

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.



Charles Merritt - Chair



Prepared By: Gerreann Froberg