in an area with existing utility and open space-related uses. The application includes proposed setbacks, internal access roads, limited operational traffic, and a decommissioning plan. While the CUP process allows for the consideration of context-specific conditions, the Planning and Zoning Commission is responsible for recommending conditions for the proposed use, given its characteristics, location, and knowledge of solar projects.

Neighborhood Meeting

The Neighborhood Meeting was held at Town Hall on Thursday, May 15th from 2:00-4:00 in the Council Chambers. Of the 68 property owners notified within ½ mile of the proposed project, 8 attended. There were an additional 16 people in attendance that lived outside the half mile notice area. The property owners along with their agent/applicant and attorney attended. The agent presented the proposed project in an open house-style and addressed questions from attendees. The general sentiment among the attendees within the notification radius indicated some concerns, but offered no specific opposition to this particular project. A majority of discussion occurred between the applicant's representatives and a resident who resides outside the Town limits. The neighbor next door to the proposed project, attended the Neighborhood Meeting and shared concerns he had that he felt would not automatically be addressed in the CUP. He stated that the adoption of the Town solar ordinance would have provided him and his property protections. He identified potential impacts he felt needed to be addressed and enforced by the CUP, and supplied those items in a letter that he provided to the Town. He asked/inquired about the following:

1. Glare – will there be a glare study to ensure any glare be directed away from his property?
Staff Response: A condition will be added that requires all solar panels, support structure, and equipment be constructed to minimize glare or reflection onto adjacent properties and roadways, and have a sufficiently low light Reflective Value (LRV) to not interfere with traffic, including air traffic, or create a safety hazard.
2. Dust – how will dust be managed during construction and after construction?
Staff Response: A condition will be added to require a dust control plan for the life of the project.
3. Lighting – lighting needs to be Dark Sky compliant.
Staff Response: A condition will be added to require all lighting to be Dark Sky compliant.
4. Visual Impact – will there be a visual impact analysis?
Staff Response: A condition will be added that requires a Viewshed Analysis to determine suitable project screening.

5. Noise – what are the construction noise limits and day time limits.
Staff Response: Construction noise will be limited to new state legislation time frames (May 1 to October 15 - 5:00 a.m. -7:00 pm, Monday through Friday and 7 a.m. -7 p.m. Saturday and Sunday). Concrete pours are allowed an hour prior to those start times.
6. Setbacks - what setbacks are being used for the project.
Staff Response: The proposed project is utilizing distances identified in the Town’s draft Solar Ordinance but measuring to the nearest actual residence, not to the property line...1/4 mile to the Peavine Trail, ¼ mile from solar panels and equipment, 1 mile to any BESS equipment.
7. Wildlife – what are the impacts to wildlife and how will they be mitigated?
Staff Response: A Wildlife Protection Plan developed in concert with the Arizona Game and Fish Department, including maintenance of functional wildlife corridors and wildlife-friendly fencing, will be a required condition of approval.
8. Panel and Building Heights – will there be any height limits imposed?
Staff Response: A condition will be added to limit the maximum building and panel height (maximum tilt) at 15 feet.
9. Fire Mitigation and Natural Disasters – will a fire mitigation plan be required?
Staff Response: A condition will be added that requires a Fire Mitigation plan be developed with CAFMA review and approval.
10. Signage – will there be signage to assist in case of an emergency.
Staff Response: A condition will be added requiring signage with contact information in case of emergency.
11. Site Grading and Stormwater Management – will there be plans to address grading and stormwater runoff?
Staff Response: A condition will be added requiring a site grading, drainage, and storm water pollution prevention plan.
12. Airport – will an airport study be required?
Staff Response: An airport study will not be required.
13. Security and Fencing – will a site fencing (security) plan be required?
Staff Response: A fencing plan, including wildlife-friendly fencing, will be required.
14. Decommissioning – will there be a Decommissioning Plan.
Staff Response: A decommissioning plan will be required.

Many of these concerns are addressed with additional conditions of approval, primarily taken from the work done on the town’s draft solar ordinance.

Conditional Use Permits

Conditional Use Permits are subject to discretionary approval by Council if the location and context of the site is suitable for the requested use.

A Conditional Use Permit may be granted after the Commission has made recommendation, and Council has approved the request by motion based upon a finding that the authorizing of the Use Permit:

- (1) will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare; and
- (2) that the proposed use is reasonably compatible with uses permitted in the surrounding area. The burden of proof satisfying these requirements rests with the applicant.

The Commission may recommend and the Council may impose specific conditions or requirements pertaining to the site or operation of the requested use.

1. A Use Permit may be granted for a designated period with a date of expiration stated therein or may be granted for an indefinite period. Should the use not be established as proposed within one (1) year, the Use Permit approval shall become null and void.
2. Additional conditions that may be considered, include, but are not limited to the following:
 - a. Mitigation of potential impacts on surrounding properties such as, but not limited to, noise, lighting, odor, or placement of trash receptacles.
 - b. Assurance of adequate parking, ingress and egress so as not to increase traffic congestion.
 - c. Hours of operation.
 - d. Maintenance of a positive appearance, with appropriate screening, landscaping and buffering to preserve reasonable use and enjoyment of adjacent properties.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD NOTIFICATION: Staff notified all properties within the 2,640-foot radius by postcard on May 1, 2025, via U.S. Postal Service. See Attachment F

PROPOSED CONDITIONS DELIVERED TO APPLICANT ON: May 20, 2025

- | | |
|---|---|
| X | Applicant agreed with all of the conditions of approval on (05/21/2025) |
| | 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
Conditions of Approval	External Agency Comments	Applicants' Narrative and Neighborhood Meeting Summary	Applicants' Site Plan	Staff Research	Neighborhood Meeting Comments and Letters

PREPARED BY:

DATE:

WILL DINGEE ASSISTANT DIRECTOR
(WDINGEE@CHINOAZ.NET)
928 636-3472

MAY 20TH, 2025

APPROVED BY:

LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

MAY 20TH, 2025

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 applicant shall provide a plan for an exterior project wall, subject to staff approval, in lieu of required landscaping. A fencing plan, including wildlife-friendly fencing is required.
4. The applicant shall use dark sky compliant lighting for the facility.
5. The applicant agrees that deviations to the plan or non-compliance with any of the prescribed conditions shall cause the CUP to be null and void.
6. The applicant must develop a Fire Mitigation Plan and satisfy conditions from Central Arizona Fire and Medical Authority as noted in Attachment B.
7. If project is not commenced within one (1) year from the date of approval, the CUP will expire.
8. All solar panels, support structure, and equipment shall be constructed to minimize glare or reflection onto adjacent properties and roadways, and have a sufficiently low Light Reflective Value (LRV) to not interfere with traffic, including air traffic, or create a safety hazard.
9. A dust control plan shall be required to address dust mitigation over the life of the project.
10. A Viewshed Analysis shall be required to determine suitable project screening.
11. Construction noise will be limited to new state legislation time frames (May 1 to October 15 - 5:00 a.m. -7:00 pm, Monday through Friday and 7 a.m. -7 p.m. Saturday and Sunday). Concrete pours are allowed an hour prior to those start times. (SB 1182)
12. A Wildlife Protection Plan shall be developed in concert with the Arizona Game and Fish Department, including maintenance of functional wildlife corridors and wildlife-friendly fencing.
13. The maximum building and panel height shall be 15 feet.
14. Signage with contact information shall be installed at the facility for use in case of emergency.
15. A Decommissioning Plan for the facility is required to be approved by town staff.

Public Works/Engineering: Frank Marbury, Director, (928) 636-7140 - x1226

16. During the Technical Review process, the applicant shall provide grading plans and a drainage report by an Arizona Registered Civil Engineer in accordance with Town code and all other applicable rules and regulations. The project shall detain to historic rates and discharge at the same location. Off-site flows on-site need to be accommodated.

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:	04/16/2025	NAME:	KEVIN O'NEIL	TITLE:	FIRE INSPECTOR III
AGENCY:	CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY (CAFMA)	PHONE:	928-848-2355		

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, LPG/above grade fuel tank, and ESS Battery Storage/ Solar Installations shall be a deferred submittal to CAFMA.

Solar photovoltaic power systems shall comply with 2018 IFC Section 1204.

Electrical energy storage systems shall comply with 2018 IFC Section 1206.

Provide fire extinguishers in accordance with 2018 IFC Section 906.

Knox Company e-core key box, locking FDC cps, pad locks, and key switch for automatic gates are required for access in to building. Knox products can be purchased at: www.knoxbox.com. (2018 IFC Section 506)

New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is high on the corner of the structure, plainly legible and visible from any street(s) or road(s) fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. Address numbers should be proportionate to building size and larger numbers may be required by the fire code official to facilitate emergency response.

Every building hereafter constructed shall be accessible to Fire apparatus by way of an approved access roadway with an all-weather driving surface capable of supporting the imposed load of fire apparatus weighing up to seventy-five thousand (75,000) pounds.

- Fire apparatus access roads shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (2018 IFC Section 503).
- Fire apparatus access roads shall be a minimum of twenty (20) feet in width, except as modified in these standards, and shall have a minimum vertical clearance of thirteen feet, six inches (13' 6").
- Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- Fire apparatus access roads shall not exceed 12 percent grade. The fire code official may permit the access road grade to increase but shall not exceed 15 percent when fire sprinkler protection is installed.
- The minimum turning radii for all turns shall be twenty-eight (28) feet inside turning radius and fifty (50) feet outside turning radius (locally adopted amendments).

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

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	04/22/2025	NAME:	ARIANNA HARTSOCK	TITLE:	HABITAT SPECIALIST
AGENCY:	ARIZONA GAME AND FISH DEPARTMENT (AZGF)	PHONE:	928-263-8856		

After running the Environmental Review Tool, these are the comments regarding species of concern in the area:

American Pronghorn- The grasslands within the project area are utilized by pronghorn. Pronghorn are sensitive to changes on the landscape, which can affect pronghorn recruitment (fawning). To minimize potential impacts, the Department recommends scheduling construction activities outside the fawning season for American pronghorn, April 1 to June 30, with peak fawning occurring during the middle of May. Additionally, if any fencing is to be implemented, any decorative fencing designs (e.g., wrought iron with metal pickets) are hazards for animals that may attempt to cross them. Fencing with pointed or narrow extensions on the top should be avoided.

Bald and Golden Eagle- Bald and golden eagles, which are regulated under the Bald and Golden Eagle Protection Act (BGEPA), could occur within the project area. If uncertain about the effects of the project to eagles, or if it is anticipated the project will not be in compliance with the BGEPA, the Department recommends contacting the USFWS for their Technical Assistance, as well as Tuk Jacobson, the Department’s raptor expert, at KJacobson@azgfd.gov or 623-236-7575. The USFWS and the Department will provide options to comply with the BGEPA, such as conservation measures to avoid or minimize adverse effects to the eagles.

Western Burrowing Owls- The western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), has been recorded in the vicinity of your project. The Department recommends conducting an occupancy survey for western burrowing owls to determine if this species occurs within your project footprint. Guidelines for conducting this survey are found in [Burrowing Owl Project Clearance Guidance for Landowners](#) which can be accessed online through the Department’s website. Please note that the survey should be conducted by a surveyor that is certified by the Department. If an active burrowing owl burrow is detected, please contact the Department and the U.S. Fish and Wildlife Service for direction, in accordance with the [Burrowing Owl Project Clearance Guidance for Landowners](#).

(Diffuse) Wildlife Movement Area- If any portions of the project area will be fenced, the Department recommends adhering to the guidance found in the [Wildlife Compatible Fencing Guidelines](#), which provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and ensure wildlife movement is not restricted. Department personnel are available as resources to help determine appropriate fencing design and layout that will achieve its objective while reducing impact on wildlife.

Attached find a complete detailed report.

ATTACHMENT B
EXTERNAL AGENCY COMMENTS

DATE:	04/08/2025	NAME:	MARK HOLMES	TITLE:	WATER CONSULTANT
AGENCY:	WATER ADVISOR FOR THE TOWN OF CHINO VALLEY	PHONE:	928-277-5253		

Below are my comments for the Jerome Solar Project:

1. This project will need to define the amount of water it will utilize for construction and any future water use associated with the solar panels. This can be equated to an amount as compared to an exempt well which is 35 gallons per minute or less or an annual total water use of 56 acre-feet of water per year.
2. Need to identify existing wells and any water rights required if needed if different from exempt well type systems – meaning the pumps installed or in use are greater than 35 gallons per minute which will require a no-exempt legal water right(s) if more than one well will be used with higher than 35 gallons per minute pumps.
3. Recommend the use of exempt classified well types (35 gallons per minute or less water production)
4. Require the project to identify the cradle to grave for all solar panels as they are replaced or upgraded for total project life. Will replaced solar panels be delivered to a hazardous landfill or recycled and will need to be identified. This plan will need to be identified for the life of the project. At the end of the project how will the system be dismantled, retrofitted, or restored back to the original land condition.
5. Strongly recommend that this project create and include a storm water management component whereby stormwater can be recharged into the aquifer via best available technology and recommend a water quality monitoring well for water quality monitoring.
6. Ensure all solar panels meet industry standards whereby all rare earth elements within the solar panel materials are securely encapsulated within the panel and cannot leach or leave the solar panel to fall onto the ground even during adverse weather events. Need to describe EPA and other safety standards for these panels to ensure no hazardous materials will not contact the lands and provide this information to the public as part of public outreach.
7. Need to ensure a wildlife antelope migration corridors or pathways for wildlife to move safely through the project.

ATTACHMENT C
APPLICANTS NARRATIVE AND NEIGHBORHOOD MEETING SUMMARY

COMPLETE PROJECT NARRATIVE AND NEIGHBORHOOD MEETING SUMMARY SUBMITTED BY APPLICANT



Wilkinson Family Solar Farm

PREPARED FOR



PREPARED BY



DATE

20 May 2025



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1. PROJECT INTRODUCTION

Prospect14, on behalf of the Wilkinson Family, is proposing to develop a community-scale solar project which will maintain the rural character of the Wilkinson property and surrounding area while contributing to Arizona energy independence. This coordinated effort is identified as the Wilkinson Family Solar Farm (the "Project"). The Project encompasses approximately 281 acres on two parcels (306-01-003H and 306-02-300H) located in the northcentral portion of the Town of Chino Valley ("Project Site"). The Site is directly adjacent to the existing Old Manor 69kV substation which has capacity for additional generation and will not need additional overhead transmission lines. The surrounding area consists primarily of undeveloped rangeland.

The Wilkinson Family owns this land and have been long-time residents of Chino Valley since the early 1900s. The Project will put their land to higher economic use to benefit their family. The project is ideally located directly adjacent to a substation with no nearby residential uses, leaving room for this small project to exist with little impact. The project requires no water to generate electricity, creates minimal noise, doesn't add vehicles to the roads during operation, will generate tax revenue for the local school district and avoids the numerous issues associated with residential subdivision type developments.

In compliance with Section 1.9.3 of the Town of Chino Valley Zoning Code ("Code"), Prospect14 is seeking a conditional use permit ("CUP") for the use of a "solar facility" within the Agricultural/Residential ("AR-4") zoning district. Solar facilities in the Town have historically been classified as a public utility structure, which is permitted by special use in the AR-4 District, per Section 3.7.C.6. **Attachment A** includes a Project Vicinity map.

1.1 PROJECT OVERVIEW

The Wilkinson Family Solar Farm is located on two parcels in the Town of Chino Valley, Yavapai County, Arizona. Both parcels are under the same ownership. The address for both parcels is 3245 Jerome Junction. In general, the proposed Project consists of the following elements:

- 52.5 MW/ac delivered capacity.
- 168,212.87 MWh (megawatt hours) of expected annual energy.
- 52.25 MW/315 MWh of battery storage nameplate capacity.
- Project collector substation

The Project executed an Interconnection Agreement with Arizona Public Service in November 2023 and is targeting construction in 2026.

The Project encompasses around 41% of the total parcel area. Considering this, an estimated 59% of the parcel area is planned to continue as undeveloped and undisturbed open space. The proposed Project design incorporates the Town's natural features and landscape. As such, the developed portion of each parcel is intended to be concentrated on the southern portion of the parcel where road access is available, viewshed impacts are minimized, and existing recreational amenities will remain undisturbed, or enhanced. Refer to the corresponding proposed Site Plan and **Attachment B** for the Ultimate Use Plan.

1.2 PROJECT LOCATION

The Project is located on the eastern periphery of the Town's developed area, in the northcentral portion of the incorporated Town of Chino Valley. The Project Site is at the northeast corner of the intersection at Colorado Way and Jerome Junction. The Project is also situated immediately north and east (abutting) of the existing 69kV Old Home Manor Substation (the "Substation"), owned by Arizona Public Service Company. The Project Site is located approximately 1.3 miles east from the AZ-89 and E. Road 4 North intersection. Within the general vicinity of the Site there is both residential and commercial zoned land, a wastewater treatment plant, and the Yavapai College Agribusiness and Science Technology Center.

According to Town of Chino Valley Resolution No. 2024-1278, the APS Substation was approved (via conditional use permit) for an expansion of the existing facility located at 3011 Jerome Junction. The APS Substation is also Zoned A-4 and was approved unanimously by the Planning and Zoning Commission (December 3, 2024). According to a narrative provided by APS to the Town of Chino Valley, the Substation was requested for expansion to "...provide better load and power supply for any new and future development surrounding the substation as well as within the vicinity of Chino Valley." The expansion of the Substation was a precursor for complimentary land uses to be located in the vicinity of this key substation. Developing a solar facility and BESS is the synergetic land use which the Substation expansion envisioned.

Relative to the proposed Solar Ordinance, the Project layout has been adjusted to conform to the following elements of the ordinance:

- Project infrastructure located at least ¼ of a mile from Peavine Trail
- BESS modules centrally located within the Project and at least 1 mile from the nearest residence

1.3 PROJECT BENEFITS

The Project will provide the following overarching benefits to the Town of Chino Valley:

- Prospect14 has engaged with the community and is committed to making meaningful and enduring contributions to the Town of Chino Valley that extend well beyond the lease of land. Prior to the Town Council meeting for its CUP proposal, Project14 will be committing to providing a significant community benefit project such as Peavine Trail Improvements, studying stormwater runoff on the site in a way that helps recharge aquifers, providing equestrian trail enhancements, or involvement with other community assets and local businesses.
- Over \$9.6 million in Local tax revenue benefits over the life of the land lease including over \$4.8 million directly allocated to the Chino Valley School District #51.
- The Project will contribute to the area's regional energy production and grid reliability in alignment with the APS' Renewable Portfolio Standards.
- The Project will preserve open space and alleviate high-density commercial or housing development pressures on the land.

- The Project will not serve as a catalyst for suburban sprawl or result in high density development or population increase to the Town's rural character area.
- The Project will not result in increased or excessive use of water or sewer resources.
- The Project will not result in increased traffic or create undesirable road conditions due to excessive use.
- The Project will not require exterior lighting, thus contributing to the area's dark sky conditions.
- Any noise emission will be of low decibel and inaudible from neighboring properties. All applicable noise ordinances and nuisance codes adopted by the Town of Chino Valley will be complied with.
- The proposed solar facility is low to the ground; therefore, its low profile will not obstruct open space, open skies, vistas, or views. Situated on the Wilkinson's family land, the solar farm will largely blend into the scenery, with marginal visibility from a few locations.
- The Project will produce zero emissions and will not pollute the soil or significantly interfere with wildlife. The Project will consult with the Arizona Game and Fish Department to confirm all compliance measures are adhered to.
- The proposed CUP Project will keep the property in the hands of a local landowner and safeguard the legacy of a Chino Valley family farm for future generations.

2. PROSPECT14 – APPLICANT QUALIFICATIONS

Prospect14 is a North American-based company that specializes in the development of utility-scale and community solar projects across North America. The Prospect14 Team has facilitated the development and financed over 75 solar projects, located in 17 states. The Team works collaboratively with landowners for renewable energy projects, in terms of land leases, financing, sourcing renewable power, and ownership.

The Prospect14 Team has extensive experience in the industry and brings capable staff to the proposed Project. According to Prospect14, *"Prospect14's team members have extensive national solar development experience and deep backgrounds in renewable energy. The Prospect14 team has more than 25 years of collective experience working in renewable energy, having originated and/or developed more than 5GW of projects, the equivalent of replacing fifteen average-sized coal-fired utility plants. Prospect14's team has experience working with leading regional and national solar developers, with experience developing solar projects in 19 states. In addition, the team has deep experience in capital markets, with more than \$2 billion in closed project financing for cleantech and renewable energy projects and ventures."*

3. SITE CONDITIONS AND CONSTRUCTION PHASING

3.1 SITE CONDITIONS

The Site has been carefully sited and designed to ensure compatibility and harmony with the neighboring land uses. The Project includes the following setbacks:

- 0.25-mile trail setback
- 1-mile residential setback
- 50-foot minimum setback from all property lines

An existing 69 kV transmission line runs parallel to the Site’s western boundary. Additionally, the Project is north of the existing Chino Valley Business Park at Old Home Manor. The close proximity of the Business Park also serves as a benchmark for complimentary surrounding land uses, in that the Project is not situated near residential homes or neighborhoods, but instead near contemplated land uses such as businesses, employment, light industrial, and office uses.

The solar facility will be sited in the southern portion of the Project Site, with primary road access from Jerome Junction. General site development details include:

- Proposed security fence along the site perimeter.
- A Project collector substation (southwest corner).
- Battery energy storage yard (southcentral).
- Two (2) proposed laydown areas.

The site is comprised of relatively flat land, showing minimal slope changes further on the northern portion of the site, outside of the proposed development area. The site is not located in a FEMA designated floodplain. The site also includes some existing vegetation along the south, west, and east perimeter. Prospect14, to date, has completed site surveys and performed environmental due diligence for the Project Area, including a critical issues analysis, environmental site assessment, wildlife review, and other reports.

The proposed BESS facility area is planned centrally on the site, over 1 mile from the nearest residence, thus not impacting the viewshed for neighboring properties.

On the northeast portion of the site is an existing Jeep Trail. The Jeep Trail is planned to remain, which will allow for continued recreational access along the Trail. The Trail crosses a small portion of the northeast corner of the Project Site. The northern portion of the Project Site is not planned for solar or BESS facilities and will remain in its current undeveloped and natural condition.

3.2 CONSTRUCTION PHASING

Project construction is planned to begin in 2026 with expected completion in 2027. Construction of the Project will generally follow the following phases:

TABLE 2: CONSTRUCTION PHASES (GENERAL)

Phase	Details
Environmental Controls	Involves the installation of environmental protections such as sediment basins, silt fences and other control measures are installed throughout the Property to manage stormwater runoff and prevent soil erosion.

Phase	Details
Site Preparation	Begins with tree clearing where needed, and the land is graded. Then, access roads are built, and fencing is installed around the perimeter of the facility.
Solar installation	Posts are anchored to the ground and provide a steady elevated platform.
Racking system is mounted on top of the posts to secure solar panels.	The solar modules are installed on top of the posts and racking system and convert solar energy into a direct electrical current.
Grid connection	Once the panels are installed, they are connected to an inverter that converts the solar electricity from Direct Current (DC) into Alternating Current (AC). The solar facility is then connected to the electrical grid and begins providing power to the system.
Revegetation	Throughout the construction process, the site is re-vegetated with grasses, plants, and specialty erosion controls to stabilize the soil.
Ongoing maintenance	Once operational, maintenance crews will visit the Project Site as necessary to mow and perform other maintenance activities

The Project will place little to no burden on the existing transportation infrastructure once constructed. Furthermore, the Project will not require water or sewer, trash collection, or increase the student population of area schools. The total approximate time to construct the Project is an estimated 12 months. Following construction completion, visitation to the site will be minimal, considering the low-intensity nature of the Project. Once operational, solar facilities and associated infrastructure require minimal staffing and ongoing maintenance activities.

4. LAND USE AND ZONING SUMMARY

The Project parcels total approximately 690 acres, however only approximately 281 will be developed. Both parcels are zoned AR-4, Agriculture Residential. The proposed solar energy facilities or BESS facilities are permitted subject to approval of a Conditional Use Permit in the AR-4 District.

4.1 EXISTING AND PLANNED LAND USE ANALYSIS

Table 3 below includes a breakdown of the existing land use, planned land use, and zoning designation for the Project Site and surrounding properties. Refer to **Attachments C and D** for comparison maps of existing and surrounding zoning and land uses.

TABLE 3. LAND USE AND ZONING ANALYSIS

Project Site and Surrounding Parcels	Zoning District	Existing Land Use	2040 General Plan Land Use Designation
306-02-300H (Project Site)	AR-4	Unimproved/vacant	HMU, Horizontal Multi-Use
306-01-003H (Project Site)	AR-4	Unimproved/Vacant	HMU, Horizontal Multi-Use RA, Ranch/Agricultural

Project Site and Surrounding Parcels	Zoning District	Existing Land Use	2040 General Plan Land Use Designation
North (County zoning)	RCU-2A	Public Land	Residential 0-1 du/acre
South	Business Park, BP Public Land, PL	Yavapai College Agribusiness and Science Technology Center	HMU, Horizontal Multi-Use
West	State, I	Public Land Unimproved/vacant	RA, Ranch/Agricultural
East	AR-4	Rural residential homes Unimproved/vacant	HMU, Horizontal Multi-Use NR, Neighborhood Residential

Table 3 above demonstrates the Project’s compatibility with existing land uses, zoning, and planned land uses. As the analysis above notes, surrounding the site there is a lack of residential homes, commercial activities, and other similar land uses. A majority of the parcels surrounding the Project Site are vacant or unimproved parcels. Residential homes within the general vicinity are a considerable distance from the Project, in that the closest residential home is around 3,000 feet west from the Project Site.

The Project, given its low nuisance potential, lack of noise emissions, lack of proposed buildings, and minimal site visitation once constructed, serves as a compatible land use to the surrounding rural parcels. The Project, in its remote location removed from the populated areas of Chino Valley, will not serve as an impediment to the viability of surrounding agricultural or ranching activities or result in unsightly conditions for the rural character area.

It should also be noted that a significant portion of surrounding properties are owned by the Town of Chino Valley (See **Attachment C** for the Existing Land Use Map). Given that a significant portion of surrounding land is not privately owned, the likelihood of the proposed Project serving as an impediment to neighbor viewshed, quality of life, glare, noise, or other potential nuisance factors is even more minimal. The Substation was passed per Section 3.7.C.6., the same as this request.

4.2 2040 GENERAL PLAN

The 2040 General Plan Vision Statement states, *"The Town of Chino Valley is a peaceful, rural community that supports recreation and regional tourism. We are committed to preserving our community’s expansive vistas, endless grasslands, and starry night skies while supporting limited and sustainable growth."* A solar facility is a quiet, low intensity land use that is consistent with rural character. During operation, a solar farm requires no outdoor lighting and generates very little traffic. The low profile of solar panels do not significantly hinder vistas. The regional benefits of solar energy include a reduction in air pollution attributable to traditional energy generation activities, diversification of energy mix, and increases in regional energy reliability.

Most of the Project Site is designated, per the 2040 General Plan, as "Ranch/Agriculture (RA)." The character description of this designation includes *"solar energy development"* as a supported and intended land use. As such, the proposed Project is in direct compliance with the 2040

General Plan vision and intent. Additionally, the Project is in compliance with the overarching vision for the RA Land Use Category in that the site will remain largely undisturbed from its natural state, the Project will offer opportunity for agricultural producers to collect supplemental income, thus contributing to the longevity of the site, and the Project will not result in high density development or new residences in the Town’s rural area. Refer to **Attachment E** for the 2040 General Plan Land Use Map.

It is recognized that a portion of the Project Site is planned for “HMU, Horizontal Multi-Use” as per the 2040 General Plan. The Horizontal Multi-Use designation is intended for “...a compatible and integrated mix of uses from low-intensity business parks, offices, medical services, and municipal government functions to regional and neighborhood commercial, parks, tourism, and multi-family residential.” While the Project is not intended to be a public space or a walkable commercial hub, the Project is consistent with the overarching vision for the Horizontal Multi-Use category in terms of the proposed low intensity business/light industrial use. The HMU category corresponds with a myriad of zoning districts, notably the BP, Business Park Zoning District. The BP District permits light industrial land uses and prohibits agricultural uses. As such, it can be deduced that the proposed solar facility is consistent with the planned land use vision for the Project Site, considering that light industrial and business uses are supported for the area.

According to staff review notes from the meeting that approved the APS Substation expansion project (dated December 3, 2024), it was found that the substation expansion request was consistent with the overall vision and land use direction for the HMU category, considering the additional power supply correlates with the support for new development. The proposed Project is consistent with this finding, in that the Project (solar facility) will not only increase grid reliability in the vicinity, but it will also store excess power and energy on-site and distribute when it is needed most during peak times. This, in turn, elevates the vision and direction for the HMU category, considering the desirability and need for reliable and efficient power resources.

Existing conditions of the Project Site and adjacent parcels include rural, low density, and agricultural land uses. The planned vision for the area includes residential development and business uses. However, as demonstrated above, the proposed solar facility (with ancillary uses) is consistent with both the existing zoning and planned land use vision for the Project Site. The Project directly supports and furthers the following land use goals and associated policies from the 2040 General Plan.

TABLE 4. MASTER PLAN GOAL AND POLICY DEMONSTRATION OF COMPLIANCE

Goal	Related Policy	Demonstration of Compliance
Goal LU-9, Ensure that Old Home Manor is a multi-use area that includes compatible employment, recreational opportunities, and residential, education, public, and tourism-related uses	Policy LU-9.3 Support and encourage multi-use development in Old Home Manor...	A portion of the proposed Project is in the Old Home Manor Horizontal Multi-Use (HMU) Area, between a proposed new arterial road to the south and collector road to the north. During its lifetime, the project will provide an economically beneficial use of a portion of the Old Home Manor area near the northern border of this proposed mixed-use area. Following the end of the

Goal	Related Policy	Demonstration of Compliance
		proposed solar facility’s operating life, the land would be available for other development opportunities, should the demand arise.
Goal PRN-7 Protect Chino Valley’s water sources to ensure that they are reliable and sustainable	Policy PRN-7.1 Balance development and growth with the town’s resource capacity. Consider the social, economic, and environmental impacts of development and growth on the town’s existing and future resource capacity.	A solar energy facility is an economically beneficial use of land with limited impact on the town’s water resources. The Project anticipates using less than 50-acre-feet (less than 1 exempt well) of water for dust suppression during construction and 5-10 acre-feet (a fraction of one exempt well) for panel washing during operations
Goal CSF-7, Enhance Town resiliency by seeking redundant sources of power to support stable regional and community-serving utility systems and minimize service disruptions	Policy CSF-7.2 Require any solar energy generation facilities be developed in a manner that does not impact wildlife movement.	The Project is sited on a mostly unimproved parcel, absent of many mature growth trees and heavy vegetation. The existing Substation, even prior to the expansion approval, as well as the existing surrounding transmission corridor (west and south of the Project Site) serves as a development precedent. Given the location of the Project within the southern half of the larger parcel alongside the road, wildlife movement is less likely to occur in that area and the Project does not block the open space parks and riparian corridors designated to the east of the Project area per the General Plan.
Goal CSF-7 (continued), Enhance Town resiliency by seeking redundant sources of power to support stable regional and community-serving utility systems and minimize service disruptions	Policy CSF-7.1 Evaluate best practices for community-scale solar energy policies to determine if similar policies could benefit the Town of Chino Valley.	The Project size of 281 acres comprises less than 1% of the total geographic area of the Town. The site plan also includes elements that demonstrate robust site design features, such as heightened setbacks, security fencing, perimeter vegetation, and other similar design elements. Thus, the size and design features of this Project will not be disproportionate with the existing character of the community.

Goal	Related Policy	Demonstration of Compliance
	<p>Policy CSF-7.4 Require any new community- or regional-scale solar energy development proposal to include a reclamation plan that describes how the land will be positioned for redevelopment or restored to its original state.</p>	<p>The Town of Chino Valley does not have requirements in the UDO (or other policy) for solar facilities. Refer to Section 6.3 for more information on Decommissioning.</p>
	<p>Policy CSF-7.5 Evaluate microgrid solar energy generation facilities within the Ranch Agricultural (RA) land use category, as well as where allowed by the zoning of the property, that will provide community-scale power directly to properties within Chino Valley.</p>	<p>The proposed Project does not have agreements in place to provide direct power to Chino Valley properties but energy generation will be distributed to the APS grid. As stated, the General Plan supports solar energy development in areas designated as RA.</p>
	<p>Policy CSF-7.6 Review utility tax, fees, licenses, or other revenue mechanisms that may be applicable to solar and other power generation facilities.</p>	<p>Prospect14 will supply all required documentation to demonstrate compliance with this policy.</p>

5. SITE PLAN AND PROJECT DESIGN

Prospect-14 has developed a detailed site plan for review, utilizing individual site design criteria included in the General Plan and Unified Development Code to guide the design standards. Some additional design components were pulled from the proposed solar ordinance to further minimize impacts to surrounding land uses.

The Wilkinson Family Solar Farm site plan and design will include the following components.

5.1 SITE ACCESS, TRAFFIC, AND ROADS

Access to the site is demonstrated on the site plan as a low-intensity and low-capacity service drive on the north side of Jerome Junction. There are two points of ingress/egress from Jerome Junction to the site. The first is on the southwest corner of the site, adjacent to the existing substation. The second is further east down Jerome Junction, in the center of the Project Site. The site plan also includes several internal access drives for full access throughout the site. Notably, there is a planned access drive surrounding the proposed BESS area, demonstrating ease of access for emergency and maintenance vehicles. The internal access roads also provide access to each proposed equipment pad.

The site will be accessed from Jerome Junction. During construction and ongoing site maintenance, it is likely that the site will be primarily accessed from the AZ-89 and E. Road 4 North intersection. The east portion of E. 4 North is classified as a "Major Road" per Yavapai County. Traveling east, E. Road 4 North transitions to Colorado Way and then Jerome Junction. It appears the portion of Jerome Junction that provides access to the site is not classified as public road. The pavement terminates at the Colorado Way and Jerome Junction intersection, transitioning into a gravel access road. The width of the access road is approximately 16 feet in width. The road is wide enough to accommodate two-way vehicle traffic. According to the Arizona Department of Transportation, Jerome Junction is an unclassified Road. Therefore, it can be deduced that Jerome Junction is not a commonly utilized road in Chino Valley and does not experience frequent traffic or serve as a through road to access another street. As such, it is not likely that the traffic patterns of the area will be impacted as a result of the Project, considering the current minimal use of Jerome Junction and Colorado Way (east of the transition from E. Road 4 North). Refer to Attachment B for the proposed Site Plan.

5.2 DECOMMISSIONING

Properly maintained solar facilities have an operating life of approximately 30 to 35 years. Depending on market conditions and project viability, solar arrays may be retrofitted with updated components (e.g., modules, tracking system, etc.) to extend the life of a project. A typical sequence of decommissioning and removal is included below.

- De-energize solar arrays.
- Install temporary perimeter erosion controls and best management practices (BMPs) to protect sensitive resources.
- Reinforce access roads, if needed, and prepare site for component removal.
- Dismantle panels and above ground wiring.
- Remove trackers and piles.
- Remove inverter stations with associated foundation components,
- Remove above and below-ground electrical cables and conduits.
- Remove perimeter fencing.
- Remove access and internal roads and grade site to restore original contours, as necessary.
- De-compact subsoils (if required), restore and revegetate disturbed land to a substantially similar state as it was prior to commencement of Project construction, and remove temporary erosion control measures.

6. OTHER SITE CONSIDERATIONS

6.1 WILDLIFE

The Arizona Department of Fish and Wildlife (AZGFD) online environmental review tool (ERT) Database indicates that based on habitat conditions, there are no Threatened or Endangered species with potential to occur across the Site.

Based on the ERT, American pronghorn and bald eagles were both documented within 2 miles of the project vicinity. American pronghorn may occur onsite but would prefer the habitat conditions and open space corridors to the east of the Site. Due to the lack of water resources and elevation changes onsite the bald eagle is unlikely to occur within the Site boundaries.

WILDLIFE CONNECTIVITY/MOVEMENT AREAS

The project is within the eastern boundaries of the Seligman – Lonesome Valley wildlife movement area and the Central Yavapai County Conservation Opportunity Area, which encompasses the entire Chino Valley. These are both identified pronghorn wildlife movement areas. The site provides habitat for the American pronghorn to occur within the site boundaries, however the pronghorn are more likely to utilize the large swaths of open land to the east that align with the Open Space Parks designation of the Chino Valley General Plan along the riparian areas. P14 will consult with AZGFD to discuss the Project layout and ways to minimize impacts to wildlife, including pre-construction surveys following AZ guidelines and potentially wildlife friendly fencing, if appropriate.

6.2 PUBLIC SAFETY

Solar-energy generation will meet the needs of Chino Valley by contributing to its economic growth while respecting its small-town feel and integrity. Solar farms generate zero-emissions, do not use water or sewer resources, are low-profile construction, require little maintenance and personnel to operate, and will not contribute to light or noise pollution. Finally, unlike residential or commercial development the land can be fully restored to its original form once the project lifecycle is complete, and the project is decommissioned. The BESS component of the Project is sited in the center of the parcel with 150' setback separation distance from the nearest solar facility structure.

6.3 GLARE, NOISE, AND OTHER POTENTIAL NUISANCES

As this narrative demonstrates, there are little negative nuisance impacts with the Project. The Project is compliant with existing zoning and planned land uses. The Project is compatible with surrounding land uses and character of the area, considering the lack of long-term traffic and frequent use of local roads, lack of substantial employment needs, and minimal ongoing maintenance activities. Further, due to its small-scale solar facility area, the proposed Project will have low impacts on the surrounding area and no changes to the natural character of the vicinity. Should new development occur in the vicinity (especially considering the HMU designation), the Project will also be consistent with planned built conditions (refer to **Section 4** above).

Table 5 below explores some potential negative impact scenarios and the methods Prospect14 will undertake to mitigate them.

TABLE 5. POTENTIAL PROJECT CONCERNS AND MITIGATION EFFORTS

Concern or Potential Negative Impact	Mitigation Effort
Noise pollution (during construction and operations)	The Project Site is a remote rural area with the nearest non-participating residence over 3,000 feet from the Project. Noise impacts would be imperceptible from the nearest receptor.
Fire hazard (wildfires and fires from facility)	<p>The system will be designed and installed with strict adherence to all federal and local standards and regulations.</p> <p>The facility will have fire suppression systems, collaboration with fire department on the safety plan, access roads for emergency vehicles (if needed), physical facility access for emergency responders, etc. Also noting the fire safety record of the specific technology and systems employed.</p> <p>The proposed BESS area includes a 150’ setback from surrounding structures for fire safety purposes.</p> <p>The applicant will complete annexation into the Central Arizona Fire and Medical Authority.</p>
Roads – impact to roads by heavy trucks and equipment during construction phase	<p>See Section 3.2, Construction Phasing. Site ingress/egress will be served from the north side of Jerome Junction.</p> <p>Traffic is unlikely to be a major issue with the Project considering the proposed use. Once constructed, the Project will not require frequent staffing or travel, aside from general routine ongoing maintenance activities. To that point, staffing needs are minimal and ongoing maintenance activities do not serve as a high potential nuisance for neighboring properties.</p> <p>Refer to the Site Plan for details pertaining to road access and internal site navigation.</p>
Traffic – what roads will be access and used during construction and operations (likely low during operations). How will it impact traffic?	Similar to the above, the site will experience minimal traffic upon completion. A majority of the site access will occur during construction and will significantly drop once completed. Given the nature of the site as a solar facility, traffic accessing the site will be primarily for ongoing maintenance activities.
Revegetation / restoration of land following completion of Project lifecycle?	Refer to the Decommissioning details in Section 5.2 for more information on the decommission process and restoration of land after the Project life.
What are the impacts to the local water / sewer resources (draw on water annually, etc.) during construction and operational phases?	<p>The Project, being a solar facility, will not require hookup, extensions, or impactful use of public infrastructure or utilities in terms of water or sewer resources.</p> <p>The Project anticipates using less than 50-acre-feet (less than 1 exempt well) of water for dust suppression during construction and 5-10 acre-feet (a fraction of one exempt well) for panel washing during operations.</p>

7. ATTACHMENTS

A - Vicinity Map

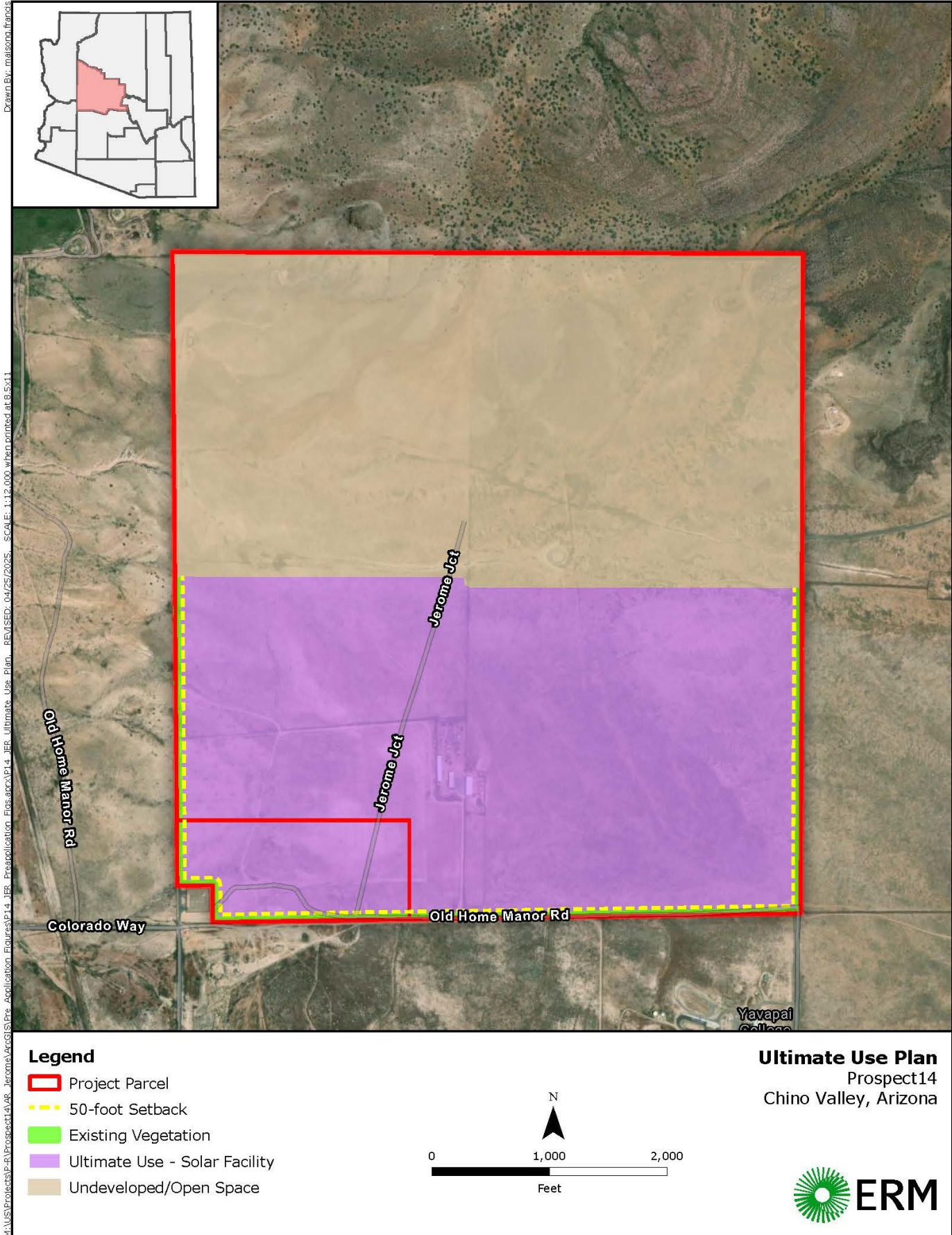
B - Ultimate Use Plan

C - Existing Land Use Map

D - Existing Zoning Map

E - 2040 General Plan Land Use Map

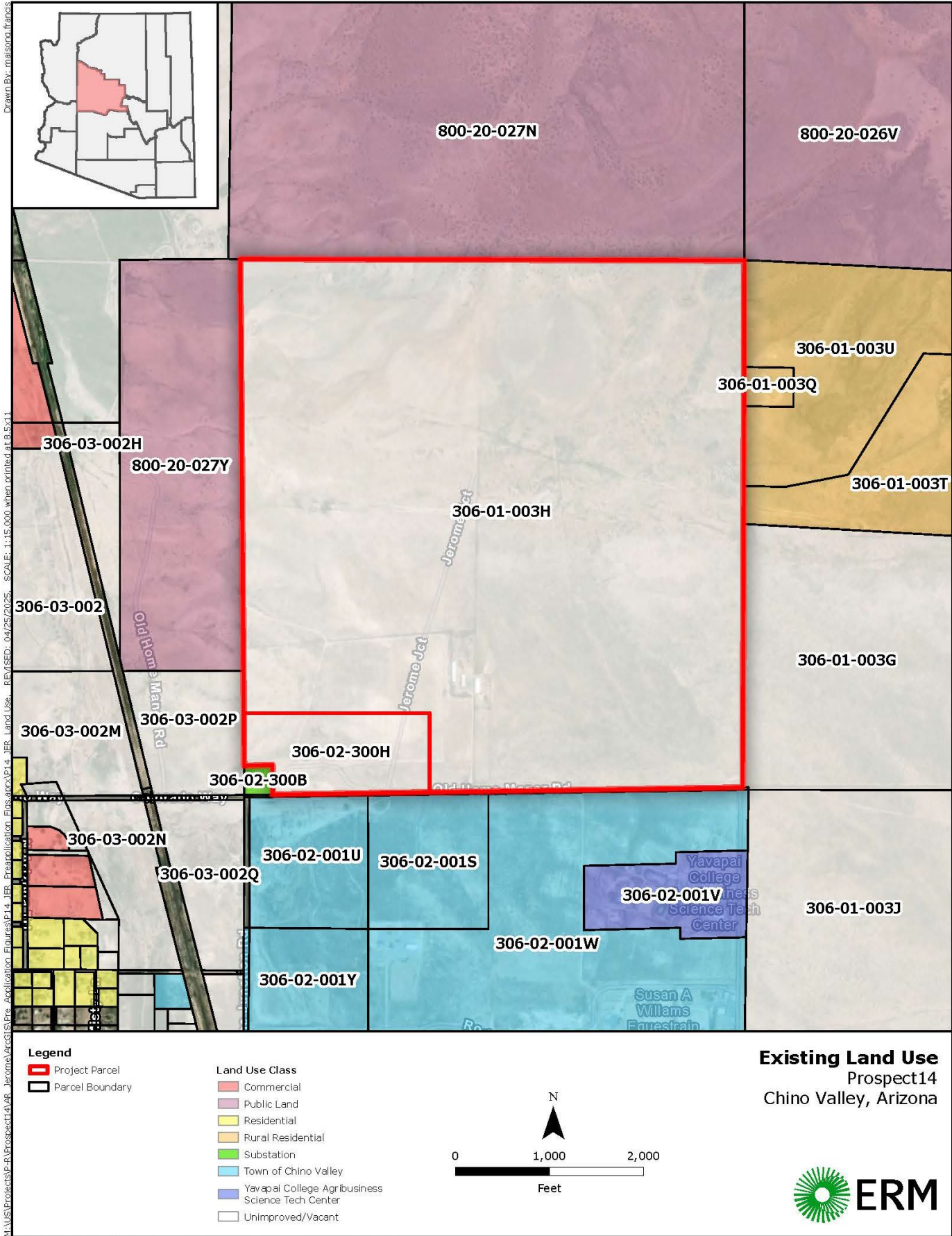
7.2 ATTACHMENT B – ULTIMATE USE PLAN



Drawn By: malisoni.francis
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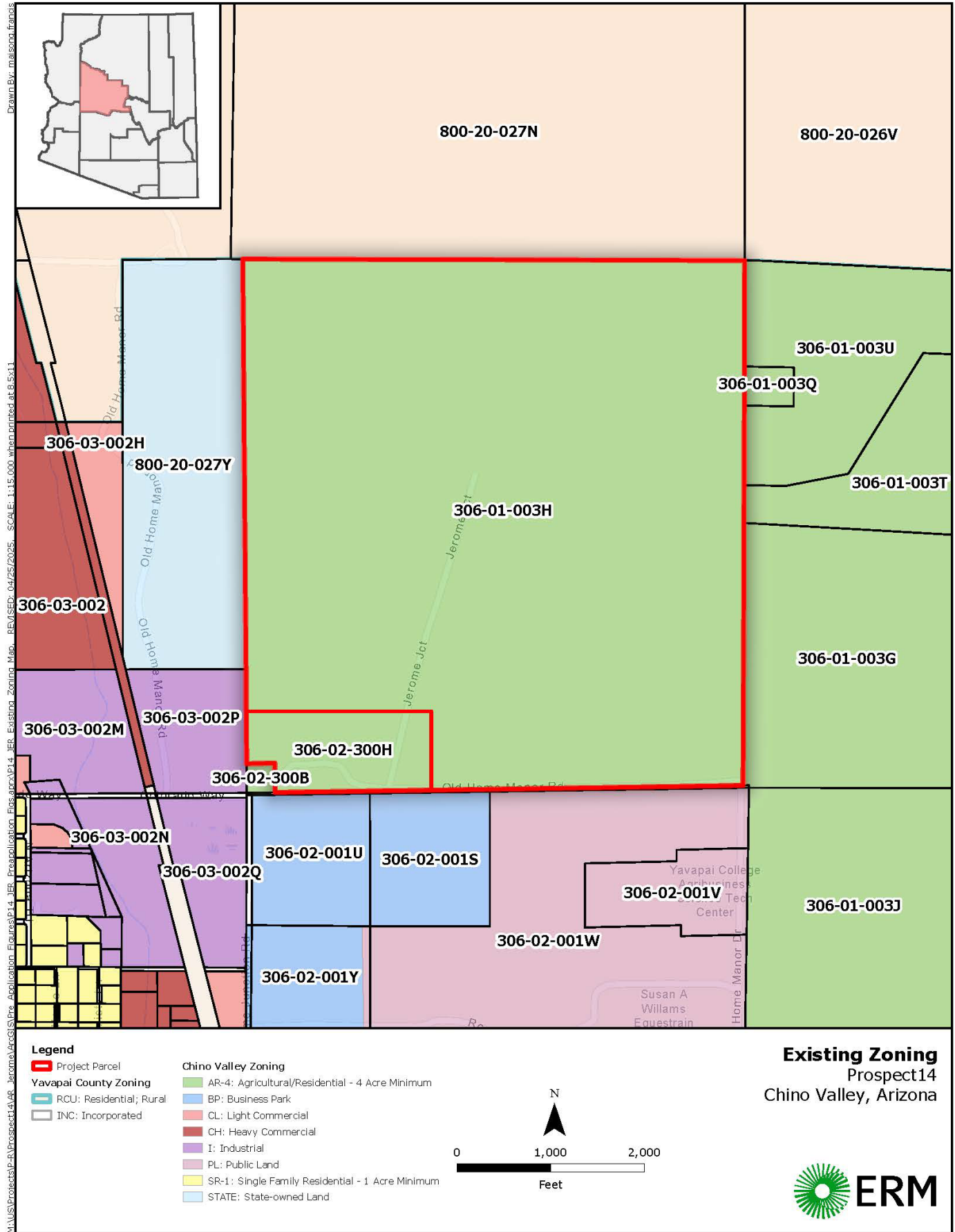
Source: Esri - World Topographic Map; NAD 1983 StatePlane Arizona Central FIPS 0202 Feet

7.3 ATTACHMENT C – EXISTING LAND USE MAP



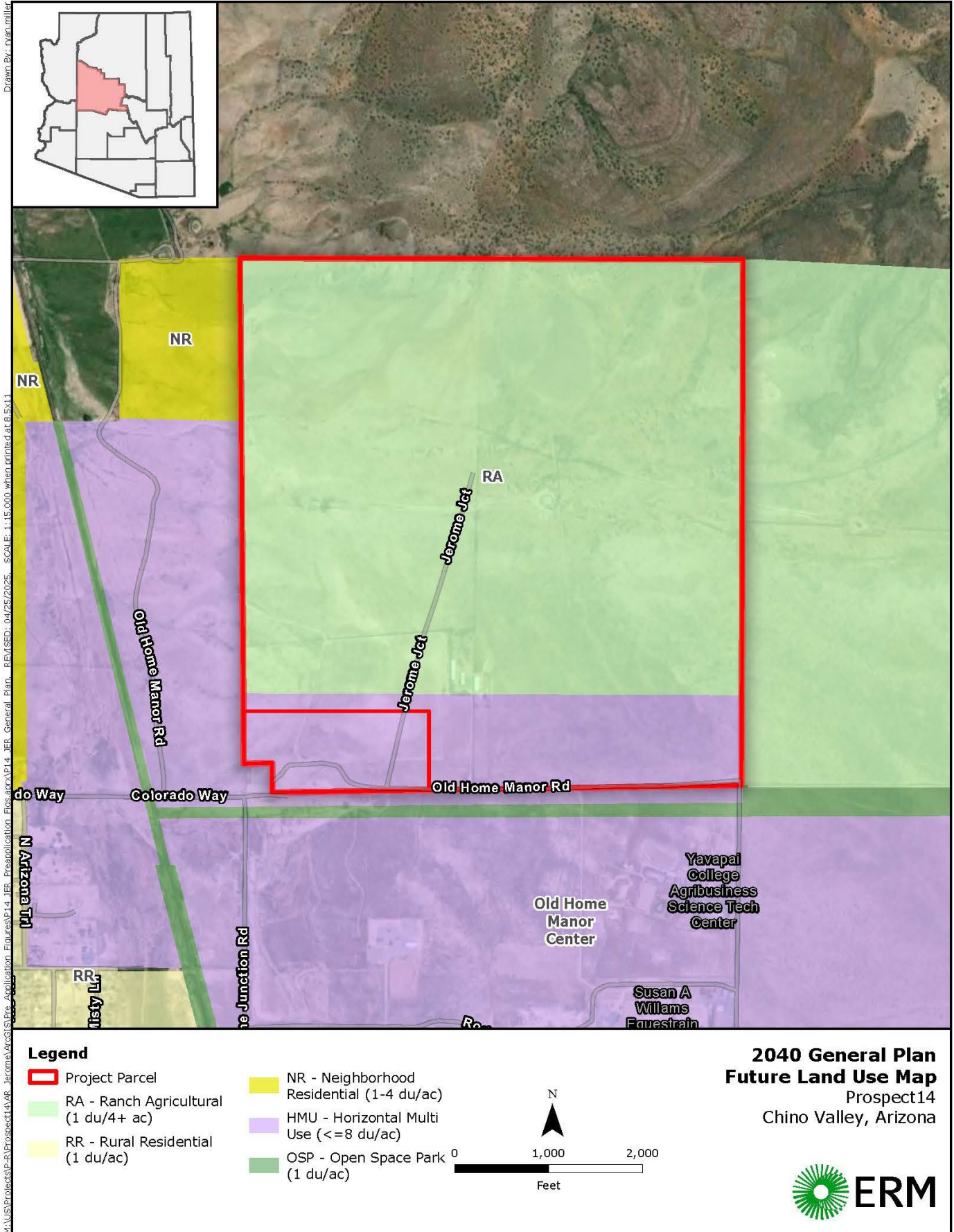
Source: Esri - World Topographic Map; NAD 1983 StatePlane Arizona Central FIPS 0202 Feet

7.4 ATTACHMENT D – EXISTING ZONING MAP



Drawn By: malissou.francis
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7.5 ATTACHMENT E – 2040 GENERAL PLAN LAND USE MAP



Source: Esri - World Topographic Map; NAD 1983 StatePlane Arizona Central FIPS 0202 Feet

**2040 General Plan
Future Land Use Map**
Prospect14
Chino Valley, Arizona



Wilkinson Family Solar Project Neighborhood Meeting Summary

May 15, 2025 – 2:00pm – 4:00pm

On May 15, 2025, Prospect14 hosted a neighborhood meeting at the Chino Valley Town Hall. The intention for the meeting was to provide community members with an opportunity to learn more about the project, meet the Wilkinson/Woodhurst family, ask questions, and provide their input and insights both on the project and the needs of the community. Notice of the meeting was mailed to property owners within 1/2 mile of the project (where Town code typically requires a 300-foot notice radius for CUP requests). The neighborhood meeting was held in an open house style to facilitate conversation and allow a question-and-answer process between community members and Project representatives.

Community members showed up early with the first attendees entering the meeting space around 1:30. By about 2:20 pm the meeting had roughly 22 attendees. Overall, the sentiment, feedback, and conversation surrounding the Project was positive. One community member expressed their concern and frustration that the meeting was held mid-afternoon which made attendance difficult. Project representatives agreed with this sentiment and advised that a request had been made to move the meeting to 5:00pm, but the time was not available.

Project representatives spoke with several neighbors who owned property within the 1/2 mile radius to the proposed Project site and were supportive of the project. Positive feedback included:

- Community members liked that it would produce clean energy, while maintaining a low-profile and not increase traffic or have a large footprint.
- Attendees were excited about the various community benefits options, particularly the option of providing improvements to the Peavine Trail.
- They expressed the desire to have a solar project versus housing or other industrial development in the location.
- A near neighbor expressed that while he wasn't a cheerleader for the project, he felt the solar development was the best option out of any development that might end up in that location.
- The smaller size of the project was something that people were glad to hear- especially in comparison to the Draconis project.
- Neighbors were supportive of the Wilkinson/Woodhurst family's property rights and desire to put the property to economic use.

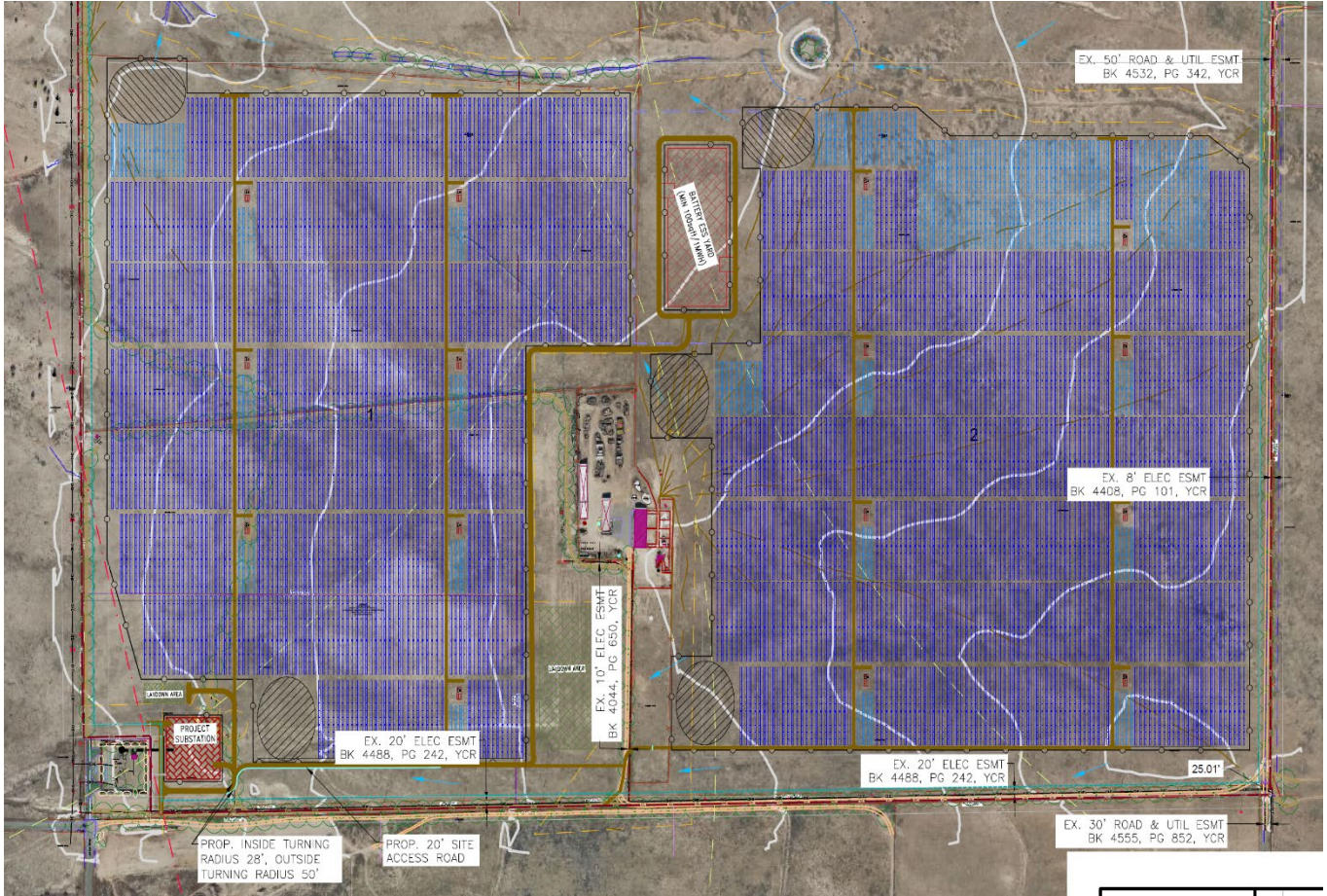
The Project team spoke with representatives of the local press, the Sierra club, and other environmental groups (who live in the community and are supporters of the project). Those individuals expressed frustration with misinformation that is spread regarding solar projects and felt this was a terrific opportunity and project for the local community. Another community benefit that was discussed with the Sierra Club/water advocacy group is the ability to potentially harness/ collect the stormwater runoff in a way that helps recharge aquifers. The developer was interested in researching this further, to potentially help promote a dual use of the land. Making it a "water and energy project" and not just a solar project

Some attendees expressed opposition to solar development generally and the proposed project. The Project team took the time to speak with them and understand their perspectives. While minds may not have been changed, each had the opportunity to express their feelings. The comments discussed were:

- More information was requested on how the County tax revenues generated from the Project would impact the community and assurances that the revenues would not be diminished throughout the life of the project. The Project team is following up with additional details.
- A general concern about Battery Energy Storage System (BESS) technology and emergency response was raised with the Project team noting that the BESS location will be 1 mile from residential.
- Another concern was glare- but the developer advised that modern panels are engineered to absorb the sun, not reflect it, to maximize power generation. They typically come equipped with an anti-glare protective coating on the glass.
- There was a concern that the proposed solar development would spur additional development in the area but the project team shared how the solar project would keep the area rural in that it will not necessitate new water or sewer infrastructure or additional overhead power lines.

Attendees stayed for the full two hours, several asked to receive updates on the Project and were hopeful to learn about the Project's progression. It was a very substantive conversation with the local community members and gave a great opportunity for the local community to meet the property owners and development team.

ATTACHMENT D
APPLICANTS' SITE PLAN



**ATTACHMENT E
STAFF RESEARCH**



**STAFF RESEARCH –CUP-2025-01
WILKINSON FAMILY SOLAR PROJECT
CASE #: CUP-2025-01
CASE PLANNER: WILL DINGEE**

PROJECT NARRATIVE: This is a request by Prospect14, on behalf of Running W Ranch LLC and Wilkinson Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a 284-Acre Solar Facility, across two parcels, 306-02-300H and 306-01-003H, located at 3245 Jerome Junction, Chino Valley Arizona 86323

I. PROJECT DATA

Project Location:	3245 Jerome Junction		
Parcel Number(s):	306-02-300H and 306-01-003H		
Parcel Size(s):	29,569,399 square feet		
Total Acreage:	36.6 + 642.22 = 678.82 acres		
Proposed Dwelling Units:	0		
Address:	3245 Jerome Junction		
Applicant:	Running W Ranch LLC and Wilkinson Investments LLC		
Applicant's Agent:	Prospect 14 - Sarah Rypkema		
Conforms to G.P. Land Use Conformity Matrix:	Yes	X	No
Zoning Overlay	PAD	N/A	
Within ½ Mile of SR89?	Yes	No	X
			If yes, Property is restricted – site-built only
	Existing Zoning	Use(s) on-site	
Site	"AR-4" – Agricultural/Residential (Minimum 4 acres)	Ranch/Grazing Land	
North	County Zoning – RCU-2A	State Land	
South	"BP/PL" – Business Park/ Public Land	Vacant Land	
East	"AR-4" – Agricultural/Residential (Minimum 4 acres)	Vacant Land/Single Family Residence	
West	STATE, Industrial, AR-4	APS Substation, State Land & Vacant Land	
	General Plan Designation		
		RA – Ranch Agricultural	
		HMU-Horizontal Multi-Use (8 du/ac)	
		N/A	
		HMU-Horizontal Multi-Use (8 du/ac)	
		RA – Ranch Agricultural	
		HMU-Horizontal Multi-Use (8 du/ac)	
Prior Cases or Related Actions:			
<u>Type</u>	<u>Cases, Actions or Agreements</u>		
Pre-Annexation Agreement	Yes	No	x
Annexation	Yes	x	No
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-2025-01 Currently being requested CUP-13-003 – 200-acre Solar farm – Expired.
Pre-Application Meeting	Yes	x	No
			PA-2025-14 PA-2022-80

Staff Research – CUP 2025-01

**ATTACHMENT E
STAFF RESEARCH**

Enforcement Actions	Yes	No	x	
Land Division Status:	Yes	No	x	
Irrigation District:	n/a			

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:					
Land Use Designation:	Predominately RA-Ranch Agricultural with a portion in HMU – Horizontal Multi Use				
Is Project larger than 25 AC or 50 d.u.?	L.U. Policy 2.1	No	PRN Policy 2.8	No	
Issues:	None				
Circulation Element:					
Road Classification	Local Road	Existing Row	Y	Required Row	Y
Issues:	None				
Parks, Recreation, and Natural Resources Element:					
Closest Park:	Forgotten Park				
Within 1 mile of the Peavine Trail?	Yes				
Flooding?	FEMA Flood Plain Designation	No	Town Flood Map	No	
Issues:	None				
Community Services and Facilities Element:					
Water Source:	Town	Well	Prescott	Private System:	
Sewer:	Town	Septic			
Issues:	No Water or sewer service on site				
Economic Development Element:					
SR-89 Corridor?	n/a	Enhancement: Goal ED-6	n/a		
Old Home Manor?	Yes	Goal ED-2	Yes, ED-2.4		
Issues:	None				

NOTIFICATION

- **Legal Ad Published:** (05/06/25)
- **(2640)' Vicinity Mailing:** (05/01/25)
- **Reviewing Agencies Noticed:** (04/08/25)
- **Neighborhood Meeting:** (05/15/25)
- **Hearing Dates:** (06/03/25, P&Z) (6/24/05, TC)
- **Comments Due:** (04/23/25)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Samantha Alvarez – APS	x	4/9/25	x		
Richard Perez - A.D.O.T.					
Ralph Baker – C.V.I.D.	x	4/9/25	x		
Kevin O'Neil - CAFMA	x	4/23/25		x	x
Suzanne Ehrlich – YC ENV					
Monica Kriner – YC Health					
SparkLight Cable					
LUMEN (Previously Centurylink)					

ATTACHMENT E
STAFF RESEARCH

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Unisource Gas					
CVUSD					
United States Postal Service					
Mark Holmes – Water Advisor	x	4/8/25		x	x
Arianna Hartsock - AZGF	x	4/22/25		x	x
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Jessica Barragan – Senior Planner – Development Services	x	4/23/25			x
Will Dingee – Assistant Director – Development Services	x	4/23/25		x	x
Laurie Lineberry – Director – Development Services					
Frank Marbury – Engineer/ Public Works Director					
Steve Sullivan – Assistant Engineer – Public Works	x	4/23/25		x	x
Dan Trout – Chief Building Official – Development Services	x	4/23/25			x
Frank Snowney or Glenn Dally – Code Enforcement – Development Services	X		X		
Joshua McIntire – Chief of Police -Police	x	4/9/25	x		

ATTACHMENT F
NEIGHBORHOOD MEETING COMMENTS AND LETTERS

NEIGHBORHOOD MEETING SUMMARY

Date: May 15, 2025

Location: Council Chambers – 202 S AZ-89, Chino Valley, AZ

Project: CUP-2025-01 - Wilkinson Family Solar Farm

ATTENDEES

Applicant Representatives:

- Mr. & Mrs. Wilkinson (Property Owners)
- Sarah Rypkema (Agent, Prospect 14)
- Haley Detwiler-McDonald (Agent, ERM)
- Jon Gillespie (Project Attorney)

Town Staff:

- Jessica Barragan (Senior Planner)
- Laurie Lineberry (Director)

Public Attendance:

- Approximately 24 individuals (complete attendance list attached)
- Of the 68 property owners notified within the 2,640-foot radius, 8 attended

MEETING SUMMARY

The applicant presented the proposed project in an open house style and addressed questions from attendees. The applicant's comprehensive summary of discussions is attached to this report.

Key Observations:

1. A direct neighbor attended and expressed specific concerns, which were also documented in written correspondence from neighboring property owners Paul and Jane Hawkesworth (letters attached). These concerns included:
 - Potential glare and lighting impacts
 - Dust management
 - Noise generation
 - Wildlife impacts
 - Emergency fire preparedness
 - Visual impacts to surrounding of their property to the northeast.
 - Project decommissioning plans
2. The majority of discussion occurred between the applicant's representatives and a resident who resides outside the required statutory notification boundaries.
3. The general sentiment among attendees within the notification radius indicated some concerns, however no specific opposition to this particular project.

FAO Will Dingee
Assistant Director
Chino Valley Development Services
1982 Voss Drive #203
Chino Valley AZ 86323

05/16/25

Dear Will

Sorry to hear you had an emergency yesterday, I hope everything is ok.

After attending the meeting Thursday May 15th, we left confused to say the least.

We are in a situation where having no Ordinance will allow the Solar Company to in effect do what they want with potentially little regard for the surrounding residents or landowners.

An example of this would be their use of the wording Residence instead of Property regarding setback distances for both the Solar Panels and Battery Installs, as owners of the nearest residential property we find this an example of major concern. This installation would be 50ft from our residential property line.

Please note as there is currently no Town of Chino Valley ordinance regarding Solar. We have taken the examples (in blue) from the Yavapai County Ordinance which came into effect December 2024, I have enclosed a copy of this ordinance for complete reference.

As Chino Valley is in Yavapai county and this ordinance is the only one that is active we feel this should be the baseline for the conditions attached to the CUP.

Our initial concerns regarding the install would be as follows:-

1. Glare - Our concern would be the impact of glare upon our property. We would ask there be a glare study conducted from our property and glare be directed away.

9. Glare Impact: All structures and PV panels associated with the Solar Facility shall be arranged to direct reflected sunlight and artificial light away from adjacent parcels, identified wildlife corridors, and public streets, and shall be installed in such a manner as to prevent glare that could interfere with any road or air traffic. As indicated in subsection D.2.j of this Section, the Federal Aviation Administration (FAA) may require a glare impact study and/or an airspace study to determine impacts on area airports.

2. Dust - both whilst in construction and through the life of the project. We would request a dust control mitigation plan for both construction and life expectancy of the install.

g. Landscaping Plan: The Landscaping Plan must have sufficient detail to demonstrate compliance with ground cover and vegetation preservation requirements and screening requirements of this Section (subsections F.5 and F.6). The Landscaping Plan shall include:

- (1) specifications of proposed ground cover (including seed mixes), screening materials (including identification of appropriate plant species and spacing), and proposed herbicides used if any;
- (2) design and specifications of proposed additional vegetative screening as needed for certain dwellings and other improvements, in compliance with subsections F.6 of this Section;
- (3) installation and maintenance practices to include the establishment of ground cover and woody plant materials, and the application of herbicides if any;
- (4) locations and descriptions of plant communities and densities in areas that have not been previously plowed or graded;
- (5) proposed clearing or grading of natural vegetation or woody plants including stands of trees, shrubs, and woodlands, which may be a separate plan;
- (6) description of invasive weed populations and densities currently existing on the site and provisions for controlling and preventing the spread of noxious weeds during construction, throughout project operation, and post operation restoration; and
- (7) proposed restoration procedures for roadway shoulders and other areas disturbed by construction.

h. Public Safety, Fire Protection, and Emergency

3. Lighting - dark sky compliance and light plan.

8. Outdoor Lighting: Any outdoor exterior lighting associated with the Solar facility or BESS Facility shall be limited to levels required for safety and security and avoid crossing into identified wildlife corridors. All outdoor lighting must comply with Section 603 Light Pollution Control, and lamps must not exceed a correlated color temperature (CCT) in excess of three thousand (3,000K) kelvins. Light poles associated with the Solar Facility shall not exceed a height of eighteen (18') feet. Preliminary lighting information must be shown on the Development Plan (see Section 603.D.2). Additional lighting after approval of the Solar Facility Use Permit may require an amendment to the Solar Facility Use Permit as determined by the Development Services Director.

4. Visual impact - we would ask that a visual impact analysis be carried out?

Visual Impact Analysis: A visual impact analysis demonstrating project siting and, if necessary, proposed mitigation and screening to reduce impacts on the visual character of the surrounding area.

(1) The applicant shall provide accurate, to scale, photographic simulations showing the relationship of the Solar Facility to its surroundings.

(2) Photographic simulations must show views of Solar Facility structures and uses from prominent locations, adjacent roads, nearby highways, existing dwellings (from closest adjacent property line), and other residential, scenic, cultural, and Recreational Resources in order to assess the visual impact of the Solar Facility.

(3) The total number of simulations and the perspectives from which they are prepared shall be established by the Development Services Director after the pre-application meeting and will be chosen with the intent of establishing the visual impacts upon sensitive areas potentially receiving the greatest impacts from such a proposal.

5. Noise - what noise levels will be enforced? What will be the working hours for construction Monday - Friday 8 - 5? Post construction Noise contour map? Will there be different noise limits for daytime and night time?

10. Noise: Operational noise impacts at the Project Boundary shall not exceed fifty (50 dBA) decibels where abutting residential or Planned Area Development use districts, identified wildlife corridors, or where abutting parcels with dwellings existing at the time of Board of Supervisors approval of the Solar Facility. This must be demonstrated by a noise analysis prepared by a qualified expert or by submission of manufacturer documentation showing noise level compliance with the fifty (50 dBA) decibels standard, as determined satisfactory by the Development Services Director.

6. Setback Requirements - what setbacks will be enacted

2. Setbacks: The following standards shall apply to the Development Area of the Solar Facility, unless otherwise expressly stated in this Section, including fencing and PV panels, but not including landscaping, unless a waiver is granted as described in subsection D.4.

- a. Five thousand two hundred eighty feet (5,280') – (one mile) from any dwellings (existing or under permit), or subdivision or Planned Area Development having a recorded Final Plat which has been approved by the Board of Supervisors.
- b. Five hundred (500') feet from any lake, creek, perennial or intermittent stream, river, major tributaries, riparian areas, wetlands, or seeps, as measured from the top edge of the bank, or from the outer edge of any delineated Federal Emergency Management Agency (FEMA) Floodplains. Minor tributaries may warrant a reduced buffer setback to be no less than one hundred fifty (150') feet as determined by the Board of Supervisors.

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- c. One thousand (1,000') feet from federally protected lands (e.g., National Park, National Monument, Conservation Lands), and five hundred (500') feet from other federally managed lands, unless such adjacent lands have leased or planned uses deemed compatible by the Board of Supervisors.
- d. One thousand (1,000') feet from County open space, parks, and other Recreational Resources.
- e. Five hundred (500') feet from forested or heavily vegetated areas comprising forty-five (45%) percent or greater canopy density of woody or cactus species (i.e., trees, shrubs, succulents) as averaged across the vegetated area, or from transitional habitat areas.
- f. Five hundred (500') feet from ravines, canyons, or other significant and well defined drainage features, as measured from the peak of the outer edges of these features.
- g. One hundred fifty (150') feet from any Hillside with slopes of ten percent (10%) or greater or with a total elevation gain of fifty (50') feet or more. The setback will be measured from the high and low points where the average slope percentage calculation begins and ends.
- h. Five hundred (500') feet from significant archeological, paleontological, or historic sites as identified in the Cultural Resources Management Plan, or sites already formally recognized by the State Historic Preservation Office (SHPO). Identified cultural ruins of documented significance may require an additional setback up to one thousand (1,000') feet as determined by the Board of Supervisors.
- i. Six hundred fifty (650') feet from each parcel corner on land parcels with checkerboard ownership arrangements (i.e., public land/private land) to allow connectivity to be maintained for wildlife corridors identified in the Wildlife Protection Plan (subsection D.2.c). Parcels with adjacent corners that also provide an equivalent buffer would be able to complete a combined wildlife corridor of one thousand three hundred (1,300') feet.
- j. Three hundred (300') feet from the official street Right-of-Way line of any State or Interstate highway.

7. Wildlife - what impacts if any will this installation have on them and who monitors it?

4. Wildlife Corridors: The applicant for a proposed Solar Facility is required to conduct a preliminary habitat and wildlife study as part of the required preliminary site investigations. The study shall identify existing corridors, potential impacts, and proposed mitigation measures to avoid or substantially reduce potential impacts to wideranging wildlife that may be present on or utilize the Project Area (e.g., deer, pronghorn antelope, elk, bears, mountain lions, etc.). Existing wildlife corridors and those identified Approved by Yavapai County Board of Supervisors: November 6, 2024
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in the Wildlife Protection Plan (subsection D.2.c) shall be provided a minimum width of one thousand three hundred (1,300') feet through the entire length of the course where daily or seasonal migrations of pronghorn antelope, elk, and mule deer are known to occur. If the length of the corridor through the Project Area exceeds two (2) miles, a minimum width up to two thousand (2,000') feet may be required as determined by the Board of Supervisors and consultation with the Arizona Game and Fish Department (AZGFD). If a proposed Solar Facility is located where such migrations do not occur, a smaller buffer may be implemented as identified in the Preliminary Site Investigation described in subsection D.1c.(2)(a) in consultation with the AZGFD. The applicant must consult with the AZGFD in identifying wildlife corridors to provide adequate access for wildlife to safely navigate through and around the Project Area. Wildlife Linkages and access strategies must be shown in the Concept Plan and Development Plan submitted to the County. The use of wildlife permeable fencing with holes large enough to allow for small and medium-sized animals (e.g., racoons, rabbits, squirrels, etc.) to fit through is required. All fencing must be permeable to small animals by leaving a six (6") inch gap between the bottom of the fence and the ground, exclusive of substation and BESS Facilities. These accommodations will be provided to support habitat connectivity and facilitate the safe movement of mobile wildlife species.

5. Ground Cover and Vegetation Preservation: Preliminary erosion control, site maintenance, noxious weed control and management, and native plant preservations and revegetation plans shall be submitted as part of the Landscaping Plan. The project must be planned and developed in a way that maintains the local ecosystem by minimizing grading and site disturbance and to maximize retention of native vegetation, topsoil, and landforms. Areas cleared during construction that are not needed for site operations must be revegetated with native vegetative cover.

a. For the purpose of preventing erosion and managing runoff, any disturbed land, including land under and around the PV panels following construction or decommissioning, must be seeded with a certified weed free native revegetation seed mix based on plants predominantly native to the site and Yavapai County, as approved by the Development Services Director. Such ground cover shall be continually maintained on the site for the duration of the Solar Facility Use Permit.

b. Solar Facilities shall be designed and developed to minimize grading and to protect and preserve prominent landscape features (i.e., rock outcroppings, large boulders, etc.), unique plant communities, riparian zones, steep slopes, and other natural features, prime grassland, woodland, and Sonoran Desert habitat. No more than a ten percent (10%) average change from natural grade will be allowed except for roads, equipment pads, substation, BESS, and other structures that require a leveled surface to meet engineering or safety codes.

6. Screening: The required Project Boundary setbacks and buffer zone must provide adequate screening to reduce visual impacts associated with the Solar Facility. Screening should be placed strategically with consideration of wildlife benefit and must not impede

identified wildlife corridors. In areas where it is determined that setbacks and buffer zones do not appropriately screen the project from sensitive locations (e.g., dwellings, designated viewsheds, scenic highways, etc.), the following screening measures shall apply.

a. The applicant may use any combination of methods listed in this subsection, or other comparable methods deemed equivalent by the Board of Supervisors, to satisfy the screening requirements. The methods proposed by the applicant must provide adequate relief from ground level views and activity. While full view obstruction is not required, the intent is to minimize and soften views from being dominated by the project by providing strategic natural landscaping. Such screening shall be located within the buffer zone and outside of security fencing. Screening may also be required in other locations for specific uses or structures, such as substations and BESS Facilities. The Board of Supervisors may approve a plan to allow phased screening based on special or unique conditions of the use or site. The screening required by this section must be shown on the required Development Plan.

(1) Existing vegetation, topography, buildings, open space, or other elements located on or adjacent to the site may be considered as part of the required screening if deemed adequate by the Board of Supervisors.

(2) Vegetative landscaping intended for screening may include a combination of evergreen and deciduous trees, shrubs, and/or cacti or succulents where appropriate, that are native to Yavapai County and four (4') to six (6') feet in height (excluding cacti and succulents) at time of planting. The combination of plant species to be installed and spacing shall be detailed in the Landscaping Plan (subsection D.2.g).

(3) Berms must generally be constructed with a three-to-one (3:1) horizontal-to-vertical ratio, four (4') feet to six (6') feet above the adjacent grade, with a top that is three (3') feet in width (the wide top is necessary to have a flat area for plantings). The outside edges of the berm must be sculpted such that there are vertical and horizontal undulations to give variations in appearance. When completed, the berm must have a naturalistic appearance and may not be uniform like a dike. All land berms shall be seeded with a certified weed free revegetation seed mix based on shrubs, cacti and succulents, grasses and herbaceous forbs, and wildflowers native to Yavapai County as approved by the Development Services Director.

(4) Fencing: Proposed fencing shall be designed to minimize visual impacts and be complementary with scenic corridors and adjacent properties. Fencing shall also be designed to minimize impacts to wildlife and must not impede identified wildlife corridors.

(a) Exclusionary fencing shall be aligned to avoid dead-ends where wildlife could become trapped. If fencing is required within a wildlife corridor due to industry regulatory standards, it must consist of a wildlife friendly design provided by the Arizona Game and Fish Department (e.g., fencing with a maximum height of

forty-two (42") inches and a smooth bottom wire that is eighteen to twenty (18-20") inches above the ground to allow pronghorn and deer fawns to pass under).

(b) Fencing intended for screening must be at least seventyfive (75%) percent visually solid as viewed on any line perpendicular to the fence from adjacent property or a public street.

- (c) Fencing may be used in combination with other screening methods but shall not be the primary method. For the purposes of this subsection, fencing shall not be used to screen more than thirty (30%) percent of the views required to be screened.
- (d) Depending on the location, such as where fencing abuts residential uses, ornamental features may be required on the fence.
- (e) Fencing material used for screening shall not include chain link fencing with slats.
- (f) When feasible, fencing shall be designed around groups or clusters of equipment, as opposed to fencing the entire site.
- (g) New fencing must not impede existing easements to private or public lands.
- (5) The perimeter of BESS Facilities, substations, and other structures must be enclosed with security or game fencing prior to the commencement of operations of the Solar Facility as required by local, state, and federal regulations and national safety codes. Perimeter fencing around PV arrays must be composed of low-visibility game or similar fencing. Arizona Game and Fish and other applicable agencies shall be consulted on the design of perimeter fencing and associated wildlife openings. Fencing shall be maintained in an upright and functional condition pursuant to the executed Site Maintenance Agreement.
- (6) Dwellings located one thousand (1,000') feet or less from the Project Boundary which are existing or under permit at the time of Board of Supervisors approval of the Solar Facility may require additional vegetative screening from views of the Solar Facility structures as determined appropriate by the Development Services Director. Such vegetative screening shall be located within the buffer zone in an area extending at least seventy-five (75') feet from either side of the dwelling.
- (7) Additional screening where appropriate may be required as determined by the Development Services Director.

8. Panel and building heights - what will these be and how will this we mitigated for glare

3. Height:

- a. The maximum height of the highest edge of PV panels when fully tilted shall be twenty (20') feet, as measured from the average finished grade of the row.
- b. The maximum height of all other structures associated with the Solar Facility shall be thirty-five (35') feet as measured from the finished grade at the base of the structure to its highest point, including appurtenances. This does not apply to poles and other equipment associated with onsite substation uses.

9. Fire Mitigation & Natural Disaster - will there be a Fire & Natural disaster plan and who would monitor/control it?

L. EMERGENCY PREPAREDNESS/SAFETY INSPECTIONS:

1. The Solar Facility owner or operator shall allow County employees and designated thirdparty inspectors access to the Solar Facility premises with forty-eight (48) hour notice for inspection purposes as set forth in their application.

2. The Solar Facility operator shall coordinate with County emergency services staff (e.g., Fire District, Sheriff's Office, and Emergency Management staff) to provide materials and continuing education to these departments serving the Project Area with emergency services.

a. These materials shall inform staff on how to safely respond to onsite emergencies, including emergencies associated with any BESS Facilities.

b. The Solar Facility operator shall arrange a pre-operational training session with emergency services staff to familiarize personnel with issues unique to the Solar Facility prior to the initiation of solar operations.

3. The Solar Facility owner or operator shall provide a fire safety plan, a fire evacuation plan, and all other submittals relating to emergency planning and preparedness as required by applicable fire, electrical and building codes adopted by the County or referenced in this Section, including directional signs for emergency purposes proposed in consultation with the Fire District, Sheriff's Office, and Emergency Management staff.

4. In addition to the annual life and fire safety inspections required by the most current fire codes and performed by the fire jurisdiction having authority, the Solar Facility operator shall conduct semi-annual on-site self-inspections of the battery units and submit a written report to the Development Services Director on their condition.

5. The Solar Facility Development Agreement, required by subsection E.1.d of this Section, must address provision of specialized BESS Facility fire safety equipment or other protections, if necessary for support of the BESS Facility use.

a. The cost of this specialized equipment, or a portion thereof, may be required to be reimbursed by the Solar Facility owner or operator.

10. Signage - what signage will be needed especially in case of an emergency?

11. Signs: Any signs associated with the Solar Facility shall be designed to comply with Section 601 Sign Code and a sign permit must be obtained for all proposed signs. Only signs related to Solar Facility use and safety will be permitted, including directional signs for emergency purposes proposed in consultation with the Fire District, Sheriff's Office, and Emergency Management staff.

11. Site Grading - will there be a site grading plan to include stormwater management?

e. Stormwater Management Plan: The proposed Stormwater Management Plan must be in accordance with all applicable County standards/regulations and in conformance with the Flood Control District Stormwater Management Requirements in effect at the time of application and must be approved by the Flood Control District prior to issuance of construction permits. The stormwater management plan shall include, but not be limited to, the following sections:

- (1) preliminary and post-development hydrologic analysis of water quantity and proposed usage;
- (2) proposed stream buffer/setback analyses;
- (3) erosion and sediment control regulations for land disturbing activities;
- (4) Post-Construction Stormwater Quality Treatment Regulation requirements; and
- (5) County and the Federal Emergency Management Agency (FEMA) floodplain regulations/requirements.

12. Airport - will a study be required?

j. Airport Studies: For the purpose of determining impacts on area airports, a Glare Impact Study and/or an Airspace Study in accordance with, and if required by, Federal Aviation Administration (FAA) requirements shall be submitted by the applicant.

13. Security and fencing - will there be a site fencing and security plan.

14. At what stage do we get to see the actual design and learn how this could impact us?

15. Decommissioning - will there be a decommissioning plan?

I. Decommissioning Plan: The applicant shall submit a Preliminary Decommissioning Plan to be approved by the Board of Supervisors as part of the application. This Plan shall specify the procedure by which the owner or operator, or their successors, will remove the improvements associated with the Solar Facility and any BESS Facility after the end of their usefulness and to reclaim the property for immediate non-solar related uses, including restoring the Project Area to natural conditions where reasonably achievable. Prior to issuance of construction permits, the applicant shall submit a Detailed Decommissioning Plan, which must demonstrate substantial conformance with the Preliminary Decommissioning Plan, to be approved by the Development Services Director. The Development Services Director may choose to defer approval of this plan as a separate hearing item through the Board of Supervisors if substantial changes have been made. The Detailed Decommissioning Plan must be prepared by a professional engineer licensed in the state of Arizona who has expertise in the removal of Solar Facilities through educational knowledge or practical experience. The Plan shall be prepared in sufficient detail to determine compliance with subsection M, and shall include the following:

- (1) anticipated life span of the project;
- (2) implementation and manner in which the project will be decommissioned and reclaimed, including:
 - (a) plans for stabilizing the soils;
 - (b) ripping the soil to loosen the compaction areas prior to native reseeding, and replanting; and
 - (c) disposal and recycling of Solar Facility materials including but not limit to PV panels, inverters, and batteries; and
- (3) decommissioning and reclamation cost estimate prepared by an independent third-party Arizona licensed professional engineer mutually agreed upon by the Applicant and the Development Services Director.
 - (a) The estimate shall quantify the gross estimated cost for decommissioning and reclamation of the Solar Facility and any BESS Facility in accordance with the Decommissioning Plan and these conditions.
 - (b) The estimate shall explicitly detail the cost and manner in which the estimate was determined.
 - (c) The estimate shall establish the full amount of the decommissioning and reclamation cost without regard to the possibility of salvage value unless the Board of Supervisors accepts the value of the salvage as part of a third-party engineer's analysis, as updated every five (5) years with the rest of the cost estimate to ensure reasonable and accurate estimates.
 - (d) The estimate shall reflect the costs of decommissioning and restoration of the Project Area in accordance with subsection M of this Section.

There will I'm sure be items that we have not thought about, we are not experts and would ask the Town to engage with independent experts to ensure the installation is well designed, safe and adheres to the conditions made for it.

We have been asked to provide comments and concerns but were not given detailed information in order to give a detailed response. An example would be, we asked about the panel size and it couldn't be answered. This feels like the cart before the horse, open information would allow more detailed and pointed questions, comments.

Our overall concern is not if the facility is built but if it is built in an uncontrolled and unregulated manor. This could lead to a negative impact on our daily quality of life and a huge negative impact on our residential property value, it could if done badly render our home unsellable .

We look forward to you hearing from you with regards to our Comments, Questions and Concerns.

Yours Faithfully

Paul & Jane Hawkesworth
3905 Old Home Manor Dr
Chino Valley AZ 86323

FAO Will Dingee
Assistant Director
Chino Valley Development Services
1982 Voss Drive #203
Chino Valley AZ 86323

05/18/25

Dear Will

Following our previous letter/email (05/16/25) we would add the following:-.

1. Are there any Health Concerns regarding driving some 50ft away from the facility on a daily basis to go to our home? We ask as we do not know and would ask if there is a Health inspection that would be conducted.

2. Enclosed is a copy of a 2015 document which shows the proposed area for Solar from the previous CUP on this land. If the Wilkinson family were looking at placing the Solar in the enclosed location it would clearly protect our property (which used to be theirs) from Glare, Dust etc etc. We find it disappointing that the same consideration was not extended to us.

We would like to suggest discussions with the relevant parties to examine changing the orientation of the Solar Farm, as turning it through 90 degrees would move it towards State land which has little to no impact on property owners lives.

3. Our Residential Property is clearly the one that could be affected the most from this proposal and we ask for the process to be slowed down so thorough discussions and hopefully resolutions can be agreed upon.

Until we can get robust conditions, ordinances, protection and guarantees that this facility will not negatively effect our day to day quality of life, peaceful life and/or negatively effect the value of our Residential Property we must **Strongly Object** to this CUP proposal in its current form. As residents and taxpayers we are looking for the Town of Chino Valley to help preserve these.

Yours Faithfully

Paul & Jane Hawkesworth
3905 Old Home Manor Drive
Chino Valley
AZ 86323



U.S. Fish and Wildlife Service

National Wetlands Inventory

Wilkinson Vicki

Oct 19, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Rivienne
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currency of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

360 acresAPS