

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, AUGUST 22, 2023

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Regular Meeting** of the Show Low Planning and Zoning Commission will be held on Tuesday, August 22, 2023, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. **NEW BUSINESS:**
 - A. Consideration of Conditional Use Permit 602-04-262 submitted by Maranatha Bible Church to allow for grading without a building permit on property located at 900 South Central Ave, Show Low, Arizona, that being A.P.N. 210-30-013. (Katie Fechtelkotter)
6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.
7. **APPROVAL OF MINUTES:**
 - A. Planning and Zoning Commission Regular Meeting of July 25, 2023.
8. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planner
9. **ADJOURNMENT:**

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning and Zoning Commission regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the Planning and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

I, Ashley Duncan, do hereby certify that the foregoing notice was posted on August 18, 2023.

Ashley Duncan

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-262 submitted by Maranatha Bible Church to allow for grading without a building permit on property located at 900 South Central Ave, Show Low, Arizona, that being A.P.N. 210-30-013. (Katie Fechtelkotter)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-262 submitted by Maranatha Bible Church to allow for grading without a building permit at 900 South Central Avenue, that being A.P.N. 210-30-013, subject to staff recommendations.

BACKGROUND

Maranatha Bible Church has submitted a Conditional Use Permit (CUP) to allow for grading without a building permit at 900 S. Central Avenue, that being A.P.N. 210-30-013. The subject property is zoned MH (Manufactured Homes). Grading on lots over 5,000 square feet prior to the issuance of a building permit and churches require a CUP in the MH zone.

The applicant has submitted a request to begin grading prior to obtaining a building permit. The subject property is 4.02 acres in size and the proposed development will include a 7,000 square foot church building and an approximately 34,000 square foot parking lot with 71 spaces. The applicant has submitted a tree removal plan, which indicates that most of the trees on the subject property will remain. In addition, the applicant has indicated that an architect is currently working on the construction plans for the church and they hope to submit plans to the building department for review within the next year.

ATTACHMENTS

1. 602-04-262- CUP- FINDINGS OF FACTS
2. 602-04-262- CUP- STAFF RECOMMENDATIONS
3. 602-04-262- CUP- STANDARDS FOR REVIEW
4. 602-04-262- CUP- SUBJ PROP
5. 602-04-262- CUP- APPLICATION
6. 602-04-262- CUP- TITLE SHEET
7. 602-04-262- CUP- SITE PLAN
8. 602-04-262- CUP- GRADING PLAN
9. 602-04-262- CUP- TREE REMOVAL PLAN

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Maranatha Bible Church has submitted a Conditional Use Permit (CUP) to allow for grading without a building permit located at 900 South Central Avenue, that being A.P.N. 210-30-013.
2. The subject property is zoned MH (Manufactured Homes). Grading on lots over 5,000 square feet prior to the issuance of a building permit, and Churches require a CUP in the MH zone.
3. The applicant has submitted a request to begin grading prior to obtaining a building permit. The subject property is 4.02 acres in size and the proposed development will include a 7,000 square foot church building and an approximately 34,000 square foot parking lot with 71 spaces.
4. The applicant has submitted a tree removal plan, which indicates that most of the trees on the subject property will remain.
5. In addition, the applicant has indicated that an architect is currently working on the construction plans for the church, and they hope to submit plans to the building department for review within the next year.
6. Current zoning of the surrounding properties include.

North: R1-7 (Single-Family Residential, 7,000 Square Feet)

South: MH (Manufactured Housing)

East: R1-15 (Single-Family Residential, Manufactured Homes Excluded, 15,000 Square Feet)

West: MH (Manufactured Housing)

7. The current land uses of the surrounding properties include.

North: Pine Haven Subdivision

South: Vacant Residential

East: Residential

West: Vacant Residential

8. Transmittal memos were sent to all affected agencies. Applicable comments received include.

Timber Mesa Fire and Medical District (TMFMD)- The future church building shall meet all applicable fire codes.

9. The property was posted, and letters were sent out to property owners within 300 feet of the subject property in accordance with City Code. At the time the staff summary report was prepared staff has not received any calls regarding the project.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-262 submitted by Maranatha Bible Church to allow for grading without a building permit located at 900 South Central Avenue, that being A.P.N. 210-30-013 subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including but not limited to, Arizona Department of Environmental Quality (ADEQ), Arizona Pollutant Discharge Elimination System (AZPDES) requirements, and Storm Water Pollution Prevention Plan and Permit (SWPPP).
2. Hours of operation for grading shall be limited to 7:00 am to 10:00 pm.
3. Dust and smoke from grading and processing operations shall not adversely impact neighboring properties.
4. The applicant shall not negatively impact any existing easements located on the subject property.
5. A grading permit shall not be approved without a tree preservation plan, showing meaningful tree preservation of trees on the subject property.
6. An approved grading permit is required prior to commencement of grading activities.
7. All grading shall comply with the City approved drainage plan.
8. A Conditional Use Permit (CUP) for the church shall be obtained prior to the commencement of construction of the church.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-262 submitted by Maranatha Bible Church to allow for grading without a building permit located at 900 South Central Avenue, that being A.P.N. 210-30-013.

General Plan

Land Use

Goal: Preserve natural surroundings and the rural, hometown atmosphere
Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.

Zoning Ordinance

Chapter 19.20 CONDITIONAL USE PERMITS

19.20.010 Purpose.

Every zoning district contains certain uses of land which are normal and complementary to permitted uses in the district, but which, by reason of their typical physical or operational characteristics, influence on the traffic function of adjoining streets, or similar conditions, are potentially incompatible with adjacent activities and uses. It is the intent of this chapter to permit conditional uses if the use can be designed and developed in a manner which assures maximum compatibility with adjoining uses. It is the purpose of this chapter to establish principles and procedures essential to proper guidance and control of such uses. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(A))

19.20.020 General regulations.

- (A) Zoning district regulations established elsewhere in this chapter specify that certain uses of land may be allowed by the commission as conditional uses in a given district subject to the provisions of this section and the requirements set forth in district regulations. The planning and zoning commission is empowered to grant or to deny applications for conditional use permits and to impose conditions upon them.
- (B) Any use, legally established and in compliance with the rules and regulations of the state of Arizona and the City of Show Low, that is existing on the effective date of the ordinance codified in this chapter which is reclassified as a conditional use by this chapter for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this chapter, and its continuance shall not be subject to issuance of a conditional use permit; provided, however, that to the extent that such use fails to conform to the requirements of this chapter, it shall be considered nonconforming as described in Chapter [19.95](#), and its continuance shall be governed by all nonconforming use regulations applicable thereto.
- (C) Every conditional use permit issued shall be applicable only to the specific conditional use and to the specific property for which it is issued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(B))

19.20.030 Application process.

- (A) *Authorized Applicant.* An applicant for a conditional use permit shall be one (1) of the following:
- (1) The owner(s) and/or authorized agent of the property;
 - (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.
- (B) *Submittal Requirements.* Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter [19.15](#), and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.
- (C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.
- (D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.
- (E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040 Staff review.

An application for a conditional use permit shall be submitted to the planning and zoning director at least twenty-one (21) days prior to the public meeting. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public meeting. The recommendation shall set forth whether the conditional use permit should be granted, granted with conditions, denied, or set for a public hearing. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(D))

19.20.050 Standards for reviewing conditional use permits.

All conditional use permits shall be evaluated for the following standards:

- (A) The application shall be consistent with and conform to the general plan and any other adopted plans;
- (B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and

- (C) The proposed change would not be detrimental to the public health, safety and general welfare of the persons or property in the surrounding area, nor to the community in general. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(E))

19.20.060 Notification requirements.

Notice of the nature of the conditional use permit application and the date of the meeting at which it will be considered shall be posted on the property and shall be mailed to the owners of all real property within three hundred (300) feet of the property for which application is made at least ten (10) days prior to the meeting. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(F))

19.20.070 Commission action.

Based on the application, site plan, standards of review, staff's recommendation and any other presented information the commission has the following options in rendering a decision:

- (A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.
- (B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed to the applicant at the address shown in the application, and the commission shall report its actions to the city council.
- (C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.
- (D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080 Appeals.

- (A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.
- (B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the

planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section [19.20.070\(C\)](#). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) *Council Action.*

- (1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section [19.20.070\(C\)](#).
- (2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.
- (3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.
- (4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(H))

19.20.090 Time limits.

- (A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.
- (B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.
- (C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.
- (D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.
- (E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.
- (F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

- (G) No person shall reapply for the same or substantially the same use permit on the same or substantially the same plot, lot, or parcel of land within a period of one (1) year from the date of denial or revocation of said use permit. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(I))

19.20.100 Revocation and enforcement.

- (A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.
- (B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section [19.10.080](#). (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

19.25.100 Dumping, excavation, filling, clearing and grubbing.

- (A) Prohibited Dumping. The use of land for the dumping or disposal of scrap iron, junk, garbage, rubbish, refuse, slag, petroleum products or industrial wastes or by-products and any other solid waste shall be prohibited in every district except as otherwise provided in this title. Disposal of household ashes shall be carried out in a manner so as not to constitute a hazard or nuisance. Ashes shall not be dumped on any public property or right-of-way.
- (B) Conditional Use Permit Required. No site work which is governed by the International Building Code as adopted by the City of Show Low may be performed on any property without a conditional use permit unless a plan of development has been approved pursuant to other applicable ordinances and regulations of the city. No clearing or grubbing of a land area over five thousand (5,000) square feet may take place without a conditional use permit when no plan of development has been approved. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-44(J))

Chapter 19.60 MH ZONE

19.60.010 Purpose.

This district is intended to promote orderly planned development of manufactured housing and related accessory uses. Regulations are designed to preserve and protect the residential character of the district and to ensure compatibility with adjacent districts. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(A))

19.60.020 Permitted uses.

- (A) One (1) single-family dwelling or manufactured home per lot or parcel.

- (B) One (1) single-family dwelling, manufactured home, motor home, travel trailer or park model trailer per lot in a recreational vehicle subdivision.
- (C) Customary accessory uses and buildings provided such uses are incidental to the principal use.
- (D) Temporary buildings for uses incidental to construction work, which buildings shall be removed from completion or abandonment of the construction work.
- (E) Publicly owned and operated schools, parks and recreation areas and centers, and recreational facilities incidental to the manufactured home park or subdivision.
- (F) Home occupations.
- (G) Attached guest units in accordance with Section 19.25.230(A). (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(B))

19.60.030 Conditional uses.

- (A) Manufactured home parks.
- (B) Churches and similar places of worship.
- (C) Private schools.
- (D) Public utility buildings, structures, or appurtenances thereto for public service use.
- (E) Recreational vehicle subdivisions.
- (F) Bed and breakfast.
- (G) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (H) Cemeteries and public or quasi-public facilities.
- (I)
 - (1) One (1) additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit; or
 - (2) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling provided the total intensity of land use shall be a minimum of twenty thousand (20,000) square feet of lot area per dwelling unit.
- (J) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(C))

19.60.040 Property development standards.

- (A) Minimum Lot Area. Five thousand (5,000) square feet.
- (B) Minimum Average Lot Width. Fifty (50) feet.

- (C) Minimum Lot Frontage. Thirty (30) feet.
- (D) Maximum Lot Coverage. Forty (40) percent.
- (E) Minimum Front Yard. Twenty (20) feet.
- (F) Minimum Side Yard. Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) Minimum Rear Yard. Ten (10) feet.
- (H) Minimum Manufactured Home Size. Five hundred (500) square feet.
- (I) Maximum Building Height. Not to exceed thirty-five (35) feet.
- (J) Skirting. All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(D))

19.60.050 Property development standards for R.V. subdivisions.

- (A) Minimum Lot Area. Five thousand (5,000) square feet.
- (B) Minimum Average Lot Width. Fifty (50) feet.
- (C) Minimum Lot Frontage. Thirty (30) feet.
- (D) Maximum Lot Coverage. Forty (40) percent.
- (E) Minimum Front Yard. Twenty (20) feet.
- (F) Minimum Side Yard. Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) Minimum Rear Yard. Ten (10) feet.
- (H) Maximum Building Height. Not to exceed twenty (20) feet.
- (I) Skirting. All manufactured homes and recreational vehicles shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(E))

19.60.060 Property development standards for manufactured home parks.

- (A) Minimum manufactured home park size: One and one-half (1-1/2) acres.
- (B) Minimum lot area: A minimum lot average of three thousand five hundred (3,500) square feet, and a minimum lot area of three thousand (3,000) square feet.
- (C) Minimum setback of any building or manufactured home from any public street line: Twenty (20) feet.

- (D) Minimum setback of any building or manufactured home from district boundary line: Twenty (20) feet.
- (E) Minimum setback of any building or manufactured home from manufactured home park boundary: Fifteen (15) feet.
- (F) Placement of Manufactured Home or Building on Individual Site.
 - (1) Minimum setback from private access street: Ten (10) feet.
 - (2) Minimum distance between manufactured homes and/or attached structures:
 - (a) Between two (2) opposing sides, and between a side and an opposing end: Sixteen (16) feet.
 - (b) Between two (2) opposing ends: Twelve (12) feet.
- (G) Minimum manufactured home size: Four hundred (400) square feet.
- (H) Maximum building height: Not to exceed twenty (20) feet.
- (I) Recreation Area.
 - (1) Five hundred (500) square feet of usable open space shall be provided for each dwelling unit. "Usable open space" shall mean space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas, etc., which is meant to provide an open garden atmosphere. Usable open space does not include any required yards less than ten (10) feet in width, parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.
 - (2) Where a centralized recreation area is provided, the usable open space may be reduced up to two hundred fifty (250) square feet per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) square feet. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.
- (J) Screening. All manufactured home parks shall be screened with a solid material fence six (6) feet in height as defined in Chapter 19.25, or as otherwise required by the planning and zoning commission.
- (K) Driveways and Vehicular Access.
 - (1) Manufactured home parks shall be located on or have direct access to a public street, except that no individual manufactured home space within the manufactured home park may have direct access to a public street.
 - (2) All driveways shall have a minimum width of twenty-four (24) feet, except when a driveway is located between trailer parking spaces it shall have a minimum width of thirty (30) feet.
 - (3) All driveways and interior streets shall be surfaced and maintained with a compacted aggregate base and surfaced with reclaimed asphalt or a material of equal or better strength and durability which meets the city engineer's minimum standards, weather permitting, on the type of requested by the property owner. All surface water run-off shall

be retained on site or drained into a drainage system approved by the city engineer, and shall be maintained by the property owner.

- (4) All plans and traffic engineering shall be subject to approval of the development review board and shall be based upon the spacing and maneuverability requirements for sixty (60) foot-long trailers.

(L) Skirting. All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted.

(M) Public Utilities. All utilities shall be in compliance with applicable codes, and all utility distribution and service lines shall be installed underground. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(F))

19.60.070 General provisions.

The provisions of Chapter 19.25 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(G))

19.60.080 Signs.

The provisions of Chapter 19.100 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(H))

19.60.090 Parking and loading.

The provisions of Chapter 19.105 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(I))

19.60.100 Plan review.

The provisions of Chapter 19.15 shall apply to all uses. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(J))





Subject Property:
900 S. Central Ave.
A.P.N. 210-30-013



City of Show Low Planning & Zoning
180 N. 9th Street, Show Low, AZ 85901
(928) 532-4040

Conditional Use Permit Application
(Filing Fee: \$150.00)

For Office Use Only

Date received: 7.24.23
Time received: 9 AM/PM
Received By: KBF

OWNER INFORMATION

Name: MAGANATHA Bible Church
Address: 581 E. Old Linden Rd
Mailing Address
Show Low AZ 85901
City State ZIP Code
Phone: 928-225-8458 Email: SChair4031@gmail.com

APPLICANT INFORMATION (if different)

Name: _____
Address: _____
Mailing Address
City State ZIP Code
Phone: _____ Email: _____

PROPERTY INFORMATION

Address of Property: 900 S. Central Ave Parcel Number (A.P.N.): 210-30-013
Legal Description of Property: See Attached

Zoning Classification: MH Applicant's interest in Land: Owner

What is the Nature of the Request? To START breaking ground getting
property ready for building

APPLICATION REQUIREMENTS

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) **All maps must be drawn to scale and shall include:**
 - ☐ Lot dimensions.
 - ☐ Location, size, height, use and exterior materials of all buildings and structures.
 - ☐ Size and dimensions of yards and space between buildings.
 - ☐ Location and height of walls and fences.
 - ☐ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
 - ☐ Location, dimensions area, materials, and lighting of signs.
 - ☐ Location and general nature of exterior lighting.
 - ☐ Street dedications and improvements.
 - ☐ Existing and proposed grades and drainage systems.
 - ☐ Size and location of all existing and proposed public and private utilities. All easements must be shown.
 - ☐ Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
 - ☐ Landscaping, including all surfacing material around buildings and in all open spaces.
 - ☐ A vicinity sketch showing the location of the site in relation to the surrounding street system.
 - ☐ Adjacent properties and their uses shall be identified.
 - ☐ A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
 - ☐ Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.
2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

By getting Area ready for building

3. A statement as to what steps will be taken to avoid and minimize any adverse impact on the public health, peace, convenience, comfort, safety and general welfare of the surrounding property owners and users as well as the general welfare of the City.

Bring in water truck if needed & putting down cinders to help w/ tracking mud onto cement

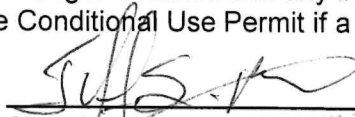
4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

*We will do utility water, sewer & power
~~later~~ later when we are ready to proceed w/
building*

5. **PLEASE NOTE:** In accordance with City Code, Title 19.20.030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Steve Hair, Caleb Hair

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.


Signature of Owner (s)

7-24-23
Date

Signature of Owner (s)

Date

Signature of Applicant (If other than owner)

Date



WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

Jeff Bevers for WAFANATHA Bible Church the owner of the property described as A.P.N. 210-30-013

Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a CONDITIONAL USE PERMIT. Further, I agree to defend, indemnify, and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 24 day of July, 2023.

[Signature]
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 24th day of July, 2023
by Jeff Bevers.
Name of Signer

[Signature]
Notary Public

[Notary Seal]



LEGAL DESCRIPTION

Section 30,T10N,R22E: Beg Ne Cor;Th S88Dg45'50 W 318.36'; Th S0Dg13'16 E 585.2';Th
N88Dg45'E 319.26'; Th N0Dg18'36 W 585.1'Tpob Less .26 Ac To City Of Show Low Per 97-
22549

IMPROVEMENT PLANS
FOR
MARANATHA BIBLE CHURCH

LOCATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 22 EAST, GILA & SALT RIVER BASE & MERIDIAN,
CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



PROJECT LOCATION: CLIENT INFORMATION:

Show Low, Arizona

Maranatha Bible Church
PO Box 2803
Show Low, AZ 85902

PROJECT NO:

1801840-22001

CLIENT PROJECT NO:

PROJECT NOTES:

ISSUED:

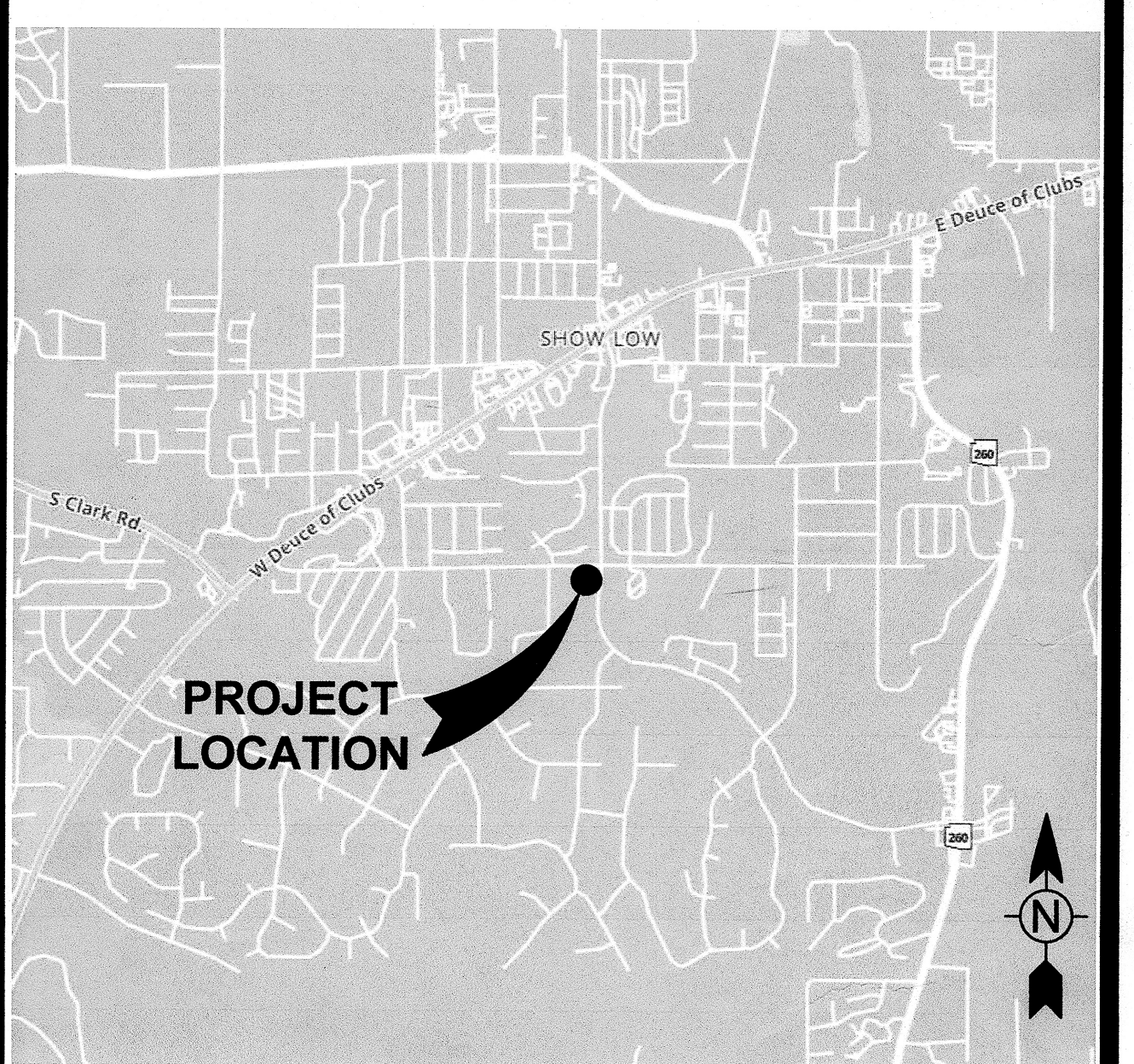
Painted Sky Engineering and Surveying, LLC

176 N. Main Street
Snowflake, AZ 85937
Ph: (928) 537-7218 Fax: (928) 537-8422

RECEIVED
JUL 24 2023

<http://www.paintedskyes.com>

VICINITY MAP:



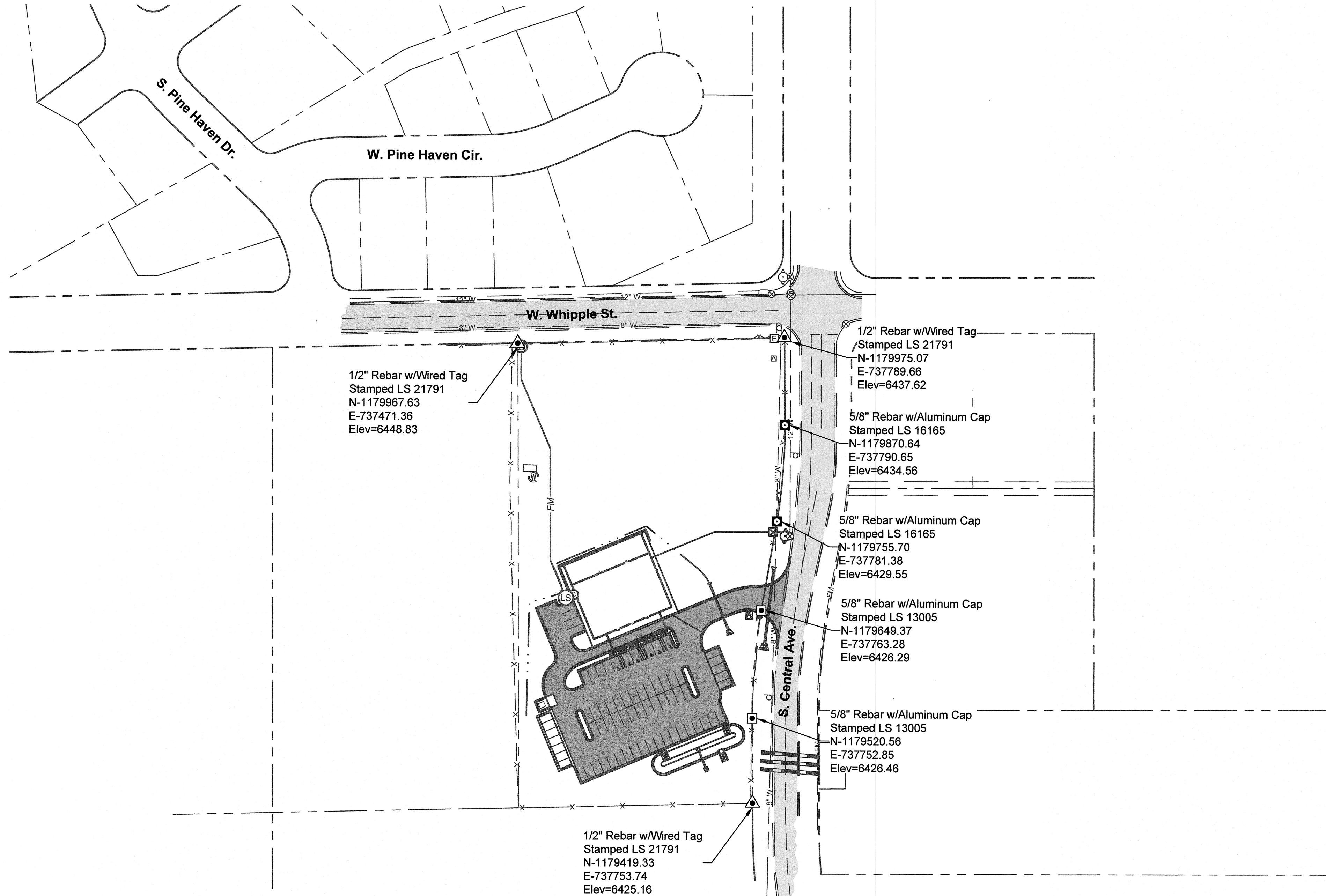
LEGEND

Existing

- 12" W ———— Exist 12" Water
- 4" S ———— Exist 4" Sewer
- 8" S ———— Exist 8" Sewer
- — — — — Exist Right-of-Way
- O — — — — Exist Chain Link Fence
- X — — — — Exist Barbed Wire Fence
- OHU — — — — Exist Overhead Utilities
- G — — — — Exist Gas
- T — — — — Exist Telephone
- TV — — — — Exist Television
- FO — — — — Exist Fiber Optic
- SD — — — — Exist Storm Sewer
- — — — — Exist Culvert
- ⊙ — — — — Exist Sewer Manhole
- ⊙ — — — — Exist Sewer Cleanout
- ⊙ — — — — Exist Storm Drain Manhole
- ⊙ — — — — Exist Monitoring Well
- ⊙ — — — — Exist Water Valve
- ⊙ — — — — Exist Fire Hydrant
- ⊙ — — — — Exist Water Meter
- ⊙ — — — — Exist Gas Meter
- ⊙ — — — — Exist Gas Valve
- ⊙ — — — — Exist Telephone Pedestal
- ⊙ — — — — Exist Transformer
- ⊙ — — — — Exist Utility Pole
- ⊙ — — — — Exist Down Guy
- ⊙ — — — — Exist Light
- ⊙ — — — — Exist Irrigation Control Valve
- ⊙ — — — — Exist Sign
- ⊙ — — — — Exist Pavement

Proposed

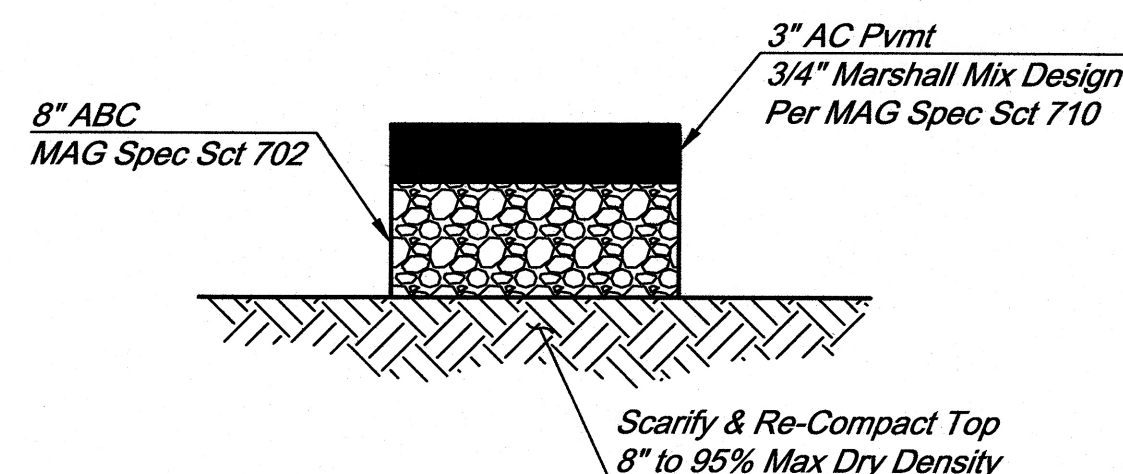
- 8" W ———— Prop 8" Water
- 4" S ———— Prop 4" Sewer
- 8" S ———— Prop 8" Sewer
- — — — — Prop Flow Line
- — — — — Prop Right-of-Way
- ⊙ — — — — Prop Sewer Manhole
- ⊙ — — — — Prop Sewer Cleanout
- ⊙ — — — — Prop Sewer Flow Arrow
- ⊙ — — — — Prop Storm Drain Manhole
- ⊙ — — — — Prop CMP/Storm Drain Pipe
- ⊙ — — — — Prop Water Valve
- ⊙ — — — — Prop Water Meter
- ⊙ — — — — Prop Fire Hydrant
- ⊙ — — — — Prop Blow Off
- ⊙ — — — — Prop Fire Department Connection
- ⊙ — — — — Prop Reducer
- ⊙ — — — — Prop Air Release Valve
- ⊙ — — — — Prop Gas Meter
- ⊙ — — — — Prop Telephone Pedestal
- ⊙ — — — — Prop Transformer
- ⊙ — — — — Prop Electric Meter
- ⊙ — — — — Prop Electric Vault
- ⊙ — — — — Prop Light
- ⊙ — — — — Prop Sign
- ⊙ — — — — Slope Arrow
- ⊙ — — — — Drainage Flow Direction
- ⊙ — — — — Prop Pavement



LOCATION MAP

NTS

C-104 = Sewer Plan & Profile Sheet Number



PAVEMENT STRUCTURAL SECTION

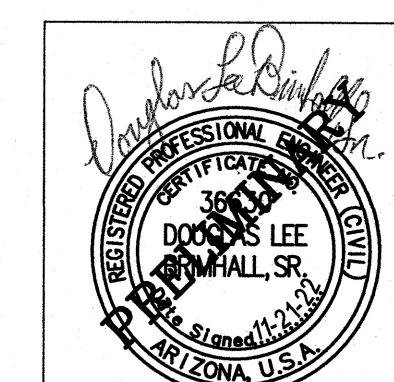
NTS

UTILITY PROVIDERS

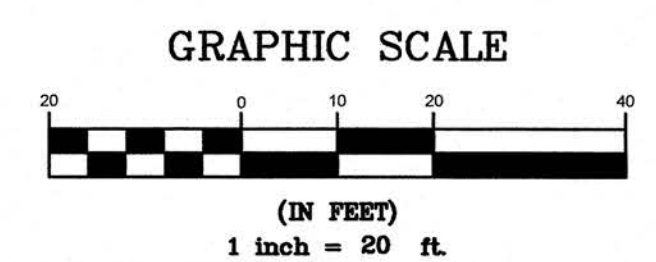
Sewer: City of Show Low
Water: City of Show Low
Electric: Navopache Electric
Telephone: Frontier Communications
Television: Sparklight
Fire Protection: Timber Mesa Fire Department
Solid Waste: Waste Management

SHEET INDEX

G-500	COVER SHEET
G-501	ABBREVIATIONS
G-502	GENERAL NOTES
G-503 - G-509	PROJECT DETAILS
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	STORM DRAIN PLAN
C-104 - C-107	WATER & SEWER PLAN & PROFILE

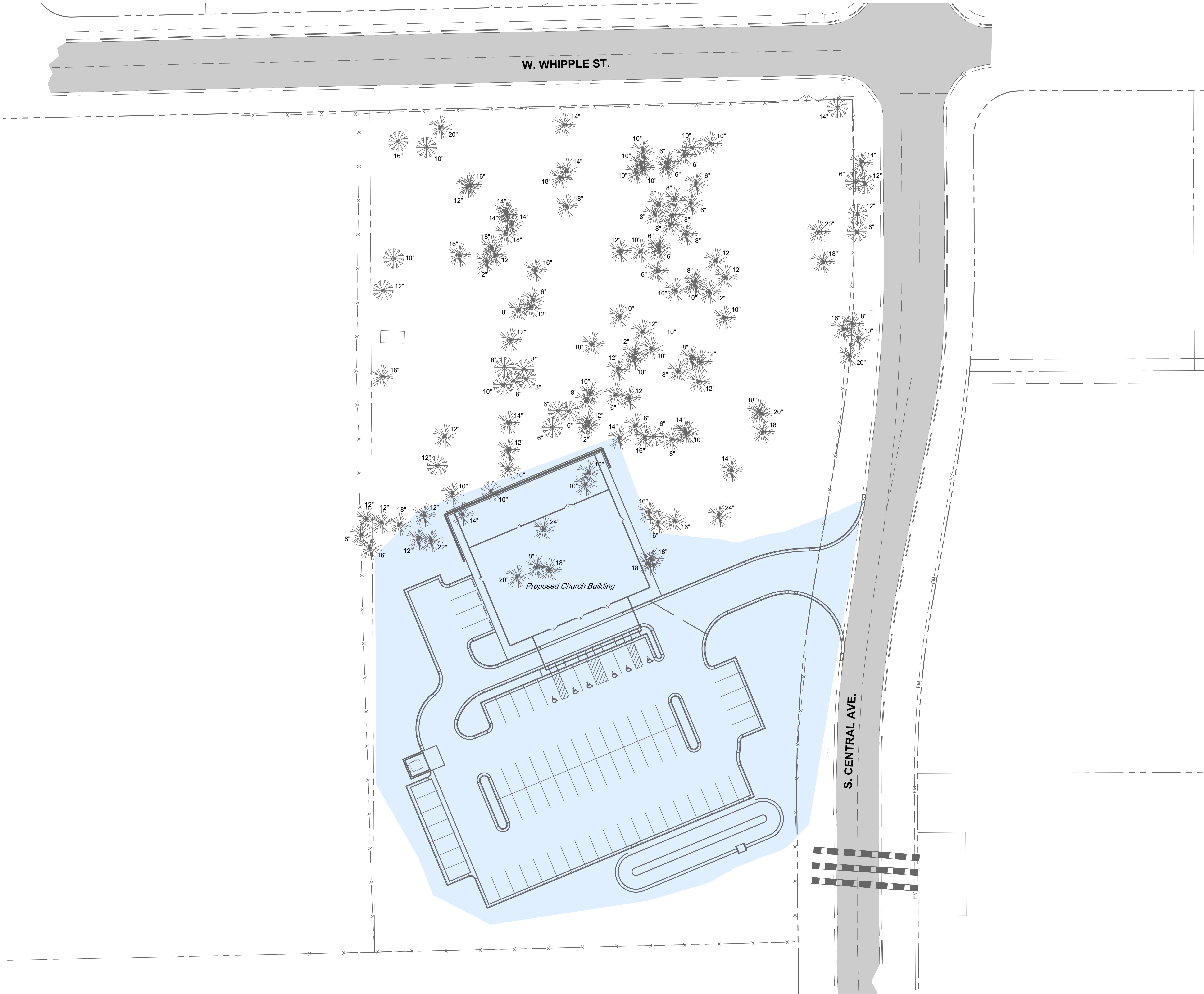


- 1 Remove Exist Conc Ribbon Curb, 111 LF
- 2 Saw Cut Exist Pvmnt to Neat Edge Along Lip of Exist Curb, 111 LF

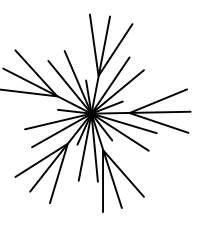


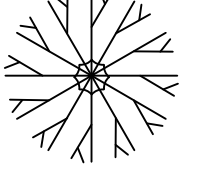
Bar Measures 1 inch

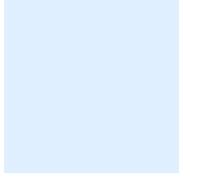
8/17/2023 2:24:37 PM - P:\SNOWFLAKE P DRIVE\180184180184-22001\CAD\SHEETFILES\TR-100 - TREE REMOVAL PLAN.DWG - JIM MASON



LEGEND

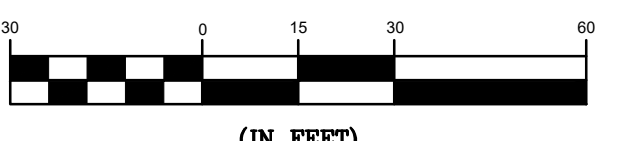
Existing Pine Tree

Existing Juniper Tree

Area of Tree Removal



N



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



PAINTED SKY
Engineering & Survey, LLC
www.paintedskys.com
176 N. Main Street
Snowflake, AZ 85937
(928) 537-7218

EXHIBIT

MARK	DATE	DESCRIPTION	BY

MARANATHA BIBLE CHURCH
Improvement Plans

TREE REMOVAL PLAN

Project No.: 180184-22001
Designed By: JRM
Drawn By: JRM
Checked By: DLB

TR-100

Bar Measures 1 inch

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON JULY 25, 2023, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

Chairman Barlow called the meeting to order at 7:00 p.m.

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Chairman Barlow, Commissioner Wilson, Commissioner Hatch, Commissioner Roberts, Commissioner Whipple, and Commissioner Schnepf

COMMISSION MEMBERS ABSENT: Vice Chairman Lewis

STAFF MEMBERS PRESENT: Katie Fechtelkotter; Planner, Anna Atencio; City Attorney, Ashley Duncan and Shane Hemesath

GUESTS PRESENT: Rande Settle-Alimena, Russ Alimena, Janet Valentine & William Lipscome, Roy De La Torre, Mike & Bernadette Fish, Dena & Darcy Hobbs, Michael & Julie Crane, Charles Lucas, Gail Kotterman, Rob & Debi Thomas, Larry Garrison, Jason & Trisha Spear, Jan & Bill Skibbe, Jeanne Blum, Ty Peters, Rick & Kim Fernau and guests.

3. INVOCATION

Commissioner Roberts gave the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Schnepf led the pledge of allegiance.

5. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-260 submitted by Roy De La Torre of Aliberto's Mexican Foods to add a drive-through at their existing location of 1457 East Deuce of Clubs, Show Low, Arizona, that being A.P.N. 210-14-032A.

Ms. Fechtelkotter said Roy De La Torre of Aliberto's Mexican Foods has submitted a Conditional Use Permit (CUP) to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A. The subject property is zoned C-2 (General Commercial), drive-through restaurants require a CUP in the C-2 zone.

The applicant has operated Aliberto's Mexican Foods at this location since January of 2004. The applicant plans to relocate existing parking spaces in front of the building to accommodate the new drive-through. In addition, the applicant has also committed to upgrading the landscaping in front of the new drive-through area. A site plan of the proposed drive-through area has been attached for review.

FINDINGS OF FACT

1. Roy De La Torre of Aliberto's Mexican Foods has submitted a Conditional Use Permit (CUP) to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A. The subject property is zoned C-2 (General Commercial), drive-through restaurants require a CUP in the C-2 zone.
2. The applicant has operated Aliberto's Mexican Foods at this location since January of 2004. The applicant plans to relocate existing parking spaces in front of the building to accommodate the new drive-through.
3. In addition, the applicant has also committed to upgrading the landscaping in front of the new drive-through area. A site plan of the proposed drive-through area has been attached for review.
4. Current zoning of the surrounding properties includes.

North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)

5. The current land uses of the surrounding properties include.

North: Owen's Propane/Horne Autobody
South: Residential
East: Residential
West: Show Low Creek

6. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
7. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-260 submitted by Roy De La Torre of Aliberto's

Mexican Foods to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A, subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, landscaping, Fire Code and Arizona Department of Transportation (ADOT) requirements.
2. The surfacing of all access ways, interior driveways, and parking areas shall be surfaced in accordance with City Code and shall meet the minimum loading requirements outlined by Timber Mesa Fire and Medical District.
3. The right-of-way adjacent to the subject property shall be landscaped, including sod, and shall be maintained.
4. Parking and lighting shall meet all requirements of City Code Chapter 19.105.

Ms. Fechtelkotter said that staff as well as the applicant were available for questions.

Commissioner Roberts asked if staff had considered that customers will be crossing the drive-through lane to access the restaurant due to the relocation of the existing parking area.

Ms. Fechtelkotter said that staff held a pre-application meeting with the applicant where staff asked the applicant to address what they're going to do to make sure the crossing safe for their customers.

Commissioner Wilson said she had concerns regarding traffic backing up onto the Deuce of Clubs.

Ms. Fechtelkotter said staff does not believe there will be any issues with traffic backing up onto the Deuce of Clubs due to the way that they would be lining up in the drive through from the opposite direction.

Commissioner Roberts requested clarification with the drive through design coming off the Deuce of Clubs to the hotel and if there would be a potential parking or traffic issues with the way the applicant has proposed the drive through.

Ms. Fechtelkotter said the applicants were aware of the concerns and they need to make sure that this isn't going to cause issues for the hotel because there are several uses at this location. She also said that they discussed the design of the drive through with the Fire District and they did not have any concerns.

Chairman Barlow asked if any commissioners have questions for the applicant?

Commissioner Roberts said he wanted to ask the applicant some questions.

The applicant Roy Delatorre, 1457 East Deuce of Clubs came forward.

Commissioner Roberts asked if the applicant heard the questions that were asked of staff regarding safety and traffic concerns with the pedestrians crossing the drive through lane.

The applicant referred to the submitted site plan and indicated that they plan to add markings for a pedestrian crossing and large signage, so cars will know to yield to pedestrians when they're ordering. He said the traffic will continue to enter as it did before.

Commissioner Roberts asked if the hotel or any of the businesses have expressed any concern that the new drive through would affect them.

The applicant indicated that the property owner Sieu Ngo said they are on board with the proposed drive through. He also said that the parking lot is big enough to accommodate cars and the drive through.

Commissioner Roberts asked if there is enough extra room on the Deuce of Clubs to make a right turn without impeding traffic.

The applicant said yes.

Chairman Barlow said since there was no public comment that the Commission could have additional discussion or make a motion.

COMMISSIONER ROBERTS MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-260 SUBMITTED BY ROY DE LA TORRE OF ALIBERTO'S MEIXCAN FOODS TO ADD A DRIVE-THROUGH AT THEIR EXISTING LOCATION OF 1457 EAST DEUCE OF CLUBS, THAT BEING A.P.N. 210-14-032 SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER WILSON SECONDED THE MOTION. THE MOTION PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSION MEMBERS SCHNEPF, WILSON, WHIPPLE AND ROBERTS VOTING IN FAVOR.

Mrs. Fechtelkötter said that unless there an appeal is received within seven days this conditional use permit will become effective.

B. Consideration of Conditional Use Permit 602-04-261 submitted by Jason Spear to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, Show Low, Arizona, that being A.P.N. 210-13-001F.

Mrs. Fechtelkötter said Jason Spear has submitted a Conditional Use Permit (CUP) to allow for a recreational vehicle (RV) resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F. The subject property is 20.55 acres and is zoned C-2 (General Commercial). RV parks require a CUP in the C-2 zone and shall be developed according to section 19.25.210 of City Code.

Among City Code requirements, each unit within a RV Park shall have a minimum lot area of 1,400 sq. ft. in addition to a minimum of 500 sq. ft. of recreation area per unit, or 250 sq. ft. if the recreation area is centralized. According to City Code useable opens space is defined as, "space that can be enjoyed by people. This could include landscaped

plazas, grass and trees, fountains, sitting areas etc., which is meant to provide an open garden atmosphere.”

The applicant has proposed a 152 space RV resort on the subject property. Each RV space will be 40-feet by 50-feet, with 24-foot wide, two-way access roads throughout the resort and a six-foot solid fence along the east and south property lines. The park will include a host area, office, dog areas, a playground, commercial area, pond, and walking trail. The main access to the resort will be off Central Avenue with a secondary access off East Owens. There will be two emergency only accesses onto East McNeil

The resort will be developed in three phases over two years. The first phase will include the host area, office, and development of 75 lots. The second phase will consist of the development of 71 additional lots and the playground area. The third phase will include the development of lots 147 through 152, the commercial area and walking trail. The applicant has committed to preserve as much of the surrounding trees and vegetation as possible.

The applicant has submitted a conceptual plan which has been attached for review.

FINDINGS OF FACT

1. Jason Spear has submitted a CUP to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F.
2. The subject property is 20.55 acres and is zoned C-2 (General Commercial). RV parks require a CUP in the C-2 zone and shall be developed according to section 19.25.210 of City Code.
3. Among City Code requirements, each unit within a RV Park shall have a minimum lot area of 1,400 sq. ft. in addition to a minimum of 500 sq. ft. of recreation area per unit, or 250 sq. ft. if the recreation area is centralized. According to City Code useable opens space is defined as, “space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas etc., which is meant to provide an open garden atmosphere.”
4. The applicant has proposed a 152 space RV resort on the subject property. Each RV space will be 40-feet by 50-feet, with 24-foot wide, two-way access roads throughout the resort and a six-foot solid fence along the east and south property lines. The park will include a host area, office, dog areas, a playground, commercial area, pond, and walking trail. The main access to the resort will be off Central Avenue with a secondary access off East Owens. There will be two emergency only accesses onto East McNeil.
5. The resort will be developed in three phases over two years. The first phase will include the host area, office, and development of 75 lots. The second phase will consist of the development of 71 additional lots and the playground area. The third phase will include the development of lots 147 through 152, the commercial area and

walking trail. The applicant has committed to preserve as much of the surrounding trees and vegetation as possible.

6. Current zoning of the surrounding properties includes.

North: C-2 (General Commercial)
South: R1-7 (Single-Family Residential, 7,000 Square Feet)
East: C-1 (Neighborhood Commercial)
West: C-2 (General Commercial) and
R1-7 (Single-Family Residential, 7,000 Square Feet)

7. The current land uses of the surrounding properties include.

North: Show Low Plaza Shopping Center
South: Timber Ridge Subdivision
East: White Mountain Villas Apartments
West: Vacant Commercial/Westwood Subdivision

8. Transmittal memos were sent to all affected agencies. No applicable comments have been received.

9. The property was posted, and letters were sent in accordance with City Code. Staff received a phone call from a neighbor who voiced concerns regarding traffic and speed along Central Avenue.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-261 submitted by Jason Spear to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F, subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, landscaping, Fire Code and Arizona Department of Transportation (ADOT) requirements.
2. All interior driveways shall have a minimum width of 24 feet. All driveways and interior parking areas shall be surfaced in accordance with City Code and shall meet the minimum loading requirements outlined by Timber Mesa Fire and Medical District.
3. Plans for construction, including grading and drainage shall be done by a registered Civil Engineer and submitted to the City for review and approval prior to the commencement of any site-work. The detention pond shall be developed with the first phase of the project for the entire development.

4. There shall be additional landscape/screening installed along the east side of the subject property.
5. Lots 147 through 152 shall be screened with a solid material fence from all rights-of-way.
6. The right-of-way adjacent to the subject property shall be landscaped according to City Code and shall be maintained.
7. Parking and lighting shall meet all requirements of City Code Chapter 19.105. All lighting shall be fully shielded from adjacent properties and rights-of-ways.

Mrs. Fechtelkotter said staff also received two additional phone calls after the preparation of this staff summary report with similar concerns regarding this development.

Mrs. Fechtelkotter said staff, including the city engineer and the applicant are available for questions.

Commissioner Wilson inquired if there are any concerns about traffic pulling onto Central and impeding other traffic with only two major ingress and egress access points.

Mrs. Fechtelkotter said there were none at that time. She further advised the applicant will have to submit a traffic study. That will be reviewed and approved by the City Engineer prior to this being approved and that will be considered at that time.

Commissioner Hatch clarified the proposed project was only RVs that would include overnight parking dump stations and utilities.

Mrs. Fechtelkotter advised that she would direct that question to the applicant.

Chairman Barlow requested a reminder on setbacks in the C2 zone and if this project is held to those setback standards.

Mrs. Fechtelkotter advised that setbacks are 10 feet from street property lines, 6 feet from the rear unless it's adjacent to a residential zone, which it goes up to 20 feet, And zero side setbacks.

Commissioner Wilson asked how many letters were sent out regarding this CUP application.

Mrs. Fechtelkotter stated that 68 letters sent out and staff received three phone calls regarding the notice.

Chairman Barlow inquired how the portions of landscape are expected to be developed in conjunction with project phasing per staff recommendation #6.

Mrs. Fechtelkotter said they spoke with the applicant and as the phases develops, they'll need to develop the proportional area of the landscaping.

Chairman Barlow asked if staff's definition of proportional entailed that if the applicant built 75 lots out of 152, they are required to landscape 50% of that first phase.

Mrs. Fechtelkötter confirmed that was correct.

Chairman Barlow further clarified that based on their site plan and city code the sidewalk curb, gutter sidewalk would be required along Central Avenue and that would be required also proportional to the number of lots developed. So, with phase one, approximately 50% of the curb, gutter and sidewalk would be required, before phase one's building permit would be approved.

Mrs. Fechtelkötter confirmed that was correct.

Commissioner Roberts verified two ingress and egress locations with one on Central and one Owens in addition to two emergency exits that will exit out onto McNeil in case of emergency.

Mrs. Fechtelkötter confirmed that was correct.

Commissioner Schnepf requested confirmation that a 10-foot front and 20-foot rear setback were required. He further inquired what staff was considering front and rear sides of this property.

Mrs. Fechtelkötter amended that the setbacks were 10-foot for the street and 6-foot for the rear due to the east adjacent property being zoned a C-2. She further stated that due to property being a corner lot it will have 3 street setbacks with the east property line being the rear.

Chairman Barlow requested confirmation that the south side property line setback is 20 feet.

Mrs. Fechtelkötter confirmed that was correct.

Chairman Barlow expressed concern about traffic loading on Owens and what the expected timeline for the secondary entrance completion was.

Mrs. Fechtelkötter advised that per applicant the first two phases will have entrances of Owens St. and invited Mr. Hemesath to answer questions regarding traffic loads.

Mr. Hemesath stated that staff feels the traffic load off Owens is acceptable for the first two phases until the Central Avenue entrance is operational.

Commissioner Roberts asked if once this resort is built the driveway access will put commuters on the new Owens extension that is currently under way.

Mr. Hemesath stated that is correct. He further advised a future city project will be to improve Owens toward the east to 11th Avenue.

Commissioner Schnepf asked if there was any concern with traffic going east on Owens from this resort.

Mr. Hemesath advised there was not as the intended use for these connector streets is to handle through traffic.

Chairman Barlow invited the applicant to answer questions.

Jason & Trisha Spear- 5925 Wagon Wheel Lane. Lakeside. Explained their vision.

Commissioner Wilson inquired how Mr. Spear planned to keep his park transient free.

Mr. Spear stated that a 21 day stay limit, price point and constant attention from onsite hosts will prevent transient stays.

Commissioner Wilson inquired if there was a conflict management plan intended.

The applicant stated there was an existing policy from other managed parks that will be implemented as well as natural space and vegetation for separation.

Commissioner Whipple inquired what the yearly hours of operations will be and if each site will have its own utilities.

Mr. Spears advised the resort will be open year-round and each spot is intended to have its own utility connection.

Commissioner Roberts asked Mr. Hemesath if the city's sewer can sustain the additional impact of the spaces.

Mr. Hemesath confirmed the sewer line can sustain the added impact.

Commissioner Roberts further asked if there were concerns with the location being a former sawmill and potential of soil issue.

Mr. Hemesath stated that any soil issue will be addressed during the Building Department permit process.

Commissioner Schnepf asked the applicant if any fencing was intended on the North side of the property.

The applicant indicated there was not at this time but would be willing to if requested.

Commissioner Roberts asked for clarification on the use of land between the emergency exits.

The applicant advised they purchased that property for a different development concept in mind.

Commissioner Hatch inquired what the plan for the occupant impact use was.

The applicant stated that there would be person max capacity as well as check in requirements.

Commissioner Hatch expressed concern regarding the renter's maneuverability due to the shape of the lot.

The applicant stated that the provided site plan has the potential for change per an engineer's design recommendation.

Commissioner Hatch inquired why the applicant choose the proposed location for this project as it is in the middle of the city.

The applicant explained that they believe there is a high demand for in city camping and they believe this is the best property for this project to match their vision concept.

The applicants further detailed the concept they have for this project and intended policy implementation.

Commissioner Roberts expressed concern if the business's downtown could support the increase in business brought by this project location.

The applicants continued to detail the concept they have for this project and intended policy implementation.

Commissioner Wilson inquired what safety precautions will be taken for the retention pond.

Mr. Spears advised that they will be following all city and building codes to maintain those safety regulations.

Commissioner Schnepf asked if the overflow parking lot will be intended for ATVs.

Mr. Spears responded that would not be the case. The intended use would be for disconnecting and guest visitors.

Chairman Barlow asked if the resort would be age restricted and if they would be open year-round.

Mr. Spears stated there would be no age restriction and hours are operational year-round.

Chairman Barlow inquired if the intended plan was for not only a retention pond but as well as recreational use pond.

The applicant confirmed that was correct with the recreational pond being in the extended future.

Chairman Barlow asked Mrs. Fechtelkötter, if the applicant were to sell the park if the CUP was transferable and if the lack of age restrictions and hours operation can change with the sell of the property.

Mrs. Fechtelkötter confirmed that was correct however, the commission could add the stipulations to the CUP if the motion was passed.

Chairman Barlow expressed concerns with future use and regulations once this project goes through a change of ownership and how to maintain current expectations.

Chairman Barlow asked Mrs. Fechtelkötter if a parking spot is required per city code for an R.V. spot.

Mrs. Fechtelkötter stated that the code is not R.V. specific however, in the same chapter of the code under manufactured housing the code calls for 2 parking spaces per lot.

Mrs. Spears stated that each spot is planning on a 2 vehicle and 8-person max.

Chairman Barlow clarified there would be multiple permanent on-site employee positions as well as multiple positions to handle the day to day facilities.

Mrs. Spears stated that was correct.

Commissioner Whipple inquired how the 21 day stay time frame was calculated.

Mrs. Spears stated that the policy is 21 days in a month and if guests don't adhere to all park rules and policies they are not welcomed back.

Chairman Barlow asked staff if the fencing shown on the site plan are required per city code.

Mrs. Fechtelkötter stated that only fencing required was in the northeast corner of the property.

Chairman Barlow clarified the wall on the east border was not required.

Mrs. Fechtelkötter stated that was correct.

Chairman Barlow further inquired if the applicant was bound to the proposed fencing due to it being on the site plan.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow opened the public speaking portion of the meeting.

Jeanne Blum- 61 Timber Ridge Loop Had concerns regarding traffic, elk crossing, and this becoming a long-term residence park.

Michael Crane- 671 Mountain Pines Avenue. Had concerns regarding traffic at the 4-way stop and traffic through Pine Haven subdivision and the impact of that.

Renee Alimena- 81 Timber Ridge Loop Expressed concerns regarding property values and campfire safety.

Charles Lucas- 630 Mountain Pines. expressed concerns about continuous turning at Central Ave. and W. Whipple as well as the financial impact on the city for road improvements.

Larry Garrison- 340 E Reidhead. expressed concerns about fencing height and if the walking trail would be open to the public.

Curtis Ferna- 621 S Mountain Pines Ave. expressed concerns regarding the number of units and additional parking spaces.

Russ Alimena- 81 Timber Ridge Loop Expressed concerns regarding noise, traffic influx and turning radius with R.V.'s.

Bill Skibbe- 721 S Pine Haven. Expressed concerns about soil testing and retention pond sizing.

Chairman Barlow invited Mrs. Fechtelkotter to respond to the public's concerns.

Mrs. Fechtelkotter stated that each fire pit will need to be reviewed and approved per TMFMD. She further stated that per city code the fencing needs to be 6 feet tall solid material, either block or wood. Mrs. Fechtelkotter stated that the concerns regarding drainage should be directed to the city engineer.

Mr. Hemesath stated that while this is still early in the planning stages for this project the applicant will be required to provide water, sewer, and drainage analysis reports, as well as meet city code prior to approval of permitting.

Mrs. Fechtelkotter followed up that per staff recommendation #3 "plans for construction, including grading and drainage shall be done by a registered Civil Engineer and submitted to the City for review and approval prior to the commencement of any site-work. The

detention pond shall be developed with the first phase of the project for the entire development.” as a requirement.

Commissioner Hatch questioned how easily this CUP could be transferred and turned in to a potential Woodfield.

Mrs. Fechtelkotter stated there wouldn't be an issue, but it would depend on density and meeting city code requirement.

Commissioner Hatch further inquired what the process would be to get a turn lane at Central Ave and Whipple.

Mr. Hemesath stated a traffic analysis is required and if it's found to be need then, plans and CIP.

Commissioner Roberts clarified that Whipple and Central are all city governed streets.

Mr. Hemesath stated that was correct.

Commissioner Hatch asked if the addition of adding turn lanes to Whipple and Central Ave could be added to recommendations for approval.

Chairman Barlow requested confirmation that the commission was able to make additional recommendations for the approval of a CUP.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow asked if the completion of a traffic study could be a condition of approval.

Mrs. Fechtelkotter stated that it could.

Chairman Barlow inquired if the commercial building shown on the site plan will be able to be permitted for a building plan if the use falls under approved uses.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow inquired if the applicant would have to file an additional CUP if the intended use falls under conditional use restrictions.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow requested confirmation that paved roads inside the park were not a requirement if load capacity for TMFMD were meet.

Mrs. Fechtelkotter stated that was correct however, the host site parking lots will need to be paved.

Chairman Barlow invited that applicant to address public comments.

Mr. Spears stated that generators will not be required as each site has electrical connections, public parking will be available at the commercial parking area. He further stated all fire pits, which are used at all applicant ran campsites, are federally approved and ADA compliant. Mr. Spears additionally explained the conceptual design includes gravel roads, the retention pond and additional detention to help with any storm water run-off.

Commissioner Whipple inquired what type of fencing material would be used.

Mr. Spears stated the intended material is wood.

Chairman Barlow brought the agenda item back to the commission for discussion.

Commissioner Roberts asked what additional conditions are being requested as he would like to add long term deed restrictions as well as the traffic study.

Mrs. Fechtelkotter stated that the commission has the right to request additional conditions if it directly relates to the property and mitigating concerns of the neighbors.

Chairman Barlow expressed his thoughts relating to the project at this location. He further expressed his concern for verified job completion and is requesting an assurance bond of 120% be provide to the city prior to the approval of building permits, the 21 day stay, fencing along north and east boundary in addition to staff recommendations, 2 vehicle 8 person max, the sidewalk or improvements along Central Avenue, including curb, gutter, sidewalk, or trail be constructed 50% with the proposed Phase One and 50% with the proposed Phase Two, the entrance off Central Avenue be constructed, as a part of the requirements for obtaining a building permit for Phase Two, at the latest, and a meandering asphalt or concrete trail constructed and approved per City standards be considered instead of an attached sidewalk along Central Avenue per City Engineers approval.

Commission Whipple asked if parking along Central Ave is an option for additional recommendations.

Mr. Hemesath stated that as Central Ave is a minor arterial and as such the less congestion is necessary. It would be best for as much interior parking be provided so individuals can pull off the high impact street.

Commissioner Roberts stated the desired walkway is existing off Old Linden Rd. and is very popular with in the community.

Commissioner Wilson expressed her thoughts and agreed with Chairman Barlow's additional conditions.

Chairman Barlow called for the motion.

CHAIRMAN BARLOW MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-261 SUBMITTED BY JASON SPEAR TO ALLOW FOR A RECREATIONAL VEHICLE RESORT ON PROPERTY LOCATED AT 100 EAST OWENS/201 SOUTH CENTRAL AVENUE, THAT BEING A.P.N. 210-13-001F SUBJECT TO STAFF RECOMMENDATIONS THE FOLLOWING ADDITIONAL CONDITIONS.

1. A meandering asphalt or concrete trail constructed and approved per City standards be considered instead of an attached sidewalk along Central Avenue.
2. The RV Park operations be limited to a 21 day stay, exclusive of the park hosts.
3. In addition to the staff recommended fencing, solid six-foot fencing be required along the north and east boundary.
4. The sidewalk or improvements along Central Avenue, including curb, gutter, sidewalk, or trail be constructed 50% with the proposed Phase One and 50% with the proposed Phase Two.
5. The entrance off Central Avenue be constructed, as a part of the requirements for obtaining a building permit for Phase Two, at the latest.
6. Park operations adopt a two vehicle eight-person maximum per RV spot.
7. A traffic study be completed, focusing on the impact on Owens, and whether a left turn lane will be needed for entry to the RV park coming off Central Avenue.
8. An assurance, similar to a subdivision development assurance per City Code, in an amount of 100% of the public infrastructure costs to the city to ensure that each phase is able to be completed.

COMMISSIONER WILSON SECONDED THE MOTION. THE MOTION PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSION MEMBERS SCHNEPF, HATCH, WHIPPLE AND ROBERTS VOTING IN FAVOR.

Mrs. Fechtelkotter said that unless an appeal is received within seven days this conditional use permit will become effective.

6. CALL TO THE PUBLIC – Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.

7. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of July 11, 2023.

CHAIRMAN BARLOW MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF JULY 11, 2023, WITH THE CONDITION THAT ALL REFERENCES TO COMMISSIONER ADAMS BE REPLACED WITH COMMISSIONER SCHNEPF. COMMISSIONER WHIPPLE SECONDED THE MOTION. THE MOTION PASSED 5 TO 0 WITH, CHAIRMAN BARLOW, COMMISSION MEMBERS HATCH, SCHNEPF, WHIPPLE, AND ROBERTS VOTING IN FAVOR AND COMMISSIONER WILSON ABSTAINING.

8. SUMMARY OF CURRENT EVENTS

Commissioner Wilson stated reminded that community the farmer's market was happening and encouraged the community to attend.

Commissioner Schnepf stated that school was coming up and be aware of traffic.

Commissioner Whipple had no comment.

Commissioner Hatch stated it was another great day in Show Low.

Commissioner Roberts reminded the community about fire and traffic dangers this season.

Chairman Barlow had no comment.

Planner Katie Fechelkotter expressed appreciation for the public's attendance and expressed concerns.

9. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF JULY 25, 2023, AT 9:28 PM.

ATTEST:

APPROVED:

Katie Fechelkotter
Planner

Zachary Barlow
Chairman

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **REGULAR MEETING** of the Planning and Zoning Commission of Show Low held on July 25, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Ashley Duncan