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December 5, 2024

VIA E-MAIL

Steve Boyle
Community Development Director
Community Development & Neighborhood Services
Town of Wickenburg
155 N Tegner Street, Suite A
Wickenburg, AZ 85390

Re: Pre-application for Proposed Horse Training Facility Located at 32420 and 1310 W
Kenrick Drive in Wickenburg, Arizona

Dear Mr. Boyle:

On behalf of our client, Mr. Buddy Wilton ("Mr. Wilton"), I am pleased to submit for your review and comment the provided pre-application with our current conceptual site plan for the properties located at 32420 and 1310 W Kenrick Drive in Wickenburg, Arizona, otherwise known as Maricopa County Assessor Parcel Numbers ("APN") 505-03-023C and 505-03-023J, respectively (collectively, the "Site") (Exhibit A).

The Site is comprised of two separate tax parcels totaling approximately 11.8 acres. The larger 8.5-acre parcel to the east (APN 505-03-023J) is an existing ranch property developed with an existing house and horse boarding and ranch facilities including a 25' x 50' pole barn, a 20' x 14' corral with 100 sf horse arena, a 14' x 20' shop tack shed, a goat/chicken pen, and bird aviary. The smaller 3.3-acre parcel to the west (APN 505-03-023C) is undeveloped and currently vacant.

Mr. Wilton intends to acquire the Site and make appropriate improvements for the purpose of expanding the existing ranch for future use as a horse training facility with boarding (the "Proposed Use"). In total, the Property is anticipated to accommodate a minimum of thirty (30) horses for training/boarding and twenty-four (24) cows which will be used for horse training. The facility will be used seasonally to train horses under the leadership of a single trainer. The horses that will be trained and boarded at this facility are largely limited to the horses personally owned by Mr. Wilton and the employed horse trainer. Pending available space, there may be opportunity for other horse owners to transport their horses to this site for extended training. In those limited instances, owners will be able to utilize proposed gravel RV pads with electric service for a temporary stay following

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or preceding the transportation of any horses to and from the Site. Please note, the Site will not be used for horse boarding independent of the training operation.

To facilitate the Proposed Use, improvements to the larger 8.5-acre parcel to the east (APN 505-03-023J) include the construction of:

- An approximately 150' x 300' arena
- An approximately 100' x 100' cutting pen
- Two (2) new horse stables approximately 30' x 100'
- Two (2) new gravel surface RV pads with serviced with electricity
- An accessory dwelling unit

The 8.5-acre parcel is currently accessed from an existing private drive that extends access from Kenrick Drive, however, additional access is proposed along Cherokee Lane to enable easier entry to the horse facilities as well as the proposed RV pads.

The smaller 3.3-acre parcel to the west (APN 505-03-023C) is intended for future expansion of the horse training facility use. Future construction may include the following:

- Single-family residence
- An accessory dwelling unit
- Horse stables
- Gravel surface RV pads

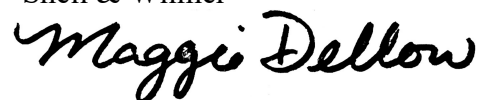
The 3.3-acre parcel is currently accessed from Cherokee Lane, however, additional future access may also be proposed from Kenrick Drive to accommodate the construction of a new home.

It is our understanding that approval of a Conditional Use Permit ("CUP") will be required to establish a horse training and boarding facility, as well as to construct RV pads to accommodate the occasional temporary stay of horse owners traveling to and from the training facility. The purpose of this pre-application request is to confirm the necessity of these Conditional Use Permits, obtain initial comments regarding the proposed improvements as well as any additional entitlements or conditions necessary for development, and discuss the applicable development processes necessary to establish the Proposed Use.

We look forward to your initial comments as Mr. Wilton begins the process of developing this Site for horse boarding and training.

Respectfully Submitted,

Snell & Wilmer

A handwritten signature in black ink that reads "Maggie Dellow". The signature is written in a cursive, flowing style.

Maggie Dellow

Exhibit A – The Site

