



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

October 7, 2025



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
AMENDED - October 7, 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 – SEPTEMBER 2, 2025 REGULAR MEETING
 - C.2. WITHDRAWALS BY APPLICANT – NONE
 - C.3. CONTINUANCES – NONE
 - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – ONE
 - D.1 **CUP-2025-03** - This is a request by Christy Signs, on behalf of Birdy J Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a free-standing electronic message center sign for Living Waters Church, located at 718 S State Route 89, Chino Valley Arizona 86323.
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
 - F.1 Staff -
 1. Prior Cases to Town Council – TA-2025-05 - Renewable Energy
 2. **HB2928 Accessory Dwelling Units**
 3. **HB2447 Administrative Plat Approvals**
 - 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

September 2, 2025

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, September 2, 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 Teena Meadors, Commissioner Jeff Pizzi, Commissioner William Welker, Commissioner Richard Zamudio, and alternate Commissioner Joseph Morabito. Commissioner Michael Ditta was absent.

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

Also present was Council member Bob Schacherer.

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 Meadors.

CONSENT CALENDAR – A motion was made by Commissioner Meadors to accept the consent agenda with a correction to the June 3, 2025 minutes. The motion was **seconded** by Commissioner Pasciak and passed unanimously by a 7-0 vote.

PUBLIC HEARING #D.1 – TA-2025-05 – Request to amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, to address Renewable Energy within Town limits.

Chair Merritt asked if anyone on the Commission had a disclosure to declare regarding this item. Pasciak shared he had spoken with staff regarding this item. Merritt entered into record two letters that had been received by staff and shared with the Commission, one from Arizona Technology Council, and one from Arizona Solar Energy Industries Association. (See attached).

Will Dingee, Assistant Director, presented the staff report and shared the timeline and the Statement of Direction from the Town Council, which the Town staff used to prepare the draft Ordinance. He brought up a slide and explained the sections of the Town Code which would be changed if the draft Ordinance were to be passed. Dingee further explained that the Town Attorney had been involved in the process throughout. Staff recommended holding a public hearing and that the Commission forward a recommendation of approval to the Town Council.

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

Pasciak asked about Section 4.21, why the language stated, “except as otherwise provided in this Ordinance”.

Dingee replied that there were certain uses, like medical marijuana for example, that with a Conditional Use Permit (CUP) there was a separate section within the Town Code that laid out additional criteria requirements for that use. This language allowed for continuation of code as present per the Town attorney.

Merritt reiterated that if it was not allowed except as otherwise provided in the draft Ordinance, then if it was not in the Ordinance, it would not be allowed.

Lineberry shared that Development Services had people ask what was allowed on a parcel in the Town. She explained that the way the Town Code was written, it did not list all the prohibited uses, it only listed permitted uses. Upon direction from the Town attorney, Town staff listed what would be allowed, so if challenged, the staff would have a place to show that if it was not listed, it would not be allowed.

Meadors asked if it would apply to the conditional use descriptions.

Dingee replied yes, that was correct.

Pasciak stated he felt that roof mounted wind turbines should be added to Section 4.33.

Merritt stated that the discussion came up in a Study Session, and ground, roof and structure mounted turbine language should be added to the draft Ordinance, with no change to the height limitation.

Dingee replied that it could be added to the draft Ordinance, if the Commission agreed.

Lineberry explained that the language needed to be added when the Motion was made, and added that there was never technology for wind power that would work on a roof.

Merritt opened the meeting for public comments and shared the rules for speaking to the Commission. There were no comments.

Merritt closed the public portion of the meeting.

Motion was made by Vice-Chair Pasciak, seconded by Welker, to approve TA-2025-05, as presented, subject to the staff report, and information provided during the hearing, with one change to add roof and structure to Section 4.33 as discussed. A roll-call vote was taken, and the motion passed unanimously with a 7-0 vote.

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

INFORMATION ITEMS – FROM STAFF: COUNCIL ACTION OF PRIOR P&Z CASES: **Dingee** updated the Commission about prior cases heard by Town Council. On June 24, 2025, CUP-2025-01 – Wilkinson Family Solar Project, was denied by Town Council, and TA-2025-03 – Agricultural Residential 36-acre minimum district, was approved by Town Council.

INFORMATION ITEMS – FROM THE COMMISSIONERS: none.

INFORMATION ITEMS – FROM THE CHAIR: **Merritt** stated that the Commission and Town staff would be discussing and working on a livestock draft Ordinance for the Town in the near future. He thanked the Town staff for their long, hard work on the Renewable Energy draft Ordinance.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by **Meadors** and seconded by **Pasciak** to adjourn the meeting at 6:22 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg

Chino Valley Development Services Department
1982 Voss Drive
Department 203
Chino Valley, AZ 86323

September 3, 2025

Dear Chino Valley Planning and Zoning Commission Members,

As president and CEO of the Arizona Technology Council, the state's premier trade association representing more than 750 science and technology companies, I am writing to respectfully request that the Chino Valley Planning and Zoning Commission consider the following information before adopting text amendments which would restrict the siting and operation of proposed utility-scale solar energy systems within the town limits.

Our association's mission is to "*empower innovators who drive impact that positively transforms the world.*" With support from the Council, this mission is achieved daily by our members — many of them in the field of utility-scale clean and renewable energy technologies, such as solar plants and facilities. As Arizona continues to lead in renewable energy, restricting and limiting utility-scale solar developments within Chino Valley's town limits would be detrimental for the community's growing economy and long-term energy security.

Solar investment brings good-paying jobs, increased tax revenue, and economic growth, all without raising taxes on residents. The proposed ordinance's language will restrict where utility-scale solar projects can be sited within town limits. If approved, Chino Valley risks losing out on millions of dollars in potential investments that support public services, schools, and infrastructure. Additionally, by embracing solar technologies, each of you will help lower electricity costs for town residents, protecting Chino Valley families and businesses from volatile energy prices.

I respectfully urge you to consider these recommendations when deliberating on the ordinance and oppose restrictive measures on solar and support an ordinance that encourages investment and expands Chino Valley's energy options.

Sincerely,

Steve

ARIZONA TECHNOLOGY COUNCIL & SCITECH INSTITUTE



Steven G. Zylstra
President & CEO



August 29, 2025

Town of Chino Valley
Development Services
1982 Voss Drive
Chino Valley, AZ 86323

RE: Request to Amend the Town of Chino Valley Unified Development Ordinance, Chapter 154, to address Renewable Energy within Town limits on the September 2, 2025 Planning and Zoning Commission agenda as D.1.

Council, Commissioners, and Staff,

The Arizona Solar Energy Industries Association (AriSEIA) wrote to you regarding your pending solar ordinance in December 2024 and appeared at your March 2025 Council meeting on this topic. We have reviewed the moratorium on all utility scale renewable energy and battery storage. **We strongly recommend *against* adoption as it is illegal and exposes the Town to unnecessary liability. It will also contribute to increasing electricity prices and decreased grid reliability, as well as the erosion of private property rights within the Town.**

Proposed Moratorium is Illegal

This very issue came up recently at an Apache County Planning and Zoning work session on August 26, 2025. At that meeting, the Assistant County Attorney explained that the jurisdiction cannot just prohibit a land use. There must be a compelling reason and viewshed and loss of tourism are not compelling reasons to eliminate personal property rights.

Arizona Revised Statutes (ARS) 9-463.06 specifically limits a city’s ability to adopt a moratorium on land development absent a justification based on a compelling need, demonstrated with reasonably available information. The Town has done no such thing. Indeed, Town Staff prepared an entirely different ordinance (2025-949), which you completely rejected and then upon a rushed and spontaneous vote at the end of a multi-hour meeting, directed Staff to simply draft an ordinance “prohibiting any additional utility-scale solar facilities, including BESS storage, CSP, and wind within the Town of Chino Valley limits.” The Town’s own recitation of your July and August study sessions includes no findings sufficient to satisfy Arizona law.

Further, there is no compelling need for the moratorium. The information presented in the various public meetings was entirely based on misinformation spread by renewable energy detractors, not science or economics or existing land use law.

ARS 41-194.01 allows any member of the legislature to request that the Arizona Attorney General investigate “any ordinance, regulation, order or other official action adopted or taken by the governing body of a county, city or town... that the member alleges violates state law.” If the

Attorney General concludes that a violation has occurred, the Town has 30 days to cure the violation or the state treasurer “shall withhold and redistribute state shared monies from the county, city or town.” According to the League of Arizona Cities and Towns, the state shared revenues for Chino Valley are approximately \$7.5 million.¹

As a result of Prop 207, ARS 12-1134 states that “if existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of the state that enacted the land use law.” The Town would effectively be eliminating the ability of any property owner in Chino Valley to sell or lease their own private property for the purposes of utility scale renewables development. Therefore, the Town would be liable for reparations.

Proposed Moratorium will Contribute to Increased Electricity Prices

Electricity prices are rising at twice the rate of inflation.² They will continue to increase as long as demand outpaces supply. This is the law of supply and demand. Renewables are the cheapest electricity resources³ and the fastest to build.⁴ Local jurisdictions impeding the development of the least cost and easiest to deploy resources will contribute to increasing costs.

Proposed Moratorium will Contribute to Decreased Grid Reliability

There is currently a 5-7 year wait for new gas turbines nationwide.⁵ Arizona has no existing gas pipeline capacity and a new gas pipeline will not be available until at least 2029.⁶ New nuclear will not be available in Arizona until the 2040s.⁷ Therefore, the only resources that can be built to meet increased demand now are solar, wind, and storage. The utilities all set new peak demand records this summer.⁸ Further, a diverse resource mix and geographic diversity of those resources are essential for grid reliability because an outage in one area likely will not impact an outage in another part of the state, such as a storm.

¹ AZ League Data Portal, State Shared Revenues – Final FY 2026 Budget Estimates, June 3, 2025, *available here* <https://azleaguedata.org/state-shared-revenues-final-fy26-budget-estimates/?utm>.

² National Public Radio, Electricity Prices are Climbing More than Twice as Fast as Inflation, August 16, 2025, *available here* <https://www.npr.org/2025/08/16/nx-s1-5502671/electricity-bill-high-inflation-ai>.

³ Lazard, Levelized Cost of Energy, June 2025, *available here* <https://www.lazard.com/news-announcements/lazard-releases-2025-levelized-cost-of-energyplus-report-pr/>.

⁴ Solar Energy Industries Association, We Need Solar and Energy Storage to Address the Energy Emergency, February 4, 2025, *available here* <https://seia.org/blog/we-need-solar-and-storage-to-address-the-energy-emergency/>.

⁵ S&P Global, US Gas-Fired Turbine Wait Times as Much as Seven Years; Costs Up Sharply, May 20, 2025, *available here* <https://www.spglobal.com/commodity-insights/en/news-research/latest-news/electric-power/052025-us-gas-fired-turbine-wait-times-as-much-as-seven-years-costs-up-sharply>.

⁶ Salt River Project, Arizona Utilities Work to Lock in Critical Natural Gas Delivery to Power Growth, August 6, 2025, *available here* <https://media.srpnet.com/arizona-utilities-work-to-lock-in-critical-natural-gas-delivery-to-power-growth/>.

⁷ Apache County Planning and Zoning Commission work session, August 26, 2025.

⁸ Utility Dive, 3 Arizona Utilities Set Peak Demand Records, August 12, 2025, *available here* <https://www.utilitydive.com/news/arizona-aps-tep-srp-peak-demand-record/757395/>.

Conclusion

AriSEIA asks you to vote NO on the 2025 Amendments to Chino Valley Town Code Chapter 154 Regarding Renewable Energy: Utility Scale Solar and Wind. This text amendment is a moratorium on all utility scale solar, wind, and battery storage in the Town and is illegal.

Respectfully,

Autumn Johnson

Executive Director

AriSEIA

(520) 240-4757

autumn@ariseia.org



TOWN OF CHINO VALLEY
Planning Commission Staff Report
October 7, 2025
File Number: CUP-2025-03
Conditional Use Permit

PROJECT DESCRIPTION

This is a request by Christy Signs, on behalf of Birdy J Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a free-standing electronic message center sign for Living Waters Church, located at 718 S State Route 89, Chino Valley Arizona 86323

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"CL" – Commercial Light	Living Waters Church	RR– Rural Residential
North	"CL" – Commercial Light	Financial Office	RR– Rural Residential
South	"CL" – Commercial Light	Office & Retail	NR- Neighborhood Residential
East	"CL" – Commercial Light	Vacant Southgate Center	RC– Regional Commercial
West	"AR-5" – Agricultural Residential (5 acre minimum)	Single Family Residence	RR– Rural Residential

LOCATION MAP



PRIOR SITE ACTIONS: None

STAFF RECOMMENDATION: Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Conditional Use Permit to allow for the installation of a freestanding electronic message center (EMC) sign within the CL District subject to Conditions of Approval found in Attachment A.

SUGGESTED MOTION: Move to **APPROVE** Conditional Use Permit CUP-2025-03 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

EFFECT OF THE APPROVAL: By approving this Conditional Use Permits, the Planning and Zoning Commission is recommending approval to Town Council for the installation of a freestanding electronic message center sign, located at 718 S State Route 89, Chino Valley, Arizona., subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the approved zoning on the parcel.

Staff Analysis:

The applicant is requesting a Conditional Use Permit (CUP) for the installation of a double-sided freestanding electronic message center (EMC) sign at 718 S State Route 89, for the Living Waters Church. The request is subject to discretionary review under UDO Section 4.21.5(C) and Section 1.9.3, which govern the placement and approval of EMCs and CUPs, respectively. The church building is currently undergoing renovations under permit CB25-00012. The site includes a mini-storage facility in the rear that is accessory to the church and not intended for public advertising. All exterior lighting fixtures will be retrofitted to comply with dark sky standards. The proposed EMC will be located a minimum of 6 feet from the front property line abutting State Route 89, consistent with the required sign setback standards in UDO Section 4.21.3(D). The proposed EMC is not anticipated to create any adverse impacts on adjacent properties or the surrounding area. The sign is appropriately scaled, professionally designed, and will serve as a communication tool for church-related events and messages. The applicant has also committed to turning off the sign by 11:00 PM, in accordance with the Town's outdoor lighting standards (UDO Section 4.24).

Zoning

Section 3.15.B.18 of the Unified Development Ordinance list "Churches and similar places of worship" as a permitted uses in the CL District. Surrounding properties to the north, south, and east are also zoned CL, and the lots directly across SR-89 are currently vacant. The proposed sign is designed to meet all applicable district standards, including:

- Maximum height of 14 feet and maximum area of 32 square feet for EMCs in CL zoning (UDO 4.21.5.C)
- Minimum 8-foot clearance to the bottom of the sign panel
- Minimum message display time of 6 seconds

- No flashing or animated messages
- Dark-sky compliant lighting, with dimming schedules and automatic ambient light sensors (as confirmed by the manufacturer's certification)

Conditional Use Permit

The Conditional Use Permit is subject to discretionary approval by Council if the location and context of the site is suitable for the requested use. Staff recommends that the following stipulations be attached to this Conditional Use Permit:

1. The applicant acknowledges that the Conditional Use Permit is contingent upon final approval by the Town Council.
2. The electronic message center (EMC) shall display content exclusively related to activities and events occurring on the subject property. Off-site commercial advertising is prohibited in accordance with A.R.S. §§ 28-2901 through 28-2915, A.A.C. §§ R17-3-701 and R17-3-701.01, and the Town's sign regulations.
3. If the Town receives complaints regarding excessive brightness or glare during nighttime hours, the applicant shall submit a revised lighting plan to the Development Services Department for review and approval to ensure compliance with dark-sky standards and community expectations.
4. The applicant shall complete all necessary site improvements and, if applicable, submit an outdoor lighting plan for review and approval by the Development Services Department.
5. The applicant shall remove any non-conforming signage and eliminate references to non-existent tenant spaces to improve the overall appearance of the site.
6. Any deviation from the approved sign plan or failure to comply with the conditions of this Conditional Use Permit shall render the CUP null and void.
7. The applicant shall submit for building permit review and commence construction of the EMC sign within one (1) year from the date of Town Council approval. Failure to do so may result in expiration of the CUP.

Neighborhood Meeting

All property owners within a 500-foot radius were notified by postcard on August 13, 2025, about the neighborhood meeting held at Living Waters Church. On September 9, 2025, the same owners were notified by postcard of the Planning and Zoning hearing and Town Council hearing dates. On September 11, 2025, staff posted on-site signs announcing the Planning and Zoning hearing and Town Council hearing dates.

Meeting Summary

- **Date:** August 28, 2025, 2:00 PM
- **Location:** Living Waters Church – 718 S State Route 89
- **Attendees:** David Kool (Property Owner), Jessica Barragan (Senior Planner)

Planning staff and property owner discussed updating existing exterior lighting to be shielded and cleaning up addresses establishing property for single-tenant use. No neighbors attended. No written or verbal opposition was received.

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD NOTIFICATION: Staff noted that all properties within the 500-foot radius were ~~were~~ notified by postcard on September 9, 2025, about the Planning and Zoning Commission and Town Council meetings.
See Attachment C

PROPOSED CONDITIONS DELIVERED September 9, 2024
TO APPLICANT ON:

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on (09/11/2025) |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

ATTACHMENTS:

A	B	C	D	E
Conditions of Approval	External Agency Comments	Applicants Site Plan & Exhibits	Dark Sky Cert	Staff Research

PREPARED BY:



JESSICA BARRAGAN, SENIOR PLANNER
(JBARRAGAN@CHINOAZ.NET)
928 636-3473

DATE:

SEPTEMBER 12TH, 2025

APPROVED BY:



LAURIE LINEBERRY, AICP
DEVELOPMENT SERVICES DIRECTOR

ATTACHMENT A
CONDITIONS OF APPROVAL

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

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

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

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

3. The applicant shall complete all necessary site improvements and, if applicable, submit an outdoor lighting plan for review and approval by the Development Services Department.
4. The applicant shall remove any non-conforming signage and eliminate references to non-existent tenant spaces to improve the overall appearance of the site.
5. If the Town receives complaints regarding excessive brightness or glare during nighttime hours, the applicant shall submit a revised lighting plan to the Development Services Department for review and approval to ensure compliance with dark-sky standards and community expectations.
6. Any deviation from the approved sign plan or failure to comply with the conditions of this Conditional Use Permit shall render the CUP null and void.
7. The applicant shall submit for building permit review and commence construction of the EMC sign within one (1) year from the date of Town Council approval. Failure to do so may result in expiration of the CUP.
8. The sign shall be Dark-Sky compliant with dimming schedules and automatic ambient light sensors (as confirmed by the manufacturer's certification) and the applicant shall maintain the sign in compliance with Dark Sky provisions.

Arizona Department of Transportation (ADOT): Courtney Mowrer, Program Administrator, (602) 290-8776

9. The electronic message center (EMC) shall display content exclusively related to activities and events occurring on the subject property. Off-site commercial advertising is prohibited in accordance with A.R.S. §§ 28-2901 through 28-2915, A.A.C. §§ R17-3-701 and R17-3-701.01, and the Town's sign regulations.

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:	09/10/2025	NAME:	COURTNEY MOWRER	TITLE:	PROGRAM ADMINISTRATOR
AGENCY:	ARIZONA DEPARTMENT OF TRANSPORTATION (ADOT)			PHONE	602-290-8776
Information displayed on the electronic sign shall be exclusive to activities and events that occur only on the premises, in compliance with ADOT regulations (A.R.S. §§ 28-2901 through 28-2915 and A.A.C. §§ R17-3-701 and R17-3-701.01) and the Town's prohibition of off-site commercial signs.					

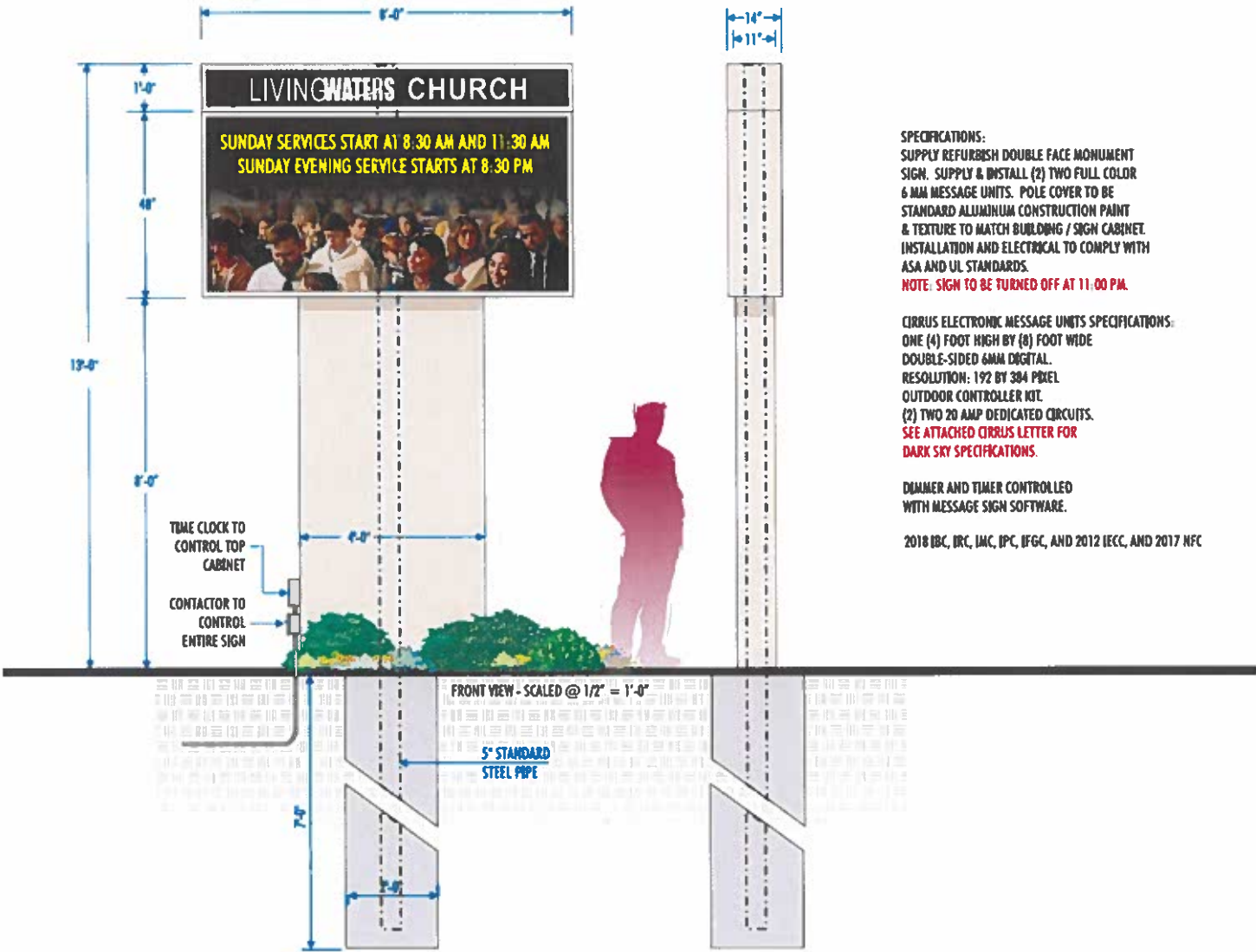
ATTACHMENT C
APPLICANTS SITE PLANS AND EXHIBITS

SITE PLAN



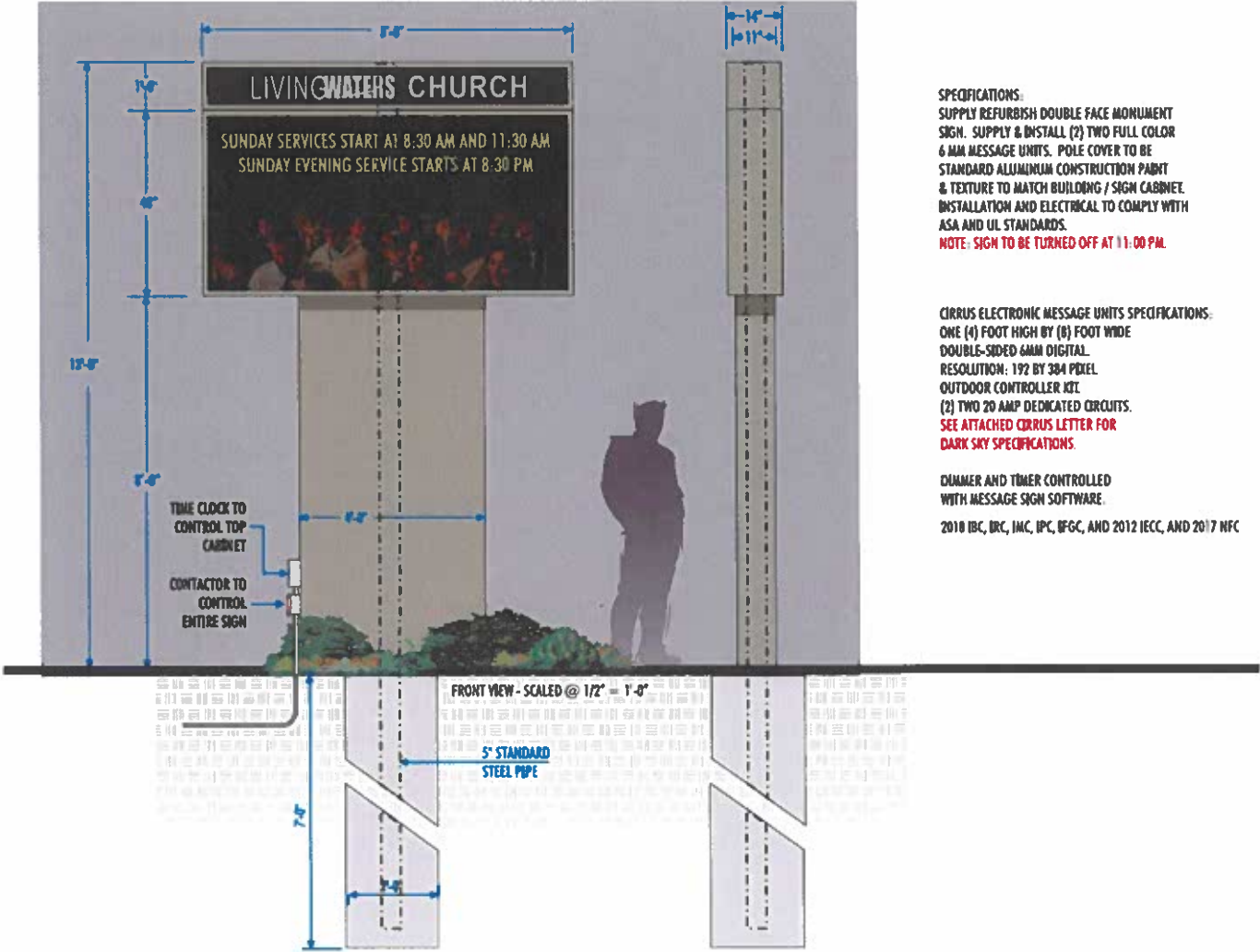
ATTACHMENT C
APPLICANTS SITE PLANS AND EXHIBITS

DAYTIME VIEW



ATTACHMENT C
APPLICANTS SITE PLANS AND EXHIBITS

NIGHTTIME VIEW



SPECIFICATIONS:
 SUPPLY REFURBISH DOUBLE FACE MONUMENT SIGN. SUPPLY & INSTALL (2) TWO FULL COLOR 6 MM MESSAGE UNITS. POLE COVER TO BE STANDARD ALUMINUM CONSTRUCTION PAINT & TEXTURE TO MATCH BUILDING / SIGN CABINET. INSTALLATION AND ELECTRICAL TO COMPLY WITH ASA AND UL STANDARDS.
NOTE: SIGN TO BE TURNED OFF AT 11:00 PM.

CIRRUS ELECTRONIC MESSAGE UNITS SPECIFICATIONS:
 ONE (4) FOOT HIGH BY (8) FOOT WIDE DOUBLE-SIDED 6MM DIGITAL. RESOLUTION: 192 BY 384 PIXEL. OUTDOOR CONTROLLER KIT. (2) TWO 20 AMP DEDICATED CIRCUITS. **SEE ATTACHED CIRRUS LETTER FOR DARK SKY SPECIFICATIONS**

DIMMER AND TIMER CONTROLLED WITH MESSAGE SIGN SOFTWARE.
 2018 IBC, IRC, IMC, IPC, IFGC, AND 2012 IECC, AND 2017 NFC

ATTACHMENT D
DARK SKY LIGHTING CERTIFICATION



To whom this may concern:

Cirrus LED is a US-based manufacturer of LED displays. We bring the world's first suite of turnkey interconnected tools for optimizing on-site marketing with software and hardware systems to help businesses or organizations look its best.

As Sales Director of Cirrus Systems, Inc. I can certify that the display, can be configured to meet the expected guidelines/ordinances. Light intensity has been factory pre-set not to exceed the levels specified within this ordinance. The max nit level is protected from end-user manipulation and can only be accessed by engineering at Cirrus Systems, Inc.

The brightness can also be automatically dimmed based on time of day and related events and is applicable to every pixel on the display. The display will also come with a physical sensor to adjust accordingly based on ambient light conditions.

Our integrated cloud software can verify the specifications have been met upon display installation. The digital sign has a default mechanism that will freeze the sign in one position if a malfunction occurs. The software also has the ability to maintain a static image for a duration required by any city ordinance.

Slide scheduling/playing can be adjusted in any one second increment. Options to hold an image for a certain amount of time or to turn the the display black can easily be accomplished through the ScreeHub software.

Our displays are also manufactured to the highest standards, using premium components to work in the harshest conditions... direct sunlight, rain, snow, ice or any other type of environment. Each LED module has a water/dust ingress protection of IP67.

Also, the display will be limited to a maximum brightness level of 300 Nits between dusk and dawn and no more than 0.3 foot candles above ambient light at all times, as measured using a foot candle meter at a preset distance depending on sign size.

Measuring distances shall be as follows:

- 1). 0-100 square foot sign to be measured from 100 feet from the source
- 2). 101-300 square foot sign to be measured 150 feet from source

Please reach out anytime if further dialogue would be helpful to answer any other questions.

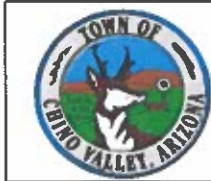
Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Kerluke', written over a light blue horizontal line.

Dan Kerluke
Sales Director
415-851-0511
dkerluke@cirrusled.com



**ATTACHMENT E
STAFF RESEARCH**



STAFF RESEARCH – CONDITIONAL USE PERMIT

**CASE #: CUP-2025-03 – LIVING WATERS CHURCH EMC SIGN
CASE PLANNER: JESSICA BARRAGAN**

PROJECT NARRATIVE: This is a request by Christy Signs, on behalf of Birdy J Investments LLC, for the approval of a Conditional Use Permit to allow for construction of a free-standing electronic message center sign for Living Waters Church, located at 718 S State Route 89, Chino Valley Arizona 86323

I. PROJECT DATA

Project Location:	718 S State Route 89			
Parcel Number(s):	306-29-035B			
PARCEL SIZE(s):	64,468 SF			
Total Acreage:	1.48			
Proposed Dwelling Units:	0			
Address:	718 S State Route 89			
Applicant:	Living Waters Church			
Applicant's Agent:	Christy Signs – Steve Skye			
Conforms to G.P. Land Use Conformity Matrix:	Yes	X	No	
Zoning Overlay	PAD	n/a		
Within ½ Mile of SR89?	Yes	X	No	If yes, Property is restricted – site-built only

	Existing Zoning	Use(s) on-site		General Plan Designation
Site	"CL" – Commercial Light	Living Waters Church		RR– Rural Residential
North	"CL" – Commercial Light	Financial Office		RR– Rural Residential
South	"CL" – Commercial Light	Office & Retail		NR- Neighborhood Residential
East	"CL" – Commercial Light	Vacant (Southgate Center)		RC– Regional Commercial
West	"AR-5" – Agricultural Residential (5 acre minimum)	Single Family Residence		RR– Rural Residential

Prior Cases or Related Actions:

Type					Cases, Actions or Agreements
Pre-Annexation Agreement	Yes		No	X	
Annexation	Yes	X	No		Original Town – 9/21/1970
General Plan Amendment	Yes		No	X	
Development Agreement	Yes		No	X	
Rezone	Yes		No	X	
Subdivision	Yes		No	X	
Conditional Use Permit	Yes		No	X	
Pre-Application Meeting	Yes	X	No		PA-2025-09
Enforcement Actions	Yes		No	X	
Land Division Status:	Yes		No	X	
Irrigation District - CVID					

**ATTACHMENT E
STAFF RESEARCH**

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:					
Land Use Designation:	RR- Rural Residential				
Is Project larger than 25 acres or 50 dwelling units?	L.U. Policy 2.1	n/a	PRN Policy 2.8	n/a	
Issues:	None				
Circulation Element:					
Road Classification	SR-89	Existing Row	50'	Required Row	50'
Issues:	None				
Parks, Recreation, and Natural Resources Element:					
Closest Park:	Center Street Park				
Within 1 mile of the Peavine Trail?	No				
Flooding?	FEMA Flood Plain Designation	n/a	Town Flood Map	n/a	
Issues:	None				
Community Services and Facilities Element:					
Water Source:	Town	Well	X	Prescott	Private System:
Sewer:	Town	Septic	X		
Issues:	None				
Economic Development Element:					
SR-89 Corridor?	Yes	Enhancement: Goal ED-6	No		
Old Home Manor?	No	Goal ED-2	n/a		
Issues:	None				

NOTIFICATION

- Legal Ad Published: (09/09/2025)
- 500' Vicinity Mailing: (08/13/2025)
- Reviewing Agencies Noticed: (08/14/2025)
- Site Posted: (09/11/2025)
- Neighborhood Meeting: (08/27/2025)
- Hearing Dates: (10/07/2025 & 10/28/2025)
- Agency Comments Due: (08/25/2025)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Colleen Boge – APS	Y	8/25/25	x		
Richard Perez - A.D.O.T.	Y	8/25/25		x	x
Ralph Baker – C.V.I.D.	Y	8/25/25	x		
Darrell Tirpak - CAFMA	N	8/25/25	x		
Dawn Capotosi – YC ENV	N				
Monica Kriner – YC Health	N				
Lauren Hildebrand – ADEQ	N				
United States Postal Service	N				
Mark Holmes – Water Advisor	Y	8/25/25	x		

**ATTACHMENT E
STAFF RESEARCH**

<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Jessica Barragan – Senior Planner – Development Services	Y	8/25/25		Y	Y
Will Dingee – Assistant Director – Development Services					
Laurie Lineberry – Director – Development Services					
Frank Marbury – Engineer/ Public Works Director					
Steve Sullivan – Assistant Engineer – Public Works	Y	8/25/25	X		
Dan Trout – Chief Building Official – Development Services					
Glenn Dally – Code Enforcement – Development Services					
Josh McIntire – Chief of Police - Police	Y	8/25/25	X		