

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, SEPTEMBER 23, 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 Planning and Zoning Commission will be held on Tuesday, September 23, 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. **OLD BUSINESS:**
 - A. Consideration of Election of Vice Chairman
6. **NEW BUSINESS:**
 - A. Consideration of Conditional Use Permit 602-04-277 submitted by Health Center Navajo, Inc. to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123 (Moriah Saline)
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.
8. **APPROVAL OF MINUTES:**
 - A. Planning and Zoning Commission Regular Meeting of August 12, 2025.
9. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director
10. **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, September 19, 2025.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-277 submitted by Health Center Navajo, Inc. to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123 (Moriah Saline)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-277 submitted by Health Center Navajo, Inc. to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123, subject to staff recommendations.

BACKGROUND

Health Center Navajo, Inc. has submitted a Conditional Use Permit (CUP) to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123, the current location of Compassionate Care of AZ, Inc.

In November 2010, Arizona voters approved Proposition 203, which allowed the use of marijuana for medical purposes. The proposition indicated that local governments are not allowed to preclude medical marijuana dispensaries; however, municipalities can implement reasonable zoning laws that restrict the placement of registered non-profit marijuana dispensaries to designated zones. Recreational marijuana was subsequently also made legal. During its scheduled meeting on September 1, 2020, the City Council approved a request for a zoning change to rezone the specified property from I-1 (Light Industrial) to C-2 (General Commercial), for the purpose of allowing for a marijuana dispensary at the subject property. Per Title 19.120.040(A) of City Code, marijuana dispensaries are limited to the C-2 zone through a CUP.

At its regular meeting on October 27, 2020, the Planning and Zoning Commission granted approval for CUP 602-04-233 presented by Compassion Care of AZ, Inc., permitting a medical marijuana dispensary at the specified location. Following this, in November 2020, Arizona voters passed Proposition 207, which legalized marijuana for recreational use. In December 2021, Compassion Care of AZ, Inc. submitted another CUP request to switch from operating as a medical marijuana dispensary to a general marijuana dispensary which was approved. Two years later, on October 17, 2023, City Council approved Compassion Care of AZ, Inc. proposed amendment to condition 15 of their CUP in order to extend the operating hours from 9:00 am – 6:00 pm to 9:00 am – 8:00 pm for a one-year period. At the end of the one-year period, staff was authorized to review the CUP. There have been no issues with the extended hours and the extended hours have remained in place.

The applicant, Health Center Navajo Inc., intends to assume ownership of the current marijuana facility owned by Compassionate Care of AZ, Inc. Condition two of the current CUP specifies that the CUP is non-transferable and requires a new CUP if there are changes in ownership or location. Staff has reviewed the application and has found that it meets the

requirements outlined in Show Low City Code, 19.120 *Marijuana-Related Facilities* and recommends the same conditions as Compassionate Care of AZ, Inc.

ATTACHMENTS

None

FISCAL IMPACT

FINDINGS OF FACT

1. Health Center Navajo, Inc. has submitted a CUP to allow for a marijuana dispensary located at 1350 N. Penrod Rd. that being APN 210-49-123.
2. The applicant intends to obtain ownership of the current dispensary; however, based on the current CUP conditions they will need a new CUP.
3. Current zoning of the surrounding properties include:

North: I-1 (Light Industrial)
South: I-1 (Light Industrial)
East: C-2 (General Commercial)
West: I-1 (Light Industrial)
4. The current land uses of the surrounding properties include:

North: Vacant Light Industrial
South: Jarmco Concrete LLC
East: Northern Arizona Automall
West: Jarmco Concrete LLC
5. Transmittal memos were sent to all affected agencies. One comment from ADOT was received. The applicant will need to submit an Encroachment Permit application for their driveway.
6. The property was posted, and letters were sent to all property owners within three hundred (300) feet of the subject property. No applicable comments were received.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Findings of Facts, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-277 submitted by Health Center Navajo, Inc. to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123, subject to the following conditions:

1. All development shall comply with all applicable state and local requirements including Arizona Department of Health Services requirements, city zoning, and business permit requirements.
2. This conditional use permit is non-transferable. Should a change in ownership or location occur, a new conditional use permit shall be required.
3. The applicant shall comply with all documents submitted to the city as part of this conditional use permit, including the Operational Procedures and supplemental materials.

4. Signage shall only display the facility name.
5. Submission of an application for a dispensary registration certificate constitutes permission for the city to enter and inspect the dispensary.
6. An on-site inspection of the dispensary shall occur at a date and time agreed to by the dispensary and the city that is no later than five working days after the date the city submits a written request to the dispensary to schedule the certification or compliance inspection, unless the city agrees to a later date and time.
7. The city may, after receiving allegations of the dispensary's noncompliance with this conditional use permit or state law from a verified source, inspect the property for compliance with notice.
8. If the city identifies a violation of City Code Chapter 19.120 or any condition of approval, the city may schedule a hearing related to the revocation of this conditional use permit.
9. The applicant shall be responsible for installing and maintaining exterior lighting to facilitate surveillance.
10. A security plan meeting the approval of the Arizona Department of Health Services with a copy provided to the city shall be required prior to the opening of the business. All alarm systems shall comply with Chapter 7.25, Alarm System Regulations, of the City Code. Panic buttons shall be installed in the interior of the building. A security guard shall be on the premises at all times the dispensary is open for business.
11. No loitering shall be permitted on the exterior of the proposed business.
12. Only qualifying individuals, employees of the business, or other qualified individuals, including city and state staff members shall be permitted inside the proposed business.
13. The dispensary shall not dispense, deliver, or otherwise transfer marijuana to an entity other than another dispensary with a valid dispensary registration certificate issued by the Arizona Department of Health Services, a qualifying patient with a valid registry identification card, or a designated caregiver with a valid registry identification card; or acquire usable marijuana from any entity other than another dispensary with a valid dispensary registration certificate issued by the Arizona Department of Health Services, or cultivation facility with a valid cultivation registration certificate issued by the Arizona Department of Health Services.
14. This permit is for the sale of marijuana and related paraphernalia only. On-site cultivation is prohibited.
15. The hours of operation are limited to six days a week from 9:00 AM to 8:00 PM for a one-year period. At the end of the one-year period, staff is authorized to review this Conditional Use Permit. If there are no issues with the extended hours of operation, then the Director of the Planning and Zoning Department will be able to extend the conditional use permit

for an additional five years and thereafter review the hours of operation to ensure that there is compliance and no substantial issues with the extended hours of operation.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-277 submitted by Health Center Navajo, Inc. to allow for a marijuana dispensary located at 1350 N. Penrod Rd., that being A.P.N. 210-49-123.

General Plan

Land Use

Goal: Target redevelopment improvement efforts.

Objective: Encourage re-use of old buildings.

Economic Development

Goal: Balance job opportunities for all age groups

Objective: Attract and retain a mix of industry that offers variety in job level and skills.

ZONING ORDINANCES

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 and shall run with the property until revoked or until such time as the use is discontinued. 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; Ord. No. 2024-06, § 1, 6-4-24. 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 required twenty-one (21) day period shall commence once a complete application has been received as deemed by the planning and zoning director or designee and shall not include the day of submittal, nor shall it include the day of the 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; Ord. No. 2024-06, § 1, 6-4-24. 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. This appeal shall outline the specific nature of the concern, the impacts on neighboring properties, and the city as a whole, and the individual's standing as an aggrieved person. 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; Ord. No. 2024-06, § 1, 6-4-24. 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))

Chapter 19.120 MARIJUANA-RELATED FACILITIES

19.120.010 Purpose and intent.

It is the purpose and intent of this chapter to regulate marijuana-related facilities to promote the health, safety, morals, and general welfare of the citizens of the City of Show Low and to establish reasonable and uniform regulations to prevent any deleterious location and concentration of marijuana-related facilities within the city, thereby reducing or eliminating the adverse secondary effects from such

marijuana-related facilities. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(A))

19.120.020 Definitions.

(A) In this chapter, unless the context otherwise requires:

Employee: A person who performs any service on the premises of a marijuana-related facility on a full-time, part-time, volunteer, or contract basis, whether or not the person is denominated as an employee, independent contractor, agent, or otherwise and whether or not said person is paid a salary, wage, or other compensation by the operator of said business. "Employee" does not include a person exclusively on the premises for repair or maintenance of the premises or equipment on the premises, or for the delivery of non-marijuana-related goods to the premises.

Licensee: A person in whose name a license to operate a marijuana-related facility has been issued, as well as the individual listed as an applicant on the application for a license; and, in the case of an employee, a person in whose name a license has been issued authorizing employment in a marijuana-related facility.

Marijuana: Any or all parts of the genus Cannabis whether growing or not, and the seed of such plants.

Marijuana cultivation: The process by which a person grows a marijuana plant. A marijuana cultivation facility shall mean a building, structure, or premises used for the cultivation or storage of marijuana that is physically separate and off site from a marijuana dispensary or a marijuana manufacturing facility.

Marijuana dispensary: A nonprofit entity as defined in A.R.S. that sells, distributes, transmits, gives, dispenses, or otherwise provides marijuana. A dispensary may cultivate its own marijuana either on or off site.

Marijuana facility: Any building, structure, or premises used for the cultivation, storage, or dispersal of marijuana. A marijuana facility shall include a marijuana cultivation facility, a marijuana dispensary, and a marijuana manufacturing facility.

Marijuana manufacturing facility: A facility that produces marijuana (cannabis) by the means of cooking, blending, or incorporation into consumable goods.

Medical marijuana qualifying patient: A person who has been diagnosed by a qualifying medical practitioner as having a debilitating medical condition as defined in A.R.S. Title 36, Chapter 28.1.

Person: An individual, proprietorship, corporation, association, or other legal entity.

Specified criminal activity: Any of the offenses listed in A.R.S. Title 36, Chapter 28.1 as an "excluded felony offense."

Transfer of ownership or control of a marijuana-related facility: Any of the following:

- (a) The sale, lease, or sublease of the business;
- (b) The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange, or similar means; or
- (c) The establishment of a trust, gift, or other similar legal device which transfers ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

(B) Definitions Included. All definitions listed in this title and Arizona Revised Statutes relating to marijuana-related facilities are applicable to this chapter. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(B))

19.120.030 Classification.

In accordance with state statute, marijuana-related facilities are classified as follows:

- (A) Marijuana cultivation facilities;
- (B) Marijuana dispensaries;
- (C) Marijuana manufacturing facilities. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(C))

19.120.040 Location of marijuana-related facilities.

(A) No person shall operate or cause to be operated a marijuana dispensary or infusion facility in any zoning district other than C-2 (General Commercial) as defined and described in this chapter, nor shall any person operate or cause to be operated a marijuana cultivation facility in any zoning district other than I-1 (Light Industrial) or I-2 (Heavy Industrial), as defined and described in this chapter, without a conditional use permit which meets all of the requirements set forth in Chapter 19.20 and this section.

(B) No person shall operate or cause to be operated a marijuana-related facility within five hundred (500) feet of:

(1) A church, synagogue, mosque, temple, or building which is used primarily for religious worship and related religious activities;

(2) A public or private educational facility including but not limited to child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education schools, junior colleges, and universities; "school" includes the school grounds, but does not include facilities used primarily for another purpose and only incidentally as a school;

(3) A public park or recreational area which has been designated for park or recreational activities including but not limited to a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar public land within the city which is under the control, operation, or management of the city's parks and recreation authorities;

(4) The property line of a lot devoted to a residential substance abuse diagnostic and treatment facility or other residential drug or alcohol rehabilitation facility;

(5) An entertainment business which is oriented primarily toward children or family entertainment; or

(6) A licensed premises, licensed pursuant to the alcoholic beverage control regulations of the state.

(C) For purposes of the five hundred (500) foot restriction referenced in subsection (B) of this section, measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used as the part of the premises where a marijuana-related facility is located to the nearest property line of the premises of a use listed in subsection (B) of this section. Presence of a city, county, or other political subdivision boundary shall be irrelevant for purposes of calculating and applying the distance requirements of this section. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(D))

19.120.050 Regulations pertaining to marijuana cultivation facilities.

(A) All cultivation of marijuana shall take place within a completely enclosed and secured building containing an off-site security alarm system registered with the Show Low police department.

(B) Sale of marijuana to anyone other than a properly registered and licensed marijuana dispensary or marijuana manufacturing facility is prohibited.

(C) A marijuana cultivation facility shall be associated with a marijuana dispensary or marijuana manufacturing facility. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(E))

19.120.060 Regulations pertaining to marijuana dispensaries and marijuana manufacturing facilities.

(A) The applicant shall provide the name(s) and location(s) of the off-site marijuana cultivation facility(ies) associated with the dispensary.

(B) All marijuana dispensaries and marijuana manufacturing facilities shall be located within a permanent building containing an off-site security alarm system registered with the Show Low police department and may not locate in a trailer, cargo container, or motor vehicle.

(C) Drive-through services are prohibited.

(D) On-site consumption is prohibited.

- (E) All marijuana remnants or by-products shall be properly disposed of and shall not be stored or placed outside of the facility.
- (F) There shall be no emission of dust, fumes, vapors, or odors into the environment from the facility.
- (G) A maximum of seventy-five (75) percent up to one thousand (1,000) square feet of the building utilized as a dispensary may be used for cultivation of marijuana for use by the dispensary; provided, that the cultivation takes place completely within the building within which the dispensary is located.
- (H) All sales shall take place on site; except by qualified caregivers, no off-site delivery of product(s) shall be permitted.
- (I) No products or materials, other than marijuana-related goods or products, shall be sold or produced on site. All windows shall remain visually unobstructed.
- (J) Security lighting and landscaping shall comply with nationally recognized crime-free standards.
- (K) The maximum number of dispensaries within the City of Show Low shall be limited to a maximum of two (2). Additional dispensaries shall be permitted for each population increase of twenty thousand (20,000) over the population as determined by the 2010 Census. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(F))

19.120.070 Additional regulations for marijuana-related facilities.

- (A) No person shall knowingly allow a person under the age of eighteen (18) years on the premises of a marijuana-related facility unless he/she is in possession of a registry identification card issued by the Arizona Department of Health Services and accompanied by a parent or guardian.
- (B) No marijuana-related products shall be served or consumed on the premises of any marijuana-related facility.
- (C) Marijuana-related facilities are permitted to operate between the hours of 9:00 a.m. and 8:00 p.m. only.
- (D) All marijuana-related facilities shall clearly, conspicuously, and legibly post registration documents provided by the Arizona Department of Health Services and the City of Show Low so that they may be readily seen by all persons entering the facility.
- (E) A notice shall be clearly, conspicuously, and legibly posted in all marijuana-related facilities indicating that ingesting or consuming marijuana within any public area within the city is prohibited and that ingesting or consuming marijuana on the premises is prohibited.
- (F) A "No Loitering" sign shall be posted on the front exterior of the premises.
- (G) No marijuana-related facility shall hold or maintain a license from the appropriate state agency that regulates the sale and/or consumption of alcoholic beverages for the sale of alcoholic beverages or operate a business on the premises which sells alcoholic beverages. No alcoholic beverages shall be allowed or consumed on the premises. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(G))

19.120.080 Conditional use permit application requirements.

All applications for a marijuana-related facility conditional use permit shall meet the requirements listed in Chapter 19.20, Conditional Use Permits, as well as the requirements listed below:

- (A) Provide a notarized authorization executed by the property owner, acknowledging and consenting to the proposed use of the property as a marijuana-related facility;
- (B) Provide the legal name of the marijuana-related facility;
- (C) If the application is for a marijuana cultivation facility, state the name and the location of the marijuana dispensary(ies) with which it is associated;
- (D) Provide the name, address, and birth date of each officer and board member of the nonprofit marijuana dispensary;
- (E) Provide a copy of the operating procedures adopted in compliance with the Arizona Revised Statutes;
- (F) If an individual, the individual shall state his/her legal name and any aliases and submit proof that he/she is twenty-one (21) years of age;
- (G) If a partnership, the partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, and a copy of the partnership agreement, if any;

(H) If a corporation, the corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of its state of incorporation, the names and capacity of all officers, directors, and principal stockholders, and the name of the registered corporate agent and the address of the registered office for service of process;

(I) If a limited liability company, the company shall state its complete name, and the names of all members who own a twenty (20) percent or greater interest in the capital or profits of the limited liability company. If the management of the limited liability company is vested in a manager or managers, the company shall also state the name of each person who is a manager of the limited liability company;

(J) If the applicant intends to operate the marijuana-related facility under a name other than that of the applicant, he/she must state the marijuana-related facility's fictitious name and submit the required registration documents;

(K) State whether the applicant, or a person residing with the applicant, has been convicted of a specified criminal activity as defined in this chapter, and, if so, the specified criminal activity involved, the date, place, and jurisdiction of each;

(L) State whether the applicant, or a person residing with the applicant, has had a previous license under this chapter or other similar marijuana-related facility ordinances from another city or county denied, suspended, or revoked, including the name and location of the marijuana-related facility for which the permit was denied, suspended, or revoked, as well as the date of the denial, suspension, or revocation, and whether the applicant or a person residing with the applicant has been a partner in a partnership or an officer, director, or principal stockholder of a corporation that is licensed under this chapter whose license has previously been denied, suspended or revoked, including the name and location of the marijuana-related facility for which the permit was denied, suspended, or revoked as well as the date of denial, suspension, or revocation;

(M) State whether the applicant or a person residing with the applicant holds any other licenses under this chapter or other similar marijuana-related facility ordinance from another city or county and, if so, the names and locations of such other licensed businesses;

(N) Provide the classification of license for which the applicant is filing;

(O) Provide the location of the proposed marijuana-related facility, including a legal description of the property, street address, and telephone number(s), if any;

(P) Provide the applicant's mailing address and residential address;

(Q) Provide a recent photograph of the applicant(s);

(R) Provide a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram shall be professionally prepared and must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches;

(S) Provide a current certificate and straight-line drawing prepared within thirty (30) days prior to application by a registered land surveyor depicting the property lines and the structures containing any existing marijuana-related facility within two hundred (200) feet of the property to be certified and also depicting the property lines of any established use listed in Chapter 19.90 within five hundred (500) feet of the property to be certified. For purposes of this section, a use shall be considered existing or established if it is in existence at the time an application is submitted;

(T) Provide evidence that all requirements of this chapter, as well as all applicable building, fire, and health codes, have been or will be met and are in compliance with said adopted codes and regulations. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(H))

19.120.090 Injunction.

A person who operates or causes to be operated a marijuana-related facility without a valid license or in violation of any part of this section is subject to suit for injunction and shall be guilty of a civil violation punishable as provided in Section 1.25.010(A). (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(I))

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))

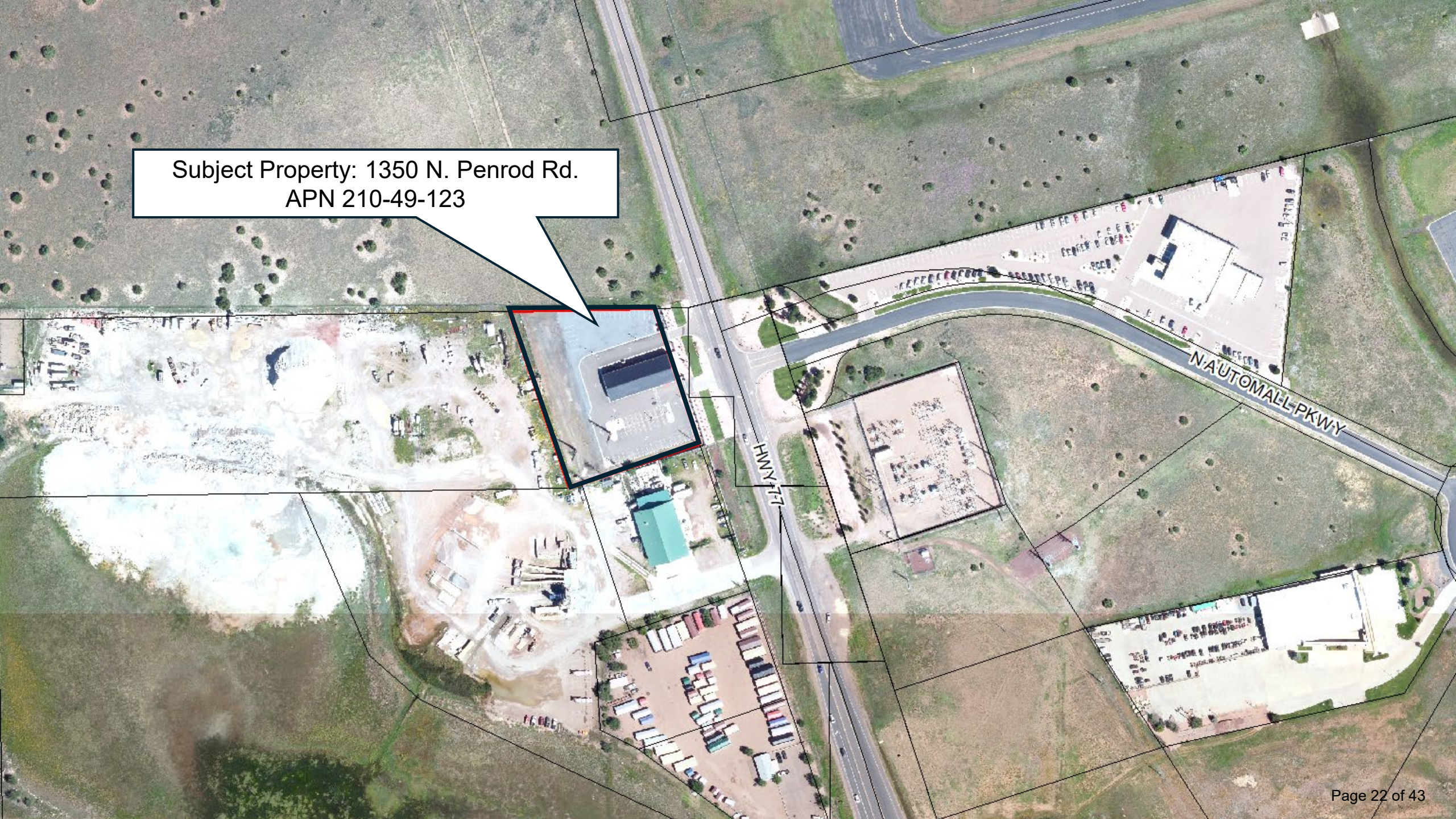
19.70.150 Parking and loading.

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))

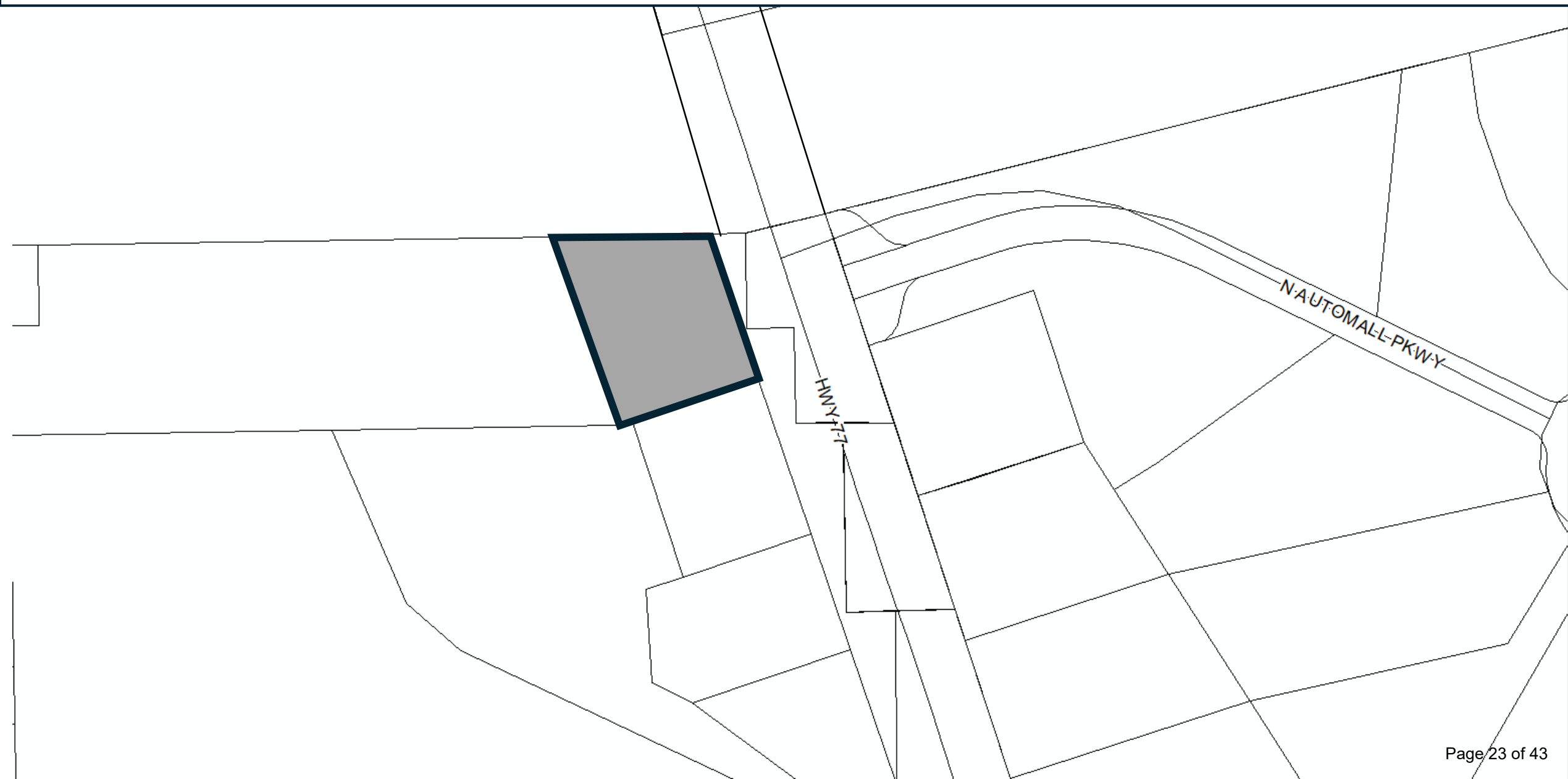
19.70.160 Plan review.

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))

Subject Property: 1350 N. Penrod Rd.
APN 210-49-123



Subject Property:
1350 N. Penrod Rd. - APN 210-49-123





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: 8-18-25
Time received: 1156 
Received By: MS

OWNER INFORMATION

Name: 1350 Penrod LLC

Address: 4801 Emerson Ave
Mailing Address *Apartment/Unit#*

<u>Palatine</u> <i>City</i>	<u>Illinois</u> <i>State</i>	<u>60067</u> <i>ZIP Code</i>
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Phone: 847-404-6687 Email: compliance@ptsgrows.com

APPLICANT INFORMATION (if different)

Name: Health Center Navajo, Inc.

Address: 645 E. Missouri Avenue, Suite 280
Mailing Address *Apartment/Unit#*

<u>Phoenix</u> <i>City</i>	<u>Arizona</u> <i>State</i>	<u>85012</u> <i>ZIP Code</i>
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Phone: 480-787-5415 Email: justin@bianchibrandt.com

PROPERTY INFORMATION

Address of Property: 1350 N Penrod Rd., Show Low AZ 85901 Parcel Number (A.P.N.): 210-49-123

Legal Description of Property: The land is situated in the County of Navajo, State of Arizona and is described as follows:
Lot 123, Corssroads Commerce Center, according to Book 18 of maps, pages 67, 68, and 69 records of Navajo County, AZ

Zoning Classification: C-2 Applicant's interest in Land: Tenant

What is the Nature of the Request? Health Center Navajo, Inc. is requesting a new CUP to allow the continued operation
of an existing marijuana dispensary. The request is made in accordance with Condition #2 of CUP 602-04-240A, which
requires a new CUP when a change in ownership occurs.

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:

The property is located within C-2 (General Commercial) zoning district, where marijuana dispensaries are an allowed use with an approved CUP. The continued operation of the dispensary under new ownership does not conflict with the Show Low General Plan and is consistent with objectives for maintaining established commercial services.

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.

The dispensary will maintain all operational safeguards required by AZDHS and the City of Show Low, including security systems, controlled access, and compliance with health, fire, and building codes. These measures will ensure that the use remains safe, secure, and compatible with the surrounding area.

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.

No additional utility demands have been identified.

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.

Justin M. Brandt, Bianchi & Brandt

Laura A. Bianchi, Bianchi & Brandt

John Haugh, Health Center Navajo, Inc.

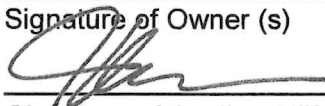
I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.

Signature of Owner (s)

Date

Signature of Owner (s)

Date



Signature of Applicant (If other than owner)

8/15/2025

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, David Flood, manager of 1350 Penrod LLC, the owner of the property described as A.P.N. 210-49-123

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 11 day of August, 2025.

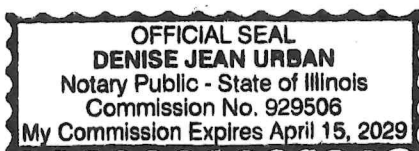
[Signature]
Signature of Property Owner

IL
STATE OF ~~ARIZONA~~)
County of COOK) ss.

SUBSCRIBED AND SWORN before me this 11 day of August, 2025
by David Flood
Name of Signer

[Signature]
Notary Public

[Notary Seal]



August 15, 2025

Planning and Zoning Commission
City of Show Low

Re: Conditional Use Permit (CUP) Application to continue the use of an existing marijuana dispensary.

Dear Planning and Zoning Commission:

This firm represents Health Center Navajo, Inc. ("HCN") with respect to the property located at 1350 N. Penrod Road, Show Low, Arizona 85902 (APN 210-49-123) (the "Property").

I. Purpose of this request

This CUP application is submitted on behalf of HCN in accordance with Condition #2 of the Conditional Use Permit currently associated with the Property (CUP File #602-04-240A). That condition requires the issuance of a new CUP upon any change in ownership of the marijuana dispensary.

II. Factual background

The Property has been the site of a marijuana dispensary since 2021, under multiple CUP approvals by the city. Compassionate Care of AZ, Inc. d/b/a Consume Cannabis ("CCA") has operated the dispensary since CUP #602-04-240 was granted, with the most recent CUP (602-04-240A) approved on October 27, 2023. A copy of that CUP is attached as Exhibit A, Conditional Use Permit 602-04-240A.

HCN is acquiring from CCA the following licenses issued by the Arizona Department of Health Services ("AZDHS") under the state's medical and adult-use marijuana program: Dispensary Registration Certificate (No. 00000068DCJU00476804) and Marijuana Establishment License (No. 00000091ESHS96689917).

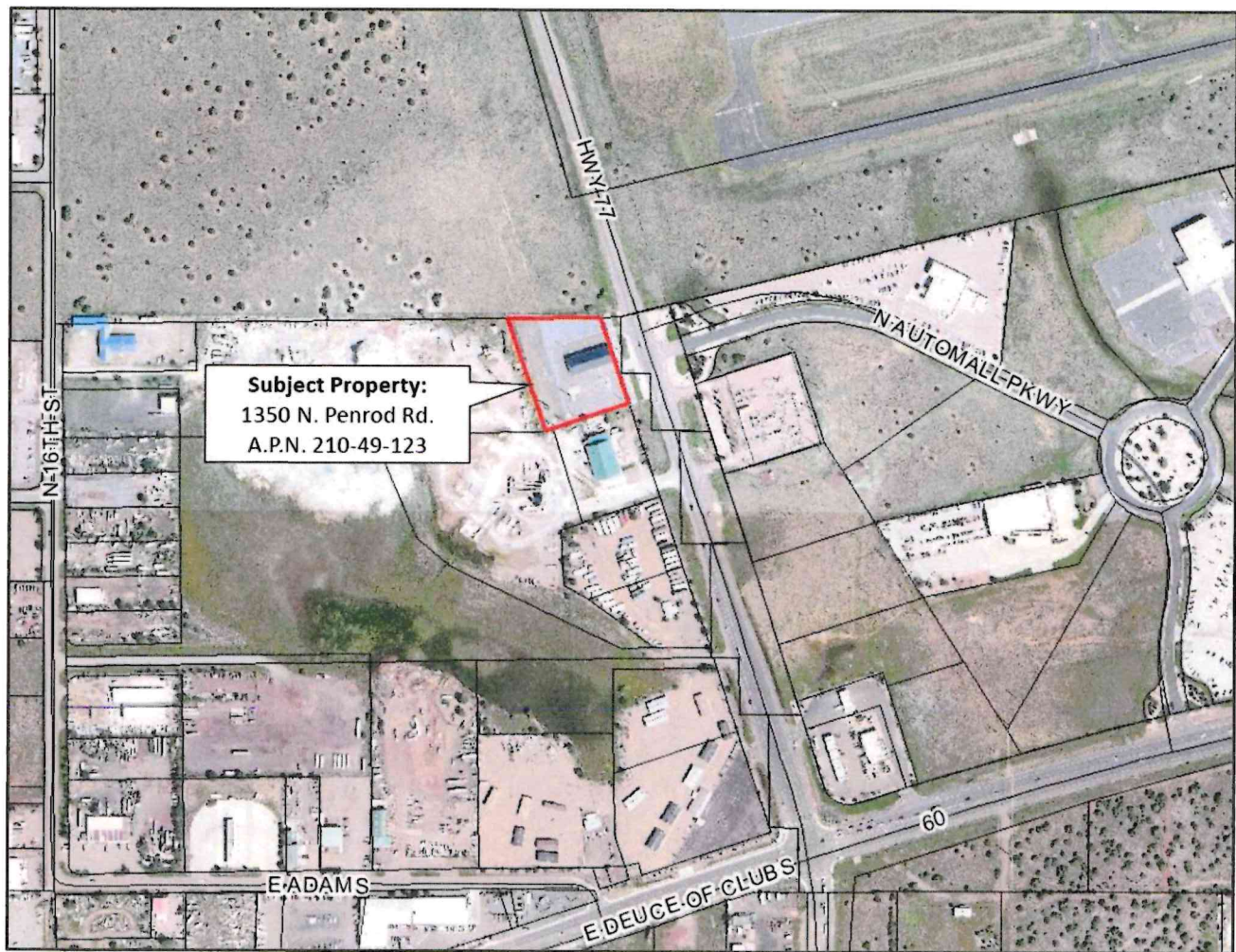
III. Scope of proposed use

HCN intends to continue operating the marijuana dispensary as previously approved under CUP 602-04-240A. In other words, the dispensary's proposed operations fall within the same use limits previously authorized by 602-04-240A, and HCN's request is to continue the established use as opposed to introducing new uses or elements. The purpose of this application is purely administrative—to update city records so that the CUP reflects HCN as the legal holder of the entitlement. As such, HCN submits this application for a new CUP to continue the use of the existing marijuana dispensary under new ownership.

IV. The Property

The subject site is zoned C-2 (General Commercial) and located at 1350 N. Penrod Road, Show Low, Arizona 85902 (APN #210-49-123). *See* Figure 1.

Figure 1 – Vicinity Map



V. Relationship to surrounding area and uses

The Property is primarily located within an industrial area of the city. It is almost completely surrounded by industrial uses, except for the general commercial zoning to the east of the property across Highway 77. *See* Table 1.

Table 1 – Surrounding Zoning and Uses

Direction	Existing Use	Existing Zoning	Description
North	Industrial	I-1	Vacant lots
South	Industrial	I-1	Concrete plant
East	General Commercial	C-2	Vacant lots; car dealership; utility facility
West	Industrial	I-1	Concrete plant

VI. The Property meets the requirements for a CUP

A CUP may be granted upon a finding by the P&Z Commission that the use covered by the permit, the manner of its conduct, and any structure involved will not be detrimental to persons residing or working in the area, to adjacent property, to the neighborhood, or to the public welfare in general.

As discussed above, this application stems from a change in ownership for the Dual License held by CCA. No new uses or elements are proposed, meaning the Property already complies with the zoning requirements for conditional use permits.

All applications for a marijuana-related facility conditional use permit shall meet the requirements listed in Chapter 19.20, Conditional Use Permits, as well as the requirements listed below:

(A) Provide a notarized authorization executed by the property owner, acknowledging and consenting to the proposed use of the property as a marijuana-related facility.

See Ex. B, Property Owner Authorization.

(B) Provide the legal name of the marijuana-related facility.

Health Center Navajo, Inc.

(C) If the application is for a marijuana cultivation facility, state the name and the location of the marijuana dispensary(ies) with which it is associated.

Not applicable.

(D) Provide the name, address, and birth date of each officer and board member of the nonprofit marijuana dispensary.

John Haugh
645 E. Missouri Avenue, Suite 280
Phoenix, Arizona 85012
DOB: July 21, 1962

(E) Provide a copy of the operating procedures adopted in compliance with the Arizona Revised Statutes.

See Ex. C, Standard Operating Procedures.

(F) If an individual, the individual shall state his/her legal name and any aliases and submit proof that he/she is twenty-one (21) years of age.

Not Applicable.

(G) If a partnership, the partnership shall state its complete name, and the names of all partners, whether the partnership is general or limited, and a copy of the partnership agreement, if any.

Not Applicable.

(H) If a corporation, the corporation shall state its complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of its state of incorporation, the names and capacity of all officers, directors, and principal stockholders, and the name of the registered corporate agent and the address of the registered office for service of process.

See Ex. D, Certificate of Good Standing.
Entity Name: Health Center Navajo, Inc.
Entity Type: Domestic for profit Corporation
Registered Agent/Office: Laura A. Bianchi, Bianchi & Brandt; 6730 N. Scottsdale Road, Suite 100, Scottsdale, Arizona 85253.

Officers/Directors:

John Haugh, Director/Board Member and Officer
Formation/Incorporation Date: August 5, 2025

(I) If a limited liability company, the company shall state its complete name, and the names of all members who own a twenty (20) percent or greater interest in the capital or profits of the limited liability company. If the management of the limited liability company is vested in a manager or managers, the company shall also state the name of each person who is a manager of the limited liability company.

Not Applicable.

(J) If the applicant intends to operate the marijuana-related facility under a name other than that of the applicant, he/she must state the marijuana-related facility's fictitious name and submit the required registration documents.

Health Center Navajo, Inc. will continue to operate the dispensary under the existing Consume Cannabis brand for one (1) year, after which it will convert the dispensary to its "Sunday Goods" branding.

(K) State whether the applicant, or a person residing with the applicant, has been convicted of a specified criminal activity as defined in this chapter, and, if so, the specified criminal activity involved, the date, place, and jurisdiction of each.

None.

(L) State whether the applicant, or a person residing with the applicant, has had a previous license under this chapter or other similar marijuana-related facility ordinances from another city or county denied, suspended, or revoked, including the name and location of the marijuana-related facility for which the permit was denied, suspended, or revoked, as well as the date of the denial, suspension, or revocation, and whether the applicant or a person residing with the applicant has been a partner in a partnership or an officer, director, or principal stockholder of a corporation that is licensed under this chapter whose license has previously been denied, suspended or revoked, including the name and location of the marijuana-related facility for which the permit was denied, suspended, or revoked as well as the date of denial, suspension, or revocation.

None.

(M) State whether the applicant or a person residing with the applicant holds any other licenses under this chapter or other similar marijuana-related facility ordinance from another city or county and, if so, the names and locations of such other licensed businesses.

Other Sunday Goods dispensaries in Arizona:

The Health Center of Cochise, Inc.
1616 E. Glendale Avenue
Phoenix, Arizona 85020
Type: Dual License
Dispensary Registration Certificate No.: 00000070DCBD00783295
Marijuana Establishment License No.: 00000099ESVM28064808

Cardinal Square, Inc.
(pending relocation)
13150 W. Bell Road
Surprise, AZ 85378
Type: Dual License
Dispensary Registration Certificate No.: 00000114DCPD00232092
Marijuana Establishment License No.: 00000132ESFR75101840

Green Lightning, LLC
723 N. Scottsdale Rd
Tempe, AZ 85281
Type: Social Equity License
Marijuana Establishment License No.: 0000157ESTHZ07905975

(N) Provide the classification of license for which the applicant is filing.

Dual Licensed Marijuana Dispensary.

(O) Provide the location of the proposed marijuana-related facility, including a legal description of the property, street address, and telephone number(s), if any.

1350 N. Penrod Road, Show Low, Arizona 85901
Legal Description: Lot 123, Crossroads Commerce Center, according to Book 18 of maps, pages 67, 68, and 69 records of Navajo County, Arizona.

(P) Provide the applicant's mailing address and residential address.

c/o Bianchi & Brandt
6730 N. Scottsdale Road, Suite 100
Scottsdale, Arizona 85253

(Q) Provide a recent photograph of the applicant(s).

Not Applicable, the applicant is a corporate entity.

(R) Provide a sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram shall be professionally prepared and must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.

See Ex. E, Existing Site Plan & Floor Plan.

(S) Provide a current certificate and straight-line drawing prepared within thirty (30) days prior to application by a registered land surveyor depicting the property lines and the structures containing any existing marijuana-related facility within two hundred (200) feet of the property to be certified and also depicting the property lines of any established use listed in Chapter 19.90 within five hundred (500) feet of the property to be certified. For purposes of this section, a use shall be considered existing or established if it is in existence at the time an application is submitted.

See Ex. F, Certificate for marijuana-related facilities.

(T) Provide evidence that all requirements of this chapter, as well as all applicable building, fire, and health codes, have been or will be met and are in compliance with said adopted codes and regulations. (Ord. No. 2011-02, §§ 1, 2, 1-18-11; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-67(H))

The use of the Property as a marijuana dispensary is in full compliance with the City of Show Low laws and ordinance, as well as Arizona rules and regulations applicable to a dual license issued by AZDHS. This application for a new CUP to continue the use of the existing marijuana dispensary under new ownership is in full compliance with the conditional use permit requirements and the above-referenced codes and regulations.

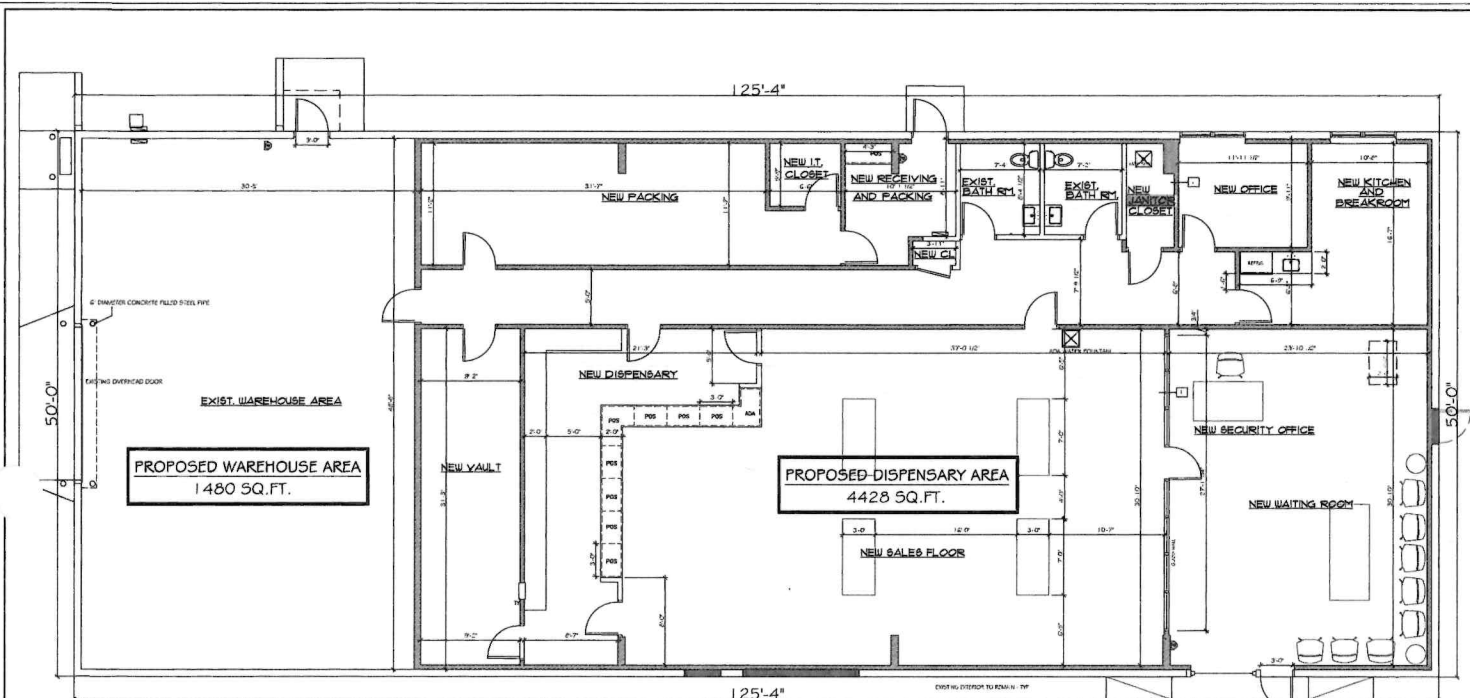
VII. Conclusion

HCN respectfully requests approval of this CUP to allow the continued operation of the existing marijuana dispensary under new ownership. The request is administrative in nature, consistent with the General Plan, compatible with surrounding uses, and protective of public health, safety, and welfare.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin M. Brandt", with a long horizontal flourish extending to the right.

Justin M. Brandt
For the Firm



FLOOR PLAN
 GROSS AREA = 6,244 SF. 1/4" = 1'-0"

NOT TO SCALE TO THE LINE OF THE PLAN
 100 NORTH FORD ROAD
 SHOW LOW, ARIZONA 85906

SEE SHEET 10

NO.	REVISION
1	REVISED TO SHOW THE PROPOSED
2	REVISED TO SHOW THE PROPOSED
3	REVISED TO SHOW THE PROPOSED
4	REVISED TO SHOW THE PROPOSED
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MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, AUGUST 12, 2025, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

Commissioner Schnepf called the meeting to order at 7:00 p.m.

2. Roll Call.

COMMISSION MEMBERS PRESENT: Commissioner Schnepf, Commissioner Hatch, Commissioner Wilson, Commissioner Adams, Commissioner Whipple, Commissioner Clark.

COMMISSION MEMBERS ABSENT: Chairman Barlow.

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

GUESTS: Adam Ullevig, Korbyn Ullevig, Sarah Ullevig, Hollis Ullevig, Rick & Kim Fernau, and others.

3. Invocation.

Commissioner Adams gave the invocation.

4. Pledge of Allegiance.

Commissioner Wilson led the Commission and audience in the 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 East Deuce of Clubs, that being A.P.N. 210-24-073 and 074C. (Moriah Saline)

Ms. Saline said 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.

FINDINGS OF FACT

- 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)
- The current land uses of the surrounding properties includes:
 - North: Snowy River Motel
 - South: Vacant Commercial
 - East: Commercial Shopping Center
 - West: Downtown 9 Motel
- Transmittal memos were sent to all affected agencies the following comments were received:
 - 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.
- 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 North 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.

Commissioner Adams understood that this same use had been approved before but wanted to clarify that it has come back to the Commission because it was non-transferable.

Director Tregaskes said that is correct, there are two issues, the original CUP was non-transferable, and the previous business was vacated for a period of over 12 months, which means a new conditional use permit would be required either way.

Commissioner Adams asked if there were any major differences from the last CUP approval.

Director Tregaskes said it is very similar, but staff did add a couple of conditions. One is the landscaping along 16th; staff would like to see that dressed up just a little bit. The second is that staff requested barriers to be installed on the northwest corner because the Engineering department wants the existing driveway to be utilized rather than cars hopping the curb over the sidewalk.

Commissioner Hatch clarified where the landscaping area is on 16th because he thought most of it was concrete.

Director Tregaskes said there is a rough cinder area a little further down 16th where the applicant is going to install some landscaping. They have included plans with the application of what they plan to do there. Staff does not expect the existing concrete area to be removed.

The applicant Adam Ulliveg came forward for questions.

Commissioner Wilson asked the applicant what type of work would be done on the vehicles as she knows this type of work can potentially be very loud for the neighbors in the area.

The applicant said there is a very large demand for Subaru service, and their business is geared towards service on newer Subarus.

Commissioner Wilson asked the applicant to clarify on the drawing what was provided for the landscaping.

The applicant said they are planters, they plan to place them on the property, so people don't drive over the curb.

Commissioner Hatch asked the applicant how they will handle overflow vehicles, and if they will be using the back of the property.

The applicant said they do have access to the back of the property and there is an existing six-foot-tall fence and plan to install a security system.

Commissioner Hatch asked how many vehicles they could store at the location.

The applicant said they are thinking about 15 to 20 vehicles including the area in the back, inside the shop as well as four parking spaces in front for that they will keep clear for customers.

COMMISSIONER WILSON MOVED 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.; SECONDED BY COMMISSIONER WHIPPLE; PASSED 6 TO 0 WITH COMMISSIONER SCHNEPF, COMMISSIONER HATCH, COMMISSIONER WILSON, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK 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.

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.

None.

7. **APPROVAL OF MINUTES:**

A. Planning and Zoning Commission Regular Meeting of Tuesday, May 13, 2025.

COMMISSIONER WILSON MOVED TO APROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF MAY 13, 2025; SECONDED BY COMMISSIONER ADAMS; PASSED 6 TO 0 WITH COMISSIONER SCHNEPF, COMMISSIONER HATCH, COMMISSIONER WILSON, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Wilson reminded people to stay safe with all the summer traffic and vehicle collisions.

Commissioner Clark agreed with Commissioner Wilson and reminded everyone that school is back in session and to watch out for children while driving.

Commissioner Whipple had no report.

Commissioner Adams thanked staff for preparing the staff summary report and all the work they do even when there are no Planning & Zoning Commission meetings.

Commissioner Hatch said it's a great day in Show Low.

Commissioner Schnepf thanked staff for helping him direct the meeting in Chairman Barlow's absence.

B. Planning and Zoning Director

Director Tregaskes thanked Commissioner Schnepf for stepping into the Chairman's role. He also wanted to let the Commission know there will be a Planning and Zoning Commission meeting on the second Tuesday in September. It is not finalized but asked the Commission to block that out on their calendars.

9. **ADJOURNMENT:**

There being no further business to be brought before the Commission
COMMISSIONER SCHENPF ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING & ZONING COMMISSION MEETING OF AUGUST 12, 2025, AT 7:15 P.M.

ATTEST:

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 August 12, 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