



# A G E N D A

Town of Chino Valley  
Planning & Zoning Commission

May 5, 2026



Commissioner's Regular Meeting Agenda  
Planning & Zoning Commission  
Chino Valley Town Hall  
202 N. State Route 89  
May 5, 2026, 6:00 p.m.

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- 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 – APRIL 7, 2026 REGULAR MEETING
  - C.2. WITHDRAWALS BY APPLICANT – NONE
  - C.3. CONTINUANCES – NONE
  - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
  - D.1 **ZC-2026-01** – This is a request by Richard Brussat for a rezone of approximately 4.97 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single-Family Residential, minimum 1 acre (SR-1). The property is located at 629 N Road 1 East, Chino Valley, Arizona.
  - D.2 **ZC-2026-03** - This is a request by Maverik, Inc, on behalf of The Richard J. Cold and Carolyn L. Cold Trust, for a rezone of three parcels of land totaling approximately 0.94 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Commercial Light (CL) to accommodate a future retail and fuel station. The properties are generally located at 780 E Road 3 North, Chino Valley, Arizona.
- E. ACTION ITEMS - NONE
- F. INFORMATION ITEMS
  - F.1 Staff
  - F.2 Commission
  - F.3 Chairman
  - F.4 Public
- G. ADJOURN

As a part of the public hearing process, the Town Planning and Zoning Commission is authorized to consider appropriate alternate Zoning Districts, which are no more intensive in development activity than the requested Zoning District.

**Zoom Instructions:** Please use the link to join the webinar: <https://us02web.zoom.us/j/86748269686>, or by phone: 1 888 788-0099 (Toll Free) or 1 877 853-5247 (Toll Free); Webinar ID: 867 4826 9686

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. Citizens will have access to the meeting room 30 minutes prior to the start time of each meeting.



# Planning and Zoning Commission Meeting Minutes

## April 7, 2026

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, April 7, 2026, at the Town of Chino Valley Council Chambers, 202 N. State Route 89, Chino Valley, Arizona.

**PLANNING AND ZONING COMMISSION MEMBERS** present: Chair Chuck Merritt, Vice-Chair Gary Pasciak, Commissioner Michael Ditta, Commissioner Teena Meadors, Commissioner Joseph Morabito, Commissioner Steve Stotz, and Commissioner Richard Zamudio.

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

**CALL TO ORDER:** Chair Merritt called the meeting to order at 6:00 p.m. A quorum was declared. The Commission meeting began with the Pledge of Allegiance led by Commissioner **Stotz**.

**CONSENT CALENDAR** – A motion was made by Commissioner **Meadors** to accept the consent agenda. The motion was **seconded** by Vice-Chair **Pasciak** and passed unanimously by a 7-0 vote.

**PUBLIC HEARING #D.1 - ZC-2026-02** – This is a request by Permit Pushers, on behalf of CHM Homes, Inc., for a rezone of two parcels totaling approximately 3.06 acres of land from Commercial Light (CL) to Commercial Heavy (CH) to accommodate the continued use of an existing mobile home retail sales and storage operation. The properties are located at 3280 N State Route 89, Chino Valley, Arizona.

**Chair Merritt** asked if anyone on the Commission had a disclosure to declare regarding this item. There were none.

**Jessica Barragan**, Senior Planner, presented the staff report and showed a slide of the site plan and vicinity. She stated that the applicant had been operating a manufactured home sales and storage business on the two parcels and wanted to consolidate the parcels and make some site improvements. She shared a map of the zoning and explained the requested CH rezone was compatible with the Town's 2040 General Plan. This change would eliminate the need for the applicant to renew their Conditional Use Permit (CUP), which had expired. She showed the concept site plan and stated that it would go through a site plan review once the rezone was approved. **Barragan** shared that a Neighborhood Meeting was held on March 5, 2026, no neighbors attended, and staff received no opposition to the project. She stated that the applicant was in attendance, had nothing further to add, and declined to speak. 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. There were none.

**Merritt** asked the Commission if they had any questions for the applicant. There were none.

**Merritt** opened the meeting for public comments. There were no comments from the public.

**Merritt** closed the public portion of the meeting.

**Motion was made by Pasciak, seconded by Meadors, to approve ZC-2026-02, as presented, subject to the staff report, and information provided during the hearing, and the conditions of approval in Attachment A. A roll-call vote was taken and the motion passed 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 February 24, 2026:

- CUP-2025-06 – Ace Hardware Sign, was approved by Town Council;
- ZC-2025-03 – Perkins Ranch Rezone, was approved by Town Council;
- CUP-2025-05 – Perkins Ranch Airfield, was approved by Town Council;
- TA-2025-09 - amending the Town of Chino Valley Unified Development Ordinance to allow the administrative approval of subdivision plats, was approved by Town Council.

**Lineberry** updated the Commission that staff were working on the rewrite of the Zoning Code to implement the new 2040 General Plan. A zoning advisory workgroup has been working with staff, and the Town hired a consultant team which started last September. She shared that there would be a community meeting on Wednesday, April 8, 2026, in Council chambers at 5:30. It will be a presentation by the consultant to talk about zoning and changing of districts, and what that means in terms of property rights. It is anticipated that the rewrite will be finished by April 2027, there are many legalities and internal consistencies that needed to be checked. **Lineberry** shared that engineering standards would be pulled out, as Engineering was developing their own engineering standards. Once the new Zoning Code was done, the Town would be in a good place to implement the General Plan as it was intended.

**Merritt** stated that this would clean up the ineffective parts.

**Lineberry** replied yes, and that the rewrite will be creating new districts, mostly commercial and industrial, to separate out what light industrial and heavy industrial are, to clarify and create new districts. This would not change any current zoning.

**Meadors** asked if properties changed from heavy commercial to light industrial, would more pot farms be able to move into Town.

**Lineberry** replied that it would be retiring and creating new district names, and if a parcel currently had zoning that allowed a pot farm, it would still be allowed. However, you could not rezone a new property into a district that was retired so that a new pot farm could be built.

**Merritt** stated that his hope and purpose on the Commission was to never have a new pot farm built in our Town and asked if these changes would make a diligent effort to make sure they have no future opportunity.

**Lineberry** replied that pot farms used a lot of water that the Town could use in other places more effectively.

**Meadors** asked if most of the pot farms in Town were just repackaging what was brought in from somewhere else and not actually growing.

**Lineberry** replied that some are repackaging, but there is still a lot of growing going on in Town, with most having exempt wells.

**Merritt** stated that they were farmland converted using agricultural water.

**INFORMATION ITEMS – FROM THE COMMISSIONERS:** Meadors stated that she felt that no more swimming pool permits for private use should be allowed in the Town, that they used too much water.

**Lineberry** replied that there was nothing currently in our codes that could deny a swimming pool permit. A decision would probably need to come from the State, like new golf courses are not all green now.

**Merritt** stated that he had a pool and that it only needed to be topped off every month or so with about three inches. Pools needed to be covered and taken care of, and only the initial filling used a lot of water, certainly a lot less than a marijuana plant. He felt golfing used a lot of water.

**Morabito** stated he would like to see a loop road to skirt the Town, the idea had been on the books for 30 years and the Town had given up on the idea. He felt it was time to revisit the idea; it would be an awesome offset to promote growth.

**Lineberry** replied that it would need to be a countywide effort and would require a lot of money.

**Stotz** stated that when he travels North to Ash Fork and Seligman, they were vibrant towns until the highway went through, that it took the traffic out of their towns. Chino Valley survived because we are a highway town, and he had concerns that diverting traffic in the long run may adversely affect the Town.

**Morabito** stated that Wickenburg looped their town for trucks and horse traffic, and he felt that town was thriving and created new areas of growth. He stated that trucks driving through Chino Valley would rather go around, but this was the shortcut.

**Ditta** stated that he believed Ash Fork took the hit when the railroad left. It also affected Williams, but Williams transitioned to a tourist town and were successful, but Ash Fork never recovered.

**Meadors** stated she believed that the loop around Wickenburg was part of the road plans from Mexico to Canada. She felt it would be nice if Central Avenue was extended to Williams for a possible egress in case of fires, but that there was no money to build it.

**INFORMATION ITEMS – FROM THE CHAIR: Merritt** – *“At the last meeting we passed a Conditional Use Permit on to the Town Council recommending approval, which it was. And in the timeframe since then and now, there’s been a lot of information, accurate information and inaccurate information spread around. Personal attacks on people that voted for the Conditional Use Permit, personal attacks on the Perkins family, the Perkins Ranch, including people driving by their house, honking their horns, and just generally acting like people we see in a big city that don’t have a brain in their head. When you have an argument that has no basis in fact, the resort is to go to making as much noise and misinformation out to the public as possible. Some of this stuff has been driven by people that don’t live in this Town. Some of those people are regularly at our Zoning meetings when any opportunity for this Town to move forward and have some additional revenue that could possibly impact their very comfortable living out in the middle of nowhere country lifestyle based on the fact that the Perkins Ranch borders most of their properties. It’s disappointing to me to see people turning the citizens of this Town against the folks that they have elected to represent them and they did their job, looked out for the Town, hopefully created an opportunity for some revenue in the future. There was an article in the paper, an editorial in the paper that said that the runway at the airfield wouldn’t really bring anything to the Town of Chino Valley, which is a correct statement in one form, but \$15 million worth of TPT sales tax for the construction of that runway would come to this Town, which, in my construction business, we calculate sales tax all the time as part of our projects. That’s somewhere around \$900,000 to a million dollars. That is a pretty helpful little bit of money for this Town, which suffers from the lack of money severely. And in Phase 2, there’s some opportunities for tax revenue to be created with possible fuel sales and more construction TPT along with the opportunity for other businesses to move into the area out at the Perkins Ranch associated with the aviation industry, which in turn can create jobs where people don’t have to work at the restaurants and the convenience stores, which there’s nothing wrong with that, but there should be more opportunity in this Town. And we survive basically off the highway in one form or another. And the folks that oppose this sort of thing regularly in our Zoning meetings don’t come to this Town and offer any revenue to it in the form of groceries or buying at the lumber yard or at the equipment rental place or other places like that in this Town because they live quite a ways away by the road. They may border the Perkins Ranch, but they can’t drive here. So they don’t without going through Prescott Valley and down the highway and into this Town. The main thrust of this is it’s just disappointing to see the behavior of folks. It’s the kind of stuff you read about and see in the mainstream news. And I think that this thing may possibly go to a referendum (he held up the newspaper) that was laying up here this evening when I got here. And the education war will win the referendum because the facts when they’re out there clearly with accurate numbers and descriptions of the effects on surrounding properties, which none of them are any closer than a mile and a half away from the flight pattern, will show that for the Town, it’s a great benefit. It really doesn’t adversely affect anybody that lives in the city limits because there’s nobody around it that lives in*

*the city limits from the Town of Chino Valley. So there really isn't a good reason to not get yourself educated. If you get the correct facts which are available on the Town website also if anybody has any question about it, the Town has some handouts that they're giving out here that provide accurate information on distances and flight numbers and all that good sort of business. Once you get the accurate information, then make your vote. But vote on accurate information and not innuendo and noise and the usual drum beating that goes with folks that have an agenda that doesn't really suit what happens in our Town here. And so with that, I'm going to end my little blurb. Now the public gets a chance to speak."*

**INFORMATION ITEMS – FROM THE PUBLIC:** none.

**Ditta** asked to say a few words.

**Merritt** responded that he had his opportunity when he was asked to respond. He would be able to respond at the next Zoning Commission meeting. He was offered time to speak prior to the Chair's, and if he had responses the Commission looked forward to hearing them at the next meeting.

**ADJOURN** – A motion was made by **Pasciak** and seconded by **Morabito** to adjourn the meeting at 6:24 p.m.

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Charles Merritt - Chair

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Prepared By: Gerreann Froberg





**TOWN OF CHINO VALLEY**  
**Planning Commission Staff Report**  
 May 5th, 2026  
 Rezone # ZC-2026-01

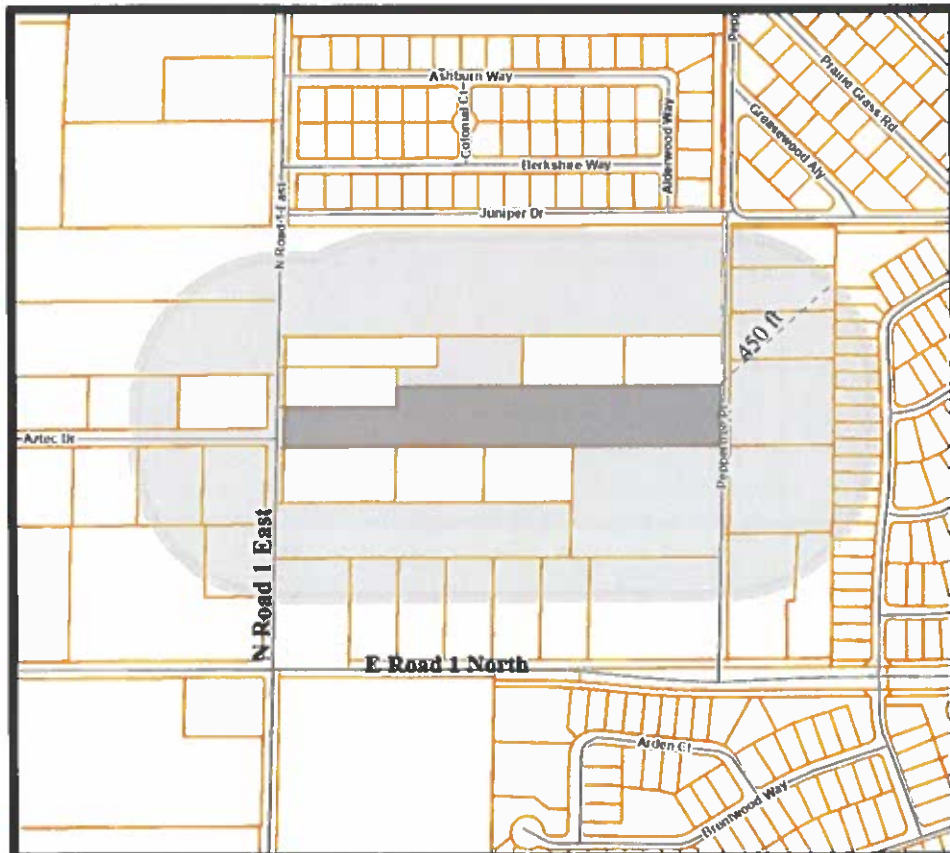
**PROJECT DESCRIPTION**

This is a request by Richard Brussat and Roseanna R. Boyce for a rezone of approximately 4.97 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single-Family Residential, minimum 1 acre (SR-1). The property is located at 629 N Road 1 E, Chino Valley, Arizona.

**LOCATION DATA**

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"AR-5" -Agricultural/Residential	Single Family Residential	NR – Neighborhood Residential (4 du/ac)
North	"SR-1" – Single Family Residential	Single Family Residential	NR – Neighborhood Residential (4 du/ac)
South	"SR-1" & "AR-5"	Single Family Residential	NR – Neighborhood Residential (4 du/ac)
East	"SR-1" – Single Family Residential	Single Family Residential	NR – Neighborhood Residential (4 du/ac)
West	"SR-1" – Single Family Residential	<a href="#">Walker Estates</a>	NC – Neighborhood Commercial

**LOCATION MAP**



**PRIOR SITE ACTIONS:** Land Division History  
None

**Rezone History**  
None

**STAFF RECOMMENDATION:** Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the rezoning of approximately 4.97 acres of land from AR-5 Agricultural Residential to SR-1 Single Family Residential (minimum 1 acre), for property located at 629 N Road 1 East, Chino Valley, Arizona, with the Conditions of Approval found in Attachment A.

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**SUGGESTED MOTION:** Move to **APPROVE** Rezone ZC-2026-01 as presented, subject to the staff report and information provided during this hearing, and the Conditions of Approval in Attachment A

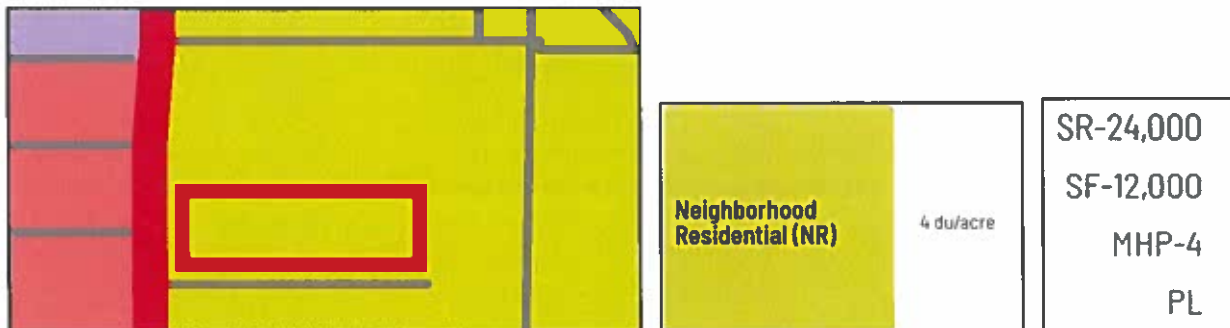
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**EFFECT OF THE APPROVAL:** By approving this Rezone, the Planning and Zoning Commission is recommending approval to the Town Council for the rezoning of approximately 4.97 acres of land from AR-5 Agricultural Residential to SR-1 Single Family Residential (minimum 1 acre), for property located at 629 N Road 1 East, Chino Valley, Arizona, subject to the staff report and information provided during this hearing.

Staff Analysis:

When the applicant first approached the Town, the proposal was to split off the back acreage of his property which would rezone the property from AR 5 to a residential district that would allow division of the rear portion of the parcel for future sale, while retaining the existing residence on the front portion. During the pre application review process, staff evaluated the request against the Make it Chino! 2040 General Plan. The subject property carries a Neighborhood Residential land use designation, which is intended to accommodate small town residential neighborhoods and allows residential densities of 1 to 4 dwelling units per acre. The General Plan narrative for this category identifies detached single family residential development and references zoning districts including SF 24,000 and SF 12,000:

General Plan



Based on that policy framework, staff initially discussed with the applicant whether a more compact residential zoning pattern should be considered, as the Neighborhood Residential designation is the

Town’s most intensive single family residential future land use category. At that time, the applicant was open to exploring that path, even though his actual objective remained relatively modest: retain the existing home site and create additional lots from the balance of the property. As a result, the application was submitted for SF 12,000 zoning, which was supported by the General Plan on its face.

As staff review continued and the project moved into the neighborhood meeting phase, concerns were raised by surrounding property owners regarding lot sizes, neighborhood character, and the perception that the requested zoning could allow a level of future density that would be inconsistent with the existing development pattern in the area. Although the applicant did not intend to develop the property at that intensity, the concerns expressed by neighboring owners caused the owner to commit to a deed restriction of 1 acre parcels on both staff and the applicant to take a step back and re evaluate the most appropriate zoning approach:

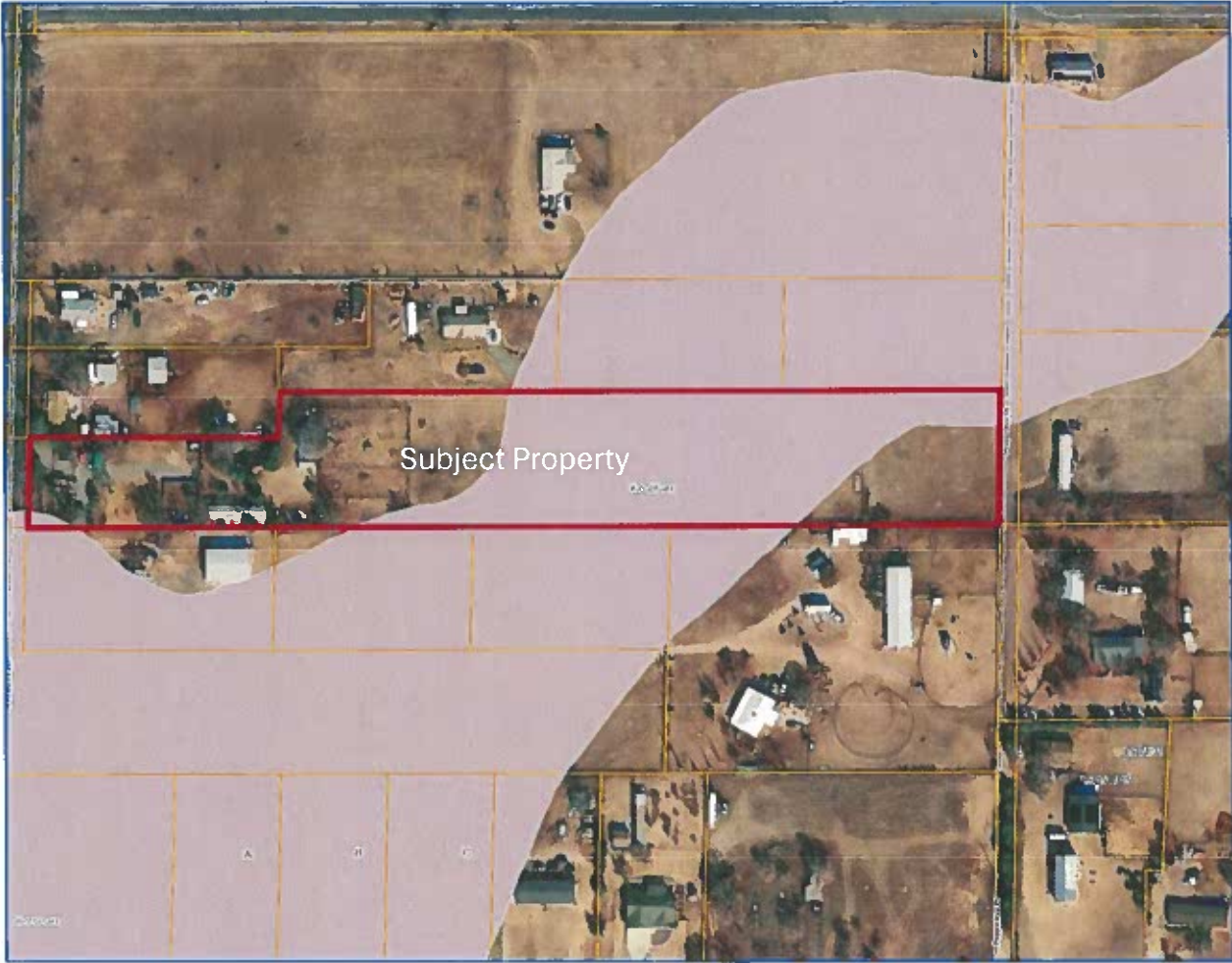
Zoning and Vicinity Map



Following that feedback, staff requested a continuance of the case and undertook additional review of the General Plan, the site’s physical characteristics, the existing development pattern, and the improvements already located on the property. As part of that review, staff also considered the presence of substantial sheet flow drainage affecting the eastern portion of the property. This drainage constraint creates a more complicated development environment than would exist on a more typical

residential parcel. While the Neighborhood Residential designation supports a density range of 1 to 4 dwelling units per acre, staff finds that development of this site at the upper end of that density range would likely require significantly more intensive grading, drainage improvements, and stormwater mitigation to safely accommodate additional lots, building pads, access, and runoff conveyance. Staff further finds that greater development intensity on this particular property could increase the potential for downstream drainage impacts if not extensively engineered and mitigated. In that respect, this site presents physical circumstances that materially distinguish it from other properties carrying the same future land use designation.

Local Floodplain



Through that additional review, staff identified that the same practical outcome could be achieved in two different ways. One option would have been to retain a General Plan listed zoning district such as SF 12,000 and rely on private deed restrictions or self imposed survey limitations to ensure future lots remained at or above 1 acre. While that approach may have technically addressed density concerns, it would have created an unnecessarily awkward regulatory result and would have relied on a private restriction to accomplish what zoning can address more directly.

The cleaner and more transparent option is rezoning to SR 1. Although SR 1 is not specifically listed in the General Plan text under the Neighborhood Residential category, the General Plan’s future land use map establishes a density range of 1 to 4 dwelling units per acre for Neighborhood Residential areas.

 NR - Neighborhood Residential (1-4 du/ac)

A 1 acre minimum lot pattern falls within that density framework. In this case, staff finds that SR 1 is consistent with the broader intent of the Neighborhood Residential designation because it still supports detached single family residential development within the mapped density range, while also better reflecting the established lot pattern in the surrounding area.

Staff finds that SR 1 is the more appropriate district for this property because it aligns with the applicant’s actual development intent, responds to neighborhood concerns, avoids unnecessary nonconformities tied to existing site improvements and conditions, and better accounts for the site’s drainage related development constraints. It also provides a straightforward zoning framework that is easier to administer and better matches the surrounding area, than a self restricted SF 12,000 district would. Staff’s recommendation in this case is based on the specific facts of this property and should not be interpreted as a broad determination that SR 1 is appropriate for all properties designated Neighborhood Residential. Rather, this recommendation reflects a site specific evaluation of the General Plan, the established neighborhood pattern, the physical characteristics of the property, and the practical development limitations present here. For those reasons, staff concludes that rezoning the property from AR 5 to SR 1 is consistent with the intent of the General Plan and represents the better planning outcome for this site.

**PUBLIC COMMENTS RECEIVED:** See Attachment D

**AGENCY COMMENTS:** See Attachment B

**NEIGHBORHOOD MEETING COMMENTS:** See Attachment C

**PROPOSED CONDITIONS DELIVERED TO APPLICANT ON:** March 17, 2026

- Applicant agreed with all of the conditions of approval on (March 19, 2026)
- Applicant did not agree with the following conditions of approval: ( )
- If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact.

ATTACHMENTS:

A	B	C	D	E	F	G
Conditions of Approval	External Agency Comments	Neighborhood Meeting Comments	Public Comments Received	Applicants Site Plan	Zoning Map	Staff Research

PREPARED BY:



WILL DINGEE  
ASSISTANT DIRECTOR DEVELOPMENT SERVICE  
928 636-3472

DATE:

APRIL 22, 2026

APPROVED BY:



LAURIE LINEBERRY, AICP  
DEVELOPMENT SERVICES DIRECTOR

DATE:

APRIL 22, 2026

**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 rezone for the site:

**Development Services Comments: Laurie Lineberry, Director, 928-636-3471**

1. The Applicant 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, 928-636-3472**

3. The owner agrees that the proposed lot split approval and map recordation shall be contingent upon approval of rezone classification.

**Public Works/Engineering: Steve Sullivan, Town Engineer, (928) 636-7140 - x1308**

4. The Town has an 8" water main at the north-east corner of the property in Peppertree Pl. Connection by the easterly resultant lot is required.
5. An Ingress, Egress, and Public Utility Easement over the east 25' of the property is required.
6. The Town of Chino Valley Area Drainage Master Study indicates the potential for flooding on the property. For new construction in the sheet flow, a grading and drainage plan by an Arizona Registered Civil Engineer is required.

**ATTACHMENT B**  
**EXTERNAL AGENCY COMMENTS**

<b>Date:</b>	<b>3/16/2026</b>	<b>Name:</b>	<b>Mark Holmes</b>	<b>Title:</b>	<b>Water Advisor</b>
<b>Agency:</b>	<b>Mark Holmes, LLC</b>			<b>Phone</b>	<b>928-277-5253</b>

Add Water Note to Survey:

*"A legal instrument will be affixed to the lands and parcels from this activity whereby it will run with parent parcel and all subsequent parcels or lots now or in the future whereby if future land splits create a 6<sup>th</sup> parcel or lots for sale then all lots/parcels created from the parent parcel will be required to obtain a Certificate of Assured Water Supplies (CAWS) for all parcels regardless of ownership.*

*If a CAWS will be needed in the future the following activities will; be required by ADWR: This parcel has been split resulting in fewer than six (6) lots from the parent parcel. Pursuant to Town policy and A.R.S. § 45-576, any future lot splits resulting in a subdivision of this property meaning in a total of six (6) or more lots shall require the submission of a Certificate of Assured Water Supply (CAWS) with the Arizona Department of Water Resources prior to the approval of any land entitlements. This requirement shall apply to all current and future lots created from the parent parcel and shall run with the land in perpetuity."*

<b>Date:</b>	<b>3/16/2026</b>	<b>Name:</b>	<b>Tracie Beasley</b>	<b>Title:</b>	<b>Water Resource Manager</b>
<b>Agency:</b>	<b>City of Prescott - Water</b>			<b>Phone</b>	<b>928-777-1405 x5012</b>

For COP water (CVID), the minimum lot size for SFR connections is 1 acre. If a nonresidential business (allowed by Town code) requests COP water and less than .25AFY is needed by that business, current understanding of the CVID agreement would allow for a smaller commercial parcel but maximum COP water availability for this land area (current parcel ID) is based on the parcel as it existed in 1999 (4.97 acres is 1.24 AFY). Water demand by associated lots would be taken into consideration as part of any commercial WSA application.

<b>Date:</b>	<b>3/17/2026</b>	<b>Name:</b>	<b>Max Kamen</b>	<b>Title:</b>	<b>Enviro Health Specialist III</b>
<b>Agency:</b>	<b>Max Kamen</b>			<b>Phone</b>	<b>928-442-5408</b>

All wastewater generated at a parcel needs to be treated on that parcel. The lot split appears to not be affecting the septic system.

No concerns from Yavapai County Environmental Unit.

The new lot will need to be utilize a septic system for all wastewater treatment.

Please let me know if you have any questions.

**ATTACHMENT C**  
**NEIGHBORHOOD MEETING COMMENTS**

**DATE MEETING HELD:** MARCH 5, 2026

**LOCATION:** ON SITE

**ATTENDEES:**

APPLICANT/AGENT: RICHARD BRUSSAT, OWNER

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER

NEIGHBORS IN ATTENDANCE: 3 (THREE IN ATTENDANCE)

**SUMMARY OF ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:**

- NO CONCERN WAS EXPRESSED OVER THE REZONE AND THE OWNERS RIGHT TO SPLIT HIS PROPERTY, AS THE NEIGHBOR HAD REZONED & SPLIT HIS PROPERTY DIRECTLY NORTH.
- CONCERNS WERE RAISED ABOUT THE INTERPRETATION OF THE SF-12,000 ZONING DISTRICT IN RELATION TO THE NEIGHBORHOOD RESIDENTIAL (NR) LAND USE DESIGNATION, WITH THE PERCEPTION THAT IT COULD ALLOW FOR UP TO 18 HOMES.
- THE OWNER EXPRESSED HIS INTENT TO SPLIT THE PROPERTY AND SELF-RESTRICT THE RECORD OF SURVEY TO ENSURE FUTURE LOTS ARE MINIMUM 1 ACRE OR LARGER, CONSISTENT WITH SURROUNDING DEVELOPMENTS, TO AVOID TRIGGERING MANDATORY CONNECTIONS TO CITY WATER SERVICE FOR LAND DIVISIONS EXCEEDING 5 PARCELS.
- NEIGHBORS IN ATTENDANCE WERE SATISFIED WITH OWNERS RESPONSE AND STAFF PROVIDED CLARIFICATION IN THAT THE DISTRICT ALLOW LOTS 12,000 OR LARGE AND THUS ALLOW FOR MORE FLEXIBLE SPLIT IN FUTURE.
- THE NEIGHBORS IN ATTENDANCE WERE IN GENERAL SUPPORT.
- ONE NEIGHBOR INQUIRED ABOUT DEAD TRESS ALONG THE SOUTHERN BOUNDARY, AND THE OWNER AGREED TO REMOVE THEM.

## ATTACHMENT D PUBLIC COMMENTS RECEIVED

Two written public comments were received regarding Case ZC-2026-01.

Dave Dobbs, owner of the adjacent parcel to the southeast (APN 306-24-004E), expressed a preference for a 1-acre minimum lot size to align with surrounding properties and requested a minimum 6-foot border wall along the shared property line if the property is developed.

Patricia Blatt, owner of the adjacent parcel directly to the north (APN 306-24-003S), expressed opposition to the rezoning into single-family lots. She stated that the change would decrease property values and alter their way of life. She also expressed concern about how the new lots would be accessed and indicated she would not want access through her property or homes located in her front yard.

Staff has assessed both written correspondence and offer the following determination: Potential impacts to property values are not a factor considered in land use decisions. Regarding access, the official Record of Survey shows an existing public ingress/egress and utility easement serving the subject property. Future access to the resulting lots will utilize this pre-existing public easement and will not traverse through the northern neighbor's property beyond existing easement (APN 306-24-003S).

Staff had previously considered including a condition requiring a 6-foot perimeter privacy wall along the shared property line with APN 306-24-004E at the time of any future development on Lot B should densities less than 1 dwelling unit per acre be proposed. However, because staff is now recommending rezoning to the SR-1 district (1-acre minimum), which aligns with the surrounding lot pattern and the preference expressed by Mr. Dobbs, this provision is no longer necessary.

From: Dave Nanci <[REDACTED]>  
Sent: Tuesday, March 3, 2026 3:21 PM  
To: Jessica Barragan <jbarragan@chinoaz.net>  
Subject: Re: Case ZC-2026-01

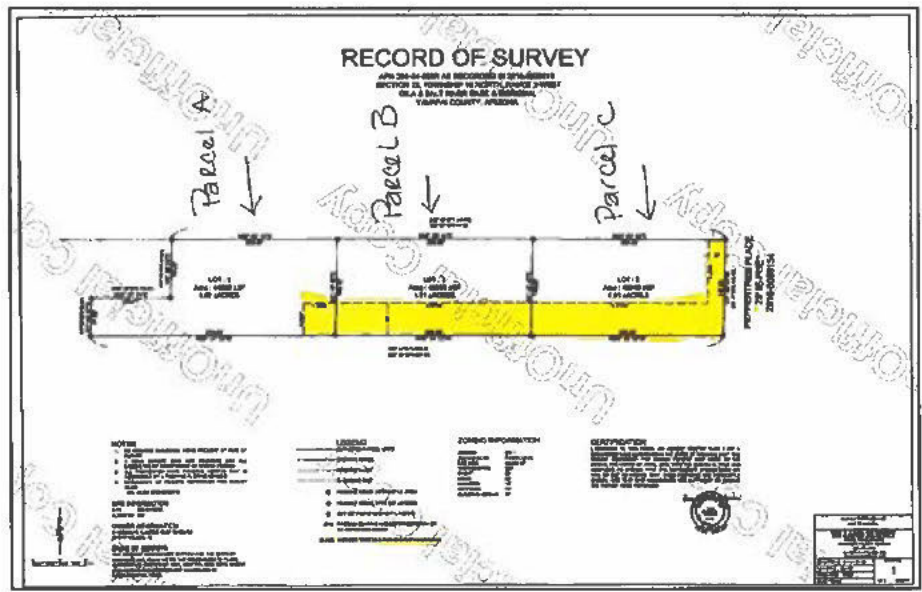
After looking over the request I would really only want to see 1 acre minimum in the parcel due to the fact that it is surrounded by 1 acre parcels. Trying to cram a mini subdivision in there does not fit with the neighborhood. Totally opposed to 12,000 square ft lots. 5, 1 acre parcels would be acceptable.  
Dave Dobbs

On Mon, Feb 23, 2026 at 8:59 AM Dave Nanci <[REDACTED]> wrote:  
Planner Jessica Barragan,  
I am Dave Dobbs, a direct neighbor to the south of the property in this case. We have 878ft of direct common border on the property line. I would request that there be a stipulation of at least a 6ft continuous permanent wall between our properties.  
I think 1 acre minimum would fit better with the neighboring lots with only ~5 acres to deal with.  
Thank You  
Dave Dobbs

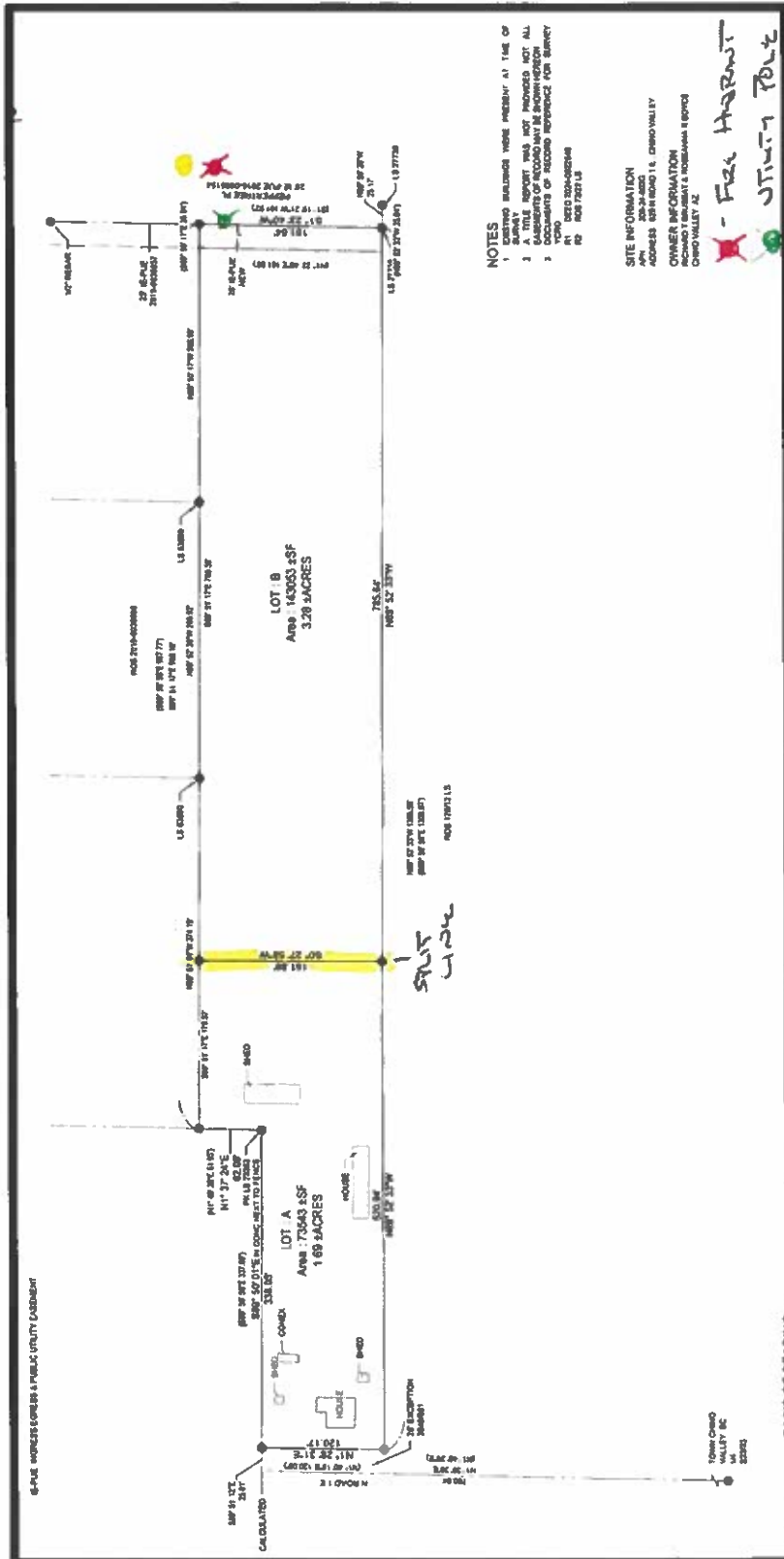
Parcel# 306-24-004E  
Dobbs David E & Nancy Jo Living Trust

From: Patricia Blatt <[REDACTED]>  
Sent: Wednesday, March 18, 2026 10:40 AM  
To: Jessica Barragan <jbarragan@chinoaz.net>  
Subject: Case # ZC-2026-01

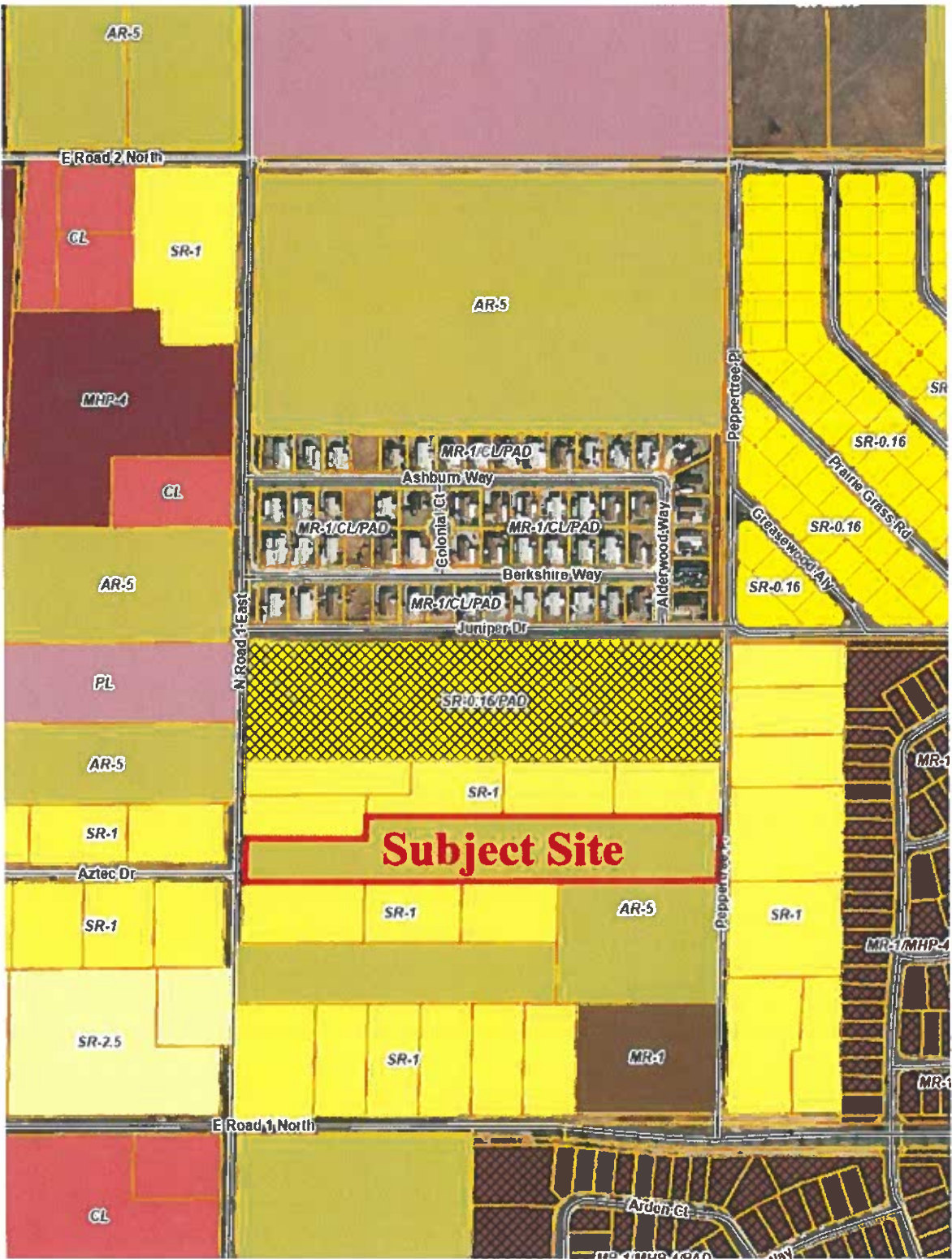
I am responding to mailer regarding rezoning meeting. We are unfortunately in Florida until May. We would not be for the rezoning into single family lots. I feel this would bring down our property value and totally change our way of life for which we bought this property. I also have no idea how they would access those lots and wouldn't want it through our property or have a bunch of homes located in our front yard. Please keep me posted  
Thankyou  
Patricia Blatt



# ATTACHMENT F APPLICANT SITE PLAN



ATTACHMENT F  
APPLICANT SITE PLAN



**ATTACHMENT G  
STAFF RESEARCH**



**STAFF RESEARCH – ZC-2026-01  
Brussat Rezone**

**CASE #: ZC-2026-01  
CASE PLANNER: JESSICA BARRAGAN**

**PROJECT NARRATIVE:** This is a request by Richard Brussat for a rezone of approximately 4.97 acres of land from Agricultural Residential, minimum 5 acres (AR-5) to Single-Family Residential, minimum 1 acre (SR-1). The property is located at 629 N Road 1 E, Chino Valley, Arizona.

**I. PROJECT DATA**

Project Location:	629 N Road 1 E				
Parcel Number(s):	306-24-003G				
Parcel Size(s):	216,493 sf				
Total Acreage:	4.97				
Proposed Dwelling Units:	0				
Address:	629 N Road 1 E				
Applicant:	Richard Brussat				
Applicant's Agent:	Richard Brussat				
Conforms to G.P. Land Use Conformity Matrix:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Rezoning for conformity
Zoning Overlay	PAD	N/A			
Within ½ Mile of SR89?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	If yes, Property is restricted – site-built only
	<b>Existing Zoning</b>	<b>Use(s) on-site</b>		<b>General Plan Designation</b>	
<b>Site</b>	"AR-5" -Agricultural/Residential	Single Family Residential		NR – Neighborhood Residential (4 du/ac)	
<b>North</b>	"SR-1" – Single Family Residential	Single Family Residential		NR – Neighborhood Residential (4 du/ac)	
<b>South</b>	SR-1 & AR-5	Single Family Residential		NR – Neighborhood Residential (4 du/ac)	
<b>East</b>	"SR-1" – Single Family Residential	Single Family Residential		NR – Neighborhood Residential (4 du/ac)	
<b>West</b>	"SR-1" – Single Family Residential	<u>Walker Estates</u>		NC – Neighborhood Commercial	
Prior Cases or Related Actions:	PA-2025-36				
<b>Type</b>				<b>Cases, Actions or Agreements</b>	
Pre-Annexation Agreement	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Annexation	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Original Town 9/21/1970
General Plan Amendment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Development Agreement	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Rezone	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	ZC-2026-01 (Current Request)
Subdivision	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Conditional Use Permit	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Pre-Application Meeting	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	PA-2025-36
Enforcement Actions	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Land Division Status:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Irrigation District:	None				

## ATTACHMENT G STAFF RESEARCH

### II. TOWN OF CHINO VALLEY GENERAL PLAN

<b>Land Use Element:</b>					
Land Use Designation:	NR – Neighborhood Residential (4 du/ac)				
Is Project larger than 25 AC or 50 d.u.?	L.U. Policy 2.1	n/a	PRN Policy 2.8	n/a	
Issues:	None				
<b>Circulation Element:</b>					
Road Classification	Arterial	Existing Row	Y	Required Row	N
Issues:	None				
<b>Parks, Recreation, and Natural Resources Element:</b>					
Closest Park:	Community Center Park				
Within 1 mile of the Peavine Trail?	No				
Flooding?	FEMA Flood Plain Designation	No	Town Flood Map	Yes	
Issues:	None				
<b>Community Services and Facilities Element:</b>					
Water Source:	Town	Well	x	Prescott	Private System:
Sewer:	Town	Septic	x		
Issues:	None				
<b>Economic Development Element:</b>					
SR-89 Corridor?	n/a	Enhancement: Goal ED-6	n/a		
Old Home Manor?	n/a	Goal ED-2	n/a		
Issues:	None				

#### NOTIFICATION

- Legal Ad Published: (8/6/2026)
- (450)' Vicinity Mailing: (02/17/2026)
- Reviewing Agencies Noticed: (02/18/2026)
- Neighborhood Meeting: (3/5/2026)
- Hearing Dates: (P&Z 04/07/2026 - TC 04/28/2026)
- Comments Due: (3/9/2026)

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Colleen Boge – APS	x	3/17/26	x		
Richard Perez - A.D.O.T.					
Ralph Baker – C.V.I.D.	x	3/7/26	x		
Kevin O'Neil - CAFMA	x	3/2/26	x		
Max Kamen – YC ENV	x	3/18/26		x	x
Monica Kriner – YC Health					
SparkLight Cable					
Tracie Beasley	X	3/16/26		x	x
External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Unisource Gas	x	3/5/26	x		
CVUSD					
United States Postal Service					
Mark Holmes – Water Advisor	x	3/16/26		x	x

ATTACHMENT G  
STAFF RESEARCH

<b>Town of Chino Valley Internal List (Conditions)</b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Jessica Barragan – Senior Planner – Development Services	x	3/19/26		x	x
Will Dingee – Assistant Director – Development Services					
Laurie Lineberry – Director – Development Services	x	3/19/26		x	x
–Director – Public Works					
Steve Sullivan – Town Engineer – Public Works	x	3/18/26		x	x
Dan Trout – Chief Building Official – Development Services	x	3/5/26		x	x
Glenn Dalley – Code Enforcement – Development Services					
Joshua McIntire– Chief of Police -Police	x	3/13/26	x		





**TOWN OF CHINO VALLEY**  
**Planning Commission Staff Report**  
**May 5, 2026**  
**File Number ZC-2026-03**  
**Rezone**

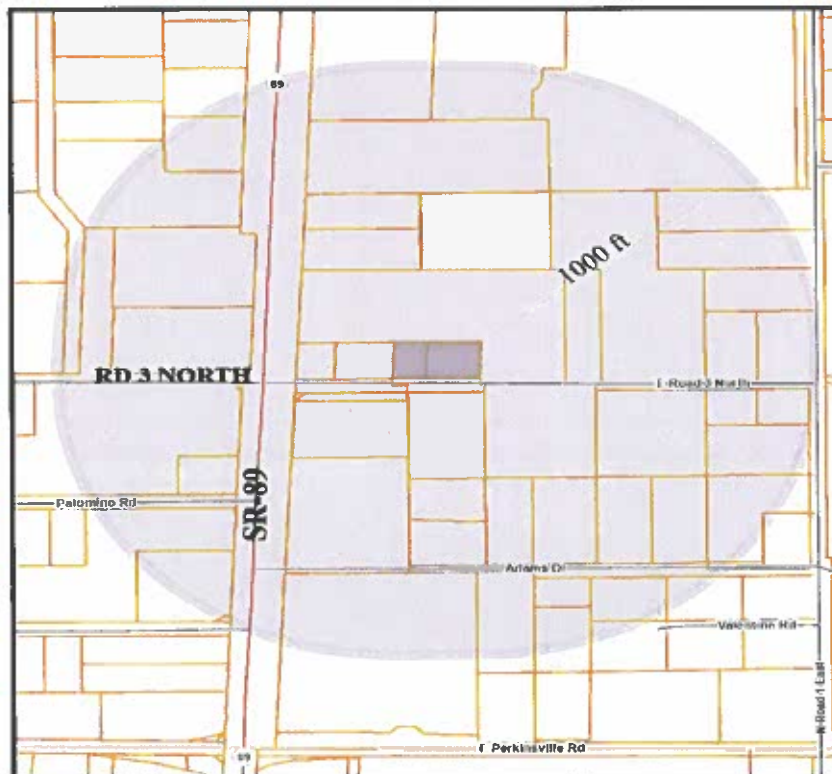
**PROJECT DESCRIPTION**

This is a request by Maverik, Inc, on behalf of Richard J. Cold and Carolyn L Trust, for a rezone of three parcels of land totaling approximately 0.94 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Commercial Light (CL) to accommodate a future retail and fuel station. The properties are generally located at 780 E Road 3 North, Chino Valley, Arizona.

**LOCATION DATA**

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"AR-5" – Agricultural/Residential	Single-Family Residence	"NC" – Neighborhood Commercial
North	"CL" Commercial Light	Vacant	"NC" – Neighborhood Commercial
South	"CL" Commercial Light/"SR-1" – Single Family Residential (Min 1 ac)	Chino Valley Community Church/ Single- Family Residence	"HMU" -Horizontal Multi-Use (<8 du/ac)/"RR" - Rural Residential
East	"CL" Commercial Light	Vacant	"NC" – Neighborhood Commercial
West	"CL" Commercial Light	Service Garage/Contractors Yard & Offices	"NC" – Neighborhood Commercial

**LOCATION MAP**



**PRIOR SITE ACTIONS:** None

**Land Division History - None**

**STAFF RECOMMENDATION:** Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Maverik Fuel Station Rezone with Conditions of Approval found in Attachment A.

**SUGGESTED MOTION:** Move to **APPROVE** Zone Change ZC-2026-03 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 Zone Change, the Planning and Zoning Commission is recommending approval to Town Council for the rezone of 3-parcels from AR-5 to CL, located at the 780 E Road 3 North, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the General Plan.

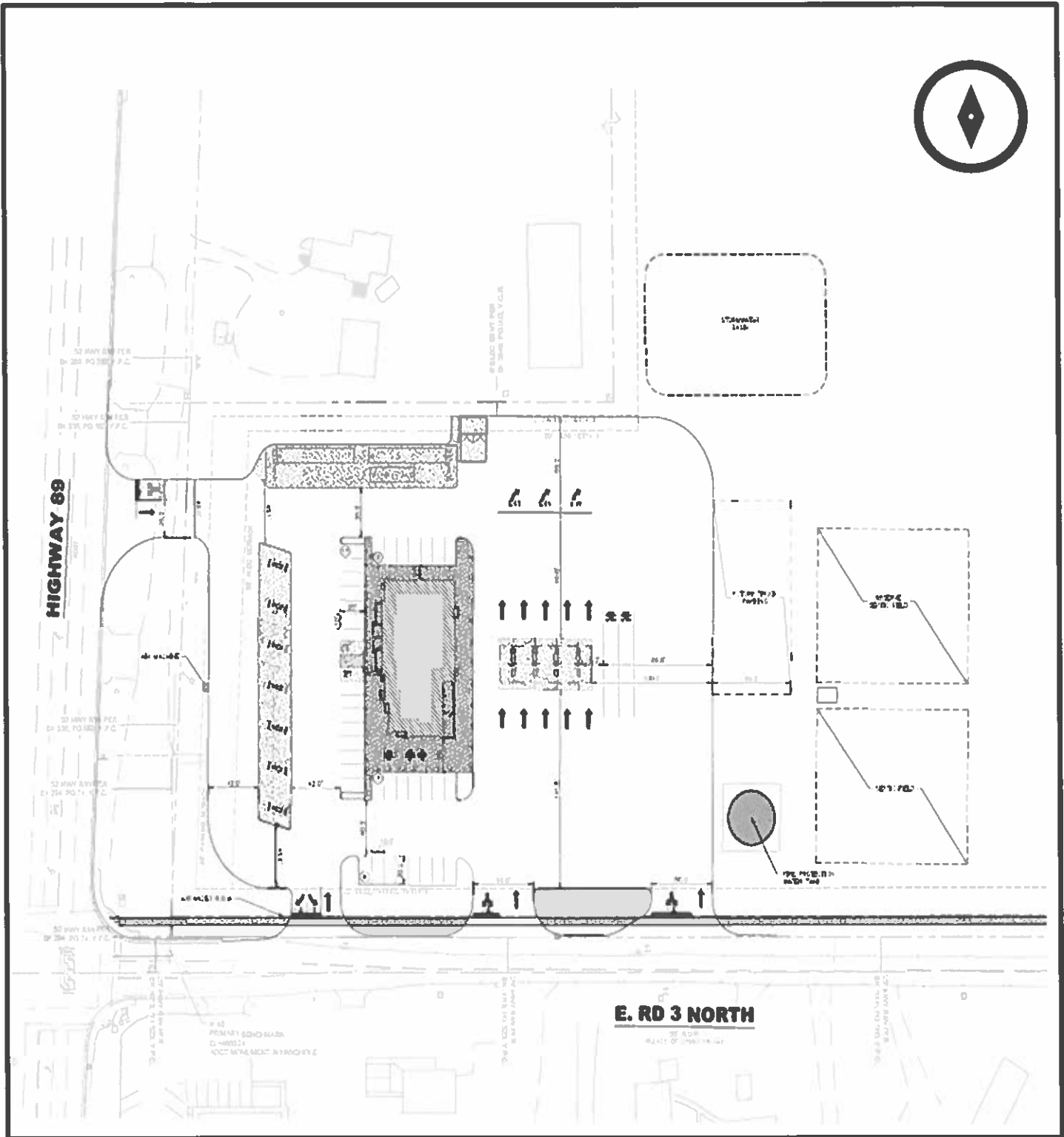
**Staff Analysis:**

The applicant requests rezoning of three specific parcels; 306-14-017A (0.01 acres), 306-14-017G (0.36 acres), and 306-14-018 (0.57 acres) , totaling 0.94 acres, currently zoned AR-5 to CL. This rezoning is required before lot consolidation of the overall 9.7-acre site can be processed, as the Unified Development Ordinance does not allow consolidation across different zoning districts. Lot consolidation is necessary to create a single, developable parcel for the proposed Maverik convenience store and fuel station.

The conceptual site plan submitted with this application illustrates the general development footprint and is provided solely for the purposes of this rezoning request. Once the rezone is approved, the Maverik representative shall submit all required items for a Site Plan review.



**Proposed Site Layout Submitted by The Applicant at Point of Submittal**



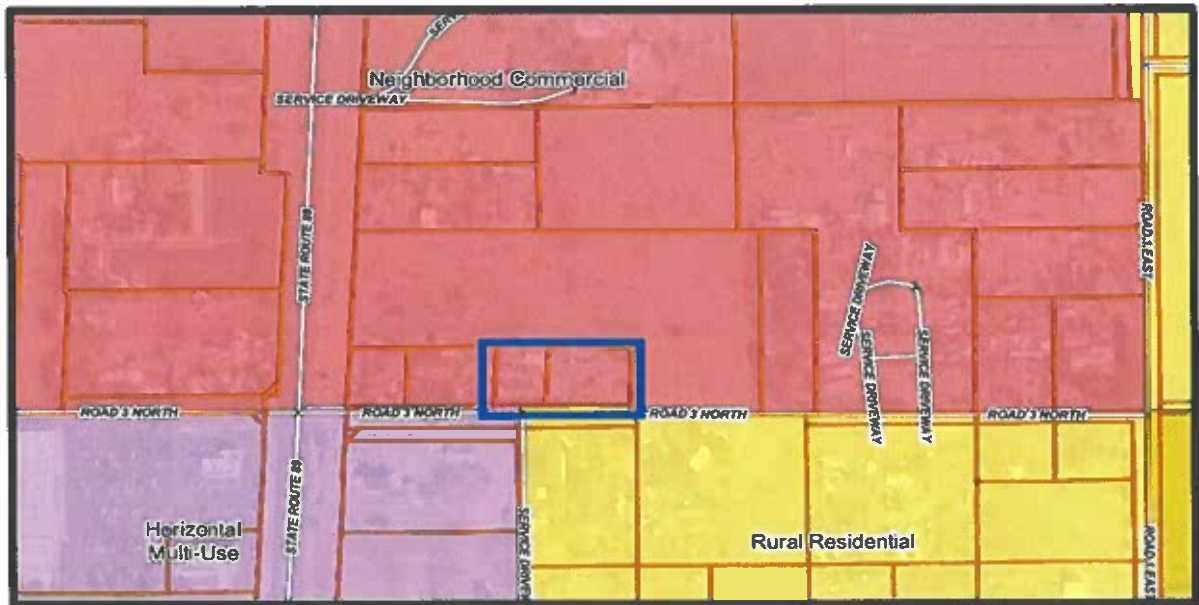
Zoning

Section 3.15 of the Unified Development Ordinance list “Gasoline service stations” as a Permitted Use in the CL zone. The applicants requested CL zoning is consistent with the immediately adjacent parcels to the north, east, and west.



General Plan

The 2040 General Plan designates the subject property Neighborhood Commercial (NC). This designation envisions low to moderate intensity commercial uses, including fueling stations, along major corridors such as SR 89. The requested rezoning to Commercial Light (CL) is consistent with the NC land use designation and supports the General Plan’s vision for orderly commercial development in this area.



**PUBLIC COMMENTS RECEIVED:** None

**EXTERNAL AGENCY COMMENTS:** See Attachment B

**NEIGHBORHOOD MEETING COMMENTS:** See Attachment C

**PROPOSED CONDITIONS DELIVERED (4/15/2026)  
TO APPLICANT ON:**

- |                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Applicant agreed with all of the conditions of approval on (4/21/2026)  |
| <input type="checkbox"/>            | Applicant did not agree with the following conditions of approval: (See Attachment A)                         |
| <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	Neighborhood Meeting Comments	Site Plan & Exhibits	Staff Research

**PREPARED BY:**

**DATE:**

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

4/15/2026

**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 rezone for the site:

**Development Services Comments: Laurie Lineberry, Director, 928-636-3471**

1. The Applicant 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.

**Public Works/Engineering: Stephen Sullivan, Town Engineer, 928-636-3401**

3. The developer shall dedicate right-of-way in accordance with UDO Section 5.3.2 to ensure a minimum of 40 feet of right-of-way north of the centerline for East Road 3 North.

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:	4/13/26	NAME:	RICHARD PEREZ	TITLE:	NORTHWEST DISTRICT PERMITS SUPERVISOR
AGENCY:	ADOT			EMAIL:	NORTHWESTPERMIT@AZDOT.GOV

ADOT has no objections with the planning and zoning but for all developments affecting state highways, ADOT will require the applicant to go through the ADOT Development Process. Please reach out to [Northwestpermit@azdot.gov](mailto:Northwestpermit@azdot.gov) to schedule a pre-application meeting to begin the development process.

ADOT's comments may not be all inclusive. ADOT reserves the right to comment further when Parcel #306-14-017A/G and 306-14-018 develops. The applicant shall submit a TGP 240-A to determine if any traffic analysis is necessary. I am also providing a link to ADOT's Traffic Engineering Guidelines and Processes (TEGP), Section 240. [Traffic Engineering Guidelines and Processes \(TGP\)](#) The preparer of the traffic study shall contact the appropriate ADOT Regional Traffic Engineer to discuss the scope of the analysis, methodology, and level of detail required for the specific project prior to beginning the analysis. See Exhibit 240-A, Traffic Impact Analysis Pre-Submittal Form, to be used to compile information for the analysis.

ADOT respectfully request that the Town of Chino Valley Development Services keep ADOT included in all reviews and any other future meetings moving forward with this development.

ADOT's comments may not be all inclusive. ADOT reserves the right to comment further when the Maverik Fuel Station development moves forward and to comment on any other future meetings regarding the above mentioned development. Please contact the Northwest District Permits department if you have any questions or concerns.

**ATTACHMENT B**  
**EXTERNAL AGENCY COMMENTS**

DATE:	4/18/2023	NAME:	MARK HOLMES	TITLE:	WATER ADVISOR
AGENCY:	MARK HOLMES, LLC			PHONE	928-277-5253
<p><b>Mark Holmes Consulting</b>  <a href="mailto:mark.holmes.llc@gmail.com">mark.holmes.llc@gmail.com</a></p> <p>1) The owner shall provide a plan for the site that will ensure fuels and other hazardous materials will be contained on site via appurtenances based on industry best management practices and engineering. Also, the plan will detail spill clean up procedures and monitoring of infrastructure and procedures that ensure soil and groundwater contamination is protected. Also, plans should address emergency and other contingencies in best management plans and practices regarding releases and or other emergencies and contingency plans.</p> <p>2) The applicant mentioned the possibility of multiple wells in the vicinity and any wells not in use and abandoned shall be abandoned in a manner (ADWR abandonment of wells procedures outlined within the WQARF of other abandonment procedures) that will prevent a conduit of hazardous materials entering the soils or groundwater system including stormwater carrying spills from the site. Septic system(s) will require a setback of 100 feet from all water wells and water appurtenances and will require a permit issue by Yavapai County Environmental Services.</p> <p>See attachment in portal and below are links for Maverick and should not be considered all inclusive.</p> <p><a href="#">P2   Toolkit   ADEQ</a></p> <p><a href="#">Permit(s) needed for a Gasoline Station   ADEQ</a></p>					

DATE:	04/01/2026	NAME:	CINDY J DANIELS	TITLE:	SUPERINTENDENT
AGENCY:	Chino Valley Unified School District			PHONE	928-442-5408
<p>No Concerns Expressed over the rezone. Below find comments from conceptual plan review.  CVUSD will not be directly impacted by this project. However, we do have bus routes that heavily rely the traffic light at that intersection and this project, so close to the intersection will create a significant amount of congestion.</p> <p style="text-align: center;">Please coordinate with this agency regarding this project.</p>					

**ATTACHMENT B**  
**EXTERNAL AGENCY COMMENTS**

DATE:	4/18/2023	NAME:	KEVIN O'NEIL	TITLE:	FIRE INSPECTOR III
AGENCY:	CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY(CAFMA)		PHONE	928-277-5253	

No Concerns Expressed over the rezone. Below find comments from conceptual plan review.  
Please refer to the Central Arizona Fire and Medical Authority (CAFMA) fire comments below.

1. Provide fire extinguishers in accordance with 2018 IFC Section 906.
2. Knox Company e-core key box, locking FDC cps, pad locks, and key switch for automatic gates are required for access in to building. Knox products can be purchased at: [www.knoxbox.com](http://www.knoxbox.com). (2018 IFC Section 506)
3. New and existing buildings shall have approved address numbers, building numbers or building identification placed in a position that is high on the corner of the structure, plainly legible and visible from any street(s) or road(s) fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches high with a minimum stroke width of 0.5 inch. Address numbers should be proportionate to building size and larger numbers may be required by the fire code official to facilitate emergency response.
4. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. This requirement shall be met by fire hydrants, fire sprinkler system or water tanks in accordance with NFPA 1142 where municipal water supply is not available. (2018 IFC Chapter 5, Appendix B and Appendix C)
5. An automatic fire sprinkler system is required. It shall be designed, installed, and tested in accordance with the 2018 IFC with local amendments and the NFPA Standards referenced by the 2018 IFC.
6. Automatic sprinkler systems having more than twenty sprinklers shall be supervised in an approved manner for water flow and against tampering (2016 NFPA 13 Section 7.3.2.4)
7. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. (2018 IFC Section 507.5.1)
8. Fire hydrants shall be installed per fire flow and spacing requirements specified for the type of development and in accordance with Table C102.1 unless otherwise modified by the Fire Code Official or designee (2018 IFC Appendix C)
9. Where fire hydrants are subject to impact by a motor vehicle, guard post or other approved means shall comply with section 312 of the IFC. (2018 IFC Section 507.5.6)
10. Private fire hydrants shall be installed and maintained according to the International Fire Code (IFC), National Fire Protection Association Standard (NFPA) 24, and the local water authority having jurisdiction.
11. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors (2108 IFC Section 607.2)
12. Commercial cooking system shall comply with 2018 IFC Section 904.12
13. Insulated liquid carbon dioxide systems used in beverage dispensing applications shall comply with 2018 IFC Section 5307

Note, additional comments will arise based on additional information provided. For any questions or clarification, please contact me using the information below.

See our website at [cazfire.org](http://cazfire.org) for permit and fee details. Any required fire sprinkler, fire alarm, kitchen/industrial fire protection system, gas detection system and/or LPG/above grade fuel tank plans shall be a deferred submittal to CAFMA.

**ATTACHMENT B**  
**EXTERNAL AGENCY COMMENTS**

DATE:	4/1/2026	NAME:	MAX KAMEN	TITLE:	WATER ADVISOR
AGENCY:	YAVAPAI COUNTY – ENVIRONMENTAL HEALTH			PHONE	928-442-5408

No Concerns Expressed over the rezone. Below find comments from conceptual plan review.

It appears that an Onsite Wastewater System (septic system) is going to be utilized for this facility.

- Please follow the Arizona Administrative Code (AAC) Title 18, Chapter 9, for all Rules and Regulations for On-Site Wastewater Systems.
- A Site Investigation will be required for each individual wastewater system. **AAC R18-9-A310(B)** Site investigation. An applicant shall ensure that an investigator qualified under subsection (H) conducts a site investigation consisting of a surface characterization under subsection (C) and a subsurface characterization under subsection (D). The applicant shall submit the results in a format prescribed by the Department.
- Need to confirm the design flow. Please supply a Letter of Intent that shows the calculations for the design flow. The design flow is based on the type of use not the number of water using fixture units. See Attached Table 1 Unit Design Flows for calculating the Design Flow required.
- The wastewater flowing into the septic tank needs to meet the definition of typical sewage. **AAC R18-9-A101(49)** "Typical sewage" means sewage conveyed to an on-site wastewater treatment facility in which the total suspended solids (TSS) content does not exceed 430 mg/l, the five-day biochemical oxygen demand (BOD5) does not exceed 380 mg/l, the total nitrogen does not exceed 53 mg/l, and the content of oil and grease does not exceed 75 mg/l.
- This appears to be a system over 3000 Gallon per Day (GPD). Follow all the regulations in **AAC R18-9-E323**. An Arizona-registered professional engineer will be required for design documents and the performance assurance plan.
- It appears that there is an existing septic system on the parcel. From the meeting, it sounds like it will be abandoned. **AAC R18-9-A306(A)(4)** If the discharge is from an on-site wastewater treatment facility authorized under a Type 1.09 or 4.02 through 4.22 General Permit, the permittee shall comply with the closure requirements in R18-9-A309(D).

Please coordinate with this agency regarding this project.

**ATTACHMENT B**  
**EXTERNAL AGENCY COMMENTS**

<b>DATE:</b>	04/01/2026	<b>NAME:</b>	Amanda Hardt	<b>TITLE:</b>	SUPERINTENDENT
<b>AGENCY:</b>	YPlan – (Formally CYMPO)			<b>PHONE:</b>	928-442-5737

No Concerns Expressed over the rezone. Below find comments from conceptual plan review.

Yavapai Plan staff reviewed the project narrative, concept materials, site plan, and ADOT Northwest District permit comments and attended the pre-application meeting to provide transportation-related input. The following recommendations are offered to support long-term mobility, safety, and infrastructure readiness while recognizing the project's commercial objectives.

1). Recommendation: Pedestrian Safety & Sidewalk Enhancements be incorporated into the site design, particularly along frontage and primary access points. Yavapai Plan acknowledges and supports ADOT's comments requiring traffic and drainage analyses with continued coordination due to the project's proximity to SR-89. Findings from these analyses may result in adjustments to recommended transportation or site design considerations.

- Gas station and convenience store sites generate frequent turning movements that increase pedestrian-vehicle conflict.
- Sidewalk continuity supports safe access for customers, employees, nearby residents, and students.
- Limit/relocate site driveways to avoid conflict with school bus turns and queues.

2). Recommendation: Electric Vehicle (EV) Charging Infrastructure or EV-ready design into the project, either at initial construction or through future-ready provisions.

Shared Benefit:

- Benefit to the Town of Chino Valley
  - Supports evolving transportation trends and statewide EV adoption.
  - Positions the Town competitively for future economic development and tourism.
  - Reduces future retrofit impacts on the roadway and site.
- Benefit to Maverik
  - Aligns with Maverik's role as a modern fueling and travel-support facility.
  - Attracts longer-dwell customers who are more likely to make in-store purchases.
  - Provides flexibility as vehicle fleets and consumer demand shift over time.

Potential Funding and Grant Opportunities:

- Federal Alternative Fuel Infrastructure Tax Credit (30C)
  - Provides tax credits for EV charging equipment in eligible census tracts.
- Arizona Electric Utility Make-Ready Programs
  - APS and other utilities periodically offer incentives for EV infrastructure.
- Federal Discretionary Programs (as applicable)
  - FHWA Carbon Reduction Program (CRP)
  - State or regional clean transportation initiatives as they become available.

3). Stormwater Management and Drainage Considerations, the applicant should consider enhanced stormwater management practices that complement required drainage standards and support long-term infrastructure protection.

- Fueling and high-traffic commercial sites can generate runoff with increased pollutant potential.
- Proactive stormwater treatment reduces downstream impacts and long-term maintenance obligations.
- Enhanced stormwater practices can improve coordination with state and local drainage requirements, particularly given the site's proximity to a state highway.

Potential Stormwater Strategies (as feasible)

- Incorporation of low-impact development (LID) techniques such as bioswales, vegetated drainage areas, or landscaped retention basins.
- Design of stormwater facilities that provide both functional drainage and visual enhancement.
- Treatment of runoff prior to discharge to reduce sediment and pollutant loading.
- Coordination of drainage design with pedestrian facilities to prevent ponding at sidewalks, crossings, and building entrances.

These recommendations are intended to enhance the project's long-term compatibility with Chino Valley's transportation system while providing operational and economic benefits to the applicant. Incorporating EV-ready infrastructure, pedestrian safety measures, and stormwater management solutions at the rezone and concept stage allows flexibility, reduces future costs, and supports shared community goals.

Please coordinate with this agency regarding this project.

**ATTACHMENT D  
SITE PLAN AND EXHIBITS**

**DATE MEETING HELD:** APRIL 2, 2026

**LOCATION:** 780 E Road 3 North

**ATTENDEES:**

APPLICANT/DEVELOPER: DAVID SOLTYSIK, APPLICANTS AGENT AND BRIAN HARELEZ, REAL ESTATE AGENT

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER.

NUMBER NEIGHBORS IN ATTENDANCE – 4 ATTENDEES; MR. AND MRS. HANES, MR. BECK AND MS. REANDES

ALL ATTENDEES EXPRESSED GENERAL SUPPORT FOR THE REZONE AND WERE PLEASED THAT THE SITE WILL BE CLEANED UP.

**SUMMARY OF ATTENDEE(S)' COMMENTS RELATED TO THE PROJECT:**

- QUESTIONS ABOUT WHERE THE PROJECT WILL CONNECT TO TOWN WATER AND SEWER SYSTEMS OR USE INDIVIDUAL WELLS AND SEPTIC.
- CONCERNS REGARDING WATER QUALITY, FUEL SPILL PREVENTION, MITIGATION, AND CONTAINMENT MEASURES (REFERENCING A RECENT LARGE FUEL SPILL).
- CONCERNS OVER INCREASED TRAFFIC AND IMPACTS TO THE ROAD QUALITY, INCLUDING THE NEED FOR PAVING.
- DESIRE FOR WATER-EFFICIENT LANDSCAPING TO MAKE THE CORNER MORE ATTRACTIVE.
- CONCERNS REGARDING LIGHTING AND THE IMPLEMENTATION OF DARK SKY FRIENDLY MEASURES.



**ATTACHMENT E  
STAFF RESEARCH**



**STAFF RESEARCH – MAVRIK FUEL STATION**

**CASE #: ZC-2026-03**

**CASE PLANNER: JESSICA BARRAGAN**

**PROJECT NARRATIVE:** This is a request by Maverik, Inc, on behalf of Richard J. Cold and Carolyn L Trust, for a rezone of three parcels of land totaling approximately 0.94 acres from Agricultural Residential, Minimum 5 Acres (AR-5) to Commercial Light (CL) to accommodate a future retail and fuel station. The properties are generally located at 780 E Road North, Chino Valley, Arizona.

**I. PROJECT DATA**

Project Location:	780 E Road 3 North - Northeast corner of N State Route 89 and E Road 3 North, Chino Valley, Arizona				
Parcel Number(s):	306-14-017A, 306-14-017G and 306-14-018				
Parcel Size(s):	306-14-017A (0.01 acres / 436 SF), 306-14-017G (0.36 acres / 15,682 SF), 306-14-018 (0.57 acres / 24,829 SF)				
Total Acreage:	(0.94 acres collectively to be rezoned/ 40,947 SF)				
Proposed Dwelling Units:	0				
Address:	780 E Road North				
Applicant:	Maverik, Inc. (Kum & Go, L.C.) on behalf of Cold Richard J & Carolyn L Declaration of Trust				
Applicant's Agent:	Ryan Halder (Agent)				
Conforms to G.P. Land Use Conformity Matrix:	Yes		No	X	Rezoning for overall site conformity
Zoning Overlay	PAD	N/A			
Within ½ Mile of SR89?	Yes	X	No		If yes, Property is restricted – site-built only
	<b>Existing Zoning</b>	<b>Use(s) on-site</b>			<b>General Plan Designation</b>
<b>Site</b>	"AR-5" – Agricultural/Residential	Single-Family Residence			"NC" – Neighborhood Commercial
<b>North</b>	"CL" Commercial Light	Vacant			"NC" – Neighborhood Commercial
<b>South</b>	"CL" Commercial Light/"SR-1" – Single Family Residential (Min 1 ac)	Chino Valley Community Church/ Single- Family Residence			"HMU" -Horizontal Multi-Use (<+8 du/ac)/"RR" - Rural Residential
<b>East</b>	"CL" Commercial Light	Vacant			"NC" – Neighborhood Commercial
<b>West</b>	"CL" Commercial Light	Service Garage/Contractors Yard & Offices			"NC" – Neighborhood Commercial
Prior Cases or Related Actions:	PA-2026-05				
<b>Type</b>				<b>Cases, Actions or Agreements</b>	
Pre-Annexation Agreement	Yes	No	X	N/A	
Annexation	Yes	X	No	September 21, 1970 - Original Town	

General Plan Amendment	Yes		No	X	N/A
Development Agreement	Yes		No	X	N/A
Rezone	Yes	x	No	X	Current Request ZC-2026-03
Subdivision	Yes		No	X	N/A
Conditional Use Permit	Yes		No	X	N/A
Pre-Application Meeting	Yes	X	No		PA-2026-05
Enforcement Actions	Yes	x	No		File: <a href="#">25-000460</a> (Last Inspection 3/3/26 by FS)
Land Division Status:	Yes	x	No		Overall Site Parcels (for consolidation contingent upon rezone): 306-14-019D, 306-14-019E, 306-14-011F, 306-14-017F, 306-14-017A, 306-14-017G, 306-14-018 (combined 9.53 acres / 415,069 SF per ALTA/NSPS Survey)
Irrigation District:				N/A	

## II. TOWN OF CHINO VALLEY GENERAL PLAN

<b>Land Use Element:</b>						
Land Use Designation:	"NC" – Neighborhood Commercial					
Is Project larger than 25 AC or 50 d.u.?	L.U. Policy 2.1	N/A	PRN Policy 2.8	N/A		
Issues:	None					
<b>Circulation Element:</b>						
Road Classification	State Highway & Local	Existing Row	Y	Required Row	Y	
Issues:	Coordinate with Engineering & ADOT for exact additional required ROW along SR-89 and E Rd 3 North.					
<b>Parks, Recreation, and Natural Resources Element:</b>						
Closest Park:	Community Center Park					
Within 1 mile of the Peavine Trail?	No					
Flooding?	FEMA Flood Plain Designation	N/A	Town Flood Map	N/A		
Issues:	No					
<b>Community Services and Facilities Element:</b>						
Water Source:	Town	Well	x	Prescott	Private System:	
Sewer:	Town	Septic	x			
Issues:	None					
<b>Economic Development Element:</b>						
SR-89 Corridor?	Yes	Enhancement: Goal ED-6	Yes			
Old Home Manor?	No	Goal ED-2	N/A			
Issues:	None					

**NOTIFICATION**

- Legal Ad Published: (04/07/2026)
- (1000') Vicinity Mailing: (03/16/2026)
- Reviewing Agencies Noticed: (03/16/2026)
- Neighborhood Meeting: (04/02/2026)
- Hearing Dates: (PZ on 05/05/2026) & (TC on 05/26/2026)
- Comments Due: (04/06/2026)

<b><i>External List (Comments)</i></b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Colleen Boge – APS	X	3/23/26	X		
Richard Perez - A.D.O.T.	X	4/14/26		X	X
Ralph Baker – C.V.I.D.	X	3/23/26	X		
Kevin O’Neil - CAFMA	X	4/1/26	X	X	X
Max Kamen – YC ENV	X	3/23/26		X	X
Monica Kriner – YC Health	X	3/23/26	X		
Lauren Hildebrand – ADEQ	X	3/23/26	x		
SparkLight Cable					
LUMEN (Previously Centurylink)					
<b><i>External List (Comments)</i></b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Comment"</b>	<b>Written Comments</b>	<b>Comments Attached</b>
Unisource Gas	X	3/23/26			
CVUSD	X	3/23/26		X	X
United States Postal Service	X	3/23/26	X		
Mark Holmes – Water Advisor	X	3/23/26		X	X
Amanda Hardt - Yplan	X	4/1/26		X	X
<b><i>Town of Chino Valley Internal List (Conditions)</i></b>	<b>Response Received</b>	<b>Date Received</b>	<b>"No Conditions"</b>	<b>Written Conditions</b>	<b>Comments Attached</b>
Jessica Barragan – Senior Planner – Development Services	X	4/13/26		X	X
Will Dingee – Assistant Director – Development Services	X	3/23/26	X		
Laurie Lineberry – Director – Development Services	X	4/13/26		X	X
Steve Sullivan – Town Engineer – Public Works	X	4/14/26		X	X
Dan Trout – Chief Building Official – Development Services	X	3/23/26	X		
Glenn Dally – Code Enforcement – Development Services	X	3/23/26	X		
Josh McIntire – Chief of Police - Police	X	3/23/26	X		