



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 7/1/2025

*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

P25CU00005 NOBLE-WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY

***Introduction/Background:**

Noble-Wolff Enterprises LLC request a Type II Conditional Use Permit for a winery tasting room in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone, addressed as 18585, 18651, and 18655 S. Sonoita Highway. (District 4)

***Discussion:**

The owner requests a Type II Conditional Use Permit to construct a winery tasting room. The winery is currently operating under a previously approved conditional use permit. The site is located within the Maeveen Marie Behan Conservation Land System (CLS) and no CLS mitigation is required since no new disturbance is proposed.

***Conclusion:**

Approval of the conditional use permit would allow the owner to build a winery tasting room.

***Recommendation:**

The Hearing Administrator and staff recommend APPROVAL of the Type II Conditional Use Permit subject to standard and special conditions.

***Fiscal Impact:**

None

***Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

Department: Development Services, Planning

Telephone: (520) 724-6675

Contact: Spencer Hickman, Planner II

Telephone: (520) 724-6498

Department Director Signature: _____

Date: _____

Deputy County Administrator Signature: _____

Date: _____

County Administrator Signature: _____

Date: _____



TO: Honorable Steve Christy, District 4

FROM: Chris Poirier, Director
Public Works-Development Services Department-Planning Division

DATE: June 10, 2025

SUBJECT: P25CU00005 NOBLE-WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY
(Conditional Use Type II – Winery Tasting Room)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' **TUESDAY, JULY 1, 2025** hearing.

REQUEST: For a **Type II Conditional Use Permit for a winery tasting room** in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code in the RH (Rural Homestead) zone located east of S. Sonoita Highway, approximately 3,500 feet southeast of the intersection of S. Sonoita Highway and S. Old Sonoita Highway, addressed as 18585, 18651, and 18655 S. Sonoita Highway.

OWNER: Noble Wolff Enterprises LLC
18585 S. Sonoita Hy
Vail, AZ 85641

DISTRICT: 4

STAFF CONTACT: Spencer Hickman, Planner II

PUBLIC COMMENT TO DATE: As of June 10, 2025, staff has not received any public comment.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS): The project is located within the Maeveen Marie Behan Conservation Land System designated as Biological Core Management Area and the Special Species Management Area.

TD/SH/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25CU00005

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FOR JULY 1, 2025 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Director
Public Works-Development Services Department-Planning Division

DATE: June 10, 2025

ADVERTISED ITEM FOR PUBLIC HEARING

CONDITIONAL USE PERMIT

P25CU00005 NOBLE WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY

Noble-Wolff Enterprises LLC requests a **Type II Conditional Use Permit for a winery tasting room** in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code, in the RH (Rural Homestead) zone located east of the S. Sonoita Highway approximately 3,500 feet southeast of the intersection of S. Sonoita Highway and S. Old Sonoita Highway, addressed as 18585, 18651, and 18655 S. Sonoita Highway. Staff and the Hearing Administrator recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.** (District 4)

Summary of Hearing Administrator Hearing (May 14, 2025)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 14, 2025. The hearing was held in "hybrid" fashion, with both an in-person and online/virtual option for attending. No (0) members of the public attended via either forum. The hearing was very brief, in that the applicant appeared simply to express his agreement and acceptance of the special conditions promulgated by staff. The Hearing Administrator indicated that he had no intention of inserting himself into the process between the applicant and staff, as it had clearly required a good deal of time and effort and had led to the respective parties being satisfied with the final compromise outcome. As such, the Hearing Administrator expressed his intention to recommend approval of this conditional use permit request to the Board of Supervisors, subject to the recommended special conditions as already written and agreed upon by the parties.

After having visited the subject property, having considered the facts and testimony in this case, and having contemplated the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a winery tasting room. The applicant is advised that this is a recommendation to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation

for approval, it is suggested that this approval be granted subject to the following standard and special conditions and negotiated and concurred upon by the applicant and staff:

Standard Conditions & Requirements pre the Pima County Zoning Code

1. A winery tasting room is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

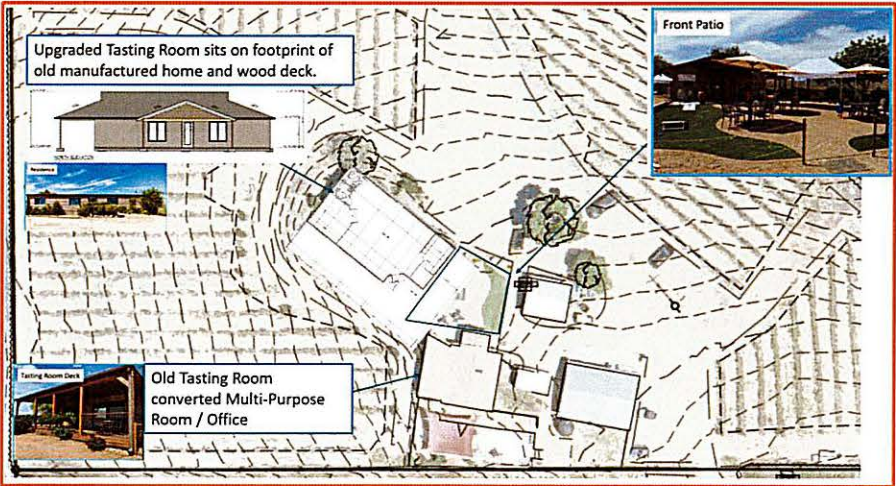
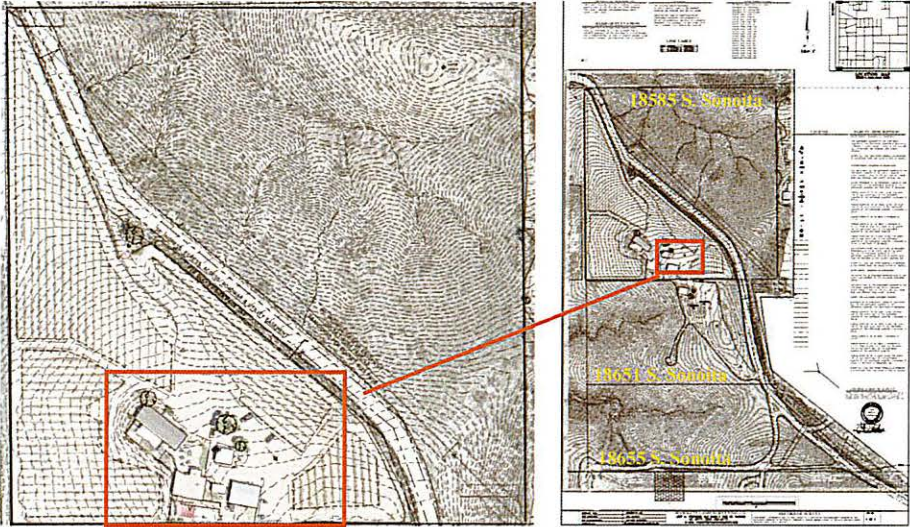
Special Conditions – Hearing Administrator

1. Size and location of the new tasting room is approved as shown in applicant materials.
2. Special events are limited to no more than ten (10) per year, with a maximum of no more than sixty-five (65) guests at an individual event.
3. The dirt road shall be maintained, including dust control, in advance of special events.
4. Surface treatment, such as gravel or decomposed granite so as to ensure dust control, is required for customer and employee parking areas.
5. Handicap parking space(s) shall be paved in concrete, and an ADA accessible route to the buildings on-site shall be provided from the parking space(s). Handicap parking spaces shall comply with Pima County Standards.
6. Customer parking is limited to 15 parking spaces.

TD/SH/ds
Attachments

C: Colton Noble, Noble-Wolff Enterprises LLC

Project Location / Site Plan





P25CU00005

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FOR BOARD OF SUPERVISORS JULY 1, 2025 PUBLIC HEARING

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Jim Portner, Hearing Administrator

DATE: May 19, 2025

DOCUMENT: **P25CU00005**

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Noble-Wolff Enterprises, LLC request a **Type II Conditional Use Permit for a winery tasting room**, in accordance with Section 18.13.030.B.40 of the Pima County Zoning Code, in the RH (Rural Homestead) zone, located on the east side of S. Sonoita Highway, approximately 3,500 feet southeast of the intersection of S. Sonoita Highway and S. Old Sonoita Highway, addressed as 18585, 18651 & 18655 S. Sonoita Highway. (District 4)

CASE BACKGROUND AND PARTICULARS

This is a request to approve a conditional use permit for a new winery tasting room as part of the existing winery located on the property. The winery was approved under a past Type II conditional use permit application in 2009. The new tasting room would replace an existing manufactured home structure. It will occupy the same basic footprint as the existing manufactured home, but also provide an improved outdoor seating area, as well as contain bathroom and kitchen facilities. A prior application for this same request was made in 2024. That request was ultimately heard by the Board of Supervisors, who declined to vote on the case and instead directed the applicant and staff to pursue a compromise regarding the allowance of small events on the property and the requisite infrastructure that they would require. In the subsequent months, the applicant met extensively with staff and a suitable compromise was achieved; same is memorialized in the recommended Special Conditions promulgated in the May 13, 2025 staff report on this item.



SUMMARY OF THE HEARING ADMINISTRATOR MEETING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on May 14, 2025. The hearing was held in “hybrid” fashion, with both an in-person and online/virtual option for attending. No (0) members of the public attended via either forum. The hearing was very brief, in that the applicant appeared simply to express his agreement and acceptance of the special conditions promulgated by staff. The Hearing Administrator indicated that he had no intention of inserting himself into the process between the applicant and staff, as it had clearly required a good deal of time and effort and had led to the respective parties being satisfied with the final compromise outcome. As such, the Hearing Administrator expressed his intention to recommend approval of this conditional use permit request to the Board of Supervisors, subject to the recommended special conditions as already written and agreed upon by the parties.

HEARING ADMINISTRATOR’S RECOMMENDATION

After having visited the subject property, having considered the facts and testimony in this case, and having contemplated the materials submitted by the applicant, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for a winery tasting room. The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator’s recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions and negotiated and concurred upon by the applicant and staff:

Standard Conditions & Requirements per the Pima County Zoning Code

1. A winery tasting room is allowed in the RH zone as a conditional use per Section 18.13.030.B.40.

Special Conditions

1. Size and location of the new tasting room is approved as shown in applicant materials.
2. Special events are limited to no more than ten (10) per year, with a maximum of no more than sixty-five (65) guests at an individual event.
3. The dirt access road shall be maintained, including dust control, in advance of special events.
4. Surface treatment, such as gravel or decomposed granite so as to ensure dust control, is required for customer and employee parking areas.



5. Handicap parking space(s) shall be paved in concrete, and an ADA accessible route to the buildings on-site shall be provided from the parking space(s). Handicap parking spaces shall comply with Pima County Standards.
6. Customer parking is limited to 15 parking spaces.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

- 1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.**

The Pima County Comprehensive Plan designates this site as *Low Intensity Rural (LIR)*, the purpose of which is to "designate areas for residential uses at densities consistent with rural and resource-based characteristics."

The use proposed here is simply a replacement of the existing tasting-room area and the structure that presently houses it. For all intents and purposes, there is no change in the existing winery operation, except for the improved customer experience that the new tasting room and outdoor seating area will provide. Minor special events on the property are allowed in conjunction with the tasting room, and the above *Special Conditions* have been crafted to appropriately regulate same.

With all of the above being the case, the Hearing Administrator finds that the proposed conditional use permit application is not in conflict with the Comprehensive Plan.

- 2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.**

It is the Hearing Administrator's position that the proposed conditional use has no negative impacts upon any adjacent property and that same and their permitted uses are appropriately safeguarded.

- 3. It has adequate accessibility to the County Road network.**

The property has dirt-road access off of S. Sonoita Highway, a paved public street that is deemed a "major route" on the adopted *Major Streets & Routes Plan*. The aforementioned dirt road is well maintained and the overall level of traffic on it is light. Special Conditions have been promulgated to appropriately address dust control. With this in mind, access is found to be adequate.

4. **It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.**

Parking requirements are reviewed by staff at the time of final permitting.

5. **It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.**

It is the Hearing Administrator's finding that the tasting room, winery use, and the minor special events pose no significant public threat in any of the above ways.

6. **Hours of operation will not be detrimental to adjoining residents.**

Hours of operation are not viewed as a material issue in this case.

7. **Landscaping will be fully in conformance with zoning code regulations.**

Required setbacks and landscape buffers shall be verified by staff at the time of final permitting.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science

Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require discretionary decision by the Board of Supervisors. Conservation objectives include:

1. Important Riparian Areas — 95% undisturbed natural open space
2. Biological Core Management Areas — 80% undisturbed natural open space
3. Special Species Management Areas — 80% undisturbed natural open space
4. Multiple Use Management Areas — 66-2/3% undisturbed natural open space

The subject property lies within the **Biological Core Management Area** the MMB-CLS, as is much of the entire surrounding region.

Staff Commentary on Biological Impacts

Staff from the Office of Sustainability & Conservation – Environmental Planning Division has evaluated this request and concluded that, since the new tasting room will occupy the same basic existing footprint and thus will result in no new CLS impacts, no CLS mitigation is required and the application will have no adverse impacts on Pima County's adopted environmental policies.

Facts Confirmed by the Pima County Geographic Information System (GIS)

The following facts are confirmed by the Pima County GIS and the Sonoran Desert Conservation Plan maps with respect to this conditional use permit request:

Cactus Ferruginous Pygmy Owl. The subject property is not located within the Priority Conservation Area (PCA) for this species.

Western Burrowing Owl. The subject property is not located within the Priority Conservation Area for this species.

Pima Pineapple Cactus. The subject property is not located within the Priority Conservation Area (PCA) for this species, nor is the entire region surrounding this property.

Needle-Spined Pineapple Cactus. The subject property is not within the Priority Conservation Area (PCA) for this species.

RECOMMENDATIONS BY THE DEPARTMENT OF TRANSPORTATION (DOT) AND BY THE REGIONAL FLOOD CONTROL DISTRICT (RFCD):

The Department of Transportation (DOT) and the Regional Flood Control District (RFCD) have reviewed this application and both have indicated that they have no objection to the request. The Department of Transportation had originally raised certain potential issues pertaining to special-events on the property. Subsequent negotiations between the applicant and staff have addressed these concerns and *Special Conditions* have accordingly been recommended above.

attachments

cc: Chris Poirier, Director, Development Services
Dan Ice, Chief Building Official
Tom Drzazgowski, Chief Zoning Inspector
Colton Noble, Owner & Applicant



MEMORANDUM

PUBLIC HEARING – May 14, 2025

****REVISED on MAY 13, 2025****

DATE: May 8, 2025

TO: Jim Portner, AICP, Hearing Administrator

FROM: Spencer Hickman, Planner II

SUBJECT: **P25CU00005 NOBLE WOLFF ENTERPRISES LLC – S. SONOITA HIGHWAY**
Type II Conditional Use Permit
Scheduled for public hearing on May 14, 2025

LOCATION:

The project location is located east of S. Sonoita Highway, approximately 3,500 feet southeast of the intersection of S. Sonoita Highway and S. Old Sonoita Highway. The project area totals approximately 19.65 acres on parcels 306-17-001K, 306-17-001S, and 306-17-001T, addressed as 18585 S. Sonoita Highway. The property is zoned RH (Rural Homestead).

SURROUNDING LAND USE OR CONTEXT:

The subject parcel is located east of Sonoita Highway, in southeastern Pima County. The property is zoned RH. All adjacent properties are zoned RH. Properties to the east, west, and south are a mixture of developed and vacant, with the development consisting of low-density residential uses. To the north of the subject property is vacant State Land. The property and surrounding properties are accessed from a dirt-road easement that connects to Sonoita Highway.

PUBLIC COMMENT:

As of the writing of this report, May 8, 2025, staff has received no items of public comment.

PREVIOUS CASES ON PROPERTY:

P03BA00096 – Variance approved December 2003 for conditional use permit criteria.

P09BA00075 – Variance approved in July 2009 for setback requirements.

P21-09-025 – Conditional Use permit that granted approval for a winery at this location. Issued in November 2009.

P24CU00006 – Applicant applied for same request in 2024, however case was never decided due to disagreements between the applicant and staff regarding hosting of events on the property. The Board of Supervisors directed staff and the applicant to find a compromise regarding the hosting of events and related necessary infrastructure on and off the site.

BACKGROUND INFORMATION

The project proposal is to operate a winery. This request specifically aims to increase the size of the existing tasting room. Section 18.13.030.B.40 of the Pima County Zoning Code permits wineries as a permitted use with the approval of a Type II conditional use permit.

The project area is approximately 865,000 square feet of area containing several existing structures for the winery use (including the current tasting room), an unpaved parking lot, and the vineyards. The primary access to the property is from a driveway connecting to the dirt road easement that serves the community.

The provided site plan shows the existing vineyards and winery structures to remain to remain, with the exception of the current tasting room, for which an expansion is being proposed by this permit. The upgraded tasting room will be placed within the footprint of an existing manufactured home on the property. The former tasting room will be repurposed into an office/multi-purpose room. The applicant is showing two separate parking areas to remain unpaved, 15 of which are to be used by the public. The other parking area is for employees and staff of the winery. The winery holds a selection of special events per year, including (but not limited to) events such as corporate gatherings, weddings, birthday parties, etc. The proposal from the applicant will limit special events to occurring no more than 10 times per calendar year, and will be limited to no more than 65 people per event. The winery hosts a number of events that are not considered "special events", and are considered customary related operations. These include elections, political gatherings, neighborhood/road maintenance association meetings, events where Charron Vineyards receives no compensation for hosting an event, in support of non-profits such as schools, local charities, etc., non-advertised events organized by the owners for their own personal, private use including wed-dings, birthdays, family reunions, etc, harvest activities and other agricultural related events, musical performances during normal business hours to provide entertainment to the public, speakers giving talks on topics of interest during normal business hours to provide entertainment to the public

DEPARTMENT COMMENTS

Regional Flood Control Department

The District has reviewed the site conditions and offers the following information:

1. The project is not impacted by a federal or local floodplain or regulated riparian habitat. The District has no objection to the conditional use permit.

Department of Transportation Comments

A conditional use permit for a new wine tasting room for the Charron Vineyards was recently applied for in 2024. The applicant is now submitting for expansion of uses to allow for special events such as weddings, birthday parties, corporate gatherings, bridal showers, baby showers and other events alike.

According to the submittal package, special events will be limited to an occupancy of no more than 65 people per event at a rate of no more than 10 times per calendar year. The executive summary also indicates that there will be no more than 15 parking spaces for customers. Additional parking is provided for staff.

The property can be accessed from Sonoita Highway through a dirt access road located within State of Arizona property. Said property has grazing rights and there is an existing cattle guard at the access point on Sonoita Highway. The access road appears to be well maintained. Given the property's rural and grazing context, the Department recommends all parking areas to be graveled for dust control except for the handicap space(s), which shall be paved in concrete to meet ADA requirements. An ADA accessible route to buildings on site shall be provided from the parking space(s).

The Department of Transportation recommends approval subject to conditions #3-6 below:

STAFF RECOMMENDATION

Section 18.13.030.B.40 of the Pima County Zoning Code permits wineries as a permitted use with the approval of a Type II conditional use permit. Staff recommends **APPROVAL** of the Type II Conditional Use Permit with the following conditions:

1. Size and location of new tasting room approved as shown in applicant materials.
2. Special events are limited to no more than 10 per year with a maximum of no more than 65 guests at an individual event.
3. The dirt access road shall be maintained including dust control in advance of special events.
4. Surface treatment such as gravel or decomposed granite to ensure dust control is required for customer and employee parking areas.
5. Handicap parking space(s) shall be paved in concrete, and an ADA accessible route to buildings on site shall be provided from the parking space(s). Handicap parking spaces shall comply with Pima County Standards.
6. Customer parking is limited to 15 parking spaces.

c: Tom Drzazgowski – Chief Zoning Inspector
Colton Noble – Owner/Applicant


Case #: P25CU00005

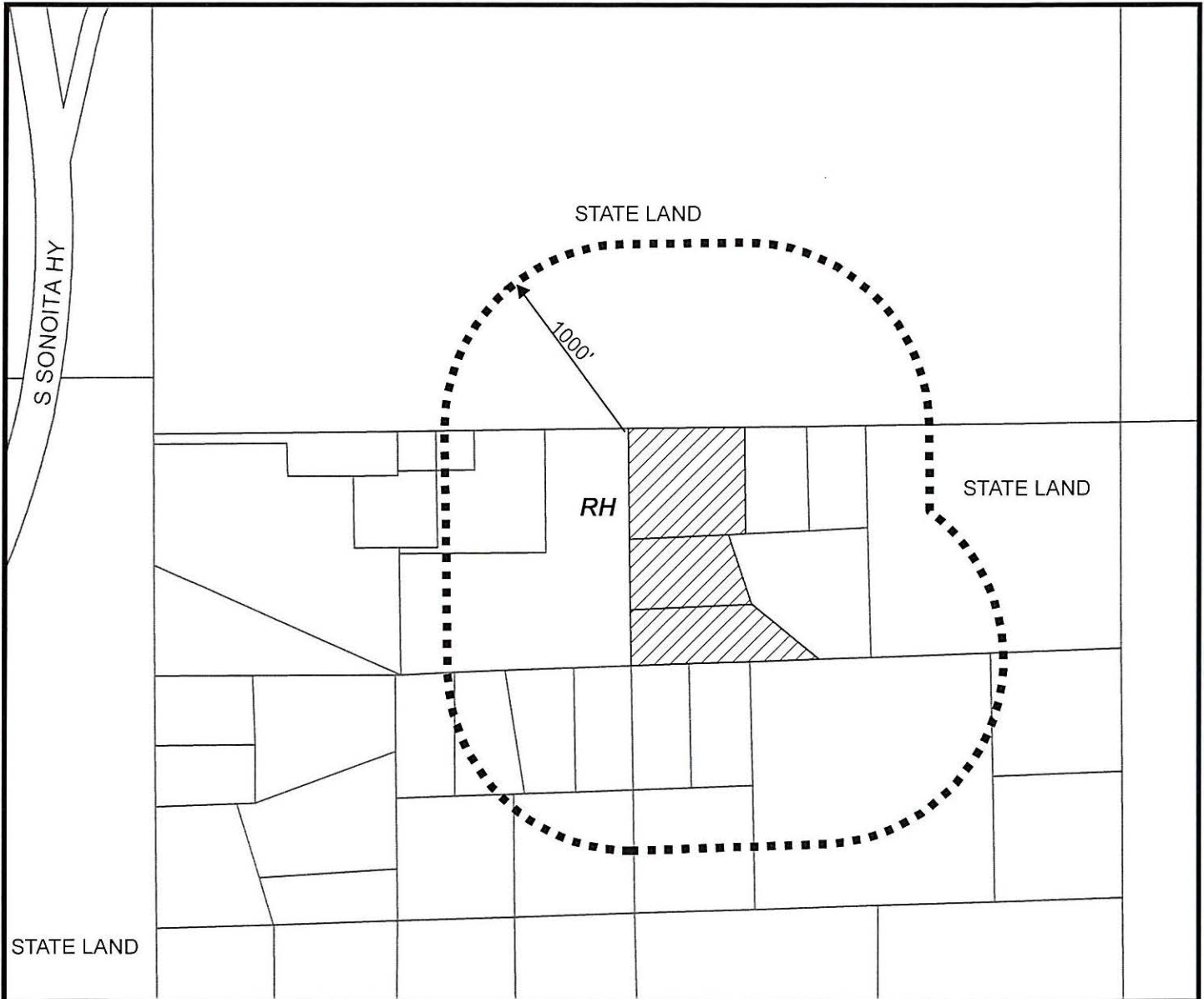
Case Name: NOBLE-WOLFF ENTERPRISES LLC - S. SONOITA HIGHWAY

Tax Code(s): 306-17-001K, 001S and 001T

 Subject Property

 1000' Notification Area

 Zoning Boundary



0 360 720 1,440 Feet

PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes: CONDITIONAL USE PERMIT - TYPE II

Map Scale: 1:10,000

Map Date: 6/2/2025 - ds



Biological Impact Report



201 N. Stone Avenue, Tucson, AZ 85701
(520) 724-9000
www.pima.gov/developmentservices

BIOLOGICAL IMPACT REPORT

(Not applicable for rezonings that require a site analysis)

The Biological Impact Report assists staff in assessing a proposed project's potential to impact sensitive biological resources and is required by the Pima County Zoning Code Chapter 18.91. A project's design should conserve these important resources.

The report will include information provided by both Pima County Planning staff (Part I) and the Applicant (Part II).

INSTRUCTIONS FOR SAVING FORM: 1) Download form to computer. 2) Fill out form as applicable. 3) Save completed form to computer. 4) Submit completed form to Pima County Development Services. If you fill out the form before you download it, the info you entered will not be saved.

Project ID (case no., APN no., address, or other identifying info):

18585 S. Sonoita Hwy Vail AZ 85641

Part I. Information Provided by Pima County Staff

Pima County Planning staff will provide the following information for the project site, as applicable:

1. Is the project located within any Maeveen Marie Behan Conservation Lands System (CLS) designation(s)? (Hold SHIFT for multiple selections)
 - Important Riparian Area
 - Biological Core
 - Multi-Use Management Area
2. Is the project within a CLS Special Species Management Area? No
3. Is the project in the vicinity of any of the six Critical Landscape Linkages? No
4. Is the project designated for acquisition as a Habitat Protection or Community Open Space property? No
5. Is the project located within a Priority Conservation Area for any of the following species?
 - a. Cactus ferruginous pygmy-owl: No
 - b. Western burrowing owl: No
 - c. Pima pineapple cactus: No
 - d. Needle-spined pineapple cactus: No

Biological Impact Report (cont.)

Part II. Information Provided by the Applicant

The Applicant will provide the following information to the best of their knowledge, as applicable:

1. Has the owner of the project site had any communications with County staff about Pima County potentially acquiring the property? No ☐
If yes, provide a summary of those communications:
N/A
2. The following species are of particular interest to Pima County conservation efforts; please fill out the following table to the best of your knowledge:

Species	Ever found on project site?	If yes, date of last observation/survey?	Future surveys planned?
Cactus ferruginous pygmy owl	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Western burrowing owl	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Pima pineapple cactus	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>
Needle-spined pineapple cactus	No <input type="checkbox"/>	N/A	No <input type="checkbox"/>

Questions about this form?

Contact the Office of Sustainability and Conservation at (520) 724-6940.

Conditional Use Permit Application



Conditional Use Permit Application

Property Owner: Noble-Wolff Enterprises, LLC Phone: 520-784-1373
Owner's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641
Applicant (if different from owner): Colton Noble Phone: 520-784-1373
Applicant's Mailing Address, City, State & Zip: 18585 S. Sonoita Hwy, Vail AZ 85641
Applicant's or Owner's Email Address: info@charronvineyards.com
Property Address or Tax Code: 18585 S. Sonoita Hwy, Vail AZ 85641
Type of Use Proposed for the Property: Property is currently being used as a Farm winery,
consisting of winery facilities, tasting room and outdoor patio. Charron would like to have
"Tasting Room" formally added to the existing CUP.
Discuss the proposed use and it's compatibility with the surrounding area: Charron Vineyards
has been in continuous operation since 1997, and is part of the rural Vail community. The
vineyard produces small batch wine and serves on its patio and tasting room to customers

☒ The applicant agrees to contact the Regional Flood Control District to discuss the proposal prior to application submittal.

☒ The applicant agrees to contact United States Fish and Wildlife Service at scott_richardson@fws.gov and provide a written notice that an application for a conditional use permit has been submitted a minimum of 15 days prior to the public hearing date.

This application is for a (Select one):

☐ Type I Conditional Use ☒ Type II Conditional Use ☐ Type III Conditional Use

Terms and Conditions

☒ I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

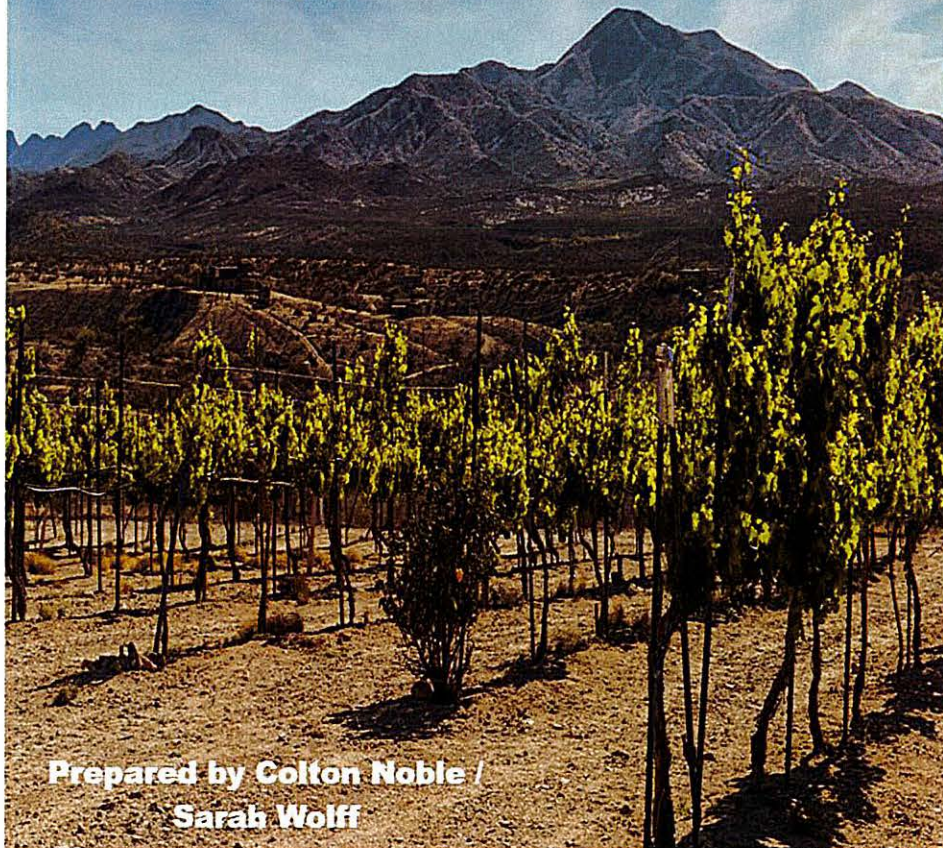
Date: 8-15-2024



CHARRON
VINEYARD & WINERY
VAIL, ARIZONA

Conditional Use

Permit Application



Prepared by Colton Noble /
Sarah Wolff

Executive Summary

Charron Vineyards has been operating its 9 acre farm winery at 18585 S. Sonoita Hwy since 1997, producing and serving wine to customers at its tasting room on premise.

A permit to build a new tasting room was issued in 2016, and a certificate of occupancy was issued in 2018 by the county. Charron has outgrown this existing tasting room, and would like to build a new tasting room on the footprint of an existing manufactured home that is adjacent to the current tasting room. Although a conditional use permit is already in place to operate a "Winery", Charron seeks to formally add "Tasting Room" and "Vineyard" to its conditional use permit to remove any ambiguity about how the land is used.

History



Charron Vineyards was established in 1994 by Leo Cox, a retired electrical engineer. Leo was transferred to Spain for work, and while there, discovered his passion for wine. The winery's name came from the maiden name of Leo's wife, and translates to "Wheelwright" in French. The first 450 vines, consisting of Merlot and Cabernet Franc, were planted in 1995, and the first wine made it to bottle in 1999. In 2009, at 83 years of age, Leo sold

the winery to Milton and Susan Craig



Susan and Milton Craig purchased the Vineyard from Leo in 2009. The Craig's transitioned from their corporate IT jobs to pursue their passion: Great wine. The Craig's refined the business, and increased the Winery's throughput and foot traffic, and integrated themselves into the Vail community. A brand new tasting room was added in 2017 to help accommodate the demand for its wines. In 2018, after a battle with cancer, Milton passed. Susan continued to lead Charron Vineyards until 2021 when she decided it was time to hand over the reins to a new generation of wine makers.



In 2021, local Vail residents Colton Noble, Sarah Wolff, and young daughter Eleanor accepted Susan's challenge to continue the Charron Vineyards tradition and have since taken over ownership of the operation. The "Noble-Wolff" pack recognizes the history, hard work, and contributions of Leo, Susan, and Milt, and intend to honor them by continuing their tradition of great wine, friendly service, and great atmosphere. The Noble-Wolff's hope you get the opportunity to come and visit and become part of the Charron Vineyards Family

Current Land Use



Charron Vineyards is a small family run vineyard and winery located less than 30 minutes away from downtown Tucson, nestled in the beautiful Emperita Mountains. The 20 Acre estate features 5 acres of Merlot vines and various outbuildings to support the operation. Customers who come to the vineyard for the excellent wines are treated to beautiful views of the Santa Rita mountains, weekend musical performances, and delightful customer service.

One of the very few vineyard wineries in Southern AZ featuring table service, the mission of Charron Vineyards is to provide a place for clientele to forget their cares for a few hours, reconnect with family and friends, and of course, to produce amazing wine!

Description of Property

Charron Vineyards is situated approximately 30 minutes from downtown Tucson, making it the closest vineyard winery to the Metro-Tucson area. Tucked into the Emperita foothills at 4200 feet, the vineyard regularly sees temperatures 10 -15 degrees lower than Tucson, and regularly attracts visitors who frequent scenic Hwy 83.

Charron Vineyards Location



Figure 1: Conveniently located 31 minutes from downtown Tucson, Charron Vineyards is the closest Vineyard Winery to downtown Tucson

Project Property



Figure 2: Original Charron Vineyards Property.

Land Use Proposal

Charron Vineyards has outgrown its existing tasting room, and is proposing to remove an existing manufactured home and replacing with a new tasting room. This tasting room will be built on the original 18585 S. Sonoita Hwy property where the existing CUP is in place. The new tasting room roughly fits on the same footprint of the manufactured home that would be replaced. The new tasting room will include a kitchen to better serve the needs of its customers.

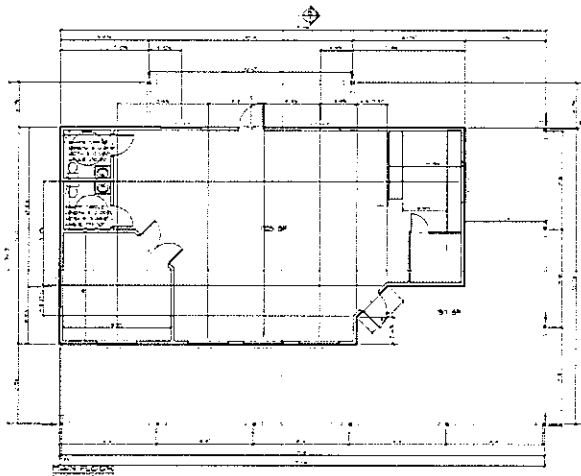


Figure 3: Footprint of proposed new tasting room fits onto same footprint as existing manufactured home.

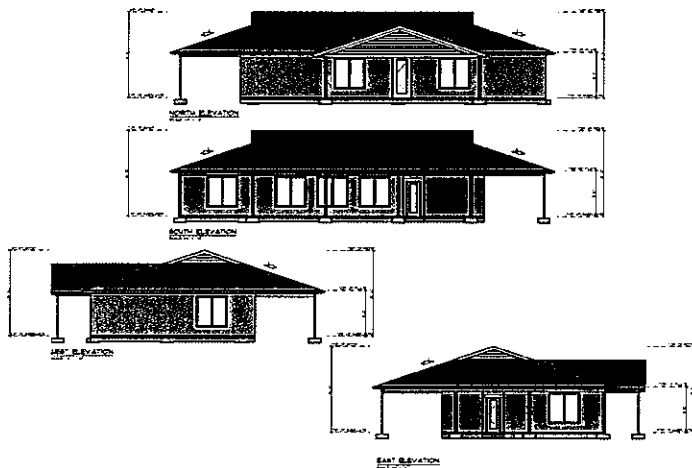


Figure 4: Elevations of proposed tasting room. Tasting Room design/architecture blends in with existing architecture and design in the area.

Charron Vineyards is not proposing a change to how it currently uses the land, it's only modernizing existing facilities and seeking clarification on its existing CUP.

Proposed Conditions - Events

A special event is classified as an event where the vineyard is closed to the public for the express use of a private party unaffiliated with the property or business owners to use the facilities for their own uses in exchange for financial or monetary gain. Examples of such uses include: Weddings, Birthday Parties, Corporate gatherings, Bridal Showers, Baby Showers and other uses along these lines.

Charron Vineyards will limit special events to no more than 10 times per calendar year. Special events will be limited to no more than 65 people per event.

Charron Vineyards will not host large scale, publicly advertised special events such as wine festivals, music festivals, food festivals, sporting events etc. These events are outside the scope of the conditional use permit and require separate approval.

The following are not considered to be special events, and are considered to be customary related operations permitted by the conditional use permit.

- 1) Elections
- 2) Political Gatherings
- 3) Neighborhood / Road Maintenance Association Meetings
- 4) Events where Charron Vineyards receives no compensation for hosting an event, in support of non-profits such as schools, local charities, etc.
- 5) Non-Advertised Events organized by the owners for their own personal, private use including weddings, birthdays, family reunions, etc, etc.
- 6) Harvest Activities and other agricultural related events
- 7) Musical performances during normal business hours to provide entertainment to the public
- 8) Speakers giving talks on topics of interest during normal business hours to provide entertainment to the public

Commented [CN1]: Thinking 50-55 guests, and up to 10 support personnel such as staff, caterers, safety, etc. It seems like this is a negotiable number in ballpark. We can drop the special events to no more than 10 times per calendar year if it seems too high. I think this is the quantifiable bit team is looking for.

Commented [CN2]: We have zero interest in holding events like this, and I think this is what Mr. Portner was alluding to in his proposed special conditions

Commented [CN3]: We held three Pima County elections last year.

Commented [CN4]: Protecting First Amendment rights for political gatherings

Commented [CN5]: We usually hold these meetings after hours on a quarterly basis, about 20-30 people from neighborhood show up

Commented [CN6]: Specifically thinking about how we host Vail Preservation Society, Vail School District, AZ Trail, Audobon Society, etc without receiving compensation for these services.

Commented [CN7]: Verbally, I was told by Planning that if I held a birthday party for my daughter at the vineyard, it would be considered a prohibited event, hence this language.

Commented [CN8]: Considering harvest to be an event was a big deal to us, because we rely on the neighborhood and the community at large to help us get the grapes off the vines every year.

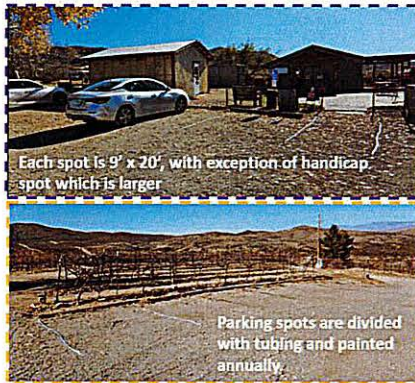
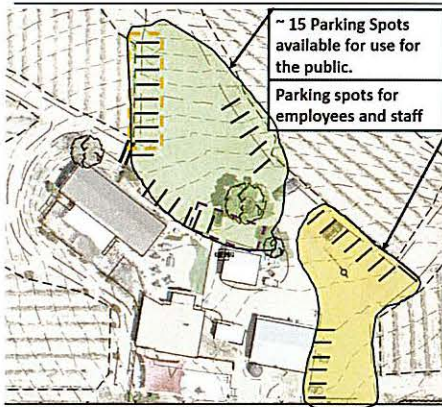
Commented [CN9]: These are the musical events we hold today.

Commented [CN10]: Thinking of the community speaker series we do, hosting JJ lamb, AZT reps, Audobon, neighbors, etc etc etc.

Proposed Conditions – Parking

Additional parking will not be added without consultation from the planning Department. See site plan documenting current parking layout.

Parking Spot Examples



CHARRON VINEYARDS HAS A PARKING / SAFETY PLAN. PARKING IS APPROPRIATE FOR THE USE.

Existing Conditional Use Permit



DEVELOPMENT SERVICES DEPARTMENT
201 N. STONE AVENUE, 1ST FLOOR TUCSON, AZ 85701
PHONE: 740-6740 FAX 798-1836

PIMA COUNTY ZONING USE PERMIT PROJECT P21-09-025

PROJECT ADDRESS: 18585 S SONOITA HY PC

TAX CODE: 30617001K

LEGAL DESCRIPTION: NW4 NW4 NE4 H 10 AC SEC 31-17-17

TOWNSHIP-RANGE-SECTION: 17-17E-31

ZONING: RH

BASE MAP:

APPLICATION TYPE: OTHER

TYPE OF USE PERMIT: CONDUSE

DESCRIPTION OF PROPOSED USE: CONDITIONAL USE: WINERY (TYPE II)

APPLICANT LEO COX
18585 S. SONOITA HY
VALE, AZ
85641
License:

08/18/2009 Phone: 520-762-8585

NOTICE: THE PLAN AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION FOR THIS PERMIT, AS APPROVED BY THIS DIVISION, MAY NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT THE WRITTEN APPROVAL FROM THIS DIVISION AND ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION DOES NOT START WITHIN 180 DAYS OR IF WORK OR CONSTRUCTION IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. SUCH TIME PERIODS SHALL BE EVIDENCED BY A RECORDED REQUEST FOR INSPECTION. THE PERMIT HOLDER HAS THE RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UNDERGROUND UTILITIES, SEWAGE DISPOSAL SYSTEMS OR OTHER OBSTACLES THAT MAY INTERFERE WITH THE WORK AUTHORIZED BY THIS PERMIT.

CERTIFICATION: I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS PERMIT AND KNOW THE INFORMATION TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE CRAFTING OF A PERMIT DOES NOT PRESUME TO GIVE THE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. REPRESENTATIVES OF THE COUNTY MAY ENTER UPON THE PROPERTY FOR THE PURPOSES OF CONDUCTING INSPECTIONS OF THE WORK.

SIGNATURE: _____ DATE: 11/17/2009

NOTE: ACTUAL PERMIT MUST BE VALIDATED.

SEE REVERSE SIDE FOR SPECIAL CONDITIONS

Existing Conditional Use Permit (cont.)

SPECIAL CONDITIONS

- 1: ADDRESS MUST BE POSTED PRIOR TO REQUEST FOR INSPECTION.
- 2: A PERMANENT ADDRESS MUST BE POSTED (PER PINA COUNTY ADDRESSING STANDARDS) PRIOR TO FINAL INSPECTION.
- 3: Standard Conditions per the Pina County Zoning Code

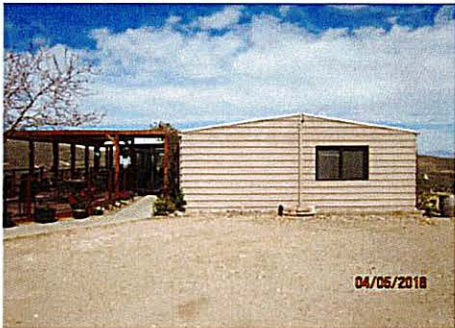
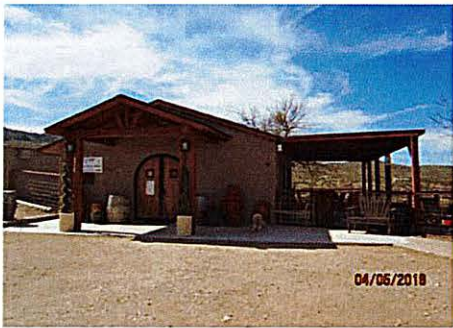
1. The winery must be set back 300' from the property line.

NOTE: The applicant has secured relief from this requirement through a recently-approved variance from the Board of Adjustment. Per same, the required setback was reduced to 162' on the west boundary, 28' on the south boundary, and 253' on the east boundary.

Existing Tasting Room Permit

Permit Issued on 4-12-2016 for new Tasting Room, Deck, Portico and storage
Certificate of Occupancy granted on 4-10-2018 for the tasting room

Permits 1											
Permit	Status	Issued	Final	City	Value	SqFt	Sub	First Insp	Last Insp	Processed	% Complete
P16BP02344	CALT - FINAL	04/12/2016	04/18/2016	ACC	\$29,426	672		04/05/2018		04/10/2018	100
Description: CALT: Tasting Room, Deck, Portico and Storage											



Letter of Authorization



LETTER OF AUTHORIZATION

As required by Arizona Revised Statutes I hereby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

18585 S. Sonoita Hwy Vail AZ 85641

Property Address

Type 2 Conditional Use Permit

Type of Permit Applied for: (SFR/MH/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Adult Care/Secondary Dwelling/Assisted Living/Group Home)

Colton Lee Miller
Signature of Applicant

8-15-2024
Date

AUTHORIZED BY:

Colton Lee Miller
Signature of Property Owner

8-15-2024
Date