

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, OCTOBER 28, 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, October 28, 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 (CUP) 602-04-278 submitted by Timothy Barber on behalf of the Barber Family Living Trust, to allow for a guest house in conjunction with a residence located at 151 West Whipple, that being A.P.N. 210-30-020. (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, September 23, 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 accommodations for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting to arrange accommodations.

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, October 24, 2025.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit (CUP) 602-04-278 submitted by Timothy Barber on behalf of the Barber Family Living Trust, to allow for a guest house in conjunction with a residence located at 151 West Whipple, that being A.P.N. 210-30-020. (Moriah Saline)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-278 submitted by Timothy Barber on behalf of the Barber Family Living Trust, to allow for a guest house in conjunction with a residence located at 151 West Whipple, that being A.P.N. 210-30-020 subject to staff recommendations.

BACKGROUND

A Conditional Use Permit (CUP) application has been submitted by Timothy Barber on behalf of the Barber Family Living Trust, to allow for a guest house in conjunction with a residence located at 151 West Whipple, that being A.P.N. 210-30-020.

Per the records from Navajo County, the subject property is 4.27 acres or 186,000 square feet and is zoned MH (Manufactured Housing). The applicant intends to construct a detached guest house with living space of 1,121 square feet for a family member alongside their main residence, which will have 1,927 square feet of living area.

According to City Code, guest houses are defined as living spaces that consist of one or more rooms designed and intended for occupancy as separate quarters; these include facilities for cooking, sleeping, and sanitation and may be utilized for income purposes or not. It also states that both the principal unit and the guest house shall be served by a common single electric and water meter.

The applicant plans to install a septic tank with a leach field and understands that he is required to connect to the city's sewer system if it becomes available within 200 feet of his property line.

Under City Code 19.60.030(I), One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit is permitted with a valid Conditional Use Permit.

The Conditional Use Permit (CUP) application for the guest house located at 151 West Whipple, that being A.P.N. 210-30-020 submitted by Timothy Barber on behalf of the Barber Family Living Trust, meets all the necessary standards established by the City Code including minimum lot size and maximum guest house size.

ATTACHMENTS

None

FISCAL IMPACT

FINDINGS OF FACT

1. Timothy Barber on behalf of the Barber Family Living Trust, has submitted a Conditional Use Permit application to allow for a guest house in conjunction with a residence at 151 West Whipple, that being A.P.N. 210-30-020.
2. According to Navajo County records, the subject property is 4.27 acres or 186,000 square feet and is zoned MH (Manufactured Housing).
3. The applicant intends to construct a detached guest house with the living space of 1,121 square feet for a family member alongside their main residence, which will have 1,927 square feet of living area.
4. According to City Code, guest houses are defined as living spaces that consist of one or more rooms designed and intended for occupancy as separate quarters; these include facilities for cooking, sleeping, and sanitation and may be utilized for income purposes or not. It also states that both the principal and the guest house shall be served by a common single electric and water meter.
5. Under City Code 19.60.030(I), One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit is permitted with a valid Conditional Use Permit.
6. The current zoning of the surrounding properties includes:
 - North:** R1-7 (Single-Family Residential 7,000 square feet).
 - South:** MH (Manufactured Housing).
 - East:** MH (Manufactured Housing).
 - West:** MH (Manufactured Housing).
7. The current land uses of the surrounding properties includes:
 - North:** Residential
 - South:** Vacant Residential
 - East:** Residential
 - West:** Vacant Residential
8. Transmittal memos were sent to all affected agencies. The Public Works Director made a remark regarding the sewer connection, recommending that they extend it and connect to the sewer line prior to beginning construction. Connection to city sewer and abandonment of any septic system will be required when city sewer is within 200 feet of the subject property.
9. 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 Fact, 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 602-04-278 submitted by Timothy Barber on behalf of the Barber Family Living Trust, to allow for a guest house in conjunction with a residence at 151 West Whipple, that being A.P.N. 210-30-020 subject to the following conditions;

1. All development shall comply with all applicable federal, state and local requirements, including building code and fire codes.
2. The proposed guest house shall conform to all development standards of the zoning district in which it exists, including primary residence setbacks and shall utilize a shared driveway and utility connections.
3. A maximum of one dwelling unit per property may be utilized for income purposes.
4. Connection to the city's sewer system will be required if the city's sewer system becomes available within 200 feet of the subject property.

STANDARDS FOR REVIEW

General Plan

Land Use

Goal: Preserve natural surroundings and the rural, hometown atmosphere.

Objective: Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.

Goal: Stress compatibility of land uses.

Objective: Evaluate compatibility where mixed housing exists

Zoning Ordinance

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))

19.25.230

GUEST UNITS/HOUSES

(A) A guest unit may be utilized in conjunction with a single-family residence as a permitted use within any residential zoning district subject to the following:

(1) The guest unit shall be constructed as part of the principal residence and shall not alter the character of the primary dwelling unit or adversely affect other properties within the district.

(2) The guest unit shall be limited to a maximum of twenty-five (25) percent of the gross floor area of the principal residence or nine hundred fifty (950) square feet, whichever is greater.

(3) Both the principal and the guest unit shall be served by common single electric and water meters.

(4) Both the principal residence and the guest unit shall be served by a shared driveway.

(5) A maximum of one (1) guest unit per lot is allowed.

(6) The guest unit shall conform to all development standards of the zoning district in which it exists, including primary residence setbacks.

(7) The guest unit shall only be occupied if the owner of the principal unit resides on site.

(B) Attached and detached guest houses shall require a conditional use permit in all residential zoning districts. A maximum of one (1) dwelling unit per property may be utilized for income purposes. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-44(W))

Chapter 19.60

MH ZONE

19.60.010 Purpose.

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

19.60.020 Permitted uses.

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

- (B) One (1) single-family dwelling, Manufactured home, motor home, travel trailer or park model trailer per lot in a recreational vehicle subdivision.
- (C) Customary accessory uses and buildings provided such uses are incidental to the principal use.
- (D) Temporary buildings for uses incidental to construction work, which buildings shall be removed from completion or abandonment of the construction work.
- (E) Publicly owned and operated schools, parks and recreation areas and centers, and recreational facilities incidental to the Manufactured home park or subdivision.
- (F) Home occupations.
- (G) Attached guest units in accordance with Section [19.25.230\(A\)](#).
- (H) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(B))

19.60.030 Conditional uses.

- (A) Manufactured home parks.
- (B) Churches and similar places of worship.
- (C) Private schools.
- (D) Public utility buildings, structures, or appurtenances thereto for public service use.
- (E) Recreational vehicle subdivisions.
- (F) Bed and breakfast.
- (G) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (H) Cemeteries and public or quasi-public facilities.
- (I)
 - (1) One (1) additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of seven thousand five hundred (7,500) square feet of lot area per dwelling unit; or
 - (2) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit.
- (J) Multifamily dwellings in accordance with Section [19.55.040](#). (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(C))

19.60.040 Property development standards.

- (A) *Minimum Lot Area.* Five thousand (5,000) square feet.
- (B) *Minimum Average Lot Width.* Fifty (50) feet.
- (C) *Minimum Lot Frontage.* Thirty (30) feet.
- (D) *Maximum Lot Coverage.* Forty (40) percent.
- (E) *Minimum Front Yard.* Twenty (20) feet.
- (F) *Minimum Side Yard.* Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) *Minimum Rear Yard.* Ten (10) feet.
- (H) *Minimum Manufactured Home Size.* Five hundred (500) square feet.
- (I) *Maximum Building Height.* Not to exceed thirty-five (35) feet.
- (J) *Skirting.* All Manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated “earth to wood” contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(D))

19.60.050 Property development standards for R.V. subdivisions.

- (A) *Minimum Lot Area.* Five thousand (5,000) square feet.
- (B) *Minimum Average Lot Width.* Fifty (50) feet.
- (C) *Minimum Lot Frontage.* Thirty (30) feet.
- (D) *Maximum Lot Coverage.* Forty (40) percent.
- (E) *Minimum Street Side Setback.* Twenty (20) feet.
- (F) *Minimum Side Yard.* Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) *Minimum Rear Yard.* Ten (10) feet.
- (H) *Maximum Building Height.* Not to exceed twenty (20) feet.
- (I) *Skirting.* All Manufactured homes and recreational vehicles shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated “earth to wood” contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(E))

19.60.060 Property development standards for Manufactured home parks.

- (A) *Minimum Manufactured home park size:* One and one-half (1-1/2) acres.

(B) Minimum lot area: A minimum lot average of three thousand five hundred (3,500) square feet, and a minimum lot area of three thousand (3,000) square feet.

(C) Minimum setback of any building or Manufactured home from any public street line: Twenty (20) feet.

(D) Minimum setback of any building or Manufactured home from district boundary line: Twenty (20) feet.

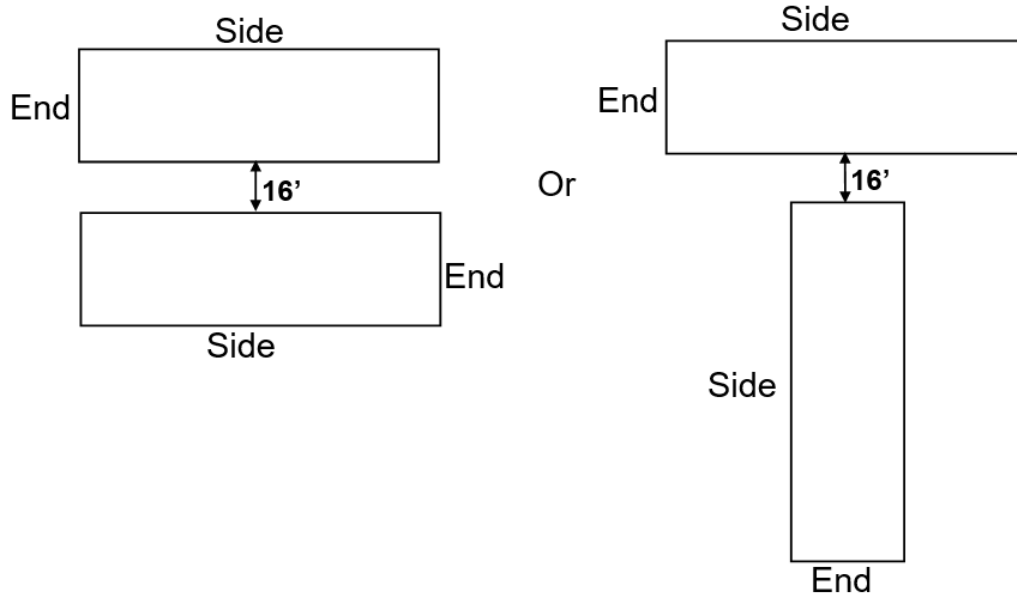
(E) Minimum setback of any building or Manufactured home from Manufactured home park boundary: Fifteen (15) feet.

(F) *Placement of Manufactured Home or Building on Individual Site.*

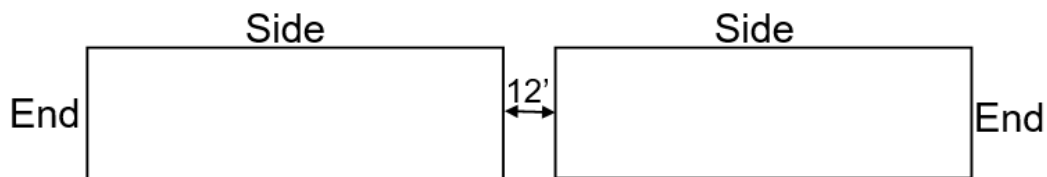
(1) Minimum setback from private access street: Ten (10) feet.

(2) Minimum distance between Manufactured homes and/or attached structures:

(a) Between two (2) opposing sides, and between a side and an opposing end: Sixteen (16) feet.



(b) Between two (2) opposing ends: Twelve (12) feet.



(G) Minimum Manufactured home size: Four hundred (400) square feet.

(H) Maximum building height: Not to exceed twenty (20) feet.

(I) *Recreation Area.*

(1) Five hundred (500) square feet of usable open space shall be provided for each dwelling unit. "Usable open space" shall mean space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas, etc., which is meant to provide an open garden atmosphere. Usable open space does not include any required yards less than ten (10) feet in width, parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.

(2) Where a centralized recreation area is provided, the usable open space may be reduced up to two hundred fifty (250) square feet per Manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) square feet. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.

(J) *Screening.* All Manufactured home parks shall be screened with a solid material fence six (6) feet in height as defined in Chapter [19.25](#), or as otherwise required by the planning and zoning commission.

(K) *Driveways and Vehicular Access.*

(1) Manufactured home parks shall be located on or have direct access to a public street, except that no individual Manufactured home space within the Manufactured home park may have direct access to a public street.

(2) All driveways shall have a minimum width of twenty-four (24) feet, except when a driveway is located between trailer parking spaces it shall have a minimum width of thirty (30) feet.

(3) All driveways and interior streets shall be surfaced and maintained with a compacted aggregate base and surfaced with reclaimed asphalt or a material of equal or better strength and durability which meets the city engineer's minimum standards, weather permitting, on the type of requested by the property owner. All surface water run-off shall be retained on site or drained into a drainage system approved by the city engineer, and shall be maintained by the property owner.

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

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

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

19.60.070 General provisions.

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

19.60.080 Signs.

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

19.60.090 Parking and loading.

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

19.60.100 Plan review.

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

The Show Low City Code is current through Ordinance 2025-04, passed August 5, 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

Hosted by General Code.





Subject Property:
APN: 210-30-020



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: 9-26-25

Time received: 146 AM/PM ☒

Received By: MS

OWNER INFORMATION

Name: David Barber

Address: 5462 Scotts Drive
Mailing Address Apartment/Unit#

Lakeside AZ 85929
City State ZIP Code

Phone: 928-369-8679 Email: dbarber9634@gmail.com

APPLICANT INFORMATION (if different)

Name: Timothy Barber

Address: 5462 Scotts drive
Mailing Address Apartment/Unit#

Lakeside AZ 85929
City State ZIP Code

Phone: 928-358 8197 Email: timmy04barber@gmail.com

PROPERTY INFORMATION

Address of Property: 151 W Whipple Parcel Number (A.P.N.): 210-30-020

Legal Description of Property: Section 30, T10N, R22E

Zoning Classification: Residential Applicant's interest in Land: building 2 homes

What is the Nature of the Request? to have two homes on the same
piece of property. One as a guest house.

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:

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.

we will be within the set backs and comply to all city code
and ordinances

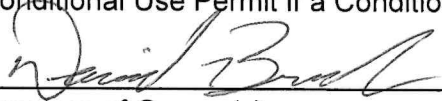
4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

WR will share all utilities within both houses, and make sure
all is within city code

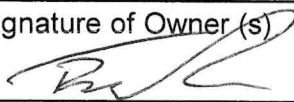
5. **PLEASE NOTE:** In accordance with City Code, Title 19.20.030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent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

David barber, Belinda Barber, Timothy Barber, Kynlee Nikolaus

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)

9-23-25
Date

Signature of Owner (s)

Signature of Applicant (If other than owner)

Date
9/23/2025
Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, David Barber, the owner of the property described as A.P.N. 210-30-020

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 26 day of September, 2025.

David Barber
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 26th day of September, 2025
by David Barber.
Name of Signer

[Notary Seal]



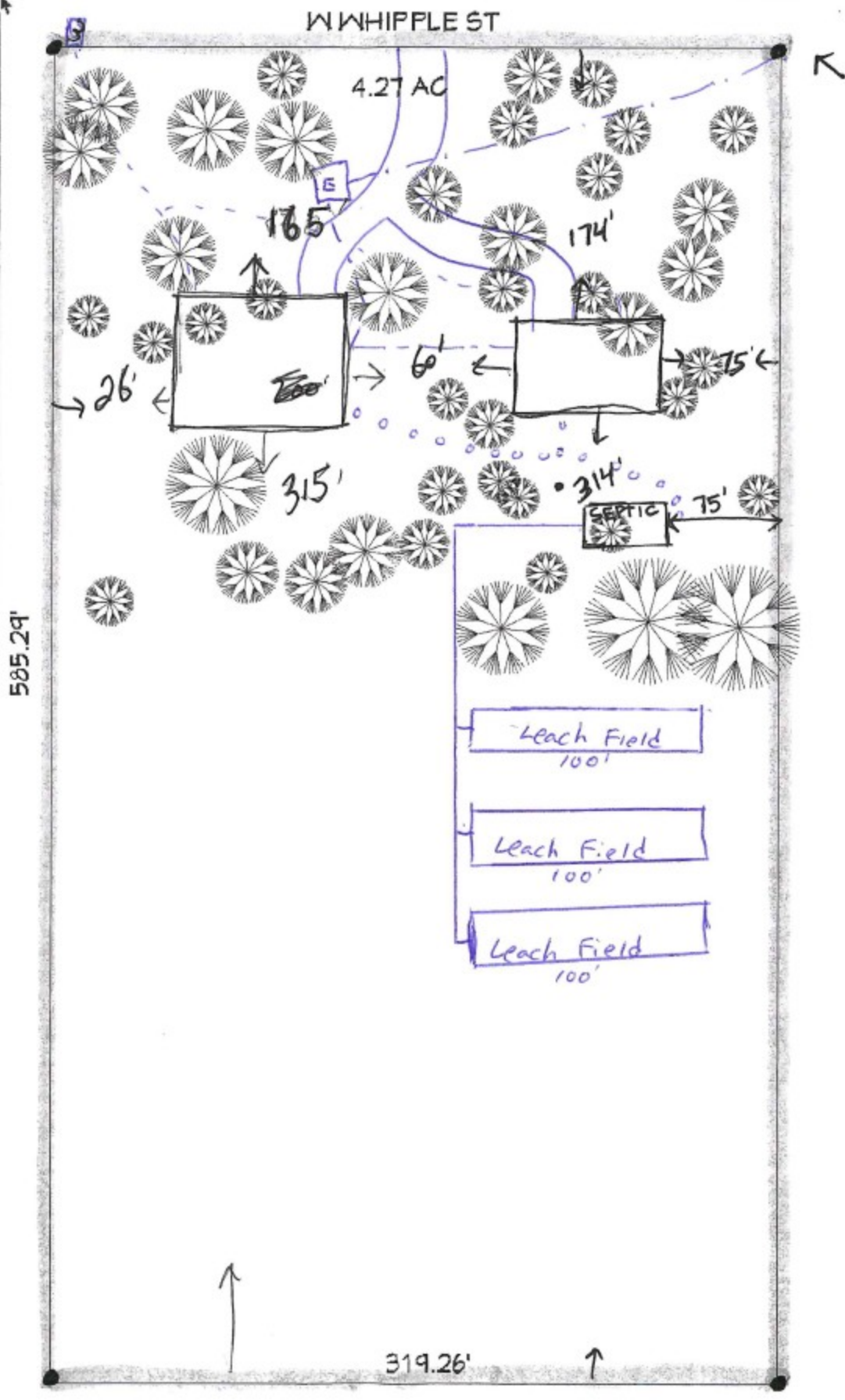
Katie B. Fechtelkotter
Notary Public

LEGEND

WATER [W] - - - - -

ELECTRIC [E] - . - . -

SEPTIC [S]





FRONT ELEVATION

17.6 HOUSE PEAK
14.6' GARAGE PEAK
8' CEILING
MIN 24"

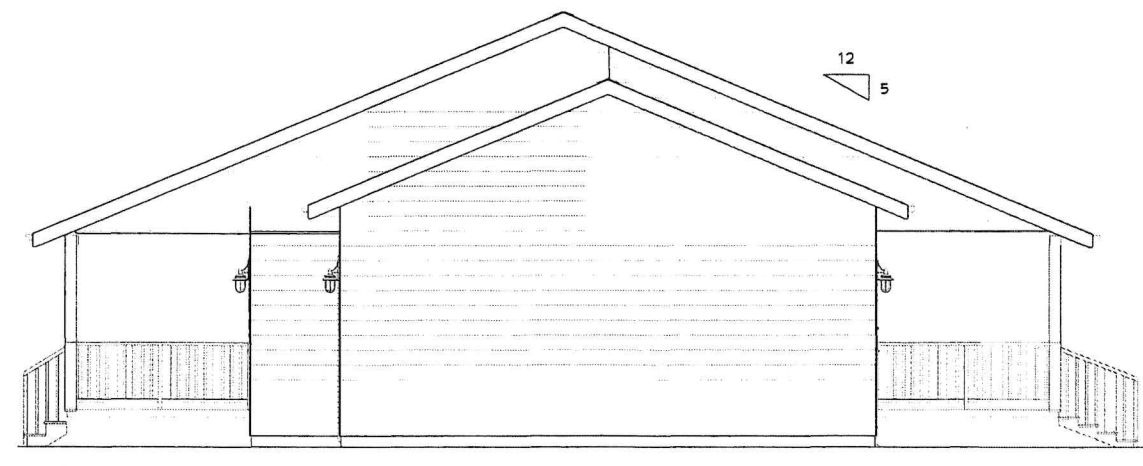
R801.3 Roof Drainage. In areas where expansive soils or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet(1524mm) from foundation walls or to an approved drainage system.

ASPHALT SHINGLES
2X8 COMBED FACIA
LP LAP SMARTSIDING

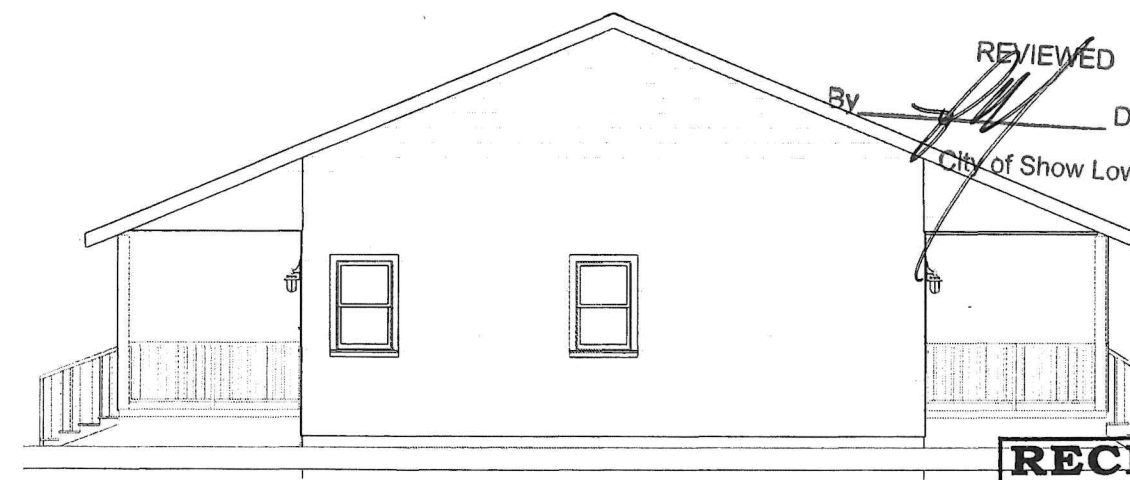


REAR ELEVATION

House Peak
23.6
Garage Peak
20.6



RIGHT ELEVATION



LEFT ELEVATION

REVIEWED
By: [Signature]
Date: 9.9.25
City of Show Low

RECEIVED
SEP 02 2025
BY:

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

151 W. WHIPPLE ST.
SHOW LOW, AZ 85901
PARCEL #210-30-020

ELEVATIONS

DRAWINGS PROVIDED BY:
OWNER
DAVID BARBER
(428)664-6614

DATE:
8/27/25

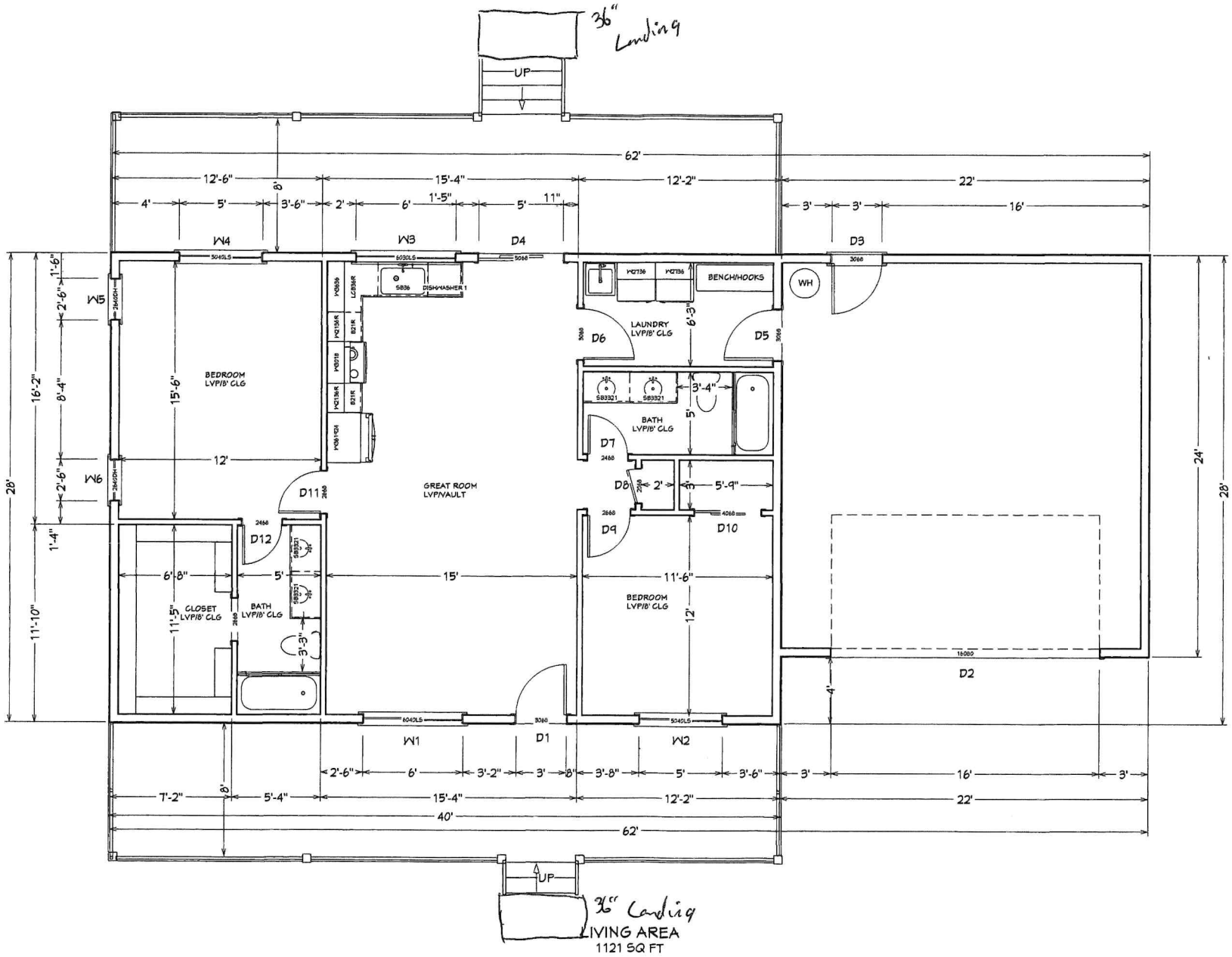
SCALE:
1/4"=1'

SHEET:

1

WINDOW SCHEDULE		
MARK	SIZE	TYPE
W1	6040	XO
W2	5040	XO
W3	6030	XO
W4	5040	XO
W5	2640	SH
W6	2640	SH

DOOR SCHEDULE	
MARK	SIZE
D1	3068 RH ENTRY
D2	16080 OH GARAGE DOOR
D3	3068 RH ENTRY
D4	5068 GLASS SLIDER
D5	3068 LH 20 MIN FIRE
D6	3068 RH
D7	2468 LH
D8	2068 LH
D9	2668 RH
D10	4068 BYPASS
D11	2668 LH
D12	2468 RH



36" HIGH GUARDRAIL W/OPENINGS (2018 IRC R312.1)
FUEL GAS USED: PROPANE HOT WATER HEATER, FIREPLACE AND BBQ. ELECTRIC DRYER, FURNACE, AND RANGE.
PROVIDE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROL VALVES FOR ALL SHOWER AND TUB- SHOWER COMBINATIONS (IRC 2018 P2108.4)
WATER HEATER RELIEF VALVE IS TO EXTEND OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 6 INCHES ABOVE THE GROUND AND POINTING DOWNWARD (IRC 2018 SECTION P2804)
COMBUSTION AIR: DOMESTIC DRYER VENT SHALL NOT EXCEED 25 FOOT MAXIMUM LENGTH WITH A REDUCTION OF 2.5 FEET FOR EVERY 45-DEGREE ELBOW AND 5 FEET FOR EACH 90- DEGREE ELBOW (IRC 2018 M1502.4)
PROVIDE (2) AIR VENTS WHICH PROVIDE 100 SQ. IN. OF NET FREE AREA EACH. ONE SHALL BE PLACED WITHIN 12" OF THE CEILING AND THE OTHER WITHIN 12" OF FLOOR
PROVIDE PROTECTIVE BARRIER AGAINST VEHICULAR DAMAGE FOR HVAC EQUIPMENT AND WATER HEATERS INSTALLED IN GARAGE AREA (IRC 2018 M1307.3.1)
PROVIDE A PLATFORM TO ELEVATE SOURCES OF FLAME OR SPARKS 18" ABOVE GARAGE FLOOR (2018 IRC M1307.3.1)
THERE SHALL BE A LANDING ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH SHALL BE NOT LESS THAN THE DOOR SERVED AND NOT LESS THAN 36" IN THE DIRECTION OF TRAVEL (2018 IRC R311.3)
DOORS BETWEEN LIVING AREA AND GARAGE OPENING TO HABITABLE AREA, SHALL BE EQUIPPED WITH SOLID WOOD OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35MM) THICKNESS OR 20 MINUTE FIRE-RATED DOORS (IRC 2018 R302.5.1)
GLAZING WITHIN 24" OF DOOR JAMB, EITHER SIDE: OR WITHIN 60" OF STANDING SURFACE OF TUB SHALL BE NOTED AS "TEMPERED" (IRC 2018 308.4)

SQUARE FOOTAGE	
MAIN FLOOR	1121
GARAGE	528
TOTAL ENCLOSED	1649
FRONT PORCH	320
BACK PORCH	320
TOTAL COVERED	640
TOTAL UNDER ROOF	2289

REVIEWED
SEP 09 2024

REVISION TABLE	
NUMBER	DESCRIPTION

151 W WHIPPLE ST
SHOW LOW, AZ 85901
PARCEL #210-30-020

FLOOR PLAN

DRAWINGS PROVIDED BY:
OWNER
DAVID BARBER
(928)364-8619

DATE:	8/27/25
SCALE:	1/4"=1'
SHEET:	5

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, SEPTEMBER 23, 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.

2. Roll Call.

COMMISSION MEMBERS PRESENT: Chairman Barlow, Commissioner Schnepf, Commissioner Hatch, Commissioner Wilson, Commissioner Clark

COMMISSION MEMBERS ABSENT: Commissioner Adams and Commissioner Whipple.

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

GUESTS: Andrea Bos, John Haugh, David Householder and Doug Roberts

3. Invocation.

Commissioner Schnepf gave the invocation.

4. Pledge of Allegiance.

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

5. **OLD BUSINESS:**

A. Consideration of Election of Vice Chair.

Chairman Barlow asked for nominations for the position of Vice Chair.

COMMISSIONER HATCH MOVED TO NOMINATE COMMISSIONER WILSON FOR POSITION OF VICE CHAIR; SECONDED BY COMMISSIONER CLARK; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER SCHNEPF, COMMISSIONER HATCH, COMMISSIONER WILSON, AND COMMISSIONER CLARK VOTING IN FAVOR.

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)

Ms. Saline said 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 Page 3 of 43 requirements outlined in Show Low City Code, 19.120 Marijuana-Related Facilities and recommends the same conditions as Compassionate Care of AZ, Inc.

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, or a qualified recreational client.
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 Page 6 of 43 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.

Chairman Barlow said his understanding is that these are essentially the same conditions from the previous CUP and asked if there were any differences to the new conditions.

Director Tregaskes said that was correct, the only change is on condition number 13, in reference to the changes in state law that now allows for recreational users, which added "for qualified recreational users".

Chairman Barlow asked if the hours of operation were due to city code or if that was a previous CUP condition.

Director Tregaskes said originally there was a different facility at a different location that had applied for a CUP, which stipulated they would operate from 9:00 A.M. to 6:00 P.M. six days a week. When this location opened, staff recommended that they match the same hours of operation because staff felt it was fair to require it of both facilities. After the second dispensary opened, the first dispensary ended up going out of business, and the second dispensary came back to council and asked for an extension of the hours. Since the first dispensary, which had stipulated to the original hours, was no longer in the

picture, the council did agree to extend those hours from 9:00 A.M. to 6:00 P.M. to 9:00 A.M. to 8:00 P.M.

Vice Chair Wilson clarified that this CUP is required because of the change of ownership and the condition that the CUP was non transferrable.

Director Tregaskes said that was correct.

Commissioner Clark asked if the new owners will have the same standards, same security that was currently in place.

Director Tregaskes said that was correct.

COMMISSIONER CLARK MOVED 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.; SECONDED BY VICE CHAIR WILSON; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER SCHNEPF, COMMISSIONER HATCH, VICE CHAIR WILSON, 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.

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 August 12, 2025.

VICE CHAIR WILSON MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF AUGUST 12, 2025; SECONDED BY COMMISSIONER CLARK; PASSED 5 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER SCHNEPF, COMMISSIONER HATCH, VICE CHAIR WILSON, COMMISSIONER CLARK VOTING IN FAVOR.

9. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Hatch said it was a great day in Show Low.

Commissioner Schnepf implored the community to be safe with homecoming and the memorial services for the firefighters over the weekend.

Commissioner Clark agreed with Commissioner Schnepf.

Vice Chair Wilson said there have been lots of reports of bears and to be careful due this time of year.

Chairman Barlow had no report.

B. Planning and Zoning Director

Director Tregaskes said that the memorials for the Timber Mesa Fire and Medical District Firefighters will be at the end of the week. The memorial for Brenna Kulikowski will be on Friday, the 26th with a procession starting around 9:45 AM. There will also be a memorial on Saturday the 27th for Damon Thompson at 9:45 AM following the same route from Owens Livingston Mortuary to the School District Auditorium so he requested the public please be aware and plan for possible delays.

Director Tregaskes said in happier news this week is homecoming, so you'll see several different activities at the high school this week and wished the Cougars the best on Friday night. Finally, he said not to forget about the boys' and girls' soccer teams who appear to be pretty good as well.

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 SEPTEMBER 23,
2025, AT 7:23 P.M.**

ATTEST:

APPROVED:

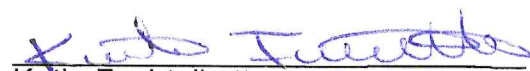
Zach Barlow, Chairman

Planning and Zoning 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 September 23, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.


Katie Fechtelkötter