

**RESOLUTION NO. 2025-1281**

**A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, ARIZONA, APPROVING CONDITIONAL USE PERMIT 2024-05 TO CONTINUE THE EXISTING RODEO USE AND TO ALLOW ADDITIONAL OUTDOOR RECREATIONAL ACTIVITIES AT THE PROPERTY LOCATED AT 344 S STATE ROUTE 89, CHINO VALLEY, ARIZONA.**

**WHEREAS**, the Mayor and Common Council of the Town of Chino Valley (the “Town Council”) is responsible for reviewing and approving conditional use permits for land use and development within the Town; and

**WHEREAS**, the applicant, property owner Mike Olsen (the “Owner”), applied for a conditional use permit to continue the existing rodeo use and to allow additional outdoor recreational activities on the property currently zoned Commercial Light/Agricultural Residential Minimum 5 acres (CL/AR-5) and generally located at 344 S State Route 89 (Yavapai County Assessor Parcel Nos. 306-29-028E, 306-29-029C, and 306-21-031B) (the “Arena Property”); and

**WHEREAS**, the proposed request is subject to the conditional use permitting process set forth in Section 1.9.3 of the Unified Development Ordinance of the Town of Chino Valley (the “UDO”); and

**WHEREAS**, the Chino Valley Planning and Zoning Commission (the “Commission”) has conducted a public hearing to consider the applicant’s request, including reviewing the site plan, proposed operational procedures, and findings of fact, and has recommended approval of the conditional use permit subject to certain conditions; and

**WHEREAS**, the Town Council has reviewed the Commission’s recommendation.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, as follows:

**SECTION 1.** The recitals above are hereby incorporated as if fully set forth herein.

**SECTION 2.** The conditional use permit (“CUP-2024-05”) to continue the existing rodeo use and to allow additional outdoor recreational activities on the Arena Property, as described in the application submitted and the Commission staff report dated March 4, 2025, is hereby approved, subject to the requirements of Ariz. Rev. Stat. §§ 28-7201 *et seq.* and the following conditions:

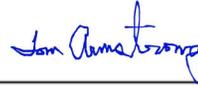
1. The Owner shall comply with all conditions listed below, along with all applicable State, County, and Town codes, rules, fees, and regulations.
2. The Owner shall sign a Waiver of Claims form, which the Town will provide and record with the Yavapai County Recorder’s Office, prior to the public hearing and final decision on this item by the Town Council.
3. The Owner shall limit the number of events per year to 90, resetting on January 1st each year. Each day an event occurs constitutes a separate event.
4. The Owner shall ensure that no more than 40 of the 90 events occur at night.

5. The Owner shall limit the number of events held per week to no more than four, with no more than three of those events occurring at night.
6. The Owner shall ensure noise levels generated by activities at the arena comply with Section 131.01 of the Town Code, as amended, and ensure that noise levels do not exceed 60 dBs at the southern property line. Intermittent noise events, including, but not limited to, mounted shooting exhibitions and dirt bike barrel races, shall occur only during daylight hours. The owner shall continue to implement reasonable mitigation measures, such as scheduling considerations and sound-dampening efforts, to minimize disruption to adjacent properties.
7. The Owner shall ensure that all lights are turned off within one hour after events conclude, except for security lighting. The Owner shall continue to implement reasonable mitigation measures in accordance with UDO Section 4.24, Outdoor Lighting.
8. The Owner shall prohibit vehicular event access to the event arena from SR-89.
9. The Owner shall continue to provide adequate off-street parking to accommodate all expected visitors, with no overflow parking permitted on public roads.
10. The Owner shall prohibit vehicular access using the eastern easement along the boundary of parcel 306-29-030E. For arena events, this access shall be reserved for emergency access only and clearly identified as such.
11. The Owner shall mitigate dust impact resulting from arena and event activities.
12. All events shall be concluded no later than 11:00 PM.

**SECTION 3.** If any section, subsection, sentence, clause, phrase, or portion of this resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

(SIGNATURES FOLLOW)

**PASSED AND ADOPTED** by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 25th day of March 2025.



\_\_\_\_\_  
Tom Armstrong, Mayor

ATTEST:



*Erin N. Deskins*

\_\_\_\_\_  
Erin N. Deskins, Town Clerk

APPROVED AS TO FORM:



\_\_\_\_\_  
Andrew J. McGuire, Town Attorney  
Gust Rosenfeld, PLC

I hereby certify that the above foregoing Resolution No. 2025-1281 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on March 25, 2025, and that quorum was present thereat and that the vote thereon was 6 ayes, 0 nays, and 0 abstentions. 1 Council members were absent or excused.

*Erin N. Deskins*

\_\_\_\_\_  
Erin N. Deskins, Town Clerk