



A G E N D A

Town of Chino Valley
Planning & Zoning Commission

August 4, 2026



Commissioner's Regular Meeting Agenda
Planning & Zoning Commission
Chino Valley Town Hall
202 N. State Route 89
August 4, 2026, 6:00 p.m.

- 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 – MAY 5, 2026 REGULAR MEETING
 - C.2. WITHDRAWALS BY APPLICANT – NONE
 - C.3. CONTINUANCES – NONE
 - C.4. APPROVALS – NONE
- D. PUBLIC HEARINGS – TWO
 - D.1 **ZC-2026-04** – This is a request by The Roberts Family Trust for a rezone of approximately 2.86 acres of land from CL/AR-5 to Commercial Heavy (CH). The property is located at 3255 N State Route 89, Chino Valley, Arizona.
 - D.2 **CUP-2026-01** - This is a request by Kristen Martucci to renew an existing Conditional Use Permit, originally approved in 2002, to allow for the continued use of a rodeo arena and wedding/event facility on property located at 764 W Road 1 South, 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 May 5, 2026

A regular meeting of the Town of Chino Valley Planning and Zoning Commission was held on Tuesday, May 5, 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 Steve Stotz, Commissioner Richard Zamudio, and Alternate Commissioner Mark Schuerman. Commissioner Joseph Morabito was absent.

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 **Zamudio**.

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-2026-01 – 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.

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

Will Dingee, Assistant Director, presented the staff report and explained the requested zone change was from Agricultural/Residential 5-acre minimum (AR-5) to Single-Family Residential 1-acre minimum (SR-1), and would divide the property roughly in half. He showed a slide of the vicinity map which outlined the subject parcel and showed the requested zoning would be compatible with the surrounding areas.

Dingee shared that the applicant originally wanted to request a zone change to Single-Family Residential – 12,000 sq. ft. (SF-12,000) based on the Neighborhood Residential designation in the Town's 2040 General Plan. However, after the Neighborhood Meeting held on March 5, 2026, at which neighbors expressed concerns about development less than 1-acre, the applicant clarified their intent for 1-acre or larger lots. Staff reevaluated the best zoning approach, and concluded that SR-1 provided the cleaner, more direct zoning path. He shared the Conditions of Approval, stated that the applicant was present, had nothing further to add, and was available to answer any questions the Commission may have. 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.

Merritt asked if there was available sewer hookup nearby or was it only water.

Dingee replied that only Town water hookup was nearby, and the closest sewer hookup was too far away for staff to mandate hookup, unless the applicant wanted to develop less than 1-acre parcels.

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 Zamudio, to approve ZC-2026-01, as presented, subject to the staff report, and information provided during the hearing, and the conditions of

approval in Attachment A. A voice vote was taken and the motion passed with a 7-0 vote.

PUBLIC HEARING #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.

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 shared a slide of the subject property vicinity, zoning, and compatibility with the Town's 2040 General Plan. She stated that a Neighborhood Meeting was held on April 2, 2026, with four neighbors in attendance. The staff received no concerns or opposition over the proposed rezone. She showed the proposed Site Plan and explained that the overall site would be approximately 9.7 acres. **Barragan** explained that the applicant would need to apply for a Site Plan review to move forward if the rezone was approved. She shared that the applicant was present, had nothing further to add, and was available for questions. 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.

Ditta asked if fuel station meant diesel fuel for RVs and large trucks.

Barragan replied that there would be an option at the rear of the property to the east for larger vehicles.

Ditta asked how traffic would enter off State Route 89.

Barragan replied that transit studies were underway which may change the site plan to conform with Arizona Department of Transportation (ADOT) standards and the Town's current engineering standards.

Pasciak added that the Site Plan showed an access point, ingress and egress, at the north end of the site. Also, on the south boundary were three access points on E Road 3 North with an existing traffic light.

Lineberry explained that the applicant submitted their requested Site Plan, which had not gone through vetting with ADOT yet. Staff anticipated ADOT requesting road widening, the Site Plan could change with comments from agencies during the Site Plan review process and will need to meet the requirements of those agencies.

Merritt asked if the approval was just for the zone change at this time, and would the Commission see the Site Plan review.

Lineberry replied that the Commission would only be approving the zone change, and staff would administratively review the Site Plan once submitted. She stated that during the Site Plan review, staff could address any concerns that the Commission wished to raise.

Meadors asked if the site would be monitored carefully for gas leaks considering what occurred at the Circle K in Town, with better measurements if gas was missing from the tanks.

Lineberry replied that monitoring did not occur until a leak was detected. She explained that a new fuel facility had the most modern and up-to-date technology with monitoring.

Pasciak stated that there were Federal requirements for underground storage tanks that would have to be complied with.

Merritt added that the plans would all need to be approved by the Town Engineer as well.

Barragan explained that the applicant's Engineer stated at the Neighborhood Meeting that they had measures in place in case of an incident.

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-2026-03, 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 April 28, 2026, ZC-2026-02- Oakwood Homes rezone, was approved by Town Council.

INFORMATION ITEMS – FROM THE COMMISSIONERS:

Ditta - *"I just wanted to say thank you to all the Town residents and outlining neighbors that have supported myself and my wife with such warm responses. As the Town moves through this difficult time, please remember what Chair Merritt stated so eloquently at our last meeting, look at the facts. The definition of a fact is that it can be proven or disproven via evidence, establishing the truth or falsehood of an assertion. If you cannot find a fact, then you can reasonably assume the assertion is a sales pitch. If you should read a number with the word average is in front of the number, do you really know the actual number? Also consider the support that has been given and the support that has been ignored as you make your decision for any project in the Town of Chino Valley. Thank you."*

INFORMATION ITEMS – FROM THE CHAIR: **Merritt** shared that he was grateful that the Town Council had approved the Old Home Manor RV Park, and future projects, like the one just presented, would bring much needed revenue to the Town. He stated that sales tax was very important to the Town.

INFORMATION ITEMS – FROM THE PUBLIC: none.

ADJOURN – A motion was made by **Pasciak** and seconded by **Meadors** to adjourn the meeting at 6:21 p.m.

Charles Merritt - Chair

Prepared By: Gerreann Froberg



TOWN OF CHINO VALLEY
Planning Commission Staff Report
August 4, 2026
File Number ZC-2026-04
Rezone

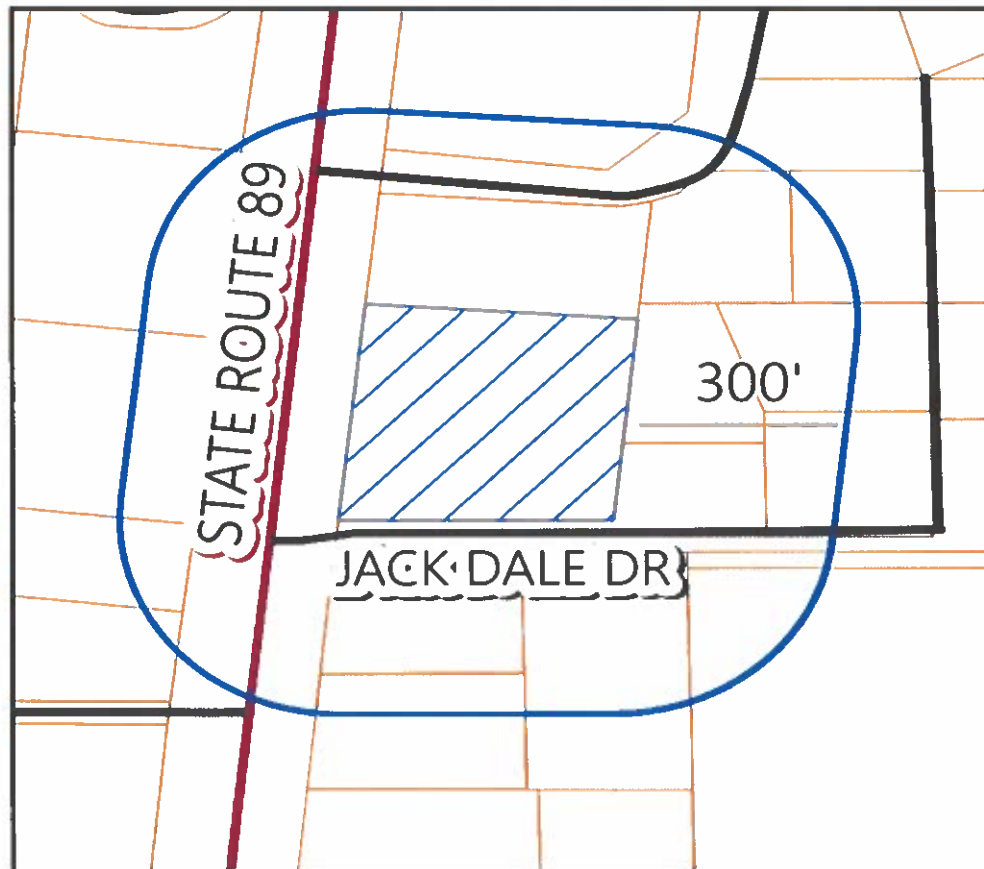
PROJECT DESCRIPTION

This is a request by The Roberts Family Trust for a rezone of approximately 2.86 acres of land from CL/AR-5 to Commercial Heavy (CH). The property is located at 3255 N State Route 89, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"CL/AR-5" – Commercial Light / Agricultural Residential	Vacant	LI – Light Industrial
North	"CH" – Commercial Heavy	Vacant	LI – Light Industrial
South	"CH" – Commercial Heavy	Outlaw Upholstery	LI – Light Industrial
East	"CH" – Commercial Heavy	Chino Glass	LI – Light Industrial
West	"CH" – Commercial Heavy	Mobile Home Sales / Drill Tech (Oakwood Homes)	LI – Light Industrial

LOCATION MAP



PRIOR SITE ACTIONS: Ordinance No. 349 (1998) – granted for mobile home sales/storage in former C-1 district (max 25 units; expired 2003).

STAFF RECOMMENDATION: Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of **APPROVAL** for the Oakwood Homes Rezone (ZC-2026-04) with Conditions of Approval found in Attachment A.

SUGGESTED MOTION: Move to **APPROVE** Zone Change ZC-2026-04 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 Roberts Rezone, located at 3255 N State Route 89, 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 seeks to rezone the approximately 2.86-acre site (APN 306-04-032C) from the split zoning of Commercial Light (CL) and Agricultural/Residential (AR-5) to Commercial Heavy (CH). The purpose is to bring the zoning into full conformance with the Town of Chino Valley 2040 General Plan Future Land Use Map designation of Light Industrial (LI) and to prepare the vacant land for future sale and commercial development. No specific development proposal or site plan is submitted with this rezone request; any future use will be subject to Site Plan Review and compliance with all applicable UDO standards, including SR 89 corridor policies requiring site-built construction for new buildings.

The rezone will allow a wider range of commercial and light industrial uses by right, consistent with surrounding properties zoned CH to the north, south, east, and west (including the recently approved Oakwood Homes rezone directly to the west). The site is currently vacant with no structures. Existing access is from N State Route 89 (ADOT ROW). A potential southern panhandle access was discussed but is not relied upon for this request.

The owner confirmed there is no recorded legal access via the southern panhandle (verbal agreement only, with no documentation located by staff or applicant). This issue was raised by one neighbor but does not affect the rezone itself, as the owner agrees it is a moot point and any future access must be legally established and permitted.

Zoning

The Current zoning is CL/AR-5. Rezoning the entire parcel to CH will eliminate the split zoning, allow CH-permitted uses by right, and bring the property into compliance with the UDO. The proposed CH zoning is compatible with adjacent CH zoning and the surrounding commercial character along the SR 89 corridor, further consistent with the Light Industrial Land Use designation.



General Plan

The 2040 General Plan designates the site Light Industrial (LI). The CH district aligns with the intent of the LI land use designation, which allows for commercial and light industrial activities. The rezoning also supports Economic Development Goal ED-6 (SR 89 Corridor enhancement) by positioning the property for appropriate commercial investment and future site improvements. Staff finds the request consistent with the General Plan.



PUBLIC COMMENTS RECEIVED: None

EXTERNAL AGENCY COMMENTS: See Attachment B

NEIGHBORHOOD MEETING COMMENTS: See Attachment C

**PROPOSED CONDITIONS DELIVERED (7/8/26)
TO APPLICANT ON:**

☒	Applicant agreed with all of the conditions of approval on (7/9/26)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	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
928-636-9472

7/14/2026


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.

Planning: Jessica Barragan, Senior Planner, 928-636-3473

3. Any use or construction on the site requires compliance by the owner with Town Development standards, including landscape, lighting signage, parking, setbacks and approval by the Department of Development Services.
4. Any future buildings or structures on the site shall be site-built construction in accordance with SR 89 corridor policies. Modular or manufactured buildings are not permitted.
5. Access through the southern panhandle shall be prohibited unless legal access is established and all required approvals and permits are obtained.

Public Works/Engineering: Stephen Sullivan, Town Engineer, 928-636-3402

6. With the proposed rezoning alone, no specific site improvements are required at this time. However, any future uses, development/new construction, may trigger requirements for paved parking and maneuvering areas, drainage improvements, and other UDO standards (e.g., UDO §4.22).
7. The Town does not have nearby water or sewer service. Any future development shall satisfy Yavapai County Development Services (YCDS) for on-site wastewater (septic) systems and the Arizona Department of Water Resources (ADWR) for water supply.
8. The applicant shall coordinate with Central Arizona Fire and Medical Authority (CAFMA) for any necessary fire protection, access, and maneuvering requirements for future development.
9. Any future grading or development shall include a drainage report and grading plans prepared by an Arizona Registered Civil Engineer, detailing to historic rates and accommodating off-site flows.

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:	6/3/2026	NAME:	RICHARD PEREZ	TITLE:	NORTHWEST DISTRICT PERMITS SUPERVISOR
AGENCY:	ADOT – ARIZONA DEPARTMENT OF TRANSPORTATION			EMAIL	NORTHWESTPERMIT@AZDOT.GOV

COMMENT NO.	DATE	DWG/SPEC. PAGE NO.	REVIEWER COMMENT	REVIEWER	CONSULTANT/DESIGNER EXPLANATION/INITIALS*
1	6/1/2026	General	ADOT has no objections with the planning and zoning but we will need to see site plans for any potential developments adjacent to ADOT Right of Way or if it has a potential to impact the ADOT corridor.	NWD	
2	6/1/2026	General	For all developments that may impact state highways, ADOT will require the applicant to go through the ADOT Development Process. Please reach out to Northwestpermit@azdot.gov to schedule a pre-application meeting to begin the development process if your project moves forward. Encroachment Permit Pre-Application Checklist	NWD	
3	6/1/2026	General	ADOT's comments may not be all inclusive. ADOT reserves the right to comment further when Parcel #306-04-032C develops to review the site plans and to comment on any other future meetings regarding Parcel #306-04-032C. Please contact the Northwest District Permits department if you have any questions or concerns.	NWD	

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: JUNE 25, 2026

LOCATION: 3255 N STATE ROUTE 89

ATTENDEES:

- PROPERTY OWNER(S): MR. AND MRS. MARTIN ROBERTS
- TOWN STAFF: JESSICA BARRAGAN (SENIOR PLANNER)
- NUMBER NEIGHBORS IN ATTENDANCE – ONE (1) ATTENDEE

SUMMARY OF MEETING OUTCOMES AND ATTENDEE(S') COMMENTS RELATED TO THE PROJECT:

One member of the public attended: Mr. Edward Bloomfield. Mr. Bloomfield expressed no concerns over the rezone request but does desire for someone to maintain the existing panhandle access along the southern boundary of the subject property. Staff and the applicant/owner (Martin Roberts) explained that there is no recorded evidence of a legal easement or right-of-way for this southern access. The owner had referenced a possible verbal agreement but was unable to provide documentation, and staff research of public records confirmed no such legal access exists. The owner acknowledged this and confirmed that the rezone request does not rely on or affect this access. Mr. Bloomfield was informed that any future use of that access would require legal establishment and permitting separate from this rezone. No other concerns were raised. The owner agrees the southern access issue is a moot point with no bearing on the rezone approval.

ATTACHMENT D
SITE PLAN AND EXHIBITS

ZONING MAP PROVIDED BY APPLICANT

Request to Rezone 306-04-032C to CH



Disclaimer: Map and parcel information is believed to be accurate but accuracy is not guaranteed. No portion of the information should be considered to be, or used as, a legal document. The information is provided subject to the express condition that the user knowingly waives any and all claims for damages against Yavapai County that may arise from the use of this data.

Map printed on 5/26/2026

**ATTACHMENT E
STAFF RESEARCH**



STAFF RESEARCH –ZC-2026-04
Roberts Rezone

CASE #: ZC-2026-04
CASE PLANNER: JESSICA BARRAGAN

PROJECT NARRATIVE: This is a request by The Roberts Family Trust for a rezone of approximately 2.86 acres of land from CL/AR-5 to Commercial Heavy (CH). The property is located at 3255 N State Route 89, Chino Valley, Arizona.

I. PROJECT DATA

Project Location:	3255 N State Route 89				
Parcel Number(s):	306-04-032C				
Parcel Size(s):	124,582 sf				
Total Acreage:	2.86				
Proposed Dwelling Units:	0				
Address:	3255 N State Route 89				
Applicant:	Roberts Martin B & Sharon D Family Trust				
Applicant's Agent:	Martin & Sharon Roberts				
Conforms to G.P. Land Use Conformity Matrix:	Yes		No	X	Rezoning for conformity
Zoning Overlay	PAD	N/A			
Within ½ Mile of SR89?	Yes	X	No		If yes, Property is restricted – site-built only

	Existing Zoning	Use(s) on-site			General Plan Designation
Site	"CL/AR-5" – Commercial Light	Vacant			LI – Light Industrial
North	"CH" – Commercial Heavy	Vacant			LI – Light Industrial
South	"CH" – Commercial Heavy	Outlaw Upholstery			LI – Light Industrial
East	"CH" – Commercial Heavy	Chino Glass			LI – Light Industrial
West	"CH" – Commercial Heavy	Mobile Home Sales/Drill Tech			LI – Light Industrial

Prior Cases or Related Actions:					
<u>Type</u>					<u>Cases, Actions or Agreements</u>
Pre-Annexation Agreement	Yes		No	x	
Annexation	Yes	x	No		Original Town 9/21/1970
General Plan Amendment	Yes		No	x	
Development Agreement	Yes		No	x	
Rezone	Yes	x	No		ZC-2026-04 (Current Request)
Subdivision	Yes		No	x	
Conditional Use Permit	Yes		No	x	
Pre-Application Meeting	Yes	x	No		PA-2026-18
Enforcement Actions	Yes		No	x	

**ATTACHMENT E
STAFF RESEARCH**

Land Division Status:	Yes	No	x	
Irrigation District:	None			

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:					
Land Use Designation:	LI – Light Industrial				
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				
Circulation Element:					
Road Classification	State Highway	Existing Row	Y	Required Row	N
Issues:	None				
Parks, Recreation, and Natural Resources Element:					
Closest Park:	Community Center Park				
Within 1 mile of the Peavine Trail?	No				
Flooding?	FEMA Flood Plain Designation	No	Town Flood Map	No	
Issues:	None				
Community Services and Facilities Element:					
Water Source:	Town	Well	x	Prescott	Private System:
Sewer:	Town	Septic	x		
Issues:	None				
Economic Development Element:					
SR-89 Corridor?	Yes	Enhancement: Goal ED-6	Yes - ED-6.2		
Old Home Manor?	No	Goal ED-2	n/a		
Issues:	None				

NOTIFICATION

- **Legal Ad Published:** (07/07/2026)
- **Neighborhood Meeting:** (6/25/2026)
- **(300') Vicinity Mailing:** (06/15/2026)
- **Hearing Dates:** (P&Z 08/04/2026 - TC 08/25/2026)
- **Reviewing Agencies Noticed:** (06/11/2026)
- **Comments Due:** (7/6/2026)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Colleen Boge – APS	x	7/3/26	x		
Richard Perez - A.D.O.T.	x	6/3/26		x	x
Ralph Baker – C.V.I.D.	x	6/3/26	x		
Kevin O'Neil - CAFMA	x	7/3/26	x		
Suzanne Ehrlich – YC ENV					
Monica Kriner – YC Health					
SparkLight Cable					
LUMEN (Previously Centurylink)					

ATTACHMENT E
STAFF RESEARCH

External List (Comments)	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Unisource Gas	x	6/3/26	x		
CVUSD					
United States Postal Service					
Mark Holmes – Water Advisor	x	6/3/26	x		
Town of Chino Valley Internal List (Conditions)	Response Received	Date Received	"No Conditions"	Written Conditions	Comments Attached
Jessica Barragan – Senior Planner – Development Services	x	7/6/26		x	x
Will Dingee – Assistant Director – Development Services					
Laurie Lineberry – Director – Development Services	x	7/6/26		x	x
Ryan Anderson–Director – Public Works					
Steve Sullivan – Town Engineer – Public Works	x	7/9/26		x	x
Dan Trout – Chief Building Official – Development Services					
Glenn Dalley – Code Enforcement – Development Services					
Joshua McIntire– Chief of Police -Police	x	6/3/26	x		



TOWN OF CHINO VALLEY
Planning Commission Staff Report
August 4, 2026
File Number CUP-2026-01
Conditional Use Permit

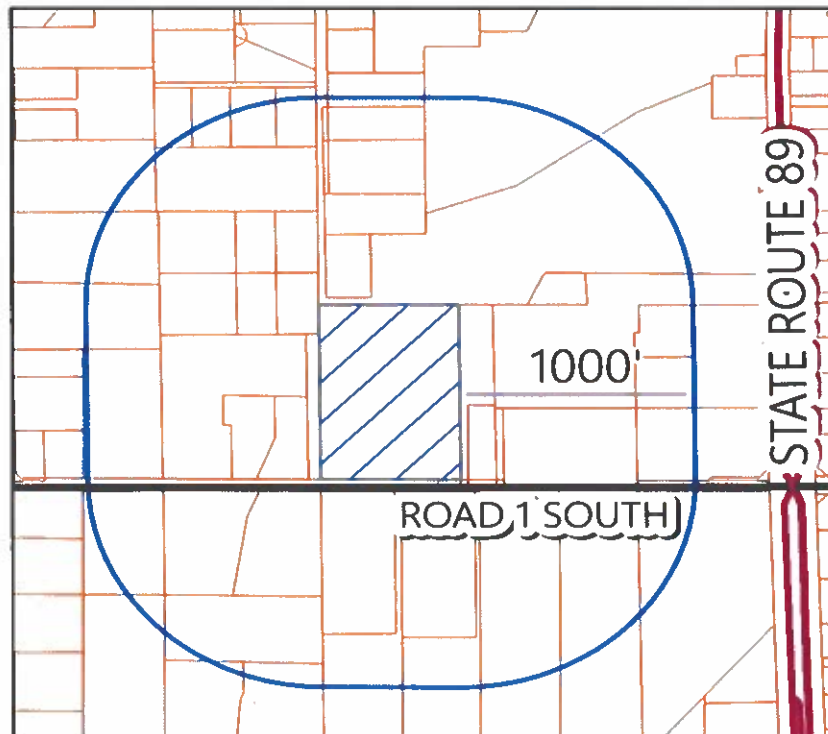
PROJECT DESCRIPTION

This is a request by Kristen Martucci to renew an existing Conditional Use Permit, originally approved in 2002, to allow for the continued use of a rodeo arena and wedding/event facility on property located at 764 W Road 1 South, Chino Valley, Arizona.

LOCATION DATA

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Triple 3 Farms – Rodeo Arena & Wedding/Event Facility	NR - Neighborhood Residential (4 du/acre)
North	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Cooper Ag Center	RR – Rural Residential (1 du/ac)
South	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Single Family Residential	RR – Rural Residential (1 du/ac)
East	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Olsen's Grain & Arena	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)
West	"SR-1" – Single Family Residential (Minimum 1 acre)	Single Family Residential	NR - Neighborhood Residential (4 du/acre)

LOCATION MAP



PRIOR SITE ACTIONS:	Ordinance No. 487 (adopted January 10, 2002 – original 25-year CUP for rodeo arena and wedding facility, expiring January 10, 2027).
STAFF RECOMMENDATION:	Staff recommends that the Planning and Zoning Commission forward to the Town Council a recommendation of APPROVAL for the Conditional Use Permit CUP-2026-01.
SUGGESTED MOTION:	Move to APPROVE Conditional Use Permit CUP-2026-01 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 Conditional Use Permit, the Planning and Zoning Commission is recommending approval to Town Council for the CUP-2026-01 Conditional Use Permit, located at 764 W Road 1 S, subject to the staff report and information provided during this hearing, and affirmatively finds that the request is in conformance with the previously approved use on the parcel.

Staff Analysis:

The applicant, Kristen Martucci (Tallman Family Trust & Martucci Kristen S Trustee), requests renewal of the Conditional Use Permit originally granted under Ordinance No. 487 (adopted January 10, 2002) for a rodeo arena and wedding facility on the approximately 11.65-acre parcel zoned AR-5 (Agricultural/Residential) at 764 W Road 1 S. The CUP was approved for a 25-year term and is set to expire on January 10, 2027. Pursuant to UDO Section 1.9.3.D.1 and Ordinance Section 1, Condition 1, the applicant must initiate renewal prior to expiration to avoid the use becoming nonconforming or requiring cessation.

Since acquiring the property in 2022, the applicant has operated the site successfully as Triple 3 Farms & Events, hosting arena/equestrian events (typically daytime, 30-70 attendees), weddings and special occasions (evening events concluding by 11:00 p.m., 50-250 guests), and public special events such as tack sales and dances (20-150 attendees). Dust control is provided by a private water truck, amplified sound is monitored via mobile app, alcohol service (when provided) is by licensed professionals with cut-off times, and parking occurs in designated on-site areas. The applicant reports no known complaints from neighbors or the public during current ownership. The existing improvements include an event center building with two restrooms and prep kitchen (no cooking appliances), metal pipe arena fencing in good condition, barn, and designated parking areas. Two single-family dwellings on site are served by separate wells and are not part of the event operations.

The use remains compatible with adjacent uses, including Olsen's Grain & Arena directly to the east and other agricultural/residential properties. The operation is low-intensity and aligns with the "privately owned and operated parks and recreation facilities" and "Rodeos, livestock auctions, fairgrounds, riding academies" conditional uses permitted in the AR-5 district (UDO Section 3.6.C.1 and 3.6.C.4). It also supports the Neighborhood Residential (NR) General Plan designation and Economic Development Element goals for community-serving rural venues.

Planning staff reviewed the four specific ongoing conditions of Ordinance 487 and finds ongoing compliance:

1. Renewal Initiation – Pre-application meeting (PA-2026-14) held June 3, 2026; formal renewal application submitted.
2. Dust Abatement – Water truck utilized on an as-needed basis during events; no complaints received.
3. Fencing – Existing 8-foot metal pipe arena fencing maintained in good condition for safety and containment.
4. Operational Hours – Arena/events with lights/PA limited to 8:00 a.m.–12:00 midnight; evening events conclude with guests off-site by 11:00 p.m.

The renewal requires re-application as a new CUP under UDO Section 1.9.3 (including citizen review process) because the original approval was expressly time-limited. Staff finds the use continues to meet all required findings for approval and recommends renewal, potentially with an indefinite term or updated long-term conditions per UDO 1.9.3.D.1, subject to the conditions listed herein and ongoing monitoring.

Zoning

The subject property is currently zoned Agricultural/Residential (AR-5). The applicant is requesting renewal of the Conditional Use Permit to allow for the continued operation of a rodeo arena and wedding/event facility. Section 3.6 of the Unified Development Ordinance lists “privately owned and operated parks and recreation facilities” and “Rodeos, livestock auctions, fairgrounds, riding academies” as Conditional Uses in the AR-5 district. The requested renewal for the established use is allowed with a Conditional Use Permit in this zoning district. The site has operated in full compliance with the original conditions of Ordinance 487 since 2022 with no enforcement actions or complaints. No changes to the approved use or site plan are proposed at this time.



General Plan

The General Plan designates the subject property as Neighborhood Residential (NR). The NR category supports low-density residential development and compatible agricultural, recreational, and community-serving uses in rural areas, producing minimal operational or visual impacts. The continued use as a rodeo arena and event/wedding facility aligns with this designation, as it is a low-impact operation that has operated successfully without complaints and supports local events and the rural economy (consistent with Economic Development Element Goal ED-6). The renewal maintains the AR-5 zoning and satisfies the General Plan Land Use Designation. The project is smaller than 25 acres and does not trigger additional policies under L.U. Policy 2.1.



Conditional Use Permit

A Conditional Use Permit is a use that because of special requirements or characteristics, may be allowed in a particular zoning district only after review by the Commission and Council, and the imposing of conditions that are necessary to make the use compatible with other uses permitted in the same zoning district or vicinity. Conditional uses run with the land.

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Section 3.6 includes rodeo arenas and recreation facilities as conditional uses, a use that may be approved with a Conditional Use Permit. The Conditional Use Permit is subject to discretionary approval by Council, if the location and context of the site is suitable for the required use. Staff recommends the following conditions for this Conditional Use Permit renewal (carrying forward the original conditions of Ordinance 487 where still applicable, and incorporating updates from the pre-application review for Current compliance standards):

1. The applicant shall apply for a revision/amendment to the Conditional Use Permit if any material changes are proposed to the approved site plan, event types, or intensity of use.
2. The existing arena fencing shall be maintained in good structural condition for safety, containment, and screening.
3. Dust abatement shall continue to be provided via private water truck (or equivalent approved method) on an as-needed basis during all arena and event activities to minimize impacts on neighboring properties and public rights-of-way.
4. Operational hours for events utilizing amplified sound (PA system) or arena lighting shall be limited to 8:00 a.m. to 11:00 pm. All evening events (weddings, special occasions, public dances) shall conclude with all guests off the property by 11:00 p.m.
5. The owner shall ensure that all outdoor lighting is Dark-Sky Compliant, downlit, and does not trespass over property lines.
6. The owner shall comply with all Central Arizona Fire and Medical Authority (CAFMA) requirements.
7. All parking and maneuvering areas shall be maintained in a dust-free or low-dust condition (water truck or approved treatment). ADA-compliant parking spaces (11' x 20' with 5' access aisles) shall be provided in adequate number and location nearest accessible entrances, with proper striping and signage. Drive aisles shall be minimum 24 feet wide.
8. The owner shall coordinate with the Building Division for any tenant improvements, structural modifications, or new construction. All plans shall be designed by an Arizona Licensed Design Professional.
9. The existing septic system serving the event center shall be evaluated for adequate capacity based on peak event attendance and wastewater flows. The owner shall submit a Letter of Intent to Yavapai County Environmental Services detailing design flows for each event type (using AAC Table 1 Unit Design Flows) and shall show the location of the wastewater system on the site plan per AAC R18-9-A309(B)2. Any required upgrades or modifications shall be completed prior to increased event intensity.
10. The applicant shall maintain all records of events (including date, type, estimated attendance, and dust control measures) and make them available to Town staff upon request for compliance monitoring.
11. The applicant shall sign a Waiver of Claims form (provided by the Town and to be recorded with the Yavapai County Recorder's Office) prior to the public hearing and final decision by the Town.

PUBLIC COMMENTS RECEIVED: None

EXTERNAL AGENCY COMMENTS: See Attachment B

**NEIGHBORHOOD MEETING
COMMENTS:** See Attachment C

**PROPOSED CONDITIONS DELIVERED TO
APPLICANT ON:**

☒	Applicant agreed with all of the conditions of approval on (7/16/2026)
☐	Applicant did not agree with the following conditions of approval: (list #'s)
☐	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:

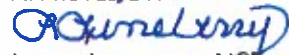


JESSICA BARRAGAN, SENIOR PLANNER
(JBARRAGAN@CHINOAZ.NET)
928 636-3473

DATE:

JULY 16TH, 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 conditional use 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) 636-3473

3. The owner shall ensure that all outdoor lighting is dark sky compliant, with down-lighting, and that light shall not trespass over property lines.
4. Dust abatement via water truck (or approved equivalent) shall continue during all arena and event activities. Parking and maneuvering areas shall be maintained to minimize dust.
5. Operational hours and event management shall continue in accordance with the original conditions of Ordinance 487, however all event shall be concluded no later than 11:00 pm.
6. The owner shall comply with all Central Arizona Fire and Medical Authority requirements, including fire extinguishers, Knox access products and address identification.
7. The owner shall coordinate with the Building Department for any tenant improvements, ensuring plans are designed by Arizona Licensed Design Professional.
8. The owner shall coordinate with Yavapai County Environmental Services regarding septic system capacity and submit a Letter of Intent with event-specific design flows. The wastewater system location shall be shown on the site plan.

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:	07/6/2026	NAME:	KEVIN O'NEIL	TITLE:	FIRE INSPECTOR III
AGENCY:	CENTRAL ARIZONA FIRE AND MEDICAL AUTHORITY (CAFMA)			PHONE	928-848-2355
Please refer to the Central Arizona Fire and Medical Authority (CAFMA) fire comments below. See our website at cazfire.org for permit and fee details. Fire sprinkler, fire alarm, kitchen/industrial fire protection system, gas detection system and LPG/above grade fuel tank plans shall be a deferred submittal to CAFMA. 1. Provide fire extinguishers in accordance with 2018 IFC Section 906. 2. Tents and membrane structures having an area in excess of 400 square feet shall not be erected, operated, or maintained for any purpose without first obtaining a permit and approval from the fire code official 3. All mobile food preparation vehicles shall comply with Section 319 of the 2018 IFC					

DATE:	7/6/2026	NAME:	MAX KAMEN	TITLE:	ENVIRONMENTAL HEALTH SPECIALIST III
AGENCY:	YAVAPAI COUNTY ENVIRONMENTAL DEPARTMENT -			PHONE	928-442-5408
Event Center wastewater system appears to have a Design Flow of 833-GPD (1750 Gallon Septic tank divided by 2.1= 833 GPD) from AAC R18-9-A314(4)(b). Need to confirm the Design Flows for each type of event in a Letter of Intent. Use Table 1 Unit Design Flows (attached) to determine the Design Flows. I have attached the permits we have for the wastewater systems on the parcel. The one Permit for the house did expire. I don't know if it got installed or not. And that would replace the other permit for the house. • Site Plan needs to show the wastewater system. AAC R18-9-A309(B)2. Please show on the site plan the location of the wastewater system. • Please follow the Arizona Administrative Code (AAC) Title 18, Chapter 9, for all Rules and Regulations for On-Site Wastewater Systems. Please coordinate with this agency regarding this project.					

STAFF RECEIVED NO OTHER COMMENTS FROM EXTERNAL AGENCIES.

ATTACHMENT C
NEIGHBORHOOD MEETING COMMENTS

DATE MEETING HELD: 06/25/2026

LOCATION: 764 W Road 1 S

ATTENDEES:

OWNER/AGENT: KRISTEN MARTUCCI, APPLICANT

TOWN STAFF: JESSICA BARRAGAN, SENIOR PLANNER

No neighbors were in attendance at the Neighborhood Meeting.

The applicant provided a site tour and shared stories of historical events.

ATTACHMENT D
SITE PLAN AND EXHIBITS

APN# 306-14-026R
Site Plan and Submitted by Applicant



ATTACHMENT D
SITE PLAN AND EXHIBITS

CUP Narrative

The property at 764 W Road 1 S, Parcel #306-29-027G, has been operating under the current CUP that was issued on January 10, 2002. The property was purchased in 2022 by Kristen Martucci and began having events under the business name Triple 3 Farm & Events.

Starting in 2023, Triple 3 hosted arena events, weddings, special occasions and some special events open to the public. The number of events are listed below:

Events by Month

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2023				1	1	1			1	1	1		6
2024	0	0	2	4	3	3	1	3	2	3	3	2	26
2025	0	1	2	1	5	5	1	2	0	3	2	8	30
2026	1	0	1	0	0	0	2	0	0	0	0	0	4

Description of Events

Arena Events:

- Approximate hours - 7:30 a.m. - 1:00 p.m.
- Approximately 30-70 attendees per event
- Arena and parking areas are watered using a private water truck, filled up at the water station on W Road 2 N
- Participants park in the designated areas labeled "Parking" on the site plan included in the application
- An outdoor PA system is utilized for announcing during the events

Weddings and Special Occasions:

- An event typically runs anywhere from 2:00 p.m. to 10:30 p.m. with all guests off property by 11pm
- Guest count varies per event, approximately 50 - 250 (utilizing outdoor spaces)
- Sound level is monitored and measured by an app on a phone
- Alcohol service (if applicable) is provided by a licensed professional and cut off 30 minutes before the end of the event
- Guests park in the designated areas labeled "Parking" on the site plan included in the application
- If needed, parking areas are watered using a private water truck filled up at the water station on W Road 2 N

ATTACHMENT D
SITE PLAN AND EXHIBITS

Public Special Events:

- Ranging from community tack sales to public dances with live music
- Tack or community sales are typically from 8am - 1pm
- Public dances are typically from 5pm-11pm
- Approximately 20-150 attendees
- Alcohol service (if applicable) is provided by a licensed professional and cut off 30 minutes before the end of the event. A Special Event Liquor License is obtained, by approval from the Town of Chino and the State of Arizona, to sell alcohol to attendees
- Appropriate permits for the bar service are obtained from Yavapai Health Department
- Participants park in the designated areas labeled "Parking" on the site plan included in application
- If needed, parking areas are watered using a private water truck filled up at the water station on W Road 2 N

Property Notes

Arena Fencing:

The fencing around the arena was in place when the property was purchased in 2022. It is constructed of metal pipe and is in good condition. Pictures are included in the application submittal

Arena Lighting:

The arena lights were in place when the property was purchased in 2022. They are in good working condition, however Triple 3 Farm & Events has never used them for any events or competitions. The current CUP allows for use between 8:00 a.m. to 12:00 p.m.

Water System:

There is an existing sprinkler system that was originally designed to pull from the holding pond that was filled utilizing the irrigation rights assigned to the property. However, at the time of purchase in 2022, that system was not functional and the pond only fills with seasonal runoff. Triple 3 Farm & Events owns a water truck that is used to keep dust down during the events as needed. The water is obtained from the fill station on W Road 2 N.

Event Center:

The building with two restrooms and a prep kitchen (no cooking appliances) were in place when the property was purchased in 2022. This is the space utilized for the events.

Complaints:

During the time of ownership from June 2022 to present, there are no know complaints from activities held on the property.

With this application, we respectfully request approval of the Conditional Use Permit in perpetuity to ensure this important community venue can continue to host special occasions and equestrian events for generations to come. This property has long been a valued asset to the Chino Valley community, serving as a place where residents and visitors alike have created lifelong memories.

**ATTACHMENT E
STAFF RESEARCH**



STAFF RESEARCH –CUP-2026-01

TRIPLE 3 FARMS

CASE #: CUP-2026-01

CASE PLANNER: JESSICA BARRAGAN

PROJECT NARRATIVE: This is a request by Kristen Martucci to renew an existing Conditional Use Permit, originally approved in 2002, to allow for the continued use of a rodeo arena and wedding/event facility on property located at 764 W Road 1 S, Chino Valley, Arizona.

I. PROJECT DATA

Project Location:	764 W Road 1 S		
Parcel Number(s):	306-29-027G		
Parcel Size(s):	507,474 square feet		
Total Acreage:	11.65 Acres		
Proposed Dwelling Units:	0 (two existing single-family dwellings on site noted)		
Address:	764 W Road 1 S		
Owner/Applicant:	Tallman Family Trust & Martucci Kristen S Trustee		
Applicant's Agent:	Kristen Martucci		
Conforms to G.P. Land Use Conformity Matrix:	Yes	☒ No	
Zoning Overlay	PAD	N/A	
Within ½ Mile of SR89?	Yes	☒ No	If yes, Property is restricted – site-built only

	Existing Zoning	Use(s) on-site	General Plan Designation
Site	"AR-5" –Agricultural/Residential (Minimum 5 acres)	Triple 3 Farms -	NR - Neighborhood Residential (4 du/acre)
North	"CL/AR-5" – Commercial Light & Agricultural/Residential (Minimum 5 acres)	Cooper Ag Center	RR – Rural Residential (1 du/ac)
South	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Single Family Residential	RR – Rural Residential (1 du/ac)
East	"AR-5" – Agricultural/Residential (Minimum 5 acres)	Olsen's Grain & Arena	NC – Neighborhood Commercial/ NR - Neighborhood Residential (4 du/acre)
West	"SR-1" – Single Family Residential (Minimum 1 acres)	Single Family Residential	NR - Neighborhood Residential (4 du/acre)

Prior Cases or Related Actions:	PA-2026-14, 6/3/26
---------------------------------	--------------------

Type	Yes	No	Cases, Actions or Agreements
Pre-Annexation Agreement	Yes	☒ No	x
Annexation	Yes	☒ No	Original Town 9/21/1970
General Plan Amendment	Yes	☒ No	x
Development Agreement	Yes	☒ No	x
Rezone	Yes	☒ No	x
Subdivision	Yes	☒ No	x

ATTACHMENT E
STAFF RESEARCH

Conditional Use Permit	Yes	x	No		CUP-2026-01 Being Requested (renewal of Ord. 487)
Pre-Application Meeting	Yes	x	No		PA-2026-14
Enforcement Actions	Yes		No	x	
Land Division Status:	Yes		No	x	
Irrigation District:	n/a				

II. TOWN OF CHINO VALLEY GENERAL PLAN

Land Use Element:					
Land Use Designation:	NR - Neighborhood Residential (4 du/acre)				
Is Project larger than 25 AC or 50 d.u.?	L.U. Policy 2.1	No	PRN Policy 2.8	n/a	
Issues:	None (low-impact event venue compatible with rural residential character)				
Circulation Element:					
Road Classification	Collector	Existing Row	25'	Required Row	40'
Issues:	Owner shall dedicate approximately 15' of additional right-of-way, for a total of 40' north of the east-west mid-section line of Section 27 along W. Road 1 South. The exact amount to be dedicated will be determined through a survey and subject to approval by the Town (see pre-app comments).				
Parks, Recreation, and Natural Resources Element:					
Closest Park:	Center Street Park				
Within 1 mile of the Peavine Trail?	No				
Flooding?	FEMA Flood Plain Designation	no	Town Flood Map	no	
Issues:	None				
Community Services and Facilities Element:					
Water Source:	Town	Well	x	Prescott	Private System:
Sewer:	Town	Septic	x		
Issues:	existing system for event center; capacity/design flow review required				
Economic Development Element:					
SR-89 Corridor?	Yes	Enhancement: Goal ED-6	Yes		
Old Home Manor?	No	Goal ED-2	n/a		
Issues:	None (rural community venue supports local events and economy)				

NOTIFICATION

- **Legal Ad Published:** (07/07/2026)
- **Neighborhood Meeting:** (6/25/2026)
- **(1000)' Vicinity Mailing:** (06/15/2026)
- **Hearing Dates:** (P&Z 08/04/2026 – TC 08/25/2026)
- **Reviewing Agencies Noticed:** (06/10/2026)
- **Comments Due:** (07/06/2026)

<i>External List (Comments)</i>	Response Received	Date Received	"No Comment"	Written Comments	Comments Attached
Colleen Boge – APS	X	7/3/26	X		
Richard Perez - A.D.O.T.	X	7/3/26	X		

ATTACHMENT E
STAFF RESEARCH

Ralph Baker – C.V.I.D.	X	6/3/26	X		
Kevin O’Niel - CAFMA	X	7/6/26		X	X
Max Kamen – YC ENV	X	7/6/26		X	X
Jon Groulx – YC Health	X	7/6/26	X		
SparkLight Cable					
LUMEN (Previously Centurylink)	X	6/3/26	X		
Unisource Gas	X	6/3/26	X		
CVUSD	X	6/3/26	X		
United States Postal Service					
Mark Holmes – Water Advisor	X	6/3/26	X		
<i>Town of Chino Valley Internal List (Conditions)</i>	Response Received	Date Received	“No Conditions”	Written Conditions	Comments Attached
Jessica Barragan – Senior Planner – Development Services	X	7/6/26		X	X
Will Dingee – Assistant Director – Development Services					
Laurie Lineberry – Director – Development Services	X	7/7/26		X	X
Ryan Anderson –Public Works Director					
Steve Sullivan – Town Engineer – Public Works	X	7/6/26	X		
Mike Loiselle– Senior Building Inspector – Development Services	X	7/3/26	X		
Frank Snowney Code Enforcement – Development Services					
Josh McIntire – Chief of Police - Police Department	X	6/3/26	X		