

**MINUTES OF THE REGULAR MEETING OF THE
TOWN COUNCIL OF THE TOWN OF CHINO VALLEY
TUESDAY, JANUARY 27, 2026
6:00 PM
COUNCIL CHAMBERS | 202 N. STATE ROUTE 89 | CHINO VALLEY,
ARIZONA 86323**

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

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

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

Absent:

Staff Present: Town Manager Terri Denemy, Town Attorney Andrew McGuire, Officer Keith Hurtt (Sgt. at Arms), Executive Analyst Jessi Sorteberg, Executive Assistant Mike Coomer, Human Resources Director Laura Kyriakakis, Development Services Director Laurie Lineberry, Assistant Development Services Director Will Dingee, Senior Planner Jessica Barragan, Town Engineer/Assistant Public Works Director Steven Sullivan, Finance Director Katie Pehl, Judge Angela Bradshaw-Napper, Police Chief Josh McIntire, Community Services Director Cyndi Thomas, Economic Development Manager Maggie Holmberg, IT Manager Spencer Guest, IT Support Technician Matt Widner, Audio Visual Technician Nicholas Harwick, Deputy Town Clerk Sara Burchill, Town Clerk Erin N. Deskins

2. INTRODUCTIONS, PRESENTATIONS, AND PROCLAMATIONS

- a. Presentation and update by Judge Angela Bradshaw Napper on Municipal Court Operations.

Judge Angela Bradshaw-Napper presented the following:

- Gave an overview of matters the court handles, hours of operation, and the court's schedule for various hearings and administrative procedures.
- Discussed the importance of being part of the community both outside the organization of the Town and within.
- Provided statistics on the Court including charges filed and case completion.
- Reviewed court staffing and the need to fill the open part-time position.
- Discussed court security and its importance amongst the current national climate of violence towards law enforcement and officers of the court. Also discussed updates that can be made to enhance staff safety.
- Discussed technology and changes the court is making to align with technology goals to increase efficiency and accessibility.
- Gave an overview of future goals and considerations to improve efficiency, security, and relationships with town and community partners.

Council and staff discussed the following:

- Councilmember McCafferty stated he was glad the Council selected Judge Bradshaw-Napper.
 - Mayor Armstrong inquired what COJET Training is, and how many second language staffers the Court has.
 - Judge stated it is Continuity of Judicial Education Training. One clerk speaks spanish.
 - One staffer speaks Spanish, but is not certified to be a court interpreter. The Court has a contract through the Superior Court for interpreters. For other languages they use a language line.
- b. Presentation by Terri Denemy, Town Manager, on an emergency purchase relating to the Bright Star Subdivision.

Terri Denemy, Town Manager, presented the following:

- Staff was bringing this item to Council for full transparency.
- The Bright Star development had a crushed culvert discovered by a contractor that was doing other work out there. Rather than go out to bid, the Town accepted the contractor's offer to do the work for half the cost.
- The Town Manager approved that expenditure.

Council and staff discussed the following:

- Councilmember Switzer inquired what caused the collapse.
 - Staff stated it was on the shoulder and had probably been there for a while, likely due to truck traffic. Concrete will prevent future collapse.

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

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

Rhonda Ceremony, Town of Chino Valley resident, presented the following:

- She lives on Firesky, and she had a few questions regarding the Perkins airstrip fire station including:
 - How many homes are in the Chino Valley fire district?
 - How much will each resident be charged when the Perkins firehouse is built and operational?
 - How does Council plan to inform residents of Chino Valley and Paulden of upcoming tax increases if approved?

- Is it illegal to impose a tax increase without voter comment?
- Will there be a larger venue for the P&Z meeting on February 4, 2026, and the Council meeting on February 24, 2026?

Mayor Armstrong asked the Town Manager to address the questions.

Keng Chan, not a Town of Chino Valley resident, presented the following:

- He was disappointed in the process of the airfield proposal and felt the Town took intentional acts to silence people and elected officials were engaging in misinformation regarding noise.
- He requested a DNL noise study and a real flight demonstration in Seligman where planes can land and requested that all councilmembers be present.
- He requested a real traffic pattern map with approaches into the pattern.

Mayor Armstrong asked that the Town Attorney address some of the charges.

Amy Wolken, not a Town of Chino Valley resident, presented the following:

- She was the administrator of the Facebook group opposing the airfield and stated they have corrected misinformation posted there. She stated the members of the group were growing increasingly frustrated and angry with the proposal, P&Z members, and members of Council.
- She stated there was a general feeling that there were unknown facts or promises made between the Town and the applicants. She stated there has been discussions of litigation, a referendum, and an organized boycott of Chino Valley businesses.
- She stated not having a larger venue for the February 3, 2026, P&Z meeting silences people even though there would be no comment at the meeting. She requested a larger venue for the upcoming Town Council meeting.
- She stated that open meeting law violations have been filed with the Attorney General's office.

Mayor Armstrong asked that the Town Manager address the stated concerns.

4. CURRENT EVENT SUMMARIES AND REPORTS

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

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

Mayor Armstrong presented the following:

- He attended the Prescott Valley State of the Town address and stated it was nicely done.
- Kay Lauster presented a historical talk about the Del Rio property. There were about 100 people there.

- b. Status report by Town Manager Terri Denemy regarding Town accomplishments, and current or upcoming projects.

Terri Denemy, Town Manager, presented the following:

- Residents can sign up for notifications on the Town website via email or text.
- The Planning & Zoning Commission will be meeting on February 3, 2026, for the continuation of the airfield discussion. Depending on the outcome, the matter will go to the Council on February 24, 2026. February 23, 2026, will be a public hearing at a large venue to allow as much time as the public will need to speak. More information would be provided after the P&Z meeting.
- SRP water wise kits are available in the lobby for free.

5. CONSENT AGENDA

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

Vice-Mayor Granillo requested to remove item 5a.

Councilmember Schacherer requested to remove item 5b.

- a. Consideration and possible action to adopt Resolution No. 2026-1299, approving a Call of Election for Fall 2026, designating election dates and purposes, voter registration deadlines, and the place and last date for candidates to file nomination papers.

Erin Deskins, Town Clerk, presented the following:

- Staff requested to have the item removed as new legislation has been filed that may change the election date to the last Tuesday in July. Staff recommended holding off on approving this Call of Election until the new legislation goes into effect, which they hoped would be done quickly. Staff requested to move the item to the February 24, 2026, meeting.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to continue the item to February 24, 2026.

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

NAY: None

7 - 0 Passed - Unanimously

- b. Consideration and possible action to approve the Arizona State Parks Off-Highway Vehicle (OHV) Project Sponsor Agreement for engineering and survey work for the Chino Valley Regional OHV Staging area at Old Home Manor.

Jessi Sorteberg, Executive Analyst, presented the following:

- The Town was awarded \$220,000 through the Arizona State Parks OHV grant program.
- The presented grant agreement is the next step to start receiving those funds.

Council and staff discussed the following:

- Councilmember Schacherer inquired how long the Town has before any construction is done once the engineering and survey work is done.
 - Staff stated they have two years from the beginning of the grant agreement to complete the survey work. Then the Town can apply for additional funds for construction.
 - Councilmember Schacherer stated that at the last meeting staff stated they did not know where the money was coming from at that time.
 - Staff stated they have no construction funds allocated for this project, but with the design done, the Town will be in a good position to pursue funding for construction.
 - Councilmember Schacherer inquired how long the Town has to get the money.
 - Staff stated that design lives on, though costs change. There was no time constraint or expiration on the design.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Consent Agenda item 5b.

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

NAY: None

7 - 0 Passed - Unanimously

6. ACTION ITEMS

The Council may vote to recess the public meeting and hold an Executive Session on any item on this agenda pursuant to A.R.S. § 38-431.03(A)(3) for the purpose of discussion or consultation for legal advice with the Town Attorney. Executive sessions are not open to the public and no action may be taken in executive session.

- a. Public hearing regarding the Town of Chino Valley's application to the EPA Brownfields Cleanup Grant Opportunity - Harvey Heritage Reclamation Project.

Recommended Action: Hold the public hearing.

Jessi Sorteberg, Executive Analyst, presented the following:

- The Brownfields Cleanup Grant program through the EPA, intended to carry out cleanup activities of hazardous materials from the buildings for public community use.
- Prior to purchase of the farm there were Phase 1 and 2 site assessments to characterize the hazardous materials at the site including pesticides, herbicides, and vehicular service equipment.
- Gave an overview of further items found on the property and proposed solutions.
- Staff would be requesting \$500,000. There were no match requirements.
- The application required public notice of the application and a draft of such posted to the website. Any public comments would be considered with the final application.

Mayor Armstrong opened the public hearing.

There were no requests to speak.

Mayor Armstrong closed the public hearing.

- b. Public hearing, consideration, and possible recommendation regarding the application from Richard Carl Hill, II, for a new Series 006 (Bar) Liquor License located at the Log Cabin, 18 North Highway 89, Chino Valley.

Recommended Action: i) Hold the public hearing
 ii) Make a recommendation of approval or disapproval, or make no recommendation, to the Arizona Liquor Board.

Sara Burchill, Deputy Town Clerk, presented the following:

- Gave a brief overview of the application submitted by Richard Hill for a Series 006 Bar liquor license.
- Reviewed approval of the application by various departments.
- Described the notices posted on the establishments.
- No written arguments in favor of or in opposition to the requested license had been received.

Council and staff discussed the following:

- Councilmember Holt inquired what the establishment's current status was in regard to a liquor license.
 - Staff stated that the license was in the process of being transferred as Mr. Hill was purchasing the Log Cabin.

Mayor Armstrong opened the public hearing.

There were no requests to speak.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to recommend approval to the liquor board regarding the application from Richard Carl Hill, II, for a new series 006 Liquor License located at the Log Cabin.

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

NAY: None

7 - 0 Passed - Unanimously

- c. Consideration and possible action to approve Resolution No. 2026-1301, approving a final plat for the Wineglass Lane Estates, a four-lot, 22-acre rural minor subdivision at 1170 E Road 4 North, Chino Valley, Arizona.

Recommended Action: Approve Resolution No. 2026-1301.

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

- Discussed the inception of this minor subdivision, issues that were discovered, and the resolution thereof.
- Described the subject lot and surrounding parcels.
- Gave an overview of how the lot would be split.
- There was a request to speak on this item and staff asked Council to hold a public hearing.

Council and staff discussed the following:

- Councilmember Holt clarified that the subdivision would not have to connect to water and sewer if it became available.
 - Staff stated that is correct.
- Councilmember Switzer inquired how far the subdivision is from water and sewer.
 - Staff stated they believed the closest would Perkinsville 44, so over a mile.
- Councilmember Switzer inquired about the penalty for illegal lot splits.
 - Staff stated they recently raised it pretty significantly to \$1,500.
 - Staff further stated that the Town Manager and Mayor met with the County about six weeks ago regarding things the local towns needed from them and verification of lot splits before recording was discussed.

Mayor Armstrong opened a public hearing.

Ed Bloomfield, Town of Chino Valley resident, presented the following:

- He own's property at the northwest corner of the subdivision zoned Heavy Commercial and Industrial. He met with the applicant about three weeks ago and discussed the existence of the businesses. He wanted to make it well known that his business was there first, and they don't have a reason to complain to Council later to try and put a stop to their operations.

Mayor Armstrong closed the public hearing.

Council and staff discussed the following:

- Councilmember Schacherer inquired about a disclosure that homeowners will sign an agreement stating they will not come to the Town about noise, smell, etc.
 - Staff stated that is part of their disclosure.
- Councilmember Switzer inquired if there would be a wall on the west side of the property.
 - Staff stated there is no requirement for commercial properties or the subdivision to put up a wall.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Schacherer to approve Resolution No. 2026-1301, approving a final plat for the Wineglass Lane Estates, a four-lot, 22-acre rural minor subdivision located at 1170 E Road 4 North.

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

NAY: None

7 - 0 Passed - Unanimously

- d. Consideration and possible action to approve Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

Recommended Action: Approve Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

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

- Discussed the exemptions, why they were created, and the necessity to remove them from the UDO.
- The minor subdivision that was just approved was under this exemption, but the exemption is now expired.
- P&Z recommended approval.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to approve Ordinance No. 2026-962, amending the Town of Chino Valley Unified Development Ordinance, Chapter 154, Chapter 5, Subsections 5.3.3 and 5.3.4, to remove outdated water and sewer connection exemptions for minor and rural subdivisions.

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

NAY: None

7 - 0 Passed - Unanimously

- e. Consideration and possible action to approve a placemaking logo for future wayfinding signage program.

Recommended Action: Approve a placemaking logo for future wayfinding signage program.

Maggie Holmberg, Economic Development Manager, presented the following:

- Discussed wayfinding signs, their function, and their potential benefit to the Town.
- Presented the proposed logos for the Council to choose from.

Council and staff discussed the following:

- Councilmember Schacherer inquired about the cost.
 - Staff stated they don't have numbers on it yet as they were not planning to budget that until next year.
- Councilmembers discussed their preference for the logos.
- Vice-Mayor Granillo inquired if the sign would be wood or metal.
 - Staff stated they would be metal.
- Discussion ensued regarding the logos. Staff stated they kept to the brand colors. Staff originally came to Council with six original designs, the two presented tonight were the two council asked staff to develop.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember John McCafferty to approve placemaking sign logo #2 for future wayfinding signage program.

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

NAY: Councilmember Robert Schacherer, Councilmember Robert Switzer

5 - 2 Passed - Unanimously

- f. Public hearing, consideration, and possible action to approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule.

Recommended Action: 1) Hold the public hearing
2) Approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule with an effective date of March 1, 2026.

Katie Pehl, Finance Director, presented the following:

- Gave a brief overview of the items that were set to be adjusted and take effect on March 1, 2026.

Mayor Armstrong opened the public hearing.

There were no requests to speak on this item.

Mayor Armstrong closed the public hearing.

MOVED by Vice-Mayor Eric Granillo, seconded by Councilmember Robert Switzer to

approve Resolution No. 2026-1300, adopting the updated consolidated fee schedule.

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

NAY: None

7 - 0 Passed - Unanimously

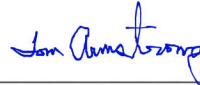
7. ADJOURNMENT

MOVED by Councilmember Sherri Phillips, seconded by Vice-Mayor Eric Granillo to adjourn at 7:14 p.m.

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

NAY: None

7 - 0 Passed - Unanimously



Tom Armstrong, Mayor

ATTEST:



Erin N. Deskins

Erin N. Deskins, Town Clerk

CERTIFICATION:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Town Council of the Town of Chino Valley, Arizona held on the 27th day of January, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 24th day of February, 2026.

Erin N. Deskins

Erin N. Deskins, Town Clerk

Letter to the Chino Valley Town Council and Planning and Zoning Commission regarding the
Proposed Perkins Ranch Airfield

January 12, 2026

To the Town of Chino Valley Council and Chair and Members of the Planning & Zoning Commission,

My name is Lee Divelbiss. I am a community member and the President of the Antelope Meadows Property Owners Association and submit this written comment for the official record in advance of the continued hearing scheduled for February 3, 2026.

I write to emphasize a fundamental land-use principle that should guide the Commission's decision in this matter: zoning and conditional use approvals are intended to **prevent** foreseeable nuisance impacts and incompatibility with residential neighborhoods and not to approve an intensity of use and rely on complaint-based enforcement after harm has already occurred.

Arizona law provides a clear baseline for this analysis.

Under A.R.S. § 13-2917, a public nuisance is defined as anything that is injurious to health, offensive to the senses, or that obstructs or interferes with the comfortable enjoyment of life or property by a neighborhood or a considerable number of people. This statute reflects Arizona's long-standing public policy that nuisance conditions become a public concern when impacts are sustained and neighborhood-wide, not merely isolated or incidental.

While A.R.S. § 13-2917 is a criminal statute, it underscores the expectation that government bodies should not knowingly permit land uses that foreseeably create neighborhood-scale nuisance conditions. Zoning decisions and Conditional Use Permit review are therefore the proper stage to **prevent** such impacts from being authorized in the first instance. Where foreseeable nuisance impacts cannot be effectively enforced, monitored, or abated through local authority, approval with conditions is not a substitute for compatibility and does not cure the underlying land-use conflict.

The requested zoning change from AR-2 to AR-36 does not resolve—and may heighten—these compatibility concerns.

AR-36 remains characterized as a residential/agricultural zoning designation, albeit at a lower density and with an expanded menu of potentially allowable uses. The fact that a zoning district may list a use as allowable does not mean that the use must be approved in every location or at any intensity. The Commission remains obligated to evaluate compatibility with surrounding residential properties, the operational intensity of the proposal, and whether foreseeable nuisance impacts can be meaningfully prevented and enforced. Where a proposal would function in practice as a sustained, high-intensity operational use (despite being placed in a "residential" zoning category) this creates a direct conflict with residential expectations of quiet enjoyment and with Arizona's nuisance framework.

Reliance interests and reasonable expectations further weigh against approval.

During the hearing, reference was made to the length of time the applicant's family has owned the subject property. While that history is respected, longevity of ownership does not confer an

entitlement to introduce new uses that are incompatible with surrounding residential properties or that foreseeably create neighborhood-scale nuisance impacts.

Many nearby residents, including myself, purchased property and built homes in reliance on the existing zoning, land-use character, and the absence of an active or proposed airport at this location. While residents were aware of and accepted limited aviation activity associated with the existing Love Field Airport at a distance, the operational scale, proximity, and intensity proposed here represent a fundamentally different condition. Acceptance of distant, intermittent impacts does not imply consent to sustained, high-intensity operations immediately adjacent to residential property. Zoning and Conditional Use Permit review exist precisely to **protect** such reliance interests and to **prevent** the introduction of new uses that materially alter the character and livability of established residential areas.

Chino Valley's municipal code reflects this same policy judgment.

The Town already prohibits noise and activity that constitutes a nuisance, including excessive or unusual noise subject to defined presumptions based on distance and time of day. These provisions demonstrate that nuisance impacts are both foreseeable and measurable, and that the Town recognizes them as incompatible with residential use when they exceed established thresholds.

However, complaint-driven enforcement is **not** a substitute for zoning compatibility. Zoning and Conditional Use Permit review exist precisely to **prevent** incompatible intensity of use before it is approved, not to place the burden on residents to seek relief after impacts have become established.

Yavapai County's Planning and Zoning framework provides a relevant and instructive standard.

The County Ordinance expressly prohibits residential-scale and home-based uses from generating sustained or unpleasant noise, vibration, glare, fumes, dust, odors, or abnormal traffic and parking. The stated purpose of these prohibitions is to **protect** residential desirability and neighborhood compatibility. The ordinance further explains that even in industrial contexts, nuisance emissions such as noise, vibration, glare, and odors are restricted specifically to **protect** adjacent residential areas. This reflects the core objective of zoning regulation and underscores that nuisance prevention is central—not incidental—to land-use decisions.

Jurisdictional enforcement limitations further compound this issue.

A critical concern for the Commission is the Town's limited ability to enforce or abate many of the primary impacts associated with this proposal. To the extent that aircraft operations, flight frequency, flight paths, and operational noise are regulated at the federal level by the **Federal Aviation Administration**, complaints related to those impacts would not be meaningfully received, adjudicated, or resolved through Town code enforcement.

Practical complaint handling further illustrates this limitation.

As a matter of administrative practice, complaints related to aircraft operations, including flight paths, frequency, altitude, and operational noise are not handled through municipal code enforcement processes. Such complaints are typically redirected to federal aviation channels or

the airport operator, rather than being investigated or resolved by town staff. As a result, because of the impacts most likely to affect nearby residents, local nuisance remedies are not practically available.

This concern is not theoretical.

In nearby communities such as Cottonwood and Clarkdale, where Embry-Riddle Aeronautical University conducts a substantial volume of flight-training activity, residents have raised repeated concerns regarding aircraft noise and operational impacts. Those experiences have highlighted the same practical limitations present here: local governments do not control flight paths, training patterns, or aircraft operations, and resident complaints regarding those impacts are routinely redirected outside municipal enforcement channels. These regional experiences underscore the importance of addressing compatibility and enforcement limitations at the land-use approval stage, rather than assuming that nuisance impacts can be effectively resolved after operations commence.

Recent changes in Arizona law further reinforce the importance of proactive nuisance prevention.

Through Proposition 312, Arizona voters affirmed that when public nuisance conditions persist and effective local enforcement is unavailable or declined, the resulting burden on affected property owners is a matter of public concern. While this provision does not alter zoning authority, it reflects a clear statewide policy judgment: governments should not authorize or tolerate land uses that foreseeably create neighborhood-scale nuisance impacts beyond the practical reach of local enforcement. This reinforces the principle that zoning approvals and Conditional Use Permits must prevent incompatible uses in the first instance, rather than relying on conditions or agreements that cannot be meaningfully enforced once nuisance impacts occur.

From the perspective of a property owners association, nuisance impacts and property values are inseparable.

Sustained disturbances affect buyer perception, marketability, and long-term residential stability. Once a use establishes a recurring pattern of noise, traffic, or operational disruption, the resulting impact on residential desirability and property values is predictable and often irreversible.

Accordingly, I respectfully submit the following for the Commission's consideration:

1. If the foreseeable impacts of this proposal—including noise, traffic, hours of operation, operational intensity, and cumulative disturbance—are incompatible with a rural residential neighborhood, the appropriate and defensible decision is **denial**.
2. If the Commission elects to advance the application, any approval **must** include clear, enforceable nuisance-performance standards, including but not limited to:
 - Prohibition of sustained or unpleasant noise or vibration
 - Prohibition of abnormal traffic or parking beyond residential norms
 - Controls on lighting, glare, and visual spillover
 - Prohibition of odors, dust, or similar emissions
 - Strict limits on hours of operation, as duration and frequency are central to nuisance and compatibility analysis. An operational window approaching 18 hours per day (approximately 5:00 a.m. to 11:00 p.m.), as proposed, would

constitute sustained disturbance throughout nearly the entire waking day and is incompatible with rural residential expectations of quiet enjoyment.

- Objective measurement standards, monitoring requirements, and explicit revocation mechanisms for noncompliance

Based on the record and the standards discussed above, denial of the requested rezoning and/or Conditional Use Permit is the most appropriate and defensible outcome. The proposal presents foreseeable nuisance impacts and enforcement limitations that cannot be cured through conditions or agreements and are incompatible with rural residential use.

Thank you for your time, your service, and your careful consideration.

Respectfully submitted,

Lee Divelbiss
President
Antelope Meadows Property Owners Association

Sara Burchill

From: Erin Deskins
Sent: Tuesday, January 6, 2026 4:25 PM
To: April Gilbert
Cc: Sara Burchill
Subject: RE: No Airfield in Chino Valley

Hello April,

Thank you for your email. My office has received the below and will be forwarded to our Planning & Zoning Commissioners. Per your request we will include it with the fully executed meeting minutes, when available, for permanent retention. Should you have any questions or concerns, please feel free to contact my office.

On another note, I would like to point out my title as Town Clerk, not Town Manager; Terri Denemy is our Town Manager. 😊

Warm regards,

Erin N. Deskins, CMC

Town Clerk, Town of Chino Valley

928.636.3131

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of a Board. Members of a Board may reply to this message, but they should not send a copy of their reply to other members.

From: April Gilbert <[REDACTED]@gmail.com>
Sent: Tuesday, January 6, 2026 4:16 PM
To: Erin Deskins <edeskins@chinoaz.net>
Subject: No Airfield in Chino Valley

Erin Deskins
Town Manager
Chino Valley

Erin,

I live in unincorporated Yavapai County.
I would like to share my concerns regarding the Perkins Ranch Airfield Project and ERAU.

FACT. ERAU has outgrown the Prescott area and has decided to increase its student pilot program from 1000 to 1300 student pilots.

Noise. Constant noise pollution due repetitive training patterns all day, every day between the hours of 5:30 am and 11 pm.

Chronic exposure to noise has been linked to stress, sleep disturbance, higher blood pressure, cardiovascular issues and annoyance.

Quality of Life. Noise and low flying planes impact ability to enjoy one's own property inside and/or outside. Please see vvair.org to learn the detrimental impact that ERAU has had on the VerdeValley. An example is low flying aircraft over houses or nearby every 30 seconds. The residents can't enjoy their outdoor spaces and some wear headphones indoors because it is that bad. The Clarkdale Mayor and Council Members have tried unsuccessfully for 3 years to get some relief with ERAU and to date not one resolution has occurred. This is the bad neighbor that ERAU is. They do not care.

Decreased property value. No one purchased in Chino Valley near an airfield. If one goes in, there goes their property value immediately. That isn't right or fair. People moved out in the rural areas to enjoy peace and quiet and many to enjoy a rural lifestyle.

This doesn't just affect Chino Valley, it also affects many of the surrounding areas as flight patterns can and will change.

I do not want an airfield in Chino Valley. ERAU has other options. Please keep Chino Valley peaceful, rural and quiet.

Please forward my email to all Planning and Zoning Commission Members so it will be written in the records.

Thank you,

April Gilbert

Public Comment – Perkins Ranch Airport Rezoning & Conditional Use Permit

Dear Mayor, Council Members, and Planning & Zoning Commissioners,

My name is **Monika Fuller**. I am a resident of Prescott Valley, and my home lies directly south of the proposed Perkins Ranch airport site. I submit this comment for inclusion in the official public record for the Planning & Zoning Commission and Town Council hearings regarding Embry-Riddle Aeronautical University's rezoning and Conditional Use Permit application.

My comments are not opposition to aviation or education. They are concerns regarding **land-use compatibility, permanence of entitlement, and the Town's ability to retain meaningful local control once approval is granted.**

The proposal before you is not a temporary or limited use. Phase One establishes permanent airport zoning, extended daily operating hours, and high-frequency training operations. Once granted, this entitlement substantially limits the Town's future discretion. Subsequent phases described by the applicant—runway extension, additional hangars, and expanded aviation or industrial uses—become far easier to approve once the initial zoning and CUP are in place.

As a nearby homeowner, I am concerned that approval based on a Phase One proposal alone does not adequately address long-term impacts to existing residential uses, including repetitive training patterns, extended hours of operation, and erosion of rural and residential character. Experiences in other communities demonstrate that frequency-based impacts are not mitigated by compliance with FAA noise thresholds, and once federal authority governs operations, residents have little practical recourse.

Before granting approval, I respectfully request that the Town make explicit, evidence-based findings addressing: Consistency with the Town's General Plan Compatibility with existing residential uses How future phases or expansions would be prevented from proceeding without new public hearings and discretionary Town Council approval Whether conditions imposed would be enforceable, monitored, and subject to meaningful remedies How local control is preserved once airport zoning and a CUP are granted If these findings cannot be made with certainty and supported by enforceable conditions, then approval should not be granted. Once approved, this decision cannot realistically be undone.

Thank you for your careful consideration and for ensuring this comment is included in the official public record.

Respectfully,
Monika Fuller
Prescott Valley, Arizona

Sara Burchill

From: Tracy Bruner <[REDACTED]@gmail.com>
Sent: Tuesday, January 20, 2026 1:59 AM
To: Clerks
Cc: Erin Deskins; Tracy Bruner
Subject: Re: Emery Riddle airstrip proposal on the Perkins land

Hello Erin Deskins,

On Sun, Jan 18, 2026 at 9:32 AM Tracy Bruner <ampoa.vp@gmail.com> wrote:
Please forward this to all members of the Town Council and to Planning and Zoning.

A picture is worth a thousand words. The attached photograph, taken from my dining area through the rear Arcadia door of my residence, accurately depicts the existing condition of my property and surrounding neighborhood. If the proposed ER airstrip is approved, this view—and the residential character it represents—will be permanently eliminated.

Approval of this project would subject my residence and the Antelope Meadows community to continuous aircraft operations, including repeated “touch-and-go” landings, occurring on a 24-7 daily basis. The resulting noise, vibration, and visual intrusion would materially interfere with the use and enjoyment of residential properties, rendering normal habitation unreasonable and inconsistent with established residential zoning and land-use expectations.

The demonstration conducted on Saturday, January 17 was insufficient and materially misleading. It failed to accurately represent the actual operational frequency, cumulative noise levels, sustained duration, and visual impact that would result from full-scale implementation of the airstrip and its required lighting. When the true placement of the runway is considered, the adverse impacts to Antelope Meadows and surrounding communities become clear and unavoidable.

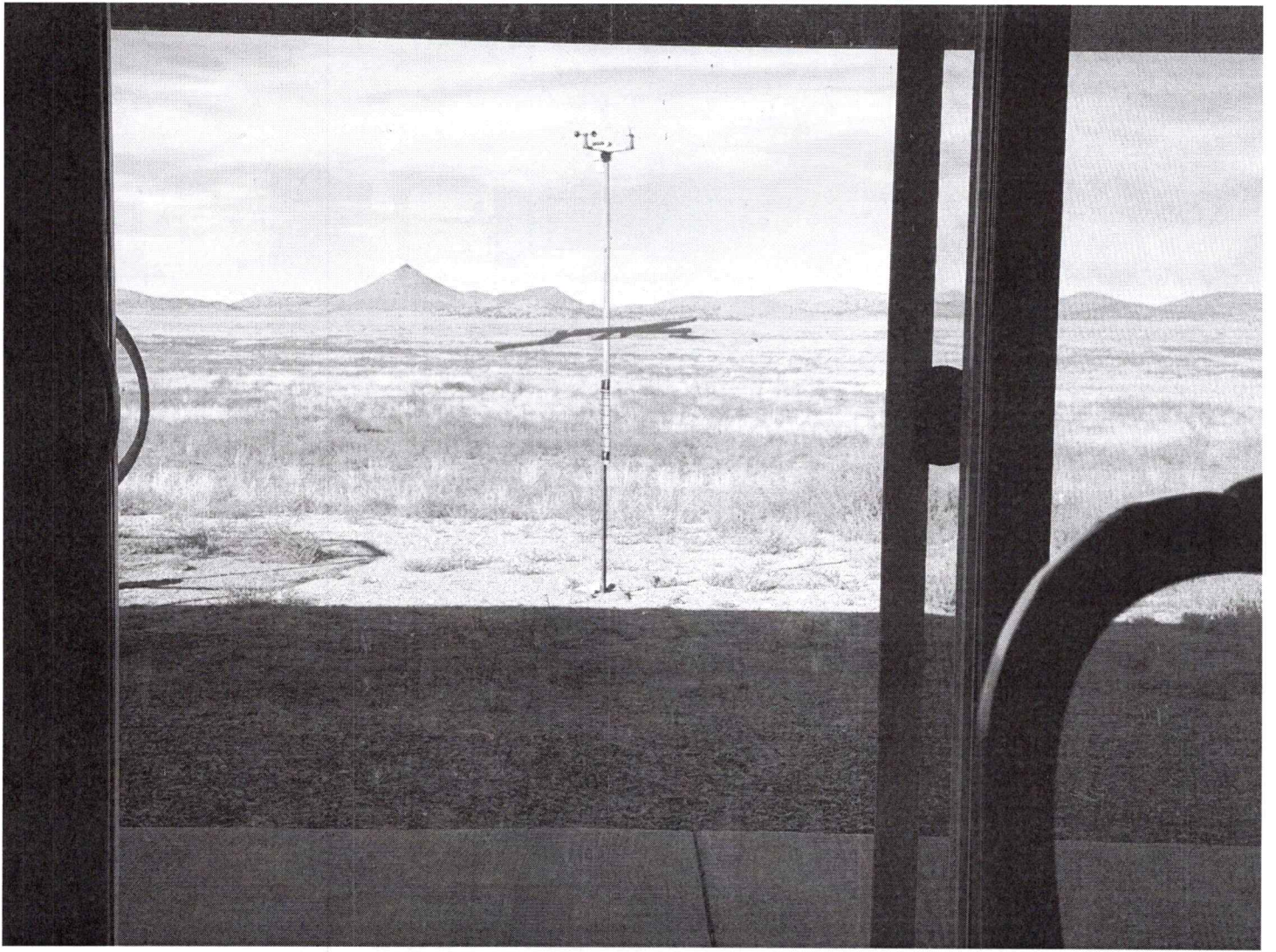
As shown by the red line in the attached photograph, the direct line of sight from my residence aligns with the center of the proposed runway. This constitutes a substantial and unreasonable visual intrusion and further exacerbates the loss of privacy and residential rural character.

The project will also result in a significant diminution in property values for affected homeowners—properties whose owners contribute support to Chino’s schools, infrastructure, and municipal services. The economic harm to residents, combined with the permanent degradation of community character, outweighs any asserted benefit of this commercial endeavor.

For these reasons, the proposed ER airstrip constitutes an incompatible land use, creates a private and public nuisance, and imposes disproportionate and irreversible harm on established residential communities. Approval would be arbitrary and contrary to sound land-use planning principles.

In its place, my neighbors and I will be subjected to a 24-hour, seven-day-a-week “touch-and-go” operation, light intrusion, with planes taking off and landing continuously. The resulting constant, intrusive noise and visual disturbance will make normal residential living impossible. What is now a peaceful community will become uninhabitable.

Please do not approve a project that will permanently destroy this community, its environment, and the lives of the people who live here.



Sara Burchill

From: polly_o <[REDACTED]@myctl.net>
Sent: Monday, January 19, 2026 4:07 PM
To: Clerks
Subject: ERAU

Please forward to P&Z, and all Town Council members. Thank you
Pat Urrarro, resident Tiwn of Chino Valley

Sent from my Verizon, Samsung Galaxy smartphone

These remarks were initially posted by me to someone who was inquiring why the Perkins family just didn't sell a little bit of the land off to a builder if they were looking to earn money from their land ——— But I thought it would be pertinent to your discussion for tomorrow's upcoming meeting with the city Council and planning and zoning ?——I said:

As stated by the Perkins family during the prior Planning and Zoning meeting, their longstanding objective has been to retain all Perkins land within the family name for multiple generations, consistent with the intent of the original Perkins will. It is therefore understood that the Perkins family is exploring alternative means of generating income from the property rather than selling it outright to third parties, such as religious institutions or residential developers, as the sale of the property, or any portion thereof, would directly conflict with that stated intent.

Moreover, the current ERAU/Perkins proposal does not arise from a lack of reasonable or viable alternatives. Rather, it reflects a discretionary decision by Perkins to pursue a particular commercial monetization strategy now that traditional ranching is no longer economically viable. That decision, however, does not relieve the landowner of compliance with the Town of Chino Valley's Master Plan, Unified Development Ordinance, or adopted land-use policies.

Any hardship claimed in support of the proposal is therefore self-created. Economic preference or convenience does not constitute a land-use necessity, nor does it justify approval of a use that is otherwise inconsistent with established zoning. Long-standing land-use principles make clear that self-imposed economic conditions cannot serve as the basis for approval of a nonconforming or incompatible use.

Pursuant to UDO § 4.2 (Permitted Uses), only those uses expressly identified as permitted or conditional within the applicable zoning district may be established. Any use not specifically listed is prohibited unless otherwise authorized by the Ordinance. The proposed airstrip is not a permitted use within the applicable agricultural-residential zoning classification and therefore may not be approved absent a valid conditional use authorization.

Even if evaluated as a conditional use, the proposal fails to meet the required findings under UDO § 1.9.3 (Conditional Use Permits), which mandates that a conditional use may be approved only upon a finding that the proposed use:

Will not be materially detrimental to persons residing or working in the vicinity,

Will not be injurious to the neighborhood or public welfare, and

Is reasonably compatible with surrounding permitted uses, including consideration of noise, visual impacts, hours of operation, and preservation of adjacent property owners' reasonable use and enjoyment.

The proposed airstrip, by its nature, would generate continuous aircraft noise, visual intrusion, and operational impacts that are inherently incompatible with surrounding residential and agricultural uses and cannot be adequately mitigated.

Further, the stated purpose of the applicable agricultural-residential zoning district (including AR-4, where applicable), as set forth in UDO § 3.7, is to promote and preserve low-density residential and agricultural development and to prohibit incompatible activities. A commercial aviation use directly conflicts with that purpose and undermines the land-use framework adopted by the Town.

Numerous reasonable, lawful, and less-intrusive alternatives exist that would allow the Perkins family to retain ownership while remaining fully compliant with the Unified Development Ordinance. These alternatives include, but are not limited to, a long-term ground lease (e.g., a 99- or 100-year lease with renewal options) for conforming development, or leasing the land for agricultural uses such as farming or vineyard operations, all of which align with existing zoning and planning policies.

Accordingly, the proposed airstrip represents a voluntary commercial choice, not a necessity, and constitutes an incompatible land use that fails to satisfy the approval criteria for a variance, conditional use permit, or special use authorization. Approval would be contrary to the Town's Master Plan, inconsistent with the Unified Development Ordinance, detrimental to surrounding property owners, and adverse to the public health, safety, and welfare.

For these reasons, the proposal must be denied.

Sara Burchill

From: Jo Ann Savage <[REDACTED]@gmail.com>
Sent: Sunday, January 18, 2026 2:43 PM
To: Tom Armstrong; Eric Granillo; John McCafferty; Sherri Phillips; Bob Schacherer; Larry Holt; Robert Switzer; Clerks
Cc: district4@yavapaiaz.gov; district1@yavapaiaz.gov
Subject: To all members of Chino Valley Town Council and Planning and Zoning Commission - Re: Proposed Perkins Ranch Airfield
Attachments: Letter to City of Chino Valley Re Chino Valley General Plan.pdf

I submit this written comment for the official record in advance of the continued hearing scheduled for February 3, 2026.

I have previously submitted my personal feelings regarding the proposed Perkins Ranch Airfield to the Town Council. Since then I have reviewed the general plan and in addition to my personal feelings, the proposed airfield seems to be incompatible with the Make It Chino! 2040 General Plan. Please see the attached analysis of the 2040 General Plan along with my questions on its compatibility at the end.

I am requesting that the Town Clerk ensure that this document is received by all appropriate members of the Town Council and Planning and Zoning Commission.

Respectfully,

Jo Ann Savage
Chino Valley Resident

January 18, 2026

To all members of Chino Valley Town Council and Planning and Zoning Commission

REF: Proposed Perkins Ranch Airfield

I submit this written comment for the official record in advance of the continued hearing scheduled for February 3, 2026.

I have previously submitted my personal feelings regarding the proposed Perkins Ranch Airfield to the Town Council. Since then I have reviewed the general plan and in addition to my personal feelings, the proposed airfield seems to be incompatible with the Make It Chino! 2040 General Plan. Please see the attached analysis of the 2040 General Plan along with my questions on its compatibility at the end.

It is my understanding that Arizona state law requires that all zoning and rezoning ordinances or regulations be consistent with and conform to the adopted General Plan.

- ARS § 9-462.01(F): Applies to municipalities, stating that all zoning and rezoning ordinances must conform to the adopted general plan of the municipality.
- ARS § 11-811(A): Reinforces that zoning ordinances and rezonings must be consistent with the adopted comprehensive plan.

3-2 Land Use Element: “Chino Valley values its peaceful rural character, rich agricultural and equestrian heritage, and expansive vistas. The Land Use Element supports these values by promoting carefully managed low-intensity and sustainable growth compatible with rural living and the open, rural landscape while supporting recreational opportunities and regional tourism. The overarching approach to land use balances the need for managed growth and quality services with the protection of the unique character and beauty of the area, ensuring the long-term viability of the community. This element also promotes the long-term vitality and sustainability of Chino Valley by supporting strategic opportunities for housing options for young adults and families who want to live and work in Chino Valley but may face challenges with access to housing.”

3-4 Future Land Use: “During the General Plan development process, residents were asked to provide their thoughts on how they would like to see Chino Valley address current needs and future growth. From this feedback, several predominant themes emerged, including a desire to limit smaller lot residential areas of less than one acre, increase efforts to preserve the rural character of the town, cluster locations of new commercial development, and pursue improved and continued maintenance to existing infrastructure, specifically roads. The community did not desire SR 89 to become a strip of “anyplace” commercial development, and most residents agreed that commercial uses should be clustered into well-planned activity centers. Old Home Manor was identified as a critical opportunity for an activity center with the preferred uses being sports and recreation facilities and commercial and business parks, and with lesser uses being educational facilities and uses to support tourism.”

3-4 General Plan Conformance: “General Plan Conformance State law requires that all zoning and rezoning actions shall be consistent with and conform to the adopted General Plan and the respective future land use categories.

The Zoning Conformity Matrix (Table 3-3) identifies which zoning districts conform with the specific land use designations of the General Plan. It’s important to note that while the General Plan guides land use decision making, the General Plan is not a regulatory document. The Unified Development Ordinance is the regulatory authority for use, density, intensity, and other development characteristics.”

3-18 Goals and Policies -

LU-1 Update the Unified Development Ordinance to align with the Future Land Use Map and General Plan.

- Amend the Unified Development Ordinance to include site and architectural design guidelines that reflect Chino Valley's rural character and implement the vision, goals, and policies of the General Plan.
- Amend the Unified Development Ordinance to include site and architectural design guidelines that reflect Chino Valley's rural character and implement the vision, goals, and policies of the General Plan.
- Amend the Unified Development Ordinance to eliminate unnecessary or obsolete zoning districts and align zoning districts with the General Plan land use categories.
- Evaluate and amend the Planned Area Development district standards to support development of HMU centers. Modify the district to be a base district, not an overlay district.
- Update the Unified Development Ordinance for compliance with new laws, case law, and federal requirements.

LU-2 Use Development Agreements to guide master planned and larger developments. Use Development Agreements for **projects larger than twenty-five (25) acres** or more than fifty (50) units and Planned Area Developments so that developments are compatible with and reflect the rural character of Chino Valley.

LU-3 Ensure that low-intensity land uses are located, transitioned and buffered from higher-intensity land uses.

Policy LU-3.3 Evaluate and update development standards for commercial and industrial development to fully screen, buffer, and transition to protect residential areas and other low intensity land uses.

LU-7 Develop growth areas in a manner that promotes efficient use of resources and infrastructure and maintains or improves the rural character and quality of life for residents.

Policy LU-7.5 Develop design guidelines for each HMU Center that define themes, architectural design, and colors to promote the intended character of each center. Multiple HMU centers may have the same design guidelines based on location within town. Particular emphasis should be placed on the character of historical areas or sites.

LU-8 Ensure that growth areas provide a destination for residents and visitors comprising a concentration and mixture of uses.

Policy LU-8.2 Ensure that growth areas are served and connected by major transportation routes and facilitate alternate modes of transportation.

LU-11 Ensure that land use and environmental planning are integrated to conserve and reduce development impacts on natural resources, including natural drainage corridors, native vegetation, riparian areas, known wildlife habitats, and other sensitive natural features of the land.

Policy LU-11.1 Discourage rezoning or development of native or undisturbed open space to preserve known wildlife habitats. Encourage new development to incorporate natural open space into development plans.

LU-12 New development supports existing agricultural and equestrian uses and maintains the natural beauty of the area, while focusing denser residential development closer to the geographic center of town, along busy roadways (e.g., SR 89) and near town-provided water and sewer.

LU-14 Ensure that the community is well-served by commerce and employment, providing goods, services, and jobs that offer livable wages for residents.

Policy LU-14.3 Support local, community, and regional scale commercial land uses in future growth areas and the appropriate commercial land use category.

7-9 Economic Development Element

Tourism Industry:

While tourism is already an economic driver throughout the region, Chino Valley is **committed** to growing this sector and capturing tourism spending that currently leaks out of the region. However, as the town aims to maintain its western culture, **it is vital to determine which type of tourism to pursue.**

With only a few hotels in the town, it is also essential to ensure that Chino Valley can accommodate tourists to retain visitor spending and boost the tax base. The addition of new hotels and increased visitor foot traffic will also create demand for new restaurant and retail offerings, without compromising the town's western culture.

In fact, a thriving tourism industry can preserve Chino Valley's culture by promoting and leveraging **its western history and heritage**, making it a sought-after destination.

Sales tax is a primary income source for the Town, so increased tourism activity will greatly benefit the Town's ability to provide better services for the residents and visitors alike.

To support the growth of the tourism sector and enhance the town's quality of life, **Chino Valley aims to create a dynamic community by expanding public and commercial outdoor recreational activities.** A region with a wide range of recreational opportunities can attract like-minded visitors, increasing the number of days they stay in the region and creating opportunities for higher retail and food and beverage sales within the town.

In addition, by promoting and investing in beautification activities along SR 89 and in community spaces, the Town can create a sense of place that distinguishes Chino Valley from other similar towns throughout the Southwest.

7-11 Goals and Policies

Business Development:

- **Policy ED-1.3** - Focus the majority of business attraction efforts on industries that complement the values and lifestyle of residents, as well as demonstrate regional market demand. These industries include, but may not be limited to, tourism, retail, outdoor recreation, office, food and entertainment, healthcare, light manufacturing, and logistics.
- **Policy ED-4.1** - Develop a comprehensive, themed way-finding sign program to direct residents and tourists to retail facilities, recreation areas, attractions, and other destinations.

Redevelopment:

- **Goal ED-6** Develop business incubators, workforce training facilities, and other public-private partnership opportunities on town properties

8-15 Implementation and Administration

Major vs. Minor Amendments: Amendments to the General Plan may be either major or minor depending on the requested change. Amendments may be initiated by the Town or may be requested by private individuals or agencies in accordance with the procedures set forth in state law.

- **Major Amendments** - In accordance with Arizona Revised Statutes (ARS) §9-461.06, an amendment to Chino Valley's General Plan is to be considered major if the resulting change is "A substantial alteration of the municipality's land use mixture or balance as established in the agency's general plan land use element. The agency's general plan shall define the criteria to determine if a proposed amendment to the plan affects a substantial alteration." Major amendments will be considered by the Town Council within 12 months of receipt of a complete application and must receive an affirmative two-thirds majority vote of the Town Council in order to be approved.

****Also ARS 9-461.07. Administration of general plan and ARS 9-461.05. General plans: authority: scope**
The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.

Responsible Parties: Several different bodies are responsible for the implementation of the General Plan.

Planning Agency: The Department of Development Services is designated as the town's Planning Agency. As such, the Department is responsible for developing and maintaining the General Plan, promoting public interest and understanding of the Plan, developing specific plans, reviewing the capital improvement program for conformance with the General Plan, and providing other planning functions. Additionally, the Department is responsible for reviewing and determining conformance for municipal property acquisition and disposition and producing an annual report on the implementation status of the Plan and progress in its application.

Planning and Zoning Commission - The Planning and Zoning Commission plays a significant role in developing and maintaining the General Plan through the review and recommendation of development requests and capital improvement programs. The duties of the Commission are identified in state law and occur in a number of ways:

- The Commission is involved in workgroups focused on specific items of the Plan and through the public hearing process develops a formal recommendation to the Town Council on the General Plan.
- The commission reviews these requests for consistency with the goals, objectives, and policies of the General Plan.
- The Commission is also responsible for study, review, and recommendations on changes to the subdivision regulations, UDO, sign code, and other similar local laws governing the development of land in Chino Valley.

Town Council – The Town Council is the primary authority for the implementation of the General Plan.

With these facets, of the Make it Chino! 2040 General Plan, in mind, I would like to pose several questions for consideration:

- In this phase of the proposal (the construction of a major runway 5,000-foot by 75-foot in Chino Valley) do the other phases of the Perkins Ranch Airfield plan have any place in discussions at this point in time, especially by Planning and Zoning and the Council?
- Does this proposed training airstrip disregard the Make it Chino! 2040 General Plan and the voters who ratified the general plan?
- How would potentially hundreds of flight operations over Chino Valley daily, tens of thousands per year, the almost nonstop sound of airplanes, contribute to the 2040 General Plan?
- Referring to Chapters 3, 5, and 7 of the General Plan, how is the noise from multiple aircraft flying overhead in Chino Valley for up to 18 hours per day going to help in any of these areas?
 - I think it would be helpful here to revisit Chapter 3, section 2: ***Land Use Element Chino Valley values its peaceful rural character, rich agricultural and equestrian heritage, and expansive vistas. The Land Use Element supports these values by promoting carefully managed low-intensity and sustainable growth compatible with rural living and the open, rural landscape while supporting recreational opportunities and regional tourism. The overarching approach to land use balances the need for managed growth and quality services with the protection of the unique character and beauty of the area, ensuring the long-term viability of the community.***
 - Wouldn't it be detrimental to parks, recreation, and tourism?
 - What about "Chino Valley values its peaceful rural character, rich agricultural and equestrian heritage, and expansive vistas"? Have I misunderstood their meaning?

On the **Code Enforcement** web page, it states, in part, "All regulations adopted by the Town of Chino Valley are intended to promote health and safety and to protect the community. Enforcement is driven both by complaints and proactive measures..." Consider this a "proactive" measure, as it is already noisy with the few planes that fly over Chino Valley, just imagine it once there are over 300 fly by's every day.

If the Town of Chino Valley approves this rezoning request, have they followed all aspects of Arizona Revised Statutes Title 9? Would a council member posting on social media pages be frowned upon by the State of Arizona? Could you show the public in the proposal where tract homes are discussed and addressed? Because of posting on social media, should this council member be recused from voting?

Are the laws being followed under Arizona Revised Statutes Title 28, regarding airstrips? An airstrip is defined as "a strip of ground that is artificially or naturally surfaced and that is designed and used at an airport or landing field for the landing and takeoff of aircraft" (§ 28-8461(6)). While the statute does not explicitly single out civilian flight training facilities, it regulates all airstrips and airports through land use and safety zoning. Key regulatory aspects include:

- Airport hazard areas are established to prevent obstructions to flight paths (§ 28-8461(5)), which applies to all airstrips, including those used for training.
- Accident potential zones and clear zones are defined around runways to manage land use and limit risks (§ 28-8461(1), (2), (8)), ensuring safe operations for takeoff and landing—critical for training flights with repetitive patterns.
- Local political subdivisions (cities, towns, counties) may adopt zoning regulations to control development near airstrips, especially to mitigate noise and safety risks (§ 28-8462 et seq.).

While Title 28 provides the state-level framework, day-to-day operations of flight training on an airstrip are primarily governed by federal FAA regulations (Part 61 or Part 141). Arizona does not impose additional state licensing on flight schools, as confirmed by past rulings dismissing attempts to regulate them under vocational statutes.

Finally, I will respectfully ask if the Town of Chino Valley has resources set aside for possible legal challenges?

I don't know the answer to these questions, but I feel they should be addressed by Planning and Zoning and the Town of Chino Valley Council.

Respectfully,

Jo Ann Savage

Chino Valley, AZ 86323, Chino Valley Resident

Copies to Mr. Chris Kuknyo, Yavapai County Board of Supervisors, District 4 and Mr. Brooks Compton, Chair, Yavapai County Board of Supervisor, District 1

Embry-Riddle Plans Future Infrastructure Enhancements

By Staff
on March 23, 2025

By [Embry-Riddle Aeronautical University](#)

Text to Speech audio articles made possible on the CAST11.com podcast network by Fain Signature Group.

[Embry-Riddle Aeronautical University](#) is excited to share planned future infrastructure enhancements and operations upgrades to support the flight program at its [Prescott Campus](#) while looking to the future of the university in Yavapai County and its neighbors.

Photo courtesy Embry-Riddle Aeronautical University

According to Prescott Chancellor Ken Witcher, Ph.D., “In addition to current and ongoing construction activities, we’ve begun to explore alternative locations in Yavapai County for an auxiliary airfield. With broad federal and state-level support, this planned new site will ensure the success of our flight students by increasing capacity and enhancing safety while also helping to reduce flight congestion and noise in populated parts of the county.”

Dr. Witcher stressed that site assessments are in the very early stages and no decisions have been made on a potential location for the auxiliary field.

This planned infrastructure improvement will enhance community engagement, fuel the local economy, and provide additional high-paying job opportunities for the residents of Yavapai County and the state of Arizona.

As part of the university’s commitment to safety and operational efficiency, Embry-Riddle additionally announces updates on the following projects, which are paving the way for the next series of projects, including the exploration of the auxiliary airfield.

Infrastructure Projects

- The recently expanded [Robertson Flight Simulation Center](#) is now operational and includes advanced simulation and virtual reality technology, allowing flight students to train in safe, sustainable, and controlled environments before stepping onto a plane. While training requirements are dictated by the FAA, these improvements could reduce the amount of time students need to spend in aircraft.
- The **Strategic Academic Flight Education Complex (SAFE)** construction is well underway, increasing capacity and safety for Embry-Riddle’s best-in-class flight training program. This cutting-edge facility is located on the university’s facilities at the Prescott Regional Airport and will include ramp space, a hangar, office space, student space, simulators, and classrooms. Construction is expected to be completed in January 2026.
- Construction has begun on a **new student union and residence hall**, both of which will provide living and learning environments prioritizing education and student well-being. Construction of these facilities will conclude in Fall 2026. These spaces are designed to support academic and student services.
- Additional improvements include a state-of-the-art wind tunnel and propulsion hangar; athletic and related infrastructure improvements; and general campus infrastructure improvements.

“Embry-Riddle will continue to serve as a catalyst for high-paying jobs and work to engage youth in STEM opportunities, attracting world-class students who are preparing to become the next generation of engineers, scientists, aviators, and explorers,” Dr. Witcher added.

About Embry-Riddle Aeronautical University

Reporters worldwide contact [Embry-Riddle Aeronautical University](#) for content experts in all aspects of aviation, aviation business, aerospace, engineering, and STEM-related fields. Our faculty experts specialize in unmanned and autonomous systems, security and intelligence, air traffic and airport management, astronomy, human factors psychology, meteorology, spaceflight operations, urban air mobility, and much more. Visit the [Embry-Riddle Newsroom](#) for story ideas.

Embry-Riddle educates over 30,000 aspiring aerospace and aviation professionals at its residential campuses in Daytona Beach, Florida, and Prescott, Arizona, and across more than 115 Worldwide Campus locations and online degree programs. In 2024, *U.S. News & World Report* named Embry-Riddle Worldwide the nation's No. 1 provider of online bachelor's degree programs among private universities. Our residential campuses hold multiple Top 10 rankings. All of our campuses have been ranked Best for Veterans.

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GROUND SPEED

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Arriving in N/A

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REG N578ER



3D view



Route



More info



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