

**MINUTES OF THE REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, FEBRUARY 24, 2026
6:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**

1. CALL TO ORDER; PLEDGE OF ALLEGIANCE; ROLL CALL

Mayor Armstrong called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

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 Andrew McGuire, Officer Robert Sanchez (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Finance Director Katie Pehl, Police Chief Josh McIntire, Lieutenant Amy Chamberlin, Officer Dylan Wilhide, Community Services Director Cyndi Thomas, Recreation & Events Coordinator Morgan Heiner, IT Support Technician Matt Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation and update from Brian Sutton, President, and Mark Lipp, Special Events Coordinator with the Chino Valley Flyers in advance of their upcoming contract renewal.

Brian Sutton, President of the Chino Valley Flyers, presented the following:

- Discussed who the Chino Valley Flyers are, where they operate, their length of operation, and where their members travel from.
- Discussed the airfield and reported some of the positive reviews they've received regarding the airfield.
- Listed their major events including the Steve Crowe Memorial Airshow, various competitions, pylon racing, glider endurance, etc.

- b. Presentation on America's 250th Anniversary and Route 66 Centennial — Town participation, planning, and branding and proposed logo and tagline to be used consistently across Town materials and events for the remainder of the year.

Cyndi Thomas, Community Services Director, presented the following:

- Presented a commemorative logo to celebrate the 250th Anniversary of America and the Route 66 Centennial. It will be on all Town printed materials, marketing pieces, emails, and event promotions through the end of the calendar year.
- Provided a brochure highlighting events throughout the year and providing contact information for communities hosting events and the official committee. The brochure is attached to these minutes.
- Announced a new Town event: Stars, Stripes, and Syrup, a community pancake breakfast. Staff is currently in communication with local groups about partnering to host the event.
- Recognized staff that helped create these materials and initiatives.

Council and staff discussed the following:

- Councilmember Holt stated that he loved the logo and suggested the Town have Tom's Print and Sign make patches to sell as a way to finance the pool.

3. CALL TO THE PUBLIC - Individuals requesting to speak, please complete a Speaker Comment Card and return to the Clerk.

Call to the Public is an opportunity for the public to address the Council on any issue within the jurisdiction of the Council. Public comment is at the discretion of the Council and not required by law. Individuals are limited to speak for three (3) minutes, yielding of time will not be permitted. The total time for Call to the Public may be up to 30 minutes per meeting. Council action taken as a result of public comment on items not on the agenda will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism. Public comment is invited and encouraged, however, personal attacks on individuals is not appropriate. Disrespectful behavior will not be tolerated; this includes loud outbursts, profanity, and disruptive discussions among our audience.

Erin Deskins, Town Clerk, stated there were no comment cards filed.

4. CURRENT EVENT SUMMARIES AND REPORTS

This item is for information only. The Mayor, any Councilmember, or Town Manager may present a brief summary or report of current events. If listed below, there may also be a presentation on information requested by the Mayor and Council and questions may be answered. No action will be taken.

- a. Status reports by Mayor and Council regarding current events.

Councilmember McCafferty celebrated that the men's and women's hockey teams beat Canada in the Olympics.

Mayor Armstrong stated that the Arizona Women's Network awarded Terri Denemy as Woman of the Year.

- Ms. Denemy stated that being a good leader is predicated on working with great people and recognized the Council and staff.
- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- The Community Development Block Grant program was coming up, and the Town would be looking for input from the community via a public hearing on March 9 from 4:00 to 5:00 p.m. at Town Hall. The grant opportunity is for \$300,000. The matter will then come to Council for a vote to support one of the proposed projects.
- The Town received a new grant today and an announcement will be forthcoming.

5. CONSENT AGENDA

All those items listed below are considered to be routine and may be enacted by one motion. Any Councilmember may request to remove an item from the Consent Agenda to be considered and discussed separately.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve Consent Agenda items a, b, c, d, and e.

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

NAY: None

7 - 0 Passed - Unanimously

- a. Consideration and possible recommendation to approve the application from Agent Gregory Collins for a Permanent Extension of Premises for Lucy's Place, located at 3020 North Highway 89, Chino Valley.
- b. Consideration and possible action to approve Resolution No. 2026-1299 approving a Call of Election for Fall 2026, designating election dates and purpose, voter registration deadlines, and the place and last date for candidates to file nomination papers.
- c. Consideration and possible action to acknowledge scrivener's correction on Ordinance No. 2026-962 approved on January 27, 2026, pursuant to Town Code § 10.20 Authority to Correct Scrivener's Errors.
- d. Consideration and possible action to approve the January 26, 2026, study session minutes.
- e. Consideration and possible action to approve the January 27, 2026, regular meeting minutes.

6. ACTION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda 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. Consideration and possible action on Resolution 2026-1302 for a Conditional Use Permit (CUP 2025-06) to allow for the construction of a freestanding electronic message center sign at the Ace Hardware Store located at 1395 South State Route 89, Chino Valley, Arizona 86323.

Recommended Action: i) Hold a Public Hearing
ii) Approve Resolution 2026-1302 for a Conditional Use Permit (CUP 2025-06) to allow for the construction of a freestanding electronic message center sign at the Ace Hardware Store located at 1395 South State Route 89, Chino Valley, Arizona 86323.

Jessica Barragan, Senior Planner, presented the following:

- This application is for an electronic message center sign at Ace Hardware.
- Discussed the zoning of the subject and surrounding parcels.
- Reviewed the criteria for signs and Conditional Use Permits (CUP).
- Presented a rendering of the proposed sign and discussed specifications; the current sign will be demolished.
- Discussed operation of the sign and dark sky compliance procedures.
- Planning & Zoning unanimously recommended approval.

Mayor Armstrong opened the public hearing.

There were no requests to speak.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve Resolution No. 2026-1302 for a Conditional Use Permit (CUP 2025-06) to allow for the construction of a freestanding electronic message center sign at the Ace Hardware Store located at 1395 South State Route 89, Chino Valley, Arizona 86323.

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

NAY: None

7 - 0 Passed - Unanimously

- b. Consideration and possible action on Ordinance No. 2026-965 to rezone approximately 390 acres of land located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona, from single-family residential, 2-acre minimum,

to agricultural/residential, 36-acre minimum.

Recommended Action: Approve Ordinance 2026-965 for Zone Change ZC-2025-03 to rezone approximately 390 acres of land located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona, from single-family residential, 2-acre minimum, to agricultural/residential, 36-acre minimum.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to enter Executive Session at 6:22 p.m.

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

NAY: None

7 - 0 Passed - Unanimously

The regular meeting resumed at 6:53 p.m.

Laurie Lineberry, Development Services Director, and Will Dingee, Assistant Development Services Director presented the following:

- Staff gave the bulk of their presentation at the public hearing, but would address some items that came up from speakers during the public hearing.
- Addressed the text message brought up between Mr. Dingee and an ERAU representative. The characterization that the text was meant to withhold information regarding flight paths was inaccurate. The full text exchange reveals that the applicant indicated they would prepare an updated version. The purpose was not to suppress, but rather to not show incorrect information.
- Addressed the allegations of private meetings and arrangements with developers outside the public process. Discussed other projects that included meetings with developers before the process went to the voters, including the Del Rio Springs purchase. The meetings were not approvals, rather part of the evaluation process. Further discussed earlier meetings with Perkins and ERAU stating that staff was already drafting the AR-36 zoning district when Mr. Perkins suggested including airfield and related uses. After staff discussions, they determined that it could fit if it was a conditional use, not a permitted use. The draft AR-36 ordinance was also brought to the zoning group with the addition of an airfield as an accessory use and the group made edits to the ordinance. Further discussed the process of approval as it went to the Planning & Zoning Commission and the Town Council.
- Discussed a modification to the Resolution to remove Condition #15. And a portion of Condition #16.
- Planning & Zoning recommended approval of the rezone and CUP.

Council and staff discussed the following:

- Councilmember Schacherer referred to the Housing Impact for Zone Change Requests detailed on page 157 of the packet. He inquired why a non-residential use would be permitted in a residential zone.

- Staff stated the zoning district has some residential uses and some non-residential uses as defined by permitted and conditional uses. Staff is currently updating the zoning code which does not match the General Plan. Corrections such as these would be made in the update.
- Councilmember Schacherer inquired about the fiscal impact and asked staff to give an example of possible income. He further inquired about the \$15 million estimate for the construction of the airstrip.
 - Staff stated that Phase 1 would bring in construction tax. Phases 2, 3, and 4 are projected to have the most benefits, but a lot of that information is unknown as they would be done at each phase of the process.
 - Staff discussed calculations on taxes for construction and stated that they won't know the total cost of the contract until it goes through for permits as it is a private party transaction. Further discussed some of the possibilities for revenue including fuel sales, cafeterias, purchase of development materials, commercial lease tax, etc.
- Councilmember Schacherer inquired about a lot split that should have happened before any zoning or conditional use hearing.
 - Staff stated that has been completed and approved and is ready to be recorded. It does not go to Council as it is a minor land action and, therefore, an administrative action.
- Councilmember Holt referred to the map presented and stated that the houses are closer to Love field than the proposed airstrip.
 - Staff agreed.

Council and applicant discussed the following:

- Councilmember Holt inquired if there were any funds from federal grants for this project that would require it to be open to the public.
 - Dr. Witcher stated there were none.
- Councilmember Holt inquired how long they anticipated for completion of Phase 1.
 - Mayor Armstrong directed that questions be kept to the zone change until they get to the CUP.
- Mayor Armstrong asked Mrs. Perkins about her anticipation for the rest of the property.
 - Mrs. Perkins stated that it would remain ranch land and they would take care of the antelope. She felt it was a great opportunity for the future of Chino Valley and the children. She stated they have no problems with ERAU and the airstrip would be just for touch-and-goes, and would not be a full blown airport. Her house is very close and stated the noise would be minimal and would not harm the animals.

Mayor Armstrong opened discussion for the Council to discuss their votes if they wished.

- Councilmember Schacherer stated that he would be voting "No."
- Vice-Mayor Granillo thanked everyone for coming to the public hearing and all the emails and input for the Council to take into consideration. He stated that he had been in the area his whole life and his kids graduated from Chino Valley High School. He discussed some potential benefits of the airstrip and potential detriments of the project. He hoped that everyone could be neighbors and respect each other. He

referred to comments made on social media against the Perkins family and stated they were uncalled-for.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to deny Ordinance No. 2026-965 to rezone approximately 390 acres of land located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona from single-family residential, 2-acre minimum, to agricultural/residential, 36-acre minimum.

Councilmember McCafferty clarified that a yes vote is saying "No" to the zone change.

AYE: Vice-Mayor Eric Granillo, Councilmember Robert Schacherer

NAY: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, Councilmember Robert Switzer

2 - 5 Failed

MOVED by Councilmember Robert Switzer, seconded by Councilmember John McCafferty to approve Ordinance No. 2026-965 to rezone approximately 390 acres of land located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona from single-family residential, 2-acre minimum, to agricultural/residential, 36-acre minimum.

AYE: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: Vice-Mayor Eric Granillo, Councilmember Robert Schacherer

5 - 2 Passed

- c. Consideration and possible action on Resolution No. 2026-1303 for Conditional Use Permit 2025-05, establishing a footprint of all phases for a privately owned and operated airfield and associated uses of approximately 390 acres located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona, 86323.

Recommended Action: Approve Resolution No. 2026-1303 for Conditional Use Permit 2025-05, establishing a footprint of all phases for a privately owned and operated airfield and associated uses of approximately 390 acres located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona, 86323.

Council and staff discussed the following:

- Councilmember Schacherer referred to comments about larger aircraft and helicopters utilizing the airstrip and stated he saw nothing in the CUP about that.
 - Staff stated that the applicant would be able to address that.
- Councilmember Schacherer clarified that this CUP encapsulates all four phases.
 - Staff stated that is correct, the CUP is for the footprint and uses for all four phases. Each phase would have to return to Council for a development agreement. Approval does not automatically allow construction to begin.

- Councilmember Schacher referred to page 135 of the packet calling out a total lot coverage of 15%, which would be 58.5 acres, but the airfield is 366 acres.
 - Staff discussed how they calculate lot coverage on buildings. This does not include roads, etc. They won't know the total amount of acres for buildings until the phases come back for development, but it would have to stay under the 15% lot coverage.
- Councilmember Schacherer referred to different descriptions of Phase 1 and inquired what it would actually be.
 - Staff stated that Phase 1 is what is in the Resolution as recommended by Planning & Zoning under 5(a) of Section 2. Staff stated that additional details are in the staff report because the item evolves throughout the public hearing process and conditions are added.
- Councilmember Schacherer inquired when staff received the information about a contract between CAFMA and the applicant and that the Town would not be responsible for any taxes.
 - Staff stated that occurred within the last two weeks.
 - Councilmember Schacherer inquired about terms of the contract.
 - Staff stated it would be part of the development agreement for Council approval if this item were approved.
 - Councilmember Schacherer inquired if there would be a fire department on the airstrip.
 - Staff stated it would be dependent on what the parties work out in the contract. CAFMA would cover the airstrip privately in Phase 1 for emergency response.
 - Councilmember Schacherer stated that CAFMA had told him that there would be a trailer with suppression in case of fire.
 - Staff stated they could not speak for CAFMA.
 - Mr. Perkins discussed various meetings and conversations that were had regarding a fire station on the land ultimately resulting in Mr. Perkins agreeing to donate the land and have a contract to provide services to the airfield. He discussed the fact that only two and a half percent of airfields and heliports in the U.S. have a fire station. Mr. Perkins stated that student pilots are always with an instructor pilot, but there is always the risk of a crash.
- Councilmember Schacherer referred to comments that had been made regarding this location presenting fewer conflicts with existing developments than in other communities where aviation already occurs. He inquired why staff would be concerned with conflict in other communities.
 - Staff stated they brought it up as a comparison to show that Chino Valley is very different from places like Seligman, Bagdad, and Cottonwood and having fewer conflicts with existing buildings.
 - Councilmember Schacherer stated there was more conflict with people here than having the airport anywhere else.
- Councilmember Schacherer referred to page 106 which states the development agreement would address optional matters not fully resolved through the CUP and asked staff to explain that.
 - Staff stated that this would be all of the items that come out as part of the resolution itself.

- Staff stated that even if the CUP is approved, a lot of things will come back with the Development Agreement.
 - Councilmember Schacherer further inquired about language stating that the applicant may proceed with construction prior to the execution of a development agreement and inquired if the Town gives any other developer leeway to start construction prior to execution of a development agreement.
 - Staff stated that Brightstar is currently grading at their risk. They still have to pull permits and if something happens it's on them, and they will have to fix it.
 - Andrew McGuire, Town Attorney, stated that at risk means at risk, and it doesn't vest any rights or give applicants opportunities other than what they currently have on the property. If the development agreement doesn't go through, that is on them.
- Councilmember Schacherer stated that he wanted to discuss condition #16a (operation times).
 - Councilmembers stated that they had already heard and discussed it and suggested waiting for a development agreement to discuss it further.
 - Staff stated they would discuss whatever Council would like.
- Councilmember Schacherer inquired who would be in charge of the airstrip.
 - Mr. Perkins stated that ERAU would be the lessee and would be in charge of the flight schedule. He stated that he understood people were scared about the hours and numbers of operations and explained some definitions around flights and maneuvers and the amount of flights that would occur, as have been explained in previous meetings. He further explained that the extended hours are necessary as students need instruction during those times to meet their qualifications, but the early and late hours would not be utilized often.
- Councilmember Schacherer brought up issues at the Clarkdale airport and stated that in nine months Dr. Witcher had not solved problems brought to his attention.
 - Mr. Perkins stated that he would guide the project to be friendly and managed properly.
 - Mr. Perkins further stated that the Clarkdale/Cottonwood airport is not a private airport, it is public and collects public money. The airport sits right on 89A, and people are still building around it.
 - Councilmember Schacherer stated that this project would build an airport near houses.
 - Mr. Perkins stated that they have selected to place the airstrip as far away from buildings and Highway 89, as they possibly could and stated that the only reason the Town has land out there is because it was incorporated by the Perkins family.
 - Dr. Witcher stated that he meets with the mayors, managers, and county supervisor of Clarkdale and Cottonwood every month to address any complaints. Concessions are also discussed. Since April there have been multiple complaints and twice it was found that ERAU deviated from the flight information file. Otherwise, complaints were validated and addressed.
 - Councilmember Schacherer stated that he does not want the Clarkdale situation to come to Chino. He inquired who would field all the calls.

- Dr. Witcher stated that he currently takes all the calls from Clarkdale and stated that calls to councilmembers could be forwarded to him.
 - Mr. Perkins stated that he is ultimately responsible and will field the calls.
 - Mayor Armstrong stated that the Town Manager will also take complaints about the airfield.
 - Ms. Denemy stated that the Town gets complaints for anything that happens in town. She would expect to have regular meetings to deal with complaints.
 - Mayor Armstrong stated that he has also spoken to the mayors of Clarkdale and Cottonwood and they are happy with the way things are going now, but are not happy with the way things were in the past.
 - Staff pointed out that the CUP calls out the owner designating a representative to serve as a primary point of contact for airfield operations.
- Councilmember Holt inquired if there would be an increase in what's flying today if the project were approved.
 - Mr. Perkins stated that the 80,000 operations would remain, not increase. The airfield is designed for a total of 90,000 operations, but they are only asking for 80,000 per year.
- Councilmember Holt stated that if the flights are not increasing, the pollution already exists, and therefore won't increase.
 - Mr. Perkins stated that the planes are up no matter where they are going.
- Councilmember Holt inquired about night flights stating that there were six ERAU aircraft at 10:30 p.m. last night but they were not doing touch-n-goes.
 - Mr. Perkins stated that a lot of that night flying is instrument training. They are not doing touch-and-goes.
 - Councilmember Holt stated that he noticed those planes were going toward Seligman and inquired if they would be moving to the Chino airstrip.
 - Mr. Perkins stated that if it's instrument training they would not be doing touch-and-goes. Night approaches to the Chino airstrip would utilize pilot-controlled lighting, there would be not be a continuous beacon.
- Councilmember Switzer inquired if the amount of flights out of Prescott have changed in last two months on average.
 - Mr. Perkins stated they have not, and they will not go up with this airfield.
- Councilmember Switzer referred to the proposed airspace and left exit that already exists in the proposed flight pattern.
 - Mr. Perkins discussed the different classes of airspace and explained that Prescott has to control the flow of aircraft coming in and out for safety reasons. He further stated that traffic flow has been designed to circumnavigate the built-up areas.
 - Councilmember Switzer surmised that the airstrip would cause there to be less air traffic over Chino Valley as the aircraft currently flying right over Chino would be rerouted to follow along Granite Creek.
 - Mr. Perkins agreed stated that the airfield would require more control over where students and instructor pilots go to stay away from built-up areas.

- Councilmember Switzer inquired if the item could be put up for vote via any method other than referendum.
 - Andrew McGuire, Town Attorney, stated that the Town has a limited number of things they can put directly to the voters with only one or two statutory opportunities to do so and zoning and conditional uses are not on that list.
 - Councilmember McCafferty further clarified that putting the matter to the voters, as many asked at the public hearing, is legislatively not allowed.
 - Mr. McGuire stated that the Council does not have statutory authority for that. The only avenue is a referendum on the Council's decision.
- Councilmember Switzer referred to concerns about lead pollution and stated that it would be up to the Prescott airport or the FAA to bring in this unleaded fuel.
 - Mr. Perkins stated that is infrastructure and they would have to provide the fuels to the different airfields. The newer aircraft can burn the new fuel, but older aircraft cannot. ERAU replaces their planes every four years.
 - Councilmember Switzer further surmised that traveling to farther distances like Cottonwood, Seligman, etc., would cause the planes to be in the air longer, burning more fuel.
 - Mr. Perkins agreed.

Mayor Armstrong opened the floor for the councilmembers to explain their vote.

Councilmember Holt stated that the proposal has taken a great amount of time and effort from the Perkins Ranch, ERAU, Development Services, staff, Council, and the public. He thanked everyone for the time they spent on this matter. He discussed the claims of diminishing rural character and stated that this project is less than 1% of the Town's footprint and is located at the extreme easterly boundary of the town to have minimum impact on the Town or its rural atmosphere and allows property owners to keep thousands of acres of open space. He discussed the claims of impact to wildlife and stated the Perkins have already agreed to set aside land for wildlife preservation and did not believe that the pronghorn would be disturbed by airplanes at 1,000 feet. He discussed noise and increased vehicular traffic, stating that many have had to adapt to it as their neighborhoods have developed. He discussed property values and stated that homes in Deep Well ranch have gone up in value by \$110,000 to \$205,000 since 2020. He discussed councilmembers needing to balance considerations such as landowner rights, potential benefits for the Town, and potential disruption to others while being forward-thinking and considering what the future might bring. He stated this is considering Phase 1 and is no guarantee that Phases 2, 3, and 4 will ever be completed, nor can they be considered without additional hearings. He discussed ERAU and the Perkins Ranch and their long history in the Town. He stated that Chino Valley is known for friendly people that come together, but this proposal has made him rethink that belief, as he has seen a lot of hatred during the process in the form of false statements, lies, and accusations against the Perkins family, ERAU, Town staff, and elected officials, very similar to last year's solar hearings. He suggested that nearby residents focus on addressing their municipalities' concerns, noting that several individuals live closer to the Prescott airport than to the proposed project site.

Councilmember Switzer thanked Councilmember Holt for his comments as he agreed. He stated that Chino Valley is not Cottonwood. Cottonwood is a public airport with 8,089 buildings within two miles of the Cottonwood airport. This airstrip has 12 owners within two miles and stated there is no comparison between the two. He believed this would reduce noise because the flights are already occurring, and this will put them in an area where they should

be, away from most inhabited areas. He stated that roosters, barking dogs, and cicadas in the summer all contribute to noise. He stated this is a great project for Chino Valley and the majority of residents.

Councilmember McCafferty stated this came down to competing interests. He discussed public concern and stated that he agreed with a lot of the sentiment that was shared during the public hearing. He stated that he trusts Finance Director Katie Pehl and stated that economic stability is a big risk for the Town and stated that the Town is only a couple years from having to cut services or capital improvements. He stated the Town has to increase revenue to keep up with costs, and it's not easy to find other ways to increase revenue like people often suggest. He further stated the Town has had a propensity to reject projects that could have put the Town in a better economic position. He stated that he has been watching the trends and that the Town is at a crossroads economically. He stated this body has been elected to look out for the Town's long-term economic sustainability. He stated that there are risks and no guarantees about ERAU, but he felt it was a calculated risk that the Town needs to take to put itself in a better position. He suggested the possibility that if the Council says yes to this project, others may see that Chino is open to business. He stated that this Council is trying to change the Town's reputation for not being business-friendly. He listed several projects that had a lot of resistance, but ended up being very successful. He stated that in 2001, the Mayor made an arrangement with the Perkins' to have a runway as part of the pre-agreement when they incorporated. He believed the government needed to honor their commitments. He further stated that doing what you want with your land is one of the pillars of conservative values in this community, but every time something comes up it's denied.

Vice-Mayor Granillo stated that he respects the Perkins family, but stated this project is not in compatibility with the Town's rural character. He stated that he listened to planes near his properties in Paulden and said it was really annoying. He said he feels for the nearby residents. He stated that we do need to grow the Town, but felt it should be started with an RV Park or something else, but they can't start with this.

Mayor Armstrong stated that he received a comment that if he wasn't on Facebook he wasn't paying attention. He stated that he had received 562 emails that he read and answered, and 162 phone calls that he answered or responded to.

MOVED by Councilmember Robert Switzer, seconded by Councilmember Sherri Phillips to approve Resolution No. 2026-1303 for Conditional Use Permit 2025-05, establishing a footprint of all phases for a privately owned and operated airfield and associated uses of approximately 390 acres located generally east of the intersection of East Perkinsville Road and Forest Service Road 318a, Chino Valley, Arizona, 86323.

AYE: Mayor Tom Armstrong, Councilmember John McCafferty, Councilmember Sherri Phillips, Councilmember Larry Holt, Councilmember Robert Switzer

NAY: Vice-Mayor Eric Granillo, Councilmember Robert Schacherer

5 - 2 Passed

- d. Consideration and possible action to approve Ordinance 2026-963, amending the Town of Chino Valley Unified Development Ordinance to authorize administrative personnel to review and approve preliminary and final plats without a public hearing, as required by state law.

Recommended Action: i) Hold a public hearing
ii) Approve Ordinance 2026-963 amending the Town of Chino Valley Unified Development Ordinance to authorize administrative personnel to review and approve preliminary and final plats without a public hearing, as required by state law.

Laurie Lineberry, Development Services Director, presented the following:

- This ordinance was required by the State to now have staff approve subdivisions.
- Effective January 1, 2026, Council will no longer see subdivisions for review and approval.
- Staff would continue the same process as when subdivisions did come to Council. Applicants will be able to appeal decisions and those will go to P&Z.
- Staff hoped the legislature would change their position on this soon so it can go back to Council where it belongs.

Council and staff discussed the following:

- Councilmember Schacherer inquired why the Development Services Director was referred to as the Zoning Administrator.
 - Staff stated it was just the title of the position.
 - Andrew McGuire, Town Attorney, stated that state statute refers certain obligations to the administrative person in that role, so they use the title to parallel the two policies.
- Councilmember Holt stated that he is opposed to this, but understands that they must vote for it as it is a requirement of law, but described it as the most ridiculous piece of legislation he's ever seen.
- Councilmember Switzer agreed and stated it was bad legislation and inquired if there was anything that could be done.
 - Andrew McGuire, Town Attorney, stated that staff has narrowed the ordinance as far as they can to be as broad with the Council's authority as they can under what statute now says.
- Councilmember McCafferty inquired if they would see plats during zone changes.
 - Staff stated that if they were submitted at the same time, they would show it to Council, but they wouldn't be able to approve them.

Mayor Armstrong opened the public hearing.

There were no requests to speak on this matter.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Ordinance 2026-963, amending the Town of Chino Valley Unified Development Ordinance to authorize administrative personnel to review and approve preliminary and final plats without a public hearing, as required by state law.

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

NAY: None

7 - 0 Passed - Unanimously

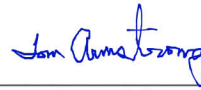
7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Councilmember John McCafferty to adjourn at 8:38 p.m.

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

NAY: None

7 - 0 Passed - Unanimously



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 Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 24th 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