



KRIS MAYES
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February 20, 2026

Tom Armstrong, Mayor

Eric Granillo, Vice-Mayor

Larry Holt, Council Member

John McCafferty, Council Member

Sherri Phillips, Council Member

Bob Schacherer, Council Member

Robert Switzer, Council Member

Dear Mayor Tom Armstrong and Honorable members of the Chino Valley City Council:

Several members of your community have contacted my office with their concerns regarding the proposed Perkins Family Airfield east of the intersection of East Perkinsville Road and Forest Service Road 318a in Chino Valley. Residents cite the airport's impacts upon their safety and quality of life and are especially concerned with the much larger impacts of the subsequent phases of this project which are stated to include "research and manufacturing facilities, commercial and office uses, educational buildings, a future fire station site, and a potential runway extension."¹

I understand that this matter is the topic of a public hearing that you have noticed for Monday, February 23, 2026 at 5 p.m. at Grace Church in Chino Valley. Item 2.a. lists a Public Hearing for the purposes of rezoning the subject property and approving a Conditional Use Permit that would authorize the airport and other uses associated with Phase One of the project.

I write first to ensure that you are aware of the requirement that an applicant for the construction of a new airport in an urban area must receive approval from the Arizona State Transportation Board. Perhaps such a request has been made or is pending, but we failed to see a public mention of such a process. We are not clear regarding all of the sources of funding for the proposed airport.

Pursuant to A.R.S. 28-8205, “A new airport shall not be constructed within the boundaries of an

1 Town of Chino Valley, Planning Commission Staff Report, File Number ZC-2025-03 & CUP-2025-05, Zone Change and Conditional Use Permit, Jan. 6, 2026 at 12.

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urbanized area or within twenty-four statute miles of the exterior boundary of an urbanized area without approval of the board.” A.R.S. 28-8505.D.3 defines an “urbanized area” as that considered an urbanized area in the most recent decennial census of the United States Bureau of the Census. According to the most recent census from this body, Chino Valley, Arizona is considered an “urban area.” U.S. Dept of Commerce Census Bureau, 2020 Census Qualifying Urban Areas and Final Criteria Clarifications, 87 Fed. Reg. 80114, 80121 (Dec. 29, 2022), as corrected 88 Fed. Reg. 62533 (Sept. 12, 2023). I trust that your actions with respect to the proposed airfield at the February 23rd Public Hearing and subsequently will take account of any applicant obligation to obtain Arizona State Transportation Board approval.

Additionally, I am concerned that statements made in memoranda prepared for the Chino Valley Planning Commission may leave the public with what might be a mistaken impression: that the Town Council’s approval of Phase One of the project, construction of the airfield, will have no impact upon the scope of review and approvals needed for subsequent phases of the project.¹ While I understand any development beyond Phase One will require approval of a separate Development Agreement by your Council, only the Council’s approval of the rezoning of the parcel is clearly a “legislative act” subject to subsequent referral to the ballot by the voters. It is unclear whether the execution of a development agreement for subsequent phases of this project would similarly be considered “legislative” and thus subject to the public’s power of referendum. Consequently, a referendum on the Council’s vote on the proposed zoning change may be the public’s only potential referendum “check” upon your and the applicant’s decision to move forward with the subsequent phases of this project with their far larger impacts for the Chino Valley community. I note this now as it seems to be a particularly important consideration that the public should be aware of in advance of the February 23rd Public Hearing.

Thank you for the opportunity to convey these points in advance of the February 23rd Meeting. I respect your dedication to this unique jewel of Arizona – Chino Valley – and appreciate your service to your constituents.

Sincerely,



Kristin K. Mayes

¹ Town of Chino Valley, Planning Commission, Supplemental Memo, ZC-2025-03 & CUP-2025-05, February 3, 2026 at 2 (“Any development beyond Phase One, whether that includes buildings, hangars, or other aviation related uses, would require a separate Development Agreement approved by Town Council.”).

Attorney General

State of Arizona

Cc: Heidi Short, on behalf of Perkins Ranch, Inc.