

**MINUTES OF THE PUBLIC HEARING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
MONDAY, FEBRUARY 23, 2026**

5:00 PM

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

1. CALL TO ORDER, ROLL CALL

Mayor Armstrong called the meeting to order at 5:08 p.m.

Present: Mayor Tom Armstrong, Vice-Mayor Eric Granillo, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Robert Schacherer, Councilmember Larry Holt, Councilmember Robert Switzer

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Scott McCoy, Officer Anthony Davis (Sgt. at Arms), Officer Dylan Wilhide (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Police Chief Josh McIntire, Lieutenant Amy Chamberlin, Community Services Director Cyndi Thomas, IT Manager Spencer Guest, Audio Visual Technician Nicholas Harwick, Records Specialist Lisa Nottebaum, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

Mayor Armstrong announced that 120 people had asked to speak and at three minutes per speaker that would be six hours. He asked for decorum, politeness, conciseness, that conversations be kept to a minimum, and requested that those in attendance with signs would not block anyone's view. He requested that cell phones be put on mute or vibrate.

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.

Terri Denemy, Town Manager, presented the following:

- She appreciated the ongoing discourse, but stated that it had not always been respectful online and stated that she had never worked for a Council that was so dedicated to the best interests of the town as this one is and stated that they read everything, reach out, do research, etc. She was dismayed to hear people accusing them of bribes, collusion, etc. She

asked for respect for their positions and the tough decisions they have to make for a town with limited resources.

- She stated that it is the job of staff to work with developers to bring the best project possible to Council for their consideration, and they make the best decision they can on behalf of the town.

Will Dingee, Assistant Development Services Director, presented the following:

- Gave a brief overview of the location of the project.
- Reviewed the zoning of the property and the surrounding properties.
- Discussed the proposed development phases (Phase 1–4). CUP approval does not automatically approve the phases. The applicant would have to come back for approval of all phases.
- Reviewed the AR-36 zone, its history in the Town Code, and listed the proposed uses.
- Discussed how the project conforms to the General Plan.
- Provided a map of the airspace from Prescott Regional Airport and the proposed project.
- Discussed flights, touch and go's, maneuvers, and the hours of operation of the proposed project.
- Gave details on the Cottonwood airport and its impact on the community, and the differences between Cottonwood and Chino Valley.
- Discussed fire protection at the proposed airstrip and the potential fiscal impact.
- Gave a brief overview of additional considerations such as wildlife coordination, lighting, and environmental compliance.

Mayor Armstrong opened the Public Hearing.

Lyn Major, a town resident in favor of the project, presented the following:

She was raised in Perkinsville and Chino Valley and her family has always supported business in Chino Valley and was active in the community, serving on boards and other community organizations. The ranch had been passed down several generations and supported wildlife with feed and water. She discussed the changes and development of the Town, which the Perkins never protested. She stated the family annexed into the Town to benefit the future of Chino Valley and its residents.

Danny Major, a town resident in favor of the project, presented the following:

He grew up on the ranch in the north part of the county and described watching the development of the Town. He stated the biggest threat to ranching is the public who do not respect private and safe grazing land. He discussed the history of the family in the Town and the need for more places for student pilots to train and listed several benefits the airstrip would bring.

Debby Strader, a town resident in favor of the project, presented the following:

Ms. Strader provided a written copy of her comments which are attached to these minutes.

Roger Strader, Jr., a town resident in favor of the project, presented the following:

Mr. Strader provided a written copy of his comments which are attached to these minutes.

Barbara Woode, a non-resident against the project, presented the following:

Ms. Woode declined to use her time to speak.

David Halle, a town resident against the project, presented the following:

Mr. Halle provided a written copy of his comments which are attached to these minutes.

John Wood, a non-resident against the project, presented the following:

He lived in Antelope Meadows. He stated that ERAU had been flying planes near his home all afternoon and that the new airport is closer than the one where they take off. He discussed lower property values and stated that he came to the area to enjoy peace.

Barbara Banning, a non-resident against the project, presented the following:

She began coming to Chino Valley in 1999 at the beginning of the Garchen Institute. She stated Chino Valley is known for its peaceful rural atmosphere, wide open spaces, agriculture, and cowboy culture. She discussed the purchase of the Fred Harvey buildings and argued that people wouldn't want to come to a museum with planes flying over from 5:30 a.m. to 11:00 p.m. She questioned if the grants given for the restoration would be compromised if the historical nature was not maintained because of the airfield. She stated her friend lives 300 yards from the Cottonwood airport and reports that the loudest plans are from ERAU and that the university is not a good neighbor. She discussed that airports are one of the three main places where forever chemicals are found. She asked the Council to vote no.

Sharon Nance, a town resident against the project, presented the following:

Ms. Nance provided a copy of her comments which are attached to these minutes.

Susan Johnson, a town resident against the project, presented the following:

She has been in Chino Valley for 21 years. She shared comments from Clarkdale town residents provided to the Board of Supervisors at a meeting held April 2, 2025, depicting ERAU as a "bad neighbor." She questioned how many flights there would be next year. She stated that Chino Valley was here first (as opposed to Cottonwood building around an existing airport) and that no one wants the airstrip. She stated that she was not against growth, but it must be smart growth and the airfield should be farther away from residential properties and the issue should be voted on by the residents.

Gary Beverly, a town resident against the project, presented the following:

He has lived in Chino Valley for 52 years on Granite Creek Lane. He stated he supports ranchers and respects their heritage, but he disagrees on the project to keep Chino rural. He listed the reasons he opposes including:

- He enjoys the open space and quiet and the airstrip will ruin that.
- He believed approval of phase one would allow all four phases to "slide right in."
- He stated the Council did not have adequate information and needed to better understand the impacts.
- He felt this was far less compatible with the Town than the proposed solar projects.

He felt the best thing the Council could do was to vote no, or refer the matter to the ballot. He stated that a Political Action Committee has been formed and will complete a referendum if the proposal is passed.

Marcie Harris, a town resident in favor of the project, presented the following:

She was raised here, went to school here, and has a business here. She questioned how many of the people in opposition were actually town residents. She wondered if people would prefer an airstrip or more housing to suck up more water and resources. She felt the Town needed some form of industry or there would be no jobs to support young people and the Town would be a retirement

community that votes down every school bond. She asked the Council to be pro-Chino instead of outside influences.

Al Gibbons, a town resident against the project, presented the following:

He was happy to hear that the taxpayers would not be paying for anything regarding CAFMA. He discussed the volume of flights of ERAU and questioned how many would be transferred to the proposed project. He asked the Council to vote no.

Ruth Mayday, a town resident against the project, presented the following:

She is a retired Assistant Town Manager of Clarkdale, lives in the flight path and has experienced disruptive, repetitive flights that are loud and incessant. She stated that ERAU has ignored how the flights affected Clarkdale and stated that they may agree to restrictions, but they will not abide by them. She referred to ARS §462.01 stating that all zoning and rezoning ordinances and regulations must conform to the General Plan. She referred to the description of Ranch/Agricultural land use in the General Plan and stated that the proposed use does not conform to the General Plan. She stated that she understands the difficulty of economic development in Chino Valley, but noncompliance is not the way to achieve it. She asked the Council to respect statutory requirements and reject the proposal.

Donna Woods, a town resident against the project, presented the following:

She moved here in 2003 and chose this town for the open space, dark skies, and peace. Her husband was a firefighter and lived with constant noise, sirens, alarms, etc. for decades. He wanted something simple and quiet when he retired. Now he was hearing aircraft day and night and stated they are not occasional flights. She spoke about other health concerns including lead aviation fuel, stress and anxiety caused by constant noise, and disrupted sleep. She stated that she is not against aviation, but this was not the right location for a training airfield. She asked the Council to reject the airfield.

David Craig, a town resident against the project, presented the following:

Mr. Craig provided a written copy of his comments which are attached to these minutes.

Diane Audette, a town resident against the project, presented the following:

Ms. Audette provided a written copy of her comments which are attached to these minutes.

Charles Hailer, a Town resident against the project, presented the following:

He is a Vietnam veteran and suffers from PTSD. He discussed the traffic on Perkinsville Road and stated that the airfield would increase traffic. He discussed the noise and stated that it can trigger more PTSD episodes. He hoped the Council would vote no on the project.

Lee Bowman, a non-resident against the project, presented the following:

She moved to the area 25 years ago and lived in Prescott Valley near Glassford Hill Road and Highway 69 which became one of the biggest intersections in the area. She stated the stress and strain was too much as she is affected by pollution more than most. She stated that they moved to North Prescott Valley to be away from the noise and this project feels like a bait-and-switch. She stated the noise would be worse than it was before, comparing the proposed operations to commercial operations, and asked the Council to vote no.

Tim Clark, a non-resident neutral on the project, presented the following:

He stated that last Tuesday five FAA officials imposed restrictions on ERAU to comply with minimum safe altitude regulations after concluding that frequent violations had been occurring for

years over Prescott Heights. He recommended that the Council pause until data accumulates verifying the FAA's demands are reliably met, the data source is published regularly, and ERAU shows responsiveness to the communities' concerns. He stated the CUP should have consequences spelled out for failing to meet reasonable expectations.

Tim Bowman, a non-resident against the project, presented the following:

Mr. Bowman provided a written copy of his comments which are attached to these minutes.

Chris Pirone, a non-resident against the project, presented the following:

Mr. Pirone provided a written copy of his comments which are attached to these minutes.

Suzu Seamon, a non-resident against the project, presented the following:

Ms. Seamon provided a written copy of her comments which are attached to these minutes.

Frank Fusari, a non-resident against the project, presented the following:

He lives in Haystack about two miles from the proposed airstrip. He was originally neutral about the project but changed his mind when he heard about ERAU making "pests themselves." He believed the project was evolving with bait-and-switch tactics. He felt the project was just about alleviating financial aid for both applicants, but it would destroy American Dreams. He stated this was outright theft as it would destroy quality of life. He asked the Council to vote no on the project.

Debby Stark, a town resident against the project, presented the following:

Ms. Stark provided a written copy of her comments which are attached to these minutes.

Christy Magers, a non-resident against the project, presented the following:

Ms. Magers provided a written copy of her comments which are attached to these minutes.

Laura Vucich, a town resident against the project, presented the following:

Ms. Vucich provided a written copy of her comments which are attached to these minutes.

JoAnne Savage, a town resident against the project, presented the following:

Ms. Savage provided a written copy of her comments which are attached to these minutes.

Mark Vucich, a town resident against the project, presented the following:

Mr. Vucich provided a written copy of his comments which are attached to these minutes.

Tracy Bruner, a non-resident against the project, presented the following:

Ms. Bruner provided a written copy of her comments which are attached to these minutes.

Michelle Zulim, a non-resident against the project, presented the following:

Her home is about three miles from the proposed airstrip. She hoped the Council would consider north Prescott Valley residents who won't be able to vote on a referendum. She inquired if any alternative locations had been investigated during this process.

Christina Lundberg, a non-resident against the project, presented the following:

She is the Director of the Garchen Institute. She stated the residents value peace, quiet, health, etc. She believed that the proposed project does not serve the whole town, but is profit of two parties at the expense of thousands. She stated that the CUP states that land use cannot be materially detrimental to those living or working nearby, but a plane taking off and landing every few minutes next to a silent sanctuary is materially detrimental. For nearly 30 years, the Garchen Institute has

been a world-renowned sanctuary of peace and is a non-profit that relies on donations. In the last five years the institute has paid over \$2.8 million to Chino Valley contractors. The institute consistently supports area hotels, restaurants, and businesses. She stated that silence is essential to the center and flights would bring constant noise interfering with religious use of the land.

Joy Perkins, a non-resident for the project, presented the following:

She stated that the Perkins family provides a lot of the open space and peaceful rural atmosphere the residents speak of, and discussed the family's work ethic. She discussed decibel levels of planes in comparison to trucks, razors, etc. She discussed Mr. Perkins's career history and work on this project. She discussed the family's vision for the airstrip that would attract manufacturing businesses. She stated that she is not anti-Buddhist, and pointed out that the institute has three facilities around the nation.

Matthew Dow, a non-resident against the project, presented the following:

He discussed the lead levels in fuel emissions and stated that it is not safe for anyone, especially children who will be affected as they play outside. Higher lead levels were tested in children who lived within three miles of an airport. He listed potential health issues that result from lead in the body. He stated that kids would be paying the price. He asked the Council to vote no and save children, homes, and way of life.

Mayor Armstrong recessed the meeting at 7:04 p.m.

Mayor Armstrong resumed the meeting at 7:17 p.m.

Toni Garden, a town resident against the project, presented the following:

Ms. Garden provided a written copy of her comments which are attached to these minutes.

David Wolken, a non-resident against the project, presented the following:

Mr. Wolken provided a written copy of his comments which are attached to these minutes.

Patricia Crout, a non-resident against the project.

Ms. Crout was not present when her name was called.

Peter Kohl, a non-resident against the project, presented the following:

He had been to all the meetings and witnessed the growing opposition. He stated that he strongly opposes the Perkins Ranch Airfield.

Amy Wolken, a non-resident against the project, presented the following:

Ms. Wolken provided a written copy of her comments which are attached to these minutes.

Ken Chan, a non-resident against the project, presented the following:

Mr. Chan provided a written copy of his comments which are attached to these minutes.

Steve Willing, a non-resident against the project, presented the following:

He lives outside of the flight path of PRC, but aircraft often fly over his home at low altitudes. He stated the airfield would make Chino Valley a much less desirable place to live. He stated that there was no guarantee for new jobs and that businesses may never come. He stated the Garchen Institute may be driven away. He asked the Council to consider the impact of the airfield.

Gail Mynatt, a town resident against the project, presented the following:

She stated that she is from California, and was affected by an airport all the time and they never knew if the aircraft would stay in their limited area because things change. She stated she moved out here for the peace and quiet. She asked the Council to vote no.

Brad Custer, a non-resident against the project, presented the following:

He stated that he is opposed to any airport at any time. He discussed toxic lead emissions, increases to insurance premiums, and reduced home values. He stated that everyone has a story as to why they live here, but no one lived here because they wanted an airfield in their backyard. He discussed conversations he has had with ERAU students and reported that they stated they go to Prescott, Prescott Valley, or Phoenix to have fun. He stated they also reported the average burnout rate among students is 60% due to the cost and limited availability to fly. He asked the Council to vote no.

Barbara Taylor, a town resident against the project.

Ms. Taylor was not present when her name was called.

Olivia Custer, a non-resident against the project, presented the following:

She felt this project was not thoughtful growth and stated that it was a one-sided project that put the peace and quiet of the community at risk. She asked the Council to vote no.

Mary Ellen Hale, a non-resident neutral on the project, presented the following:

She lives in Coyote Springs on a parcel they purchased in 1987. New neighbors have replaced cattle and pronghorn, but they still enjoy the views, sunrises, sunsets, and starry nights. In the mid-2000's they heard about the first attempt at building an airstrip and they had concerns that the plans had not been fully "fleshed out." She discussed concerns regarding air quality, stating that forever chemicals are found around PRC. She also discussed firefighting resources, noise, road maintenance, sewer treatment, water supply, and floodplain concerns.

Chris Mynatt, a town resident against the project, presented the following:

He shared quotes from a Board of Supervisors meeting held on April 2, 2025, detailing the noise from ERAU flights, and decreasing property values around the Clarkdale airport. The comments further state that ERAU are not good neighbors to Clarkdale because they don't follow rules. He did not believe they would be a good neighbor to Chino Valley.

Diane Shipman, a non-resident against the project, presented the following:

She stated that she chose to build her home in the quiet, rural area of North Antelope Meadows. It is three and a half miles from the proposed project. She stated that if it passes, the Towns of Chino Valley and Prescott Valley should rewrite their welcome message to "Welcome to a once beautiful place that used to have dark skies and endless stars..." She asked the Council to vote no or, if not, defer the matter to the voters.

Debby Pomeroy, a town resident against the project, presented the following:

Ms. Pomeroy provided a written copy of her comments which are attached to these minutes.

Benjamin Isbell, a non-resident neutral on the project, presented the following:

He is a student at ERAU and serves as the chairman and president of the only two conservative clubs on the campus. He stated that he chose to come to a small, conservative town as he prefers small towns to big cities. He spoke about ERAU's conduct as an educational institution. He stated

that the university imposed a policy prohibiting anything they deemed to be conservative, religious, or political from being seen in public. He stated that his speech and speakers were restricted, but the university continued to allow left-leaning clubs to operate in the public eye. He stated that who the town allows in their backyard is important to this conversation.

Joseph Chandler, a town resident against the project, presented the following:

He discussed Jesus Christ and his death, burial, and resurrection and stated that there would be consequences to the project, whether approved or denied. He stated that the Lord has given the Council authority, and it is important for the Council to solicit his guidance. He read Micah 6:8 and led a prayer.

Scott Lindbloms, a non-resident in favor of the project, presented the following:

His family moved to Arizona in the late 1800s. He grew up on the east side of Mesa on a ranch before the housing districts moved in, and eminent domain took it from them. They then lived near an airfield with planes flying over every day. He discussed his training on helicopters from the military and stated that students' high school education taught them more than he knew. He discussed the lack of locations to practice touch-and-go maneuvers. He stated that he supports the project.

James Shipman, a non-resident against the project, presented the following:

He lives in Antelope Meadows and was standing outside his home when a plane flew over so low that he could have read a tag on the bottom of the plane. He stated he bought his home for peace and to have a quiet life. He compared the noise of planes to other noises that had been heard during the period of this hearing and how they had distracted and disrupted those in the room. He stated he didn't want planes flying over his home.

Elizabeth Prather, a town resident against the project, presented the following:

She is the General Manager of the Garchen Institute. Before her employment, she had been coming to the Institute for 20 years. She opposed the airstrip for all of Chino Valley residents and the surrounding cities. She stated that peaceful existence is priceless and cannot return once it's gone. Therefore, the project must be denied. She stated this would be responsible governance. She asked the Council to love their neighbor through public policy, and uphold their commitment to quality of life and vote to support the overwhelming majority by denying the application.

Greg Murray, a non-resident against the project, presented the following:

Mr. Murray provided a written copy of his comments which are attached to these minutes.

Sue Klapmeier, a non-resident against the project.

Ms. Klapmeier was not present when her name was called.

Sonny Petkowski, a non-resident against the project, presented the following:

He moved to Chino Valley a year and a half ago and is building his retirement home. He moved here from Surprise, where he was under the flight path of F-16s. He stated that he did not see quantifiable research on fires and there was no financial documentation with the proposal. He stated that everything about the project should be quantified.

Sean Woolf, a non-resident against the project.

Mr. Woolf was not present when his name was called.

Dan Clark, a non-resident against the project, presented the following:

Mr. Clark provided a written copy of his comments which are attached to these minutes.

Amber Woolf, a non-resident against the project.

Ms. Woolf was not present when her name was called.

Brian Clinton, a non-resident against the project, presented the following:

Mr. Clinton provided a written copy of his comments which are attached to these minutes.

Zoey White, a non-resident for the project, presented the following:

She is a student pilot at ERAU and the daughter of Tom and Joy Perkins and considers Chino Valley her second home. She thanked everyone for attending the public hearing and ERAU for the opportunity to fly. She stated that when students fly low there is no ill intent. She discussed noise levels and her experience with animals among aircraft noise and stated that they were not disturbed by it. She discussed opportunities for future jobs as a result of the airstrip. She discussed the character of the Perkins family and stated that personal attacks against her family are not okay. She discussed the employment rate of ERAU and stated that it is 92-94%.

Mike Farrington, a non-resident against the project.

Mr. Farrington was not present when his name was called.

Mike Ditta, a town resident neutral on the project, presented the following:

Mr. Ditta provided a written copy of his comments which are attached to these minutes.

Cyndy Dicus, a town resident in favor of the project, presented the following:

Ms. Dicus provided a written copy of her comments which are attached to these minutes.

Dr. Chris Manacci, a non-resident against the project, presented the following:

He stated that he wishes the best to the Perkins family. He stated that he has a lot of concerns as the airstrip will affect him directly living on the easternmost property in Haystack Ranch and stated the area is underrepresented in these discussions. He discussed the preservation of human life in the wake of the plane crash from a couple of weeks ago. He stated that private airstrips and airports for training are materially different due to the volume of use, the intended activities, and frequency of flights. He stated this was not only a Chino Valley issue, but an issues for anyone where these planes will fly. He discussed the ratio of aviation mishaps caused by human error versus other factors and when they most often occur. He asked the Council to consider the impact of safety and health as it relates to the project.

Robert Morgan, a non-resident against the project, presented the following:

He is a Prescott resident. He referred to the April 2, 2025, Board of Supervisors meeting where Clarkdale residents and leaders spoke about the airport. He read a poem in the style of Dr. Seuss depicting the constant flying and buzzing of aircraft over homes.

Steven Beaver, a non-resident against the project, presented the following:

Mr. Beaver provided a written copy of his comments which are attached to these minutes.

Jim Wagner, a non-resident against the project, presented the following:

He lives in unincorporated Yavapai County and stated that he opposes the project which he says would only be lining the pockets of one family. He discussed a lack of representation in this matter due to the location of his property. He referred to the General Plan and stated that the airstrip does not fit in the plan. He stated that since he moved into his home two years ago he was fighting

proposals, the first being the solar project. He stated he was against the proposal due to the noise pollution, environmental pollution, and tax increases. He discussed comments made by Planning & Zoning Commissioners that he found unsettling. He asked the Council to vote no.

Steve Martino, a non-resident against the project, presented the following:

He discussed the zoning, and statements that there were no residential properties to the north, but there was no comment on the properties to the south which will see a greater impact. He watches a lot of the flights and has learned their patterns. He discussed the noise and the fact that the houses require buyers to sign a disclosure that you know about the airfields. He wanted the Council to look at the documentation and stated that there were 14 planes in the air at PRC a half hour ago.

Donna Sheehan, a town resident against the project, presented the following:

Ms. Sheehan provided a written copy of her comments which are attached to these minutes.

Jean Russell, a non-resident in favor of the project.

Ms. Russell was not present when her name was called.

Shari Hill, a town resident against the project.

Ms. Hill was not present when her name was called.

Mike Rygiel, a non-resident in favor of the project.

Mr. Rygiel was not present when his name was called.

Tricia Wood, a town resident against the project.

Ms. Wood was not present when her name was called.

Anita Depetris, a town resident against the project, presented the following:

She moved here in 2023 and loves the night sky and the peaceful, quiet area. She asked the Council to vote no.

Jamie Rygiel, a non-resident against the project.

Ms. Rygiel was not present when her name was called.

Brandi Moncovich, a town resident against the project, presented the following:

She lives in Vista Grande Estates and asked the Council to vote no on the project stating that no one in Chino Valley chose to live near an airport, but likely chose to live here for the peaceful, rural community. She discussed the noise of aircraft and the narrow window in which there would not be flights being conducted. She discussed complaints reported regarding ERAU flights for more than 10 years. She suspected that additional re-zone requests would come in the future, calling the current proposed re-zone a "backdoor method" to gain approval. She stated this would set a dangerous precedent as it loosely interprets zoning designations.

Robert Turner, a non-resident against the project, presented the following:

He is a 30-year veteran and is opposed to the project.

Seth Blair, a town resident against the project, presented the following:

He stated that he worked at ERAU for four years. He stated that ERAU has a lot of resources as it is a global corporation. He stated that he did not want them moving into "our backyard." He stated he had a working relationship with Dr. Witcher and had interactions with the Perkins family and had nothing against them, but he encouraged the Council to think deeply about giving them a

foothold in the community. He felt the Council should put it to a vote for the people.

John Olip, a non-resident against the project, presented the following:

He stated that his house is directly in the path of the proposed field. He stated that he has a pilot's license and was once a student. He stated that all the flights would be from people learning to fly, some just starting, and some close to getting their license. He discussed the recent crash which was right down the road from his house. He stated that with the number of flights being talked about, it is only a matter of time until there's another one.

Allee Steinberg, a town resident against the project.

Ms. Steinberg was not present when her name was called.

Eva Olip, a non-resident against the project, presented the following:

She stated that the small number of people who have spoken tonight is a microcosm of the people who couldn't speak this evening. She stated the vast majority of people are against the proposal. She stated that it would affect most of the council on a personal level as well.

Al Steinberg, a town resident against the project.

Mr. Steinberg was not present when his name was called.

Leslie Jacobs, a town resident against the project, presented the following:

She is a real estate agent in the Town selling an average of 60 homes per year and stated that she has clients who would be directly affected by the proposed project. She stated that, based on the research that she has done, those clients will be affected by 10 to 20% along with longer, more stressful sales as they would be required, by law, to disclose the project once approved. She stated that the flight pattern may be just a two-mile radius, but there would be miles and miles of noise.

Rachelle Fernow, a town resident against the project, presented the following:

Ms. Fernow provided a written copy of her comments which are attached to these minutes.

Mayor Armstrong recessed the meeting at 8:59 p.m.

Mayor Armstrong resumed the meeting at 9:12 p.m.

Kevin Brooks, a town resident against the project, presented the following:

He lives on 7 Bar Trail and is opposed to the project. He had sent the Council an email last week with 15 points of concern, including the location, scale, impact, and whether it is appropriate for this area. He stated responsible growth should be compatible with existing land uses. He asked the Council to vote no on the project.

Helga Firnschild, a non-resident against the project, presented the following:

She stated that Google describes Chino Valley as a small, rural, tight-knit community, but that identity would be changed permanently if the project is approved. She listed the aspects of the town and activities that would be compromised including gardening, raising farm animals, horseback riding, hiking, low-density housing, low crime rates, etc. She stated that people have an inherent right to peaceful enjoyment of their properties and the airstrip would create a public nuisance. She stated there has been a marked increase in air traffic over her property. She stated that a yes vote means people will be thrown under the bus to accommodate a privileged few. She asked the

Council to vote no.

Laura Chan, a non-resident against the project, presented the following:

Ms. Chan provided a written copy of her comments which are attached to these minutes.

Cynthia Laurenson, a non-resident against the project, presented the following:

She lives on Poquito Valley Road under the flight path. She came to this area to have peace and quiet and did not want airplanes flying over her house all day long. She appreciated Gary Beverly's viewpoints and agreed with everyone else who said the Council should vote no.

Gena McGrath, a non-resident against the project, presented the following:

She lives in Antelope Ridge Estates, and stated that her home is directly under the flight path, and she firmly opposes the project. She stated the airport has nothing to do with a rural lifestyle and discussed how it would negatively impact her lifestyle, safety, health, and animals. She stated that Chino Valley is a premier destination for horsemen, and this project would have a big impact on the horse community.

Matthew Bruwer, a town resident against the project, presented the following:

He stated this project is a slippery slope and sets a bad precedent for the future of Chino Valley. He asked the Council not to follow suit with Planning & Zoning. He discussed comments about houses being developed instead of the airstrip and stated it was a moot point, as Mr. Perkins has said he had no intention of developing the land. He stated the Town does not need money at this cost, and the selfish pursuits of a few should not impact the many. He stated that he is a former ERAU student and is aware of their switch tactics. He stated this project would not alleviate air traffic at PRC, but it would further add flights. He asked the Council to vote no.

Bud McGrath, a non-resident against the project, presented the following:

He was opposed to the project and stated that he moved to Chino Valley for the promise of a rural, quiet, country town but this project would violate that promise and threaten health, safety, and property. He urged the Council to deny the rezone and CUP. His home is situated near the end of the proposed runway and stated that they did not choose to live near a flight training facility and would not have invested here if that were the case. He discussed horse sensitivities to aviation noises and how it would affect his horses. He discussed having to declare the airstrip if he were to sell his home and a potential drop in property values. He referred to ARS §28-8485 regarding disclosure of proximity to an airport and ARS §12-1134 regarding loss of fair market value. He discussed Cottonwood airport and stated that Chino Valley should learn from them. He asked the Council to protect the land, water, and community by denying the project.

Amy Godkin-Holldorf, a town resident against the project, presented the following:

She asked the Council to listen to the community as they will have to live with the decision the Council makes. She stated that those speaking tonight are also speaking for those who don't have a voice — the wildlife. She stated she has heard no mention of environmental impacts. She was skeptical that unleaded fuel would be taken out by 2030 and asked the Council to consider the added pollution. She stated that the project negatively impacts the Garchen Institute which is unethical and unconstitutional. She asked the Council to vote no or put the matter on the ballot and let the community decide.

Steve Drago, a town resident against the project, presented the following:

He asked that the Council postpone the vote until an environmental impact study is done which he felt would clear up a lot of questions, and believed it was part of their due diligence. He stated that

applicants don't want to do it due to cost and what could come up, but it would settle issues regarding lead, noise, etc. He referred to lead being banned in paint, crayons, cars, etc. and stated on that issue alone the application should be turned down.

Crystal Patton, a town resident in favor of the project, presented the following:

She has been in Chino Valley since 2003 and stated the future isn't just five years from now, but 50 years from now. She stated Gunsite was founded 50 years ago, and she would be proud if Chino Valley became synonymous with a harbor of aviation. She stated that she has noticed many planes over Chino Valley in the last 30 days, and compared it to seeing more of a certain type of car when you start looking for them. She referred to people saying that the growth has to stop, but only after they have settled in. She has attended Council meetings for three years and has witnessed the effort and intention the Council puts in to serving the Town while enduring abuse and misinformation. She thanked the Council for their dedication to the Town.

Paul Wakefield, a non-resident against the project, presented the following:

He is strongly opposed to the project. He has 38 years of experience in lending and stated that there is a difference when there's an airport in the vicinity as it drives down property values. He stated that people work hard and save, and this can wipe out 10-20% of the equity in their homes. He stated it was not a zero-sum decision. He didn't feel it was a good location for this project.

Sharon Gentile, a town resident against the project.

Ms. Gentile was not present when her name was called.

Mark Gentile, a town resident against the project.

Mr. Gentile was not present when his name was called.

Garry Porter, a non-resident against the project.

Mr. Porter was not present when his name was called.

Elijah Brown, a town resident in favor of the project.

Mr. Brown was not present when his name was called.

Patrick Dugan, a town resident in favor of the project, presented the following:

He was born and raised in Prescott and Chino Valley and stated that Chino wouldn't be what it is today without progress and discussed the developments in Chino Valley and the surrounding areas over his lifetime. He owns three pieces of property that would be impacted by the airfield. He discussed the increase in property value of homes around the airports and stated that values are still going up because of supply and demand.

Lee Divelbiss, a non-resident against the project, presented the following:

He stated that he is not anti-Perkins, aviation, or growth, but this is about land use compatibility. He referred to a letter sent to the Council by Attorney General Kris Mayes citing ARS §28-8205 that a new airport shall not be constructed within the boundaries of an urbanized area without approval from the Arizona State Transportation agency and stated that Chino Valley is considered an urban area under the most recent census designation. He stated that he had not seen this process be completed and stated that if the statute is not satisfied, the site is not justified.

Ann Yoshinaga, a non-resident against the project, presented the following:

She stated that she is opposed to the airstrip and asked the Council to vote no or take it to the voters. She stated all the fiscal and legal information discussed during the last couple of meetings

should be researched more before a decision is made.

Chris Cameron, a town resident against the project.

Ms. Cameron was not present when her name was called.

Matthew Vasquez, a non-resident against the project.

Mr. Vasquez provided a written copy of his comments which are attached to these minutes.

Tracy Pederson, a town resident against the project.

Ms. Pederson was not present when her name was called.

Silver Stapelton, a non-resident against the project, presented the following:

She asked the councilmembers how they would vote if they lived so close to planes buzzing around all day and night, seven days a week. She inquired if a threat to their health and tranquility would change their minds.

Lester Oster, a town resident against the project, presented the following:

He had emailed the Council and received a comment from Councilmember Holt that really bothered him...*inaudible*... He asked the Council to stop the project and put it on the ballot. He discussed the wildlife that would be affected by the airstrip and the lack of an environmental study. He discussed difficulties that emergency response may have in getting out to the area. He stated that ERAU does not abide by the rules and does not make good neighbors for communities and are only interested in themselves and this will bring no jobs to Chino Valley.

Chris Selstad, a town resident neutral on the project, presented the following:

He stated that he loves having the great outdoors right outside his door. He stated that he is an engineer in the aerospace industry; he is not a pilot, but his father was. He stated that it is unusual for a town to invite a runway because it usually happens the other way around. He has read a lot about the ranching families in Yavapai since coming here. He stated that he is pro-business. He came to the meeting neutral but is mostly against helicopters as they are noisy, and is further concerned about the effects of air pollution and noise. He is now not in favor of the project.

Rachel Hopkins, a non-resident against the project, presented the following:

Ms. Hopkins provided a written copy of her comments which are attached to these minutes.

Mary Fore, a town resident against the project, presented the following:

She stated that there is an airstrip on Road 1 East and the pilot flies directly over her house when taking off or landing. She stated that she also deals with helicopters and stated that planes come from Prescott non-stop and stated that one flew so low that it shook the windows of her house. She stated that she used to work for ERAU and understood their management policies and stated that it was not a good fit for Chino Valley. She referred to other items that had been voted down in the area, including a racetrack because it would be too noisy, and a KOA because of the potential increase in traffic. She stated that this project would generate more noise than a racetrack and it would increase traffic because of ERAU students.

Gina Girmes, a non-resident against the project.

Ms. Girmes was not present when her name was called.

Klaus Girmes, a non-resident against the project.

Mr. Girmes was not present when his name was called.

Val James, a non-resident against the project.

Ms. James was not present when her name was called.

Luke Cilano, a town resident in favor of the project.

Mr. Cilano was not present when his name was called.


Mayor Armstrong closed the Public Hearing.

Sara Burchill, Deputy Town Clerk, read letters (which are attached to these minutes) from the following:

- Rhonda Ceremony, town resident against the project
- Courney Edel, town resident
- Chris Kuknyo, Yavapai County Supervisor
- Cole Swearingen, town resident against the project

3. ADJOURNMENT

Mayor Armstrong adjourned the meeting at 10:21 p.m.



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Public Hearing of the Town Council of the Town of Chino Valley, Arizona held on the 23rd day of February, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of March, 2026.

Erin N. Deskins

Erin N. Deskins, Town Clerk