

**MINUTES OF THE  
REGULAR MEETING OF THE COMMON  
COUNCIL OF THE TOWN OF STAR VALLEY**

**Tuesday, February 3, 2026 at 5:15 pm  
3675 East Highway 260, Star Valley, AZ  
(Star Valley Town Hall)**

The Agenda for the meeting is as follows:

- PRAYER was offered by Council Member McDaniel.
- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL:

Vice Mayor McKinney X, Council Member Armington X, Council Member Binney Absent, Council Member Dueker X, Council Member Highstreet Absent, Council Member McDaniel X, Mayor Davis Absent.

- **COMMENTS FROM THE PUBLIC**

During this portion of the meeting, members of the public may address the Town Council on items that are not on the printed agenda. Any remarks shall be addressed to the Council as a whole and not to any individual member. Speakers are limited to three (3) minutes per person unless additional time is granted by the Mayor. The Council may not discuss or act upon matters raised during public comments.

Vice Mayor McKinney opened up this portion of the meeting for public comments.

Donald Mills of 125 Childress Circle in Star Valley asked if there was a noise ordinance. He described the noise he has endured over the last two years from RV generators in the area which has been disturbing. The Vice Mayor said the town did not have a noise ordinance at this time.

There were no further public comments, and the Vice Mayor closed the public comment portion.

- **CONSENT AGENDA ITEMS:**

All items listed under the Consent Agenda will be voted on with one motion. If discussion is desired regarding any Consent Agenda item, that item will be removed from the Consent Agenda and voted on separately.

- A. Approval of the minutes from the Regular Council Meeting held on January 20, 2026.**
- B. Approval of Accounts Payable from January 1, 2026 through January 30, 2026 for the General Fund and for the Water Department.**

**A motion to approve consent agenda items A and B was made by Council Member Armington and was seconded by Council Member Dueker.**

**A roll call vote was taken:**

**Vice Mayor McKinney Yes, Council Member Armington Yes, Council Member Binney Absent, Council Member Dueker Yes, Council Member Highstreet Absent, Council Member McDaniel Yes, Mayor Davis Absent.**

**The motion was voted on and passed 4 – 0.**

**DISCUSSION ITEMS:**

**1. Presentation by John Rittenour regarding the planned future development at the Freegard meadows. Presentation only.**

John Rittenour stated that the presentation is to educate the council and town about the process and plans to commercialize the property within the zoning. He explained that the Wildhorse Lodge is a resort geared toward overnight to one week stays with affordable lodging. There would be no long term stays. He began a slide presentation which described the name Wildhorse Lodge as being based on the wild horses in the area. He said it was a business opportunity to promote tourism in the area as there were state parks, trails and a popular highway nearby. The core of the development will be lodging and ATV marketing. In the future there would be cabins, a pool, a splashpad, a cowboy life event center, a rural health center and a small general store. Currently there is a fifteen month development schedule. Mr. Rittenour felt the benefit to the town would be tax and sales revenue.

Council Member Dueker asked what their water supply would be and Mr. Rittenour said it would be supplied by the town and a well. Also, there would be a sewer system. Council Member Dueker expressed concern over ATVs on trails that are used by horses. Council Member Armington expressed his excitement over the project and the potential revenue for the town. Council Member McDaniel asked when the project would start and Mr. Rittenour said it would begin this summer. He said it would be a \$35 million dollar project cost and that he wanted to do what's good for the town.

**2. Discussion and possible action to approve a Conditional Use Permit Application No. CUP 2025-01; A2Z Towing Inc. (the applicant) which had been recommended with conditions at the Planning and Zoning Commission Meeting on January 13, 2026.**

Town Manager Grier explained conditional use and that it is not regular use of property. He said the Planning and Zoning Commission had reviewed the staff recommendations at their January 13, 2026 meeting. Mr. Grier then presented the owner of A2Z Towing, Jose DeLeon. Council Member Armington asked Mr. DeLeon if there would be fencing around the property to keep it from being an eyesore. Mr. DeLeon said there would be sheet metal on the back around all of the chain link fencing. Council Member McDaniel asked Mr. DeLeon if he was ok with the length of vehicle storage. Mr. DeLeon said yes and that there would be no storage of hazardous liquids. Council Member McDaniel recommended approving the permit for a year and then having a review of status. Town Manager Grier said the council would have to vote on it.

**A motion to approve CUP 2025-01; A2Z Towing Inc. for one year with the recommended conditions of the Planning and Zoning Commission was made by Council Member McDaniel and was seconded by Council Member Armington.**

A roll call vote was taken:

Vice Mayor McKinney Yes, Council Member Armington Yes, Council Member Binney Absent, Council Member Dueker Yes, Council Member Highstreet Absent, Council Member McDaniel Yes, Mayor Davis Absent.

The motion was voted on and passed 4 – 0.

*The Conditional Use Permit terms adopted by the council are as follows:*

- *The Conditional Use Permit is to be issued for a period of 1 year. An on-site staff inspection to be completed after a 6 month interval and prior to the 1 year anniversary. If there have been no non-corrected verified complaints, then upon the staff site inspection, the permit will renew for a period of 1 year and continue to renew annually absent any non-corrected verified complaints and compliance as determined by the Town's Compliance Officer.*
- *Quarterly reports with photos to be provided to the Town of Star Valley as to the following:*
  - a. *The total number of all vehicles behind the fenced area. This is to include all vehicles whether licensed or unlicensed, personal vehicles, trailers, wrecks, impounded vehicles, tow trucks, vehicles in for repair or service and any vehicle storage.*
- *A maximum of 45 vehicles may be on the property at any one time.*
- *Any vehicles which may potentially leak fluids will be placed in a concrete area so as to avoid any seepage of fluids into the ground. All leaking fluids will be captured and properly disposed of pursuant to the standards of the Environmental Protection Agency and/or the Town of Star Valley. A berm will be required and is defined as a 6 inch high containment curb.*
- *The site shall not be used for salvage, stripping, or resale of parts from wrecked vehicles.*
- *The site is subject to the Fire Department approval and or any other governing body as needed.*
- *Screened fencing is required to minimize visibility of the stored vehicles and improve aesthetics.*
- *The property must be kept clean, orderly, and well-maintained to minimize any negative visual impact.*
- *Strategies to minimize noise and direct lighting away from the surrounding properties must be implemented.*
- *Adherence to all applicable ADOT and Arizona Revised Statutes regarding towing operations.*
- *Permit can be revoked due to non-compliance of specific conditions.*

**• ADJOURNMENT**

A motion to adjourn the meeting was made by Council Member Armington and was seconded by Council Member McDaniel.

The motion was voted on and passed 4 – 0.

**APPROVED:**

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**Bobby Davis, Mayor**

**Date:** \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**Del Dupree, Administrative Assistant**

**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 Star Valley held on the 3rd day of February 2026. I further certify that the meeting was duly called and held, and that a quorum was present.

**Dated this 10th day of February 2026.**

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**Del Dupree, Administrative Assistant**