



TOWN COUNCIL NOTICE & AGENDA

PUBLIC HEARING
MONDAY, FEBRUARY 23, 2026
5:00 PM

GRACE CHURCH | 2010 N. STATE ROUTE 89 | CHINO VALLEY, ARIZONA 86323

AGENDA

1. CALL TO ORDER, ROLL CALL

2. DISCUSSION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- a. Public Hearing regarding **ZC-2025-03 & CUP-2025-05** – For the rezoning of approximately 390 acres from Single Family Residential, minimum 2-acre lots (SR-2), to Agricultural Residential, minimum 36-acre lots (AR-36), along with a Conditional Use Permit to allow the construction and operation of a privately owned and operated airfield and associated uses. The property is generally located east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona 86323.

3. ADJOURNMENT

Dated this 17th day of February, 2026.

By: *Erin N. Deskins, Town Clerk*

The Town of Chino Valley endeavors to make all public meetings accessible to persons with disabilities. Please call 928-636-2646 (voice) or 711 (Telecommunications Arizona Relay Service) 48 hours prior to the meeting to request reasonable accommodation to participate in this meeting. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.

Council meetings are live-streamed on Town of Chino Valley website, www.chinoaz.net.

CERTIFICATION OF POSTING

The undersigned hereby certifies that a copy of this notice was duly posted at Chino Valley South Campus, Chino Valley Post Office, and Chino Valley North Campus in accordance with the statement filed by the Town Council with the Town Clerk.

Date: _____

Time: _____

By: _____

Erin N. Deskins, Town Clerk



TOWN COUNCIL AGENDA ITEM STAFF REPORT

AGENDA ITEM # 2a
MEETING DATE: 2/23/2026
CONTACT PERSON: Laurie Lineberry, Development Services Director, Will Dingee, Assistant Development Services Director
ITEM TYPE: Presentation

AGENDA ITEM TITLE:

Public Hearing regarding **ZC-2025-03 & CUP-2025-05** – For the rezoning of approximately 390 acres from Single Family Residential, minimum 2-acre lots (SR-2), to Agricultural Residential, minimum 36-acre lots (AR-36), along with a Conditional Use Permit to allow the construction and operation of a privately owned and operated airfield and associated uses. The property is generally located east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona 86323.

SUMMARY:

ZC-2025-03 & CUP-2025-05 (Public Hearing Only) – This is a request by Heidi Short on behalf of Perkins Ranch, Inc. for the rezoning of approximately 390 acres from Single Family Residential, minimum 2-acre lots (SR-2), to Agricultural Residential, minimum 36-acre lots (AR-36), and for approval of a Conditional Use Permit to allow the construction and operation of a privately owned and operated airfield and associated uses. The property is generally located east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona 86323.

This item is scheduled for public hearing only on February 23, 2026. No Council deliberation or action will occur at this meeting. The full staff report, supplemental memorandum, exhibits, and case materials are included in the February 24, 2026, Town Council agenda packet.

PREVIOUS ACTION:

N/A

STAFF RECOMMENDATION:

Hold a Public Hearing

FISCAL IMPACT?

N/A

ATTACHMENTS:

None
