

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, AUGUST 12, 2025

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 City Council will be held on Tuesday, August 12, 2025, 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 602-04-276 submitted by Sarah and Adam Ullevig of Subie Row, LLC to allow vehicle repairs on property located at 1641 E. Deuce of Clubs, that being A.P.N. 210-24-073 and 074C. (Moriah Saline)
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 Tuesday, May 13, 2025.
8. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director
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.

Council Chambers will open at least ten minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Friday, August 8, 2025.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-276 submitted by Sarah and Adam Ullevig of Subie Row, LLC to allow vehicle repairs on property located at 1641 E. Deuce of Clubs, that being A.P.N. 210-24-073 and 074C. (Moriah Saline)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-276 submitted by Sarah and Adam Ullevig of Subie Row, LLC to allow vehicle repairs on property located at 1641 E. Deuce of Clubs, that being A.P.N. 210-24-073 and 074C, subject to staff recommendations.

BACKGROUND

Sarah and Adam Ullevig of Subie Row, LLC have submitted a Conditional Use Permit (CUP) to allow vehicle repairs on property located at 1641 E Deuce of Clubs, that being A.P.N. 210-24-073 and 074C. The property in question was previously utilized as an auto body repair shop and was granted a Conditional Use Permit (CUP) on June 17, 2017. However, it has not functioned in that role for many years. Condition four of the prior CUP states that it is non-transferable.

The site is zoned C-2 (General Commercial). City Code requires a CUP for vehicle repairs involving overnight storage within this zone. The hours of operation will be from 8 am to 6 pm, Monday through Saturday with Sundays by appointment only.

ATTACHMENTS

1. FINDINGS OF FACT
2. Application

FISCAL IMPACT

FINDINGS OF FACT

1. Sarah and Adam Ullevig of Subie Row, LLC have submitted a Conditional Use Permit (CUP) to allow vehicle repairs on property located at 1641 E Deuce of Clubs, that being A.P.N. 210-24-073 and 074C.
2. The subject property was formerly used as an auto body repair facility and received a Conditional Use Permit (CUP) on June 17, 2017; however, it has not operated in that capacity for several years and the CUP was non-transferable.
3. The subject property is currently zoned C-2 (General Commercial), City Code requires a CUP for vehicle repairs with overnight storage in the C-2 zone.
4. The hours of operation will be from 8 am to 6 pm, Monday through Saturday with Sundays by appointment only.
5. The 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)
6. The current land uses of the surrounding properties includes:
 - North: Snowy River Motel
 - South: Vacant Commercial
 - East: Commercial Shopping Center
 - West: Downtown 9 Motel
7. Transmittal memos were sent to all affected agencies.
 - ADOT: Traffic Engineer requires a TGP-240-A form completed.
 - Timber Mesa Fire requires a fire inspection prior to opening.
 - Engineering requires the installation of a barrier at the northwest corner to restrict vehicle access across the sidewalk.
8. The property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. One phone call was received from a neighboring property owner supporting the business.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Zoning Ordinance, 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 602-04-276 submitted by Sarah and Adam Ullevig of Subie Row, LLC to allow vehicle repairs on property located at 1641 E. Deuce of Clubs, that being A.P.N. 210-24-073 and 074C, subject to the following conditions:

1. All development shall comply with all applicable federal, state and local requirements, including noise requirements, building permit, and sign requirements.
2. Parking and lighting requirements of Title 19.105 and 19.110 of City Code shall be met.
3. Any outdoor storage, including vehicles, shall be screened by a solid material fence six (6) feet in height.
4. Landscaping will be required along N 16th Place.
5. A barrier must be installed at the northwest corner to restrict vehicle access across the sidewalk.
6. This Conditional Use Permit is non-transferable.

STANDARDS FOR REVIEW

General Plan

Land Use

Goal: Target redevelopment improvement efforts.

Objective: Encourage re-use of old buildings.

Article II. C-2 Zone – General Commercial

19.70.090 Purpose.

The purpose of this district is to provide for General Commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive and compatible commercial development in the city. Single-family residential development shall be prohibited in the General Commercial zone. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(A))

19.70.100 Permitted uses.

(A) All uses identified as “permitted uses” in the Neighborhood Commercial zone.

(B) Merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

Aerobics studios;
Artificial limbs and braces, sales and manufacturing;
Assayers;
Assembly halls and auditoriums;
Auction halls with goods stored and auctioned within a building;
Automobile parts and supplies, retail sales;
Automobile sales, licensed franchise dealers;
Automobile rental and leasing;
Awnings, custom, retail sales and fabrication (indoor only);
Balls and bearings, retail sales;
Barber and beauty supply and equipment, retail sales;
Beer, ale and wine distributors (no bottling);
Blood and plasma centers;
Boat sales and service;
Bottled fuel, storage and distribution (no bulk storage, 500-gallon maximum capacity);
Bowling alleys;
Building materials, retail sales;
Burglar alarm equipment, sales, service and monitoring;
Camper sales;
Candy, retail and wholesale sales and distribution;
Carpet, rug, and furniture cleaners;
Cesspool builders and service (offices only);
Charitable institutions;
Christian Science reading rooms;
Cigarette vending service;
Clothing, retail sales and alterations;
Coin machines, rental and service;
Collection agencies;
Contractors' offices;
Cosmetics, retail sales;

Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
Drive through restaurant not adjacent to residentially zoned property;
Electrical contractors' shops;
Electrical equipment, retail sales;
Engravers;
Entertainment bureaus;
Express, messenger and courier companies, office and dispatch only;
Feed, retail sales, office;
Financial institutions, drive through permitted;
Fire protection equipment, retail sales and service;
Floor coverings and refinishing;
Food products, sales and warehousing;
Furnaces, retail sales and repair;
Furniture, retail sales, repair and refinish;
Garage equipment, retail sales;
Garages (parking, public);
Gas appliances, retail sales and service;
Gas companies, offices only;
Gas regulating equipment, sales and service;
Glass and mirror sales, installation and repair;
Groceries, retail sales;
Guns, retail sales and repairs;
Gymnasiums, private and commercial;
Hardware, retail sales;
Hats, retail sales and repair;
Headstone (tombstone) sales and display;
Health clubs;
Health food products, retail sales;
Heating, ventilating and air conditioning equipment, retail sales;
Historical museums;
Hobby shops;
Home appliance sales and service;
Home electronics, general sales and service;
Home improvement sales, within an enclosed building;
Hospital service organizations;
Hotel equipment and supplies, retail sales;
Hotels and motels;
House furnishings, retail sales;
Janitorial supplies, retail sales;
Laboratories, clinical and dental (accessory to medical offices);
Lawnmower repair shops;
Leather goods, custom;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;

Mortuaries;
Motion picture equipment, retail sales and display;
Motor freight companies, offices only;
Motorcycles, sales and service;
Musical instruments, repairing, service, retail sales;
Music studios;
News services;
Office furniture, equipment and supplies, retail sales and showroom;
Oil burner, retail sales;
Painting equipment and supplies, retail sales;
Parking lots, commercial;
Pet shops, retail sales;
Pharmaceuticals, distribution and sales;
Photographic developing;
Physical therapy equipment, retail and wholesale;
Playground equipment, retail sales;
Plumbing fixtures and supplies, display and retail sales;
Printers;
Printer's equipment and supplies, sales;
Public transportation depot;
Radio and television studios;
Record retention center;
Restaurants, beer and wine only;
Restaurant equipment, retail sales;
Safes, repair and sales;
Saw sharpening shops;
School equipment and supplies, retail and wholesale;
Secondhand goods which do not accept donations;
Sewing machines, retail sales and repair;
Shoe repairing equipment and supplies, sales;
Skating rinks;
Soaps, retail sales;
Soda fountain supplies, retail;
Sound systems and equipment, retail sales and repairs;
Sporting goods, retail and wholesale;
Swimming pool supplies;
Tack shops;
Theaters;
Tobacco sales;
Vacuum cleaners, retail sales and service;
Variety stores, retail sales;
Vehicle service;
Veterinarians, retail sales and supplies;
Video sales and rental;
Window cleaning service;
Window display installation, studio and shop;
Woodworking equipment, retail sales.

(C) *Multiple-Family Dwellings*. Up to ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes are excluded. Includes a single, site-built residence attached to a business for use as a caretakers residence. (Ord. No. 522, §§ 1 – 4, 1-7-

03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-60(B))

19.70.110 Conditional uses.

(A) Acoustical material, sales;
Agricultural implements, distributions and display, retail sales;
Ambulance service;
Amusement park;
Automobile, body and fender shops;
Automobile radiator shops;
Automobile sales, used;
Bars, taverns, cocktail lounges;
Cabinetmaker;
Carbide sales and distribution;
Car wash;
Clothing manufacturing;
Cold storage (no slaughtering);
Cosmetics, compounding, packaging and storage;
Crematorium;
Dairy products manufacturing;
Dance halls;
Drive-in theaters;
Drive-through restaurants adjacent to residentially zoned property;
Equipment rental (indoor storage only);
Express companies, warehouses and garages;
Exterminators;
Family game centers;
Farm implements and machinery, retail sales;
Firewood storage;
Food processing;
Frozen foods processing;
Frozen foods, wholesale storage and distribution;
Fuel dispensing (retail only);
Furniture, wholesale and storage;
Golf or baseball driving ranges;
Groceries, wholesale and warehouse;
Heliport (medically related);
Homeless shelters;
Horseshoeing;
Hospitals;
Imported goods, wholesale, warehouse;
Indoor shooting range;
Ink, compounding, packaging, sales and storage;
Laboratories, testing and research;
Liquidators;
Liquor stores;
Lubricating compounds, wholesale, storage;
Lumber, sales;
Machine shops;
Machine tools, sales and storage;

Machinery dealers, retail sales and showrooms;
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;
Massage establishments;
Material handling;
Microbrewery;
Miniature golf;
Missions, religious;
Monument works. No outdoor sandblasting;
Multiple-family dwellings, beyond ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes excluded;
Newspaper printing;
Nonchartered financial institutions;
Nursing homes;
Oil burners, service and repair;
Painting equipment and supplies, wholesale storage;
Paper products, wholesale and storage;
Pawnbroker, pawnshop;
Plant nurseries;
Plumbing fixtures and supplies, wholesale, storage;
Pool and billiard halls;
Produce, wholesale, storage;
Public and civic uses serving alcoholic beverages;
Public storage garages;
Public/private utility structures, and appurtenances thereto for public service use;
Quick freeze plants;
Radio and television broadcasting stations;
Recreational vehicle parks or campgrounds subject to the regulations in Section [19.25.200](#);
Recreational vehicle sales and service (licensed franchise dealers);
Recreational vehicle sales (used);
Refrigerators (wholesale and storage);
Rehabilitation centers;
Restaurants serving alcoholic beverages other than beer or wine;
Secondhand goods which accept donations;
Sheet metal work;
Sign shops, fabrication and painting;
Soaps, compounding, packaging, storage;
Surplus stores;
Taxicab garages;
Taxidermists;
Tire repairing equipment and supplies;
Toiletries, compounding, packaging, storage;
Trailer rental;
Trailer sales;
Vehicle repair;
Veterinary clinics that board animals;
Wine bottling.

(B) *Manufacturing*. Manufacturing incidental to a permitted sales or service shall be permitted through a conditional use permit subject to the following:

(1) Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building devoted to the permitted use.

(2) All such manufacturing shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-60(C))

19.70.120 Property development standards.

(A) *Minimum Lot Area.* Five thousand (5,000) square feet.

(B) *Minimum Lot Width.* Fifty (50) feet.

(C) *Minimum Street Side Setback.* Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.

(D) *Minimum Side Yard.* None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.

(E) *Minimum Rear Yard.* Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.

(F) *Building Design.* Maximum building height shall be forty-five (45) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the General Commercial zoning district shall comply with the following:

(1) A minimum of two-thirds (2/3) of the primary building surface (defined as walls visible from the right-of-way or adjacent properties) exclusive of windows and doorways shall be treated with natural appearing materials such as stone, split face block, siding, brick, or exposed beams. The remaining one-third (1/3) of the primary building surface shall be treated with materials complementary in characteristics to the primary treatment material. Treatment shall be equally distributed on all building sides.

(2) Primary facade planes which are visible from the public right-of-way and exceed fifty (50) feet in length shall require the addition of architectural elements such as building offsets, covered porches, or bay windows.

(3) All roof overhangs shall be a minimum of twelve (12) inches in width.

(4) No metal siding utilizing vertical seams shall be allowed.

(G) *Landscaping.* All development located within the C-2 (General Commercial) zoning district shall be accompanied with a landscaping plan. This landscaping plan shall incorporate the following:

(1) An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways) with a minimum distance of three (3) feet from the front property line and the street side property line, extending the developed length of the property (except for driveways), shall be landscaped.

(2) All open areas not designated and surfaced for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways and plazas in a manner acceptable to the planning and zoning director or his/her designee.

(3) A minimum of thirty (30) percent of the required landscaping area shall consist of vegetative ground cover. The remaining area may be landscaped with rock, gravel or similar landscaping materials. A minimum of one (1) tree per two hundred (200) square feet of required landscaped area shall be provided. In addition, a minimum of one (1) bush or shrub shall be provided for every one hundred (100) square feet of required landscaped area. Trees, bushes and shrubs may be grouped. The use of native or indigenous species is required. A list of approved trees, shrubs, bushes and ground cover is available from the community development department. Deviations from this list may be permitted following written approval from the planning and zoning director. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding twenty thousand (20,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.

(4) All landscaping shall be installed and maintained in substantial conformance to the submitted and approved landscaping plan.

(H) *Screening.*

(1) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in Chapter [19.25](#) or as otherwise allowed or required by the planning and zoning commission.

(2) All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight-obscuring fence shall be built, or sight-obscuring landscaping fence shall be planted, and maintained around the perimeter

of the outdoor storage area. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-60(D))

19.70.130 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(E))

19.70.140 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(F))

19.70.150 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(G))

19.70.160 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(H))

The Show Low City Code is current through Ordinance 2025-01, passed February 4, 2025.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

[Hosted by General Code.](#)

Subject Properties: APN 210-24-073 and 074C

E DEUCE OF CLUBS

N-16TH-PL

N-18TH-PL



EDGE OF CLUBS

N 16TH PL

Subject Properties:
APN 210-24-073 and 074C

N 18TH PL







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: 7-17-25
Time received: 1023 AM/PM
Received By: AK

OWNER INFORMATION

Name: RKKT Ventures Llc
Address: 627 S Chipmunk Dr
Mailing Address
PINE TOP AC 85935
City State ZIP Code
Phone: 928 521-0172 Email: Todd.Fernandez@WIMADVANTAGE.COM

APPLICANT INFORMATION (if different)

Name: Sarah and Adam Ullevig
Address: 11 N 5566
Mailing Address
CONCHO AZ 85924
City State ZIP Code
Phone: 928-457-6510 Email: subi@rowdymar1.com

PROPERTY INFORMATION

Address of Property: 1641 E DEUCE OF CLUBS Parcel Number (A.P.N.): 210-24-013/074C

Legal Description of Property: Section 21, T10N, R22E; Beg NW Cor Sec 21; Th S 00 DG

21e 644 To S Hwy R/W; th N 71dg 59'68" 5' ALG R/W T pob; TH S 31
Dg 03' e 104.5"; TH N 74dg 50' e 116.3'; TH N 3dg 25' w 107.6"
Zoning Classification: C2 Applicant's interest in Land: Auto Repair

What is the Nature of the Request? Conditional Use Permit

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:

- 1 ☐ Lot dimensions.
- 2 ☐ Location, size, height, use and exterior materials of all buildings and structures.
- 3 ☐ Size and dimensions of yards and space between buildings.
- 4 ☐ Location and height of walls and fences.
- 5 ☐ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
- 6 ☐ Location, dimensions area, materials, and lighting of signs.
- 7 ☐ Location and general nature of exterior lighting.
- 8 ☐ Street dedications and improvements.
- 9 ☐ Existing and proposed grades and drainage systems.
- 10 ☐ Size and location of all existing and proposed public and private utilities. All easements must be shown.
- 11 ☐ 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.
- 12 ☐ Landscaping, including all surfacing material around buildings and in all open spaces.
- 13 ☐ A vicinity sketch showing the location of the site in relation to the surrounding street system.
- 14 ☐ Adjacent properties and their uses shall be identified.
- 15 ☐ 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.
- 16 ☐ 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:

See attached

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.

See attached

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.

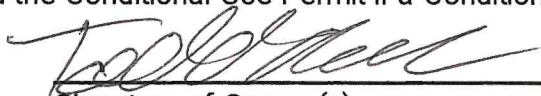
See attached

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.

Adam Ullevig

Richard Fernald

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)

07-17-25

Date

Signature of Owner (s)

Signature of Applicant (If other than owner)

Date

7-17-2025

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Todd W. Fernau / RKKT VENTURES LLC, the owner of the property described as A.P.N. 210-24-073 210-24-074C

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 17th day of July, 2025.

Todd W. Fernau

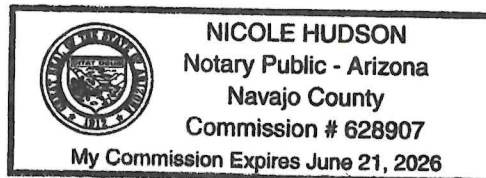
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 17th day of July, 20 ,
by Todd W. Fernau.
Name of Signer

Nicole Hudson
Notary Public

[Notary Seal]



#1

1. See Pic.
2. See Pic
3. See Pic
4. See Pic
5. Approximately 20 parking spaces outside. 15 Spaces inside.
6. See Pics
7. See Pic
8. See Pic
9. See Pic
10. See Pic
11. See Pic
12. See Pic- No Landscaping Concrete only. Weeds and Property maintenance will be performed regularly.
13. See Pics
- 14 See Pics
15. Refer to application
- 16.

#2

We believe Subie Row will comply with the goals and objectives of the Show Low General Plan in many ways.
We are a small, local family owned and operated business with goals to provide the highest quality service and repair with
our families commitment to the highest level of customer service possible.

We have had multiple discussion with members of the community who have noticed the growing amount of Subarus in
the White Mountains. Many of our customers have quoted that "Show low is a Subaru town!"
Subaru in synonymous with outdoor
recreation. About 1 of every 4 cars driving around Show Low are Subarus.

Over the past 3 years 77 Subaru has sold thousands of cars locally. These cars need service and repair to keep people
moving on their way to work, shopping, camping, hiking trails and overlander trips. We have a great relationship with 77 Subaru,
but people need an alternative to the dealership. We have purchased vehicles from 77 and we recommend our customers who are
looking for a new Subaru to them. We will increase our business with them as well as the 5 local parts stores on a regular basis.
We also do business with our local machine shops, body shops, linen services and local businesses for shop supplies.
Our priority is customer service. Local suppliers and service shops means less down time and happy Subaru owners.

We are also planning to become members of the Show Low Chamber of Commerce.
Sarah already attends chamber lunches
in both Show Low and Snowflake on a regular basis. Our goal is to build a strong reputation for

quality service, repair and customer service.

That includes: meeting with other business owners, networking, finding ways to use their goods and services to benefit our customers and our community.

#3

Our business hours will be 8am-6pm Monday-Saturday Sundays, by appointment.

We will have dumpster service locally, waste oil and waste coolant recycling disposal and appropriate storage containers through state approved recycling company.

property, office and shop will maintain exceptional cleanliness and organization.

We at Subie Row are not trying to be just another repair shop. We strive to be the #1 Subaru repair facility in Arizona, and with that, we need to maintain the cleanest facility possible.

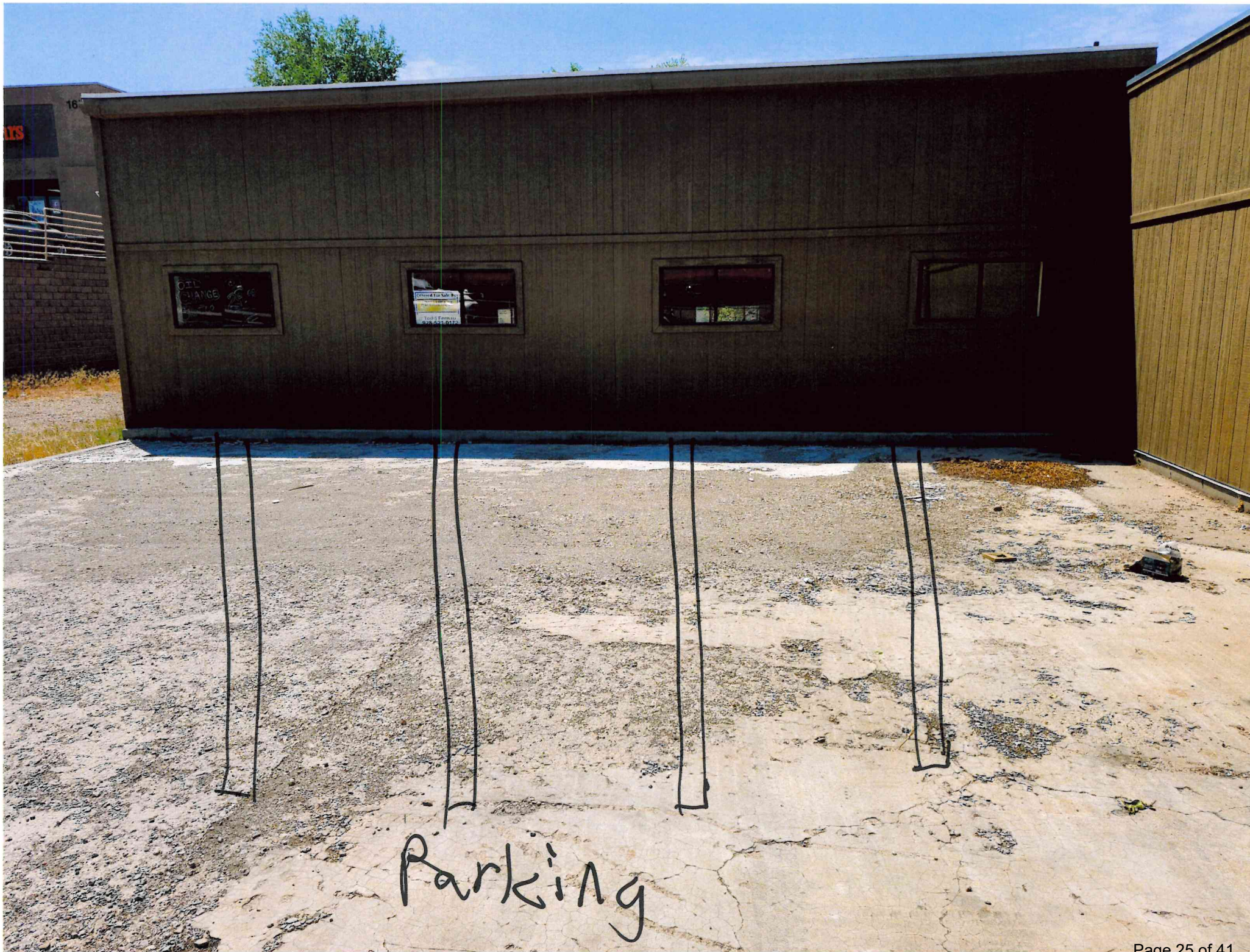
#4

No new demand on Utilities. Current electrical, water, garbage, sewage, gas is sufficient.



SUBIE ROW
SUBARU SPECIALISTS

928-457-6510













MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, MAY 13, 2025, AT 7:00 PM 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.

CHAIRMAN BARLOW CALLED FOR A RECESS TO ALLOW FOR COMMISSIONER WILSON TO ARRIVE.

Commissioner Wilson arrived at 7:10 P.M.

CHAIRMAN BARLOW CALLED THE MEETING BACK TO ORDER.

2. Roll Call.

COMISSION MEMBERS PRESENT: Chairman Barlow, Commissioner Wilson, Commissioner Whipple, Commissioner Clark and Commissioner Schnepf,

COMMISSION MEMBERS ABSENT: Commissioner Hatch, Commissioner Adams

STAFF MEMBERS PRESENT: Planning and Zoning Director; Justen Tregaskes, Planner; Katie Fechtelkoter, Planner; Moriah Saline and City Attorney; Anna Atencio

GUESTS: Lisbeth Smoot, Mark & Kim Marcuso, Roger & Linda Haythornwhite, Merilee Phillips, Joane Akers, Joe & Ellen Cataldo, Brenda & Bill Brown, Deborah & Timothy Bondet, Jim West, Randy & Kathy Hotchkis, Bob & Patti Edens, Donna & Don Cook, Paula Delatorre, Jenna Delatorre, Gaston & Tammy Mascarenas, Doug Roberts, Dawnelise Neilsen, Donn House and others.

3. Invocation.

Chairman Barlow gave the invocation.

4. Pledge of Allegiance.

Commissioner Whipple led the Commission and audience in the pledge of allegiance.

5. **ELECTION OF OFFICERS:**

COMMISSIONER WHIPPLE MOVED TO CONTINUE THE ELECTION OF OFFICERS TO THE NEXT COMMISSION MEETING TO ALLOW FOR ALL COMMISSIONERS TO BE PRESENT; SECONDED BY COMISSIONER WILSON; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, COMISSIONER

**SCHNEPF, COMMISSIONER WHIPPLE, COMMISSIONER WILSON, AND
COMMISSIONER CLARK VOTING IN FAVOR.**

6. **NEW BUSINESS:**

- A. Consideration of Conditional Use Permit 602-04-274 submitted by The Hampton Group, Inc to allow for a 96-unit apartment complex, located at the northeast corner of US 60 and Summit Trail that being the northern portion of A.P.N. 309-38-007Z.

Chairman Barlow declared a conflict of interest due to his involvement in the design of the project, he asked Commissioner Schnepf to lead the meeting and left the room.

Director Tregaskes reviewed the meeting procedures and protocols for the commission and public.

Ms. Saline said the Hampton Group, Inc has submitted a Conditional Use Permit (CUP) to allow for a 96-unit apartment complex located at the northeast corner of US 60 and Summit Trail that being the northern portion of A.P.N. 309-38-007Z. Multiple-family dwellings over 10 units require a CUP in the C-2 (General Commercial) zone and are required to meet the standards of the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone. A minimum lot area of 2,500 square feet is necessary for each apartment. Based on the property's total square footage the maximum number of apartments permissible on this parcel is 179 units.

On October 21st, 1986, Show Low City Council passed Ordinance No. 257 which designated this parcel as a PUD (Planned Unit Development). The parcel was then rezoned from PUD to C-2 (General Commercial) through Ordinance No. 2008-06 on May 21st, 2008. Condition three (3) of the ordinance requires a 35 foot no build buffer along the east side of the subject property. A conceptual site plan has been submitted that shows a total of 10.25 acres which has eight buildings, including six, two-story apartment complexes, one clubhouse, and a maintenance facility. The development will include 24 studios, 48 one-bedroom units, and 24 two-bedroom apartments. Each studio and one-bedroom apartment require 1.5 parking spaces, while the two-bedroom apartments require 2 parking spaces. Overall, a total of 156 parking spaces will be required. The plans indicate 156 parking spaces, with 96 being covered satisfying the minimum requirement. The proposed development intends to replicate the design and appearance of the applicant's existing 152-unit apartment complex, Elk Ridge and intends to be rented out at market rate value. As stated by the applicant, they aim to preserve as much natural vegetation as possible across the site, which includes approximately 4 acres of open space land throughout the project. They will also implement a minimum setback of 35 feet from the Snow Creek subdivision located on the eastern side of the property, along with

solid fencing that aligns with the city's standards or another type of fence if Snow Creek HOA has another city approved preference. The closest building of the proposed apartment complex will be situated 74 feet away from Snow Creek's west property line, surpassing the required 35-foot setback distance by approximately 40 feet. Access to the new Mountain Ridge complex will be provided by two points on Summit Trail. In the City's General Plan under Circulation Goals, Summit Trail is considered a major collector and is shown to connect from US 60 through to South White Mountain Road. Additionally, a site view fence has been suggested along US 60 and Summit Trail. The lighting on the site will adhere to dark sky standards to reduce light pollution for residents and neighbors.

Official plans have not been submitted to the building department and the final development shall meet all requirements of City Code.

FINDINGS OF FACT

- Current zoning of the surrounding properties include.
North: RCD (Recreation Community Development)
South: C-2 (General Commercial)
East: PUD (Planned Unit Development)
West: RCD (Recreation Community Development)
- The current land uses of the surrounding properties include.
North: Vacant Planned Unit Development
South: Vacant Commercial
East: Snow Creek Subdivision
West: Torreon Subdivision
- Transmittal memos were sent to all affected agencies. Applicable comments received include: **ADOT:** A traffic impact statement (TGP-240 A) with trip generation is needed to determine if a full Traffic Impact Analysis will be required.
- The property was posted, and letters were sent to all property owners within three hundred (300) feet of the subject property. As of Friday, May 9th at noon, two people came in person, while there was also one email and three phone calls received. These comments consisted primarily with seeking general information and raised various concerns such as traffic issues, wildlife displacement, noise pollution, light pollution, air quality concerns, emergency response capabilities, and overall safety.

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 602-04-274 submitted by The Hampton Group, Inc to allow for a 96-unit apartment complex, located at the northeast corner of US 60 and Summit Trail that being the northern portion of A.P.N. 309-38-007Z, subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including building permit, parking, Fire District, and ADOT requirements.
2. All drainage on the subject property shall be designed in accordance with Chapter 17.20.50, Drainage Design, and shall not negatively affect any downstream properties.
3. The development shall comply with the R2-7 (Single-Family and Multiple-Family Residential 7,000 square feet) requirements of City Code, including density, height, and recreation area requirements.
4. Maximum building height shall be limited to a maximum of 35 feet.
5. Building design shall include mountain design architecture such as exposed wood beams, stone, split-face block, and other complimentary natural appearing materials.
6. All development shall comply with Chapter 19.110, Outdoor Light Control. Lights shall be fully shielded from adjacent properties and roadways.

Commissioner Wilson asked what would happen if the approved the CUP and there were issues with the required ADOT traffic impact study.

Director Tregaskes said since the project is adjacent to an ADOT highway. ADOT has requested a traffic impact study. He said as part of the approval any requirements, in addition to the conditions, would have to be implemented as part of this project.

Commissioner Wilson asked if there were any conditions on the fence.

Director Tregaskes said that the proposed site plan and city code would require a solid material fence along the project, however if the developer or Snow Creek requested a different type of fence, they can allow an option for the developer and Snow Creek to work together to come up with an acceptable fence between the property. He referenced the previous development of Snow Creek requested a wrought iron fence and not solid. A solid fence or if Snow Creek requests a different option, would be allowed.

Commissioner Schnepf opened the item for public comments.

Robert Eatons of Snow Creek asked if this project is already approved and going to happen because this was the first time he has heard of the project. He said he had concerns about what type of traffic study was done. He said Elk Ridge has two accesses, one onto Sierra Pines and one onto U.S. 60. He is upset they were not offered the same option for this development. He said Summit Trail is going to be used by Snow Creek, the new apartments, an additional proposed development and eventually connecting to White Mountain Rd. He thought that the community would be able to address these issues prior to the meeting.

Marceline Camoo of Snow Creek said she has signatures of the community members. They are not concerned about the growth of Show Low, but the main concern is the location of the development. She said she has a grave concern that this will impact the ability to get out of the community in an emergency with all the existing homes and an additional 96 apartment units. She reminded the commissioners that this area is where all the visitors from the valley come into town. They have had to replace the guard-rail multiple times due to elk and vehicle crashes.

Randy Hotchkiss of Snow Creek said he received a notice for the project, he said if the project is going to be like Elk Ridge he is going to be okay with it. He said there is no lighting on S.R. 60, he is surprised there are not more accidents. He wanted to know what the developer plans to do regarding lighting at the entrance of this proposed development. He also was concerned with the time of construction during asked if it could be limited during the week from 7:00 A.M. to 5:00 P.M. as well as concerns of the dust, noise, and light pollution. He asked about the Snow Creek buffer and asked if they could do trees instead of a fence, he felt a tree lined barrier would screen the project better.

Roger Haythornwhite of Snow Creek had concerns that the proposed site plan doesn't show the whole property between the proposed project and the existing Elk Ridge apartments, he would like to know what the use of the property is beyond this and if there will be multiple phases of the project as well as what would be across the road. He also expressed traffic concerns especially due to only having one access out of Snow Creek, so there is only one gate that may be used. He said the city should consider allowing additional access into Sierra Pines.

Don Cook, of Snow Creek said he heard Ms. Saline talk about White Mountain Road and S.R. 60 connecting. He said there are way too many trucks, and you can hear the trucks very easily, it is downhill, so he is unable to ride his bicycle along the road due to the truck traffic. He suggested that the connection to White Mountain Road is like Sierra Pines and not straight.

Dawnelise Neilson, of Snow Creek had concerns with all the development, apartments, housing complex, the Forest Service land that was swapped and now is commercial and available for development. When she purchased her property, she was told it was Forest

land behind her. She moved there because of the forest and now understands that Summit Trail will connect to Fawnbrook, that will be lots of traffic. She wanted to know what will be done on the west side of the road including the traffic study and ADOTs input for the 96 apartments as well as the additional development in the area. She wanted to know why the access for the apartments is from Summit Trail and not from U.S. 60.

Liz Smut of Snow Creek asked if the apartments would be long term or used as VRBOs (short term rentals).

Jim West recently purchased a lot in Snow Creek. He asked if the proposed apartments would fit in front of the existing Elk Ridge apartments, he feels that would be a better fit. He also asked if the corner could be used for retail instead of apartments. He also agrees with what everyone else said.

There being no additional comments, Commissioner Schnepf closed the public comment portion of the meeting.

Commissioner Wilson asked that since U.S. 60 is an ADOT highway does the city have any input whether access is allowed onto the highway.

Director Tregaskes said he would address questions asked by the public as that was a question asked by several members of the public which would answer her question as well as several others. Robert Eatons had asked if this was a done deal and what the public notice process was. Director Tregaskes clarified that this request is for a CUP, not a zone change. The notification requirements are in City Code; there is no requirement for a neighborhood meeting for a CUP. If this was a zone change, then a neighborhood meeting is required before any formal meetings with the Commission. In addition, a meeting with the City Council would be required and it is a more involved process. For a CUP staff must post the property a minimum of 10 days prior and are also required to send letters to all property owners within 300 feet of subject property. He said the property was posted and letters were sent a week ago Friday, which is a little bit more than the 10 days that are required. He also said the city uses Navajo County for the mailing addresses. He addressed the traffic study and why there is no access onto S.R. 60, which may be addressed by the applicant, also a traffic study is required by ADOT. Director Tregaskes clarified that traffic studies typically do not take place before meetings like this because they are expensive. If the Commission decides not to approve this request the developers would have to spend money for no reason. Developers could also change how things are laid out and they would have to re-do the study. They must comply with the findings of the traffic study, for example if the study said a traffic signal is needed, the applicant would be responsible for installing a traffic signal. This answer may change as the area develops, what this project is, and will those developments trigger those improvements. Marcelina Camoo had questions about the location of Summit Trail. Director Tregaskes said Summit Trail will eventually connect to White Mountain Road,

there is no current timeframe for the connection or exact location. The road will be developer driven due to the cost. The city would like the area to look nice as well. The developer is planning open space with the design of buildings to match those at Elk Ridge. Director Tregaskes said that construction times by city code are limited to 7:00 A.M. to 10:00 P.M., however typically construction work stops at dark. The Commission could discuss changing the end time of construction. He also discussed that a screen line barrier with trees is an option if the commission, developer and Snow Creek would prefer an open area, with no fence, that is an option that could be discussed. Roger Haythornwhite had asked about the development of the remainder of the property. Director Tregaskes said there is another map that was provided that shows the remainder of the property and it is part of a regional detention area that also serves the existing Elk Ridge Apartments. The commission is not approving any other development; they cannot come in with another 96 apartments without going through the CUP process again. The traffic and gates were designed with the original developer of Snow Creek and concerns of Sierra Pines residents. As Summit Trail develops the road eventually will give an option to access out to the east to White Mountain Road. Don Cook had questions and concerns about trucks and road design from S.R. 60 to White Mountain Road. Staff anticipates there will be traffic calming measures. There is lots of topography, the road will wind around, it may contain roundabouts however, it has not been designed yet. There is no current timeline for development of the road. Director Tregaskes referenced the public notification requirements earlier in reference to Mr. Eaton's question. The property to the east of Snow Creek is currently zoned GA-5. If they want to do anything other than 5 acre lots that would need to go through the zone change process, with neighborhood meetings, and public meetings. They will need to provide conceptual plans and what they plan to do with the property including how the road will go through, which will require public comment and review prior to the public meetings. There was a question whether the corner lot could be utilized for retail purposes. Director Tregaskes said that property is currently zoned C-2, General Commercial. There are several pages of permitted uses. A few examples include a grocery store, a hotel up to 45 feet tall, pretty much what you see along the Deuce of Clubs would be permitted on this property with no public meeting process. However, since this request is for apartments over 10 units, this requires a CUP and the reason for the request tonight.

Don Cook wanted to clarify that he didn't suggest a tree line vs wall, but wall plus trees.

Gaston Mascarenas had concerns with the road connecting Summit Trail to White Mountain Road, he said soon there will be lots of traffic and no adequate traffic calming, creating a bypass of Show Low. He asked the Commission to take a long-term approach and plan for the future.

Commissioner Schnepf asked the applicant to come forward to address the additional concerns of the public.

The applicant, Donn House, managing director and owner of The Hampton Group, came forward.

Commissioner Whipple asked the applicant why they had not proposed any access onto S.R. 60.

The applicant said ADOT did not want to give any additional access onto S.R. 60 because they did not feel there was enough room between Sierra Pines and Summit Trail for additional access because of the requirement of acceleration and deceleration lanes. He also said there is at least a 10-foot drop with the regional drainage area, which also poses a problem for vehicle safety. ADOT felt the best access to the development is through Summit Trail. The applicant said they do not participate in VRBO and that the residents sign leases that do not permit short-term rentals.

Commissioner Whipple asked the applicant what their typical work time for construction is.

The applicant said when pouring concrete work can start early in the morning, however they typically don't pour concrete in the evening. A typical workday generally starts at 7:00 A.M to 8:00 A.M. and they are typically done no later than 4:00 P.M.

Commissioner Whipple asked about the lighting conditions at the entrance to the development.

The applicant said they want the entrance to be safe and look nice, and they will follow all City guidelines.

Commissioner Whipple asked what the estimated timeframe for project is.

The applicant said they are currently working on constructions drawings. They plan to start construction at the end of summer and expect it to take about 12-14 months.

Commissioner Schnepf asked if they would be willing to meet with Snow Creek HOA to discuss the options for a fence between the developments.

The applicant said they have already met with a representative of Snow Creek but would be willing to meet with them again to discuss the fence options. He said they will not be cutting any trees in the setback and buffer area; they are trying to save as many trees as they can. The applicant said the area in front of Elk Ridge is part of the regional drainage area, that was done back in 2008, used by Snow Creek. The applicant said there is no demand for a store or restaurant at this location, the best use of the property is apartments. They try to be considerate neighbors, and the apartments will be like the Elk Ridge apartments. They give incentives to police officers, firefighters, nurses and doctors. They tend to have good quality residents, with a safe environment, and expect these apartments to be very similar to Elk Ridge.

Director Tregaskes explained the options for the commission, they could approve the CUP with no additional conditions, approve with additional conditions, or chose to deny and state the reason for denial.

COMMISSIONER WHIPPLE MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-274 SUBMITTED BY THE HAMPTON GROUP, INC TO ALLOW FOR A 96-UNIT APARTMENT COMPLEX, LOCATED AT THE NORTHEAST CORNER OF US 60 AND SUMMIT TRAIL THAT BEING THE NORTHERN PORTION OF A.P.N. 309-38-007Z, SUBJECT TO STAFF RECOMMENDATIONS AND THE ADDITIONAL CONDITIONS THAT THE APPLICANT WILL WORK WITH SNOW CREEK RESIDENTS TO DESIGN A FENCE THAT IS AGREEABLE TO BOTH PARTIES AND THE APPLICANT WILL ALSO COMPLY WITH ALL RECOMMENDATIONS OF THE ADOT TRAFFIC STUDY.; SECONDED BY COMISSIONER CLARK; PASSED 4 TO 0 WITH COMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, COMMISSIONER CLARK AND COMMISSIONER WILSON VOTING IN FAVOR.

Director Tregaskes said there is a seven-day appeal period, if no appeal is received by the City Clerk from an aggrieved individual, then the CUP will become effective.

Chairman Barlow returned to the meeting.

7. **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.

None.

8. **APPROVAL OF MINUTES:**

A. Planning and Zoning Commission Regular Meeting of March 25, 2025

COMMISSIONER WILSON MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF MARCH 25, 2025; SECONDED BY COMISSIONER SCHNEPF; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, COMISSIONER SCHNEPF, COMMISSIONER

**WHIPPLE, COMMISSIONER CLARK AND COMMISSIONER WILSON
VOTING IN FAVOR.**

9. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Schnepf said it is dry and said to be safe with the current fires in Whiteriver and Greer.

Commissioner Wilson apologized for being late to the meeting, she also welcomed Commissioner Clark to the Commission and invited the public to attend the Market at the White Mountain Arts Alliance off Penrod Road on Sundays from 10:00 A.M. to 2:00 P.M.

Commissioner Clark said he is excited to serve on the Commission.

Commissioner Whipple also welcomed Commissioner Clark and reminded the public to be Firewise and safe and to keep Whiteriver and Greer in their prayers.

Chairman Barlow welcomed Commissioner Clark, he also thanked staff for preparing the packets for the Commission each week.

B. Planning and Zoning Director

Director Tregaskes thanked Commissioner Schnepf for filling in for the Chairman last minute, he had to miss some of his son's end of year band concert. He also welcomed Commissioner Clark and appreciated the Commissioner's insight tonight. He announced the City of Show Low and surrounding jurisdictions entered Stage 2 Fire Restrictions as of 6:00 P.M. today. The following acts are prohibited, no campfires, no charcoal fires, fires for cooking or warmth only are permitted. There had been a serious structure fire caused by charcoal grill falling under deck. Smoking is prohibited except in an enclosed building or vehicle or barren area, do not throw cigarette butts out the window, no motor vehicles off trails, don't drive through grass, be careful with trailer chains so they aren't dragging, make sure to double check there are no chains dragging after loading the trailer. Using an explosive, fuses, rockets, fireworks, tracer rounds, exploding targets, or operating a chainsaw or other similar equipment is restricted. Please contact Timber Mesa Fire if welding on a commercial project. Director Tregaskes asked people to follow the regulations so we can avoid serious issues such as those that happened in Greer this afternoon.

10. **ADJOURNMENT:**

There being no further business to be brought before the Commission,
CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW

**LOW PLANNING & ZONING COMMISSION MEETING OF MAY 13, 2025, AT
8:16 P.M.**

ATTEST:

APPROVED:

Zach Barlow, Chairman

Justen Tregaskes, P & Z Director

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 May 13, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Katie Fechtelkotter