

**SHOW LOW PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING - TUESDAY, FEBRUARY 10, 2026**

**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, February 10, 2026, 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 Election of Officers (Justen Tregaskes)
  - B. Consideration of Conditional Use Permit 602-04-279 submitted by Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for an 85-foot monopine cell tower located at 200 West McNeil. (Moriah Saline)
  - C. Consideration of Conditional Use Permit 602-04-280 submitted by The City of Show Low to allow for the construction of a building taller than the existing height limit of 45 feet in height on property identified as A.P.N. 210-28-040A. (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 October 28, 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.

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Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Thursday, February 5, 2026.

MTG DATE: 2/10/2026  
ITEM: 5.B

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of Conditional Use Permit 602-04-279 submitted by Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for an 85-foot monopine cell tower located at 200 West McNeil. (Moriah Saline)

**RECOMMENDATION**

I **MOVE** to **APPROVE** CUP 602-04-279 submitted by Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for an 85-foot monopine cell tower located at 200 West McNeil, subject to staff recommendations.

**BACKGROUND**

Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile has submitted an application for a Conditional Use Permit to allow for an 85-foot monopine cell tower located at 200 West McNeil.

The subject property is currently utilized as the Arizona Department of Transportation (ADOT) road yard and Arizona Department of Public Safety (DPS) Show Low office; it is zoned C-1 (Neighborhood Commercial) and C-2 (General Commercial). Placement of a wireless telecommunication tower requires a CUP at this location.

At the regular scheduled meeting held on June 19, 2019, the Planning and Zoning Commission granted a CUP for an 80-foot monopine cell tower at this site; however, the tower was never constructed and that CUP has now expired.

The applicant proposes to lease 2,057 sq ft of the ADOT property and place an 85-foot-tall monopine cell tower. There is a 15 foot wide access and utility easement that will be utilized by the applicant. The mono-pine will be approximately 473 feet from the North property line, 745 feet from the East property line 397 feet from the South property line and 231 feet from the West property line.

The entire subject property is currently surrounded with a six foot high chain-link fence and the applicant has proposed a 40 by 53 foot long, six foot tall fence to surround the monopine and associated equipment. No additional lighting is required according to the assessment outlined in the FAA 7460 report submitted by the applicant.

City Code section 19.115.070(B)(5)(a) states; "Separation from all residentially zoned properties' shall be a minimum of 100 feet, or the fall zone as certified by an engineer, whichever is greater." From the proposed site for the monopine, there are two neighboring subdivisions: C.K. Peterson and Hugh Whipple. The C.K. Peterson subdivision is about 520 feet away, while the Hugh Whipple subdivision is roughly 310 feet.

The applicant stated that the installation of the tower is necessary at this location because of

connectivity needs, equipment specifications, and to address coverage gaps. Alternative sites nearby were evaluated but deemed impractical by the applicant.

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## **ATTACHMENTS**

1. 602-04-279 - CUP - Attachments

## **FISCAL IMPACT**

## FINDINGS OF FACT

1. Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile, has submitted a Conditional Use Permit (CUP) to allow for a 85-foot monopine cell tower located at 200 W McNeil.
2. Currently, the site proposed is utilized by Arizona Department of Transportation and Arizona Department of Public Safety. The proposed lease area of the monopine will be 2,057 sq ft.
3. The property currently contains a non-public tower that is exclusively utilized by ADOT and DPS.
4. On June 19, 2019, the Planning and Zoning Commission granted a CUP for an 80-foot monopine cell tower at this site; however, the tower was never constructed and that CUP has now expired.
5. The nearest residential property line is approximately 310 feet away, with the C.K. Peterson subdivision about 520 feet from the proposed monopine.
6. Other locations in the vicinity were considered, however the other locations were determined to be unfeasible by the applicant.
7. Current zoning of the surrounding properties include.
  - North: MH (Manufactured Housing)
  - South: C-2 (General Commercial)
  - East: C-1 (Neighborhood Commercial) and C-2 (General Commercial)
  - West: MH (Manufactured Housing) and R2-7 (Single Family and Multi-Family Residential 7,000 square feet.)
8. The current land uses of the surrounding properties include.
  - North: Residential
  - South: Home Auto
  - East: KC Motel and Horseshoe Trailer Park
  - West: Residential
9. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
10. The property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. No phone calls were received.

## 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 602-04-279 submitted by Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for a 85-foot monopine cell tower located at 200 W McNeil.

1. All development shall comply with all applicable federal, state and local requirements, including; Federal Communications Commission (FCC), Federal Aviation Administration (FAA) and building permit requirements.
2. The tower shall be in conformance with the submitted site plan. No further height extensions are allowed unless approved through future Conditional Use Permits.
3. A new CUP will be required if there is a change in ownership of the subject property.

## STANDARDS FOR REVIEW

**Project:** Consideration of Conditional Use Permit 602-04-279 submitted by Scott Hooper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for an 85-foot monopine cell tower located at 200 W McNeil.

### **General Plan**

#### **Land Use**

**Goal:** Stress compatibility of land uses.  
**Objective:** Reduce negative impacts on residential areas.

#### **Cost of Development**

**Goal:** Indicate land areas that may be utilized most economically.  
**Objective:** Determine priority areas for new service customers.

**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))

## **ARTICLE I. C-1 ZONE – NEIGHBORHOOD COMMERCIAL**

19.70.010 Purpose.

The purpose of this district is to provide for neighborhood retail and service uses which serve the needs of adjoining residential neighborhoods and provide for medical and professional uses that accommodate regional medical service needs. The property development standards are designed to ensure compatibility between these uses and nearby residential uses. 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, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(A))

19.70.020 Permitted uses.

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

All uses identified as “permitted uses” in the downtown commercial zone;

Antique dealers;

Caterers;

Contractors’ offices (inside storage only);

Convenience stores, no fuel sales;

Dairy products, retail sales;

Day care centers;

Delivery service, office;

Dry goods;

Employment agencies;  
Financial institutions (drive through accessibility prohibited);  
Jewels (retail sales and repairs);  
Laundries (collecting shops/self service);  
Nail salons;  
Office: Administrative and professional, including, but not limited to, architect, accountant, attorney, dentist, doctor, engineer, finance and other similar professions;  
Optical goods (retail sales);  
Pet grooming;  
Pharmacies;  
Plant nurseries, indoor (retail sales);  
Recreation and health club centers;  
Restaurants, beer and wine only (no drive through);  
Schools, including, but not limited to, academic, beauty, business, dancing, martial arts, vocational-technical;  
Tailors, custom;  
Variety stores (retail sales);  
Video sales and rental;  
Watches, sales and repairing;  
Weaving, handicraft and custom.

(B) Warehousing. Warehousing and storage of items incidental to allowed sales or service shall be permitted, subject to the following:

(1) All products incidental to a permitted use that are stored on the premises shall be sold at retail only and on the premises only.

(2) All such storage 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.

(C) Public and Civic Uses (No Alcoholic Beverages).

Government offices;

Publicly owned and operated parks and recreation areas and centers;

Schools, public or private elementary and high schools, colleges and universities;

Places of worship, fraternal and social facilities, meeting halls and similar uses;

Cemeteries. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(B))

19.70.030 Conditional uses.

Bed and breakfast;

Fuel dispensing (retail only). No auto or truck repair;

Heliport (medically related);

Hospitals;  
Hotels and motels;  
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;  
Microbrewery with restaurant;  
Multiple-family dwellings (must meet the standards of the R2-7 zone). Manufactured homes are excluded;  
Nursing homes;  
Overnight boarding of animals (indoor only – no livestock);  
Public and civic uses serving alcoholic beverages;  
Public/private utility structures and appurtenances thereto for public service use;  
Recreational vehicle park or campground in accordance with Section 19.25.200;  
Restaurants serving alcoholic beverages other than beer or wine;  
Restaurants, drive-through;  
Single-family residential subject to development standards of the R1-10 zone;  
Veterinary clinic. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(C))

19.70.040 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 thirty-five (35) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the Neighborhood 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-1 (Neighborhood 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 ten thousand (10,000) 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. 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.

(I) Outdoor Storage. All outdoor storage is prohibited. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(D))

#### 19.70.050 General provisions.

The provisions of Chapter 19.25 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(E))

#### 19.70.060 Signs.

The provisions of Chapter 19.100 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(F))

19.70.070      Parking and loading.

The provisions of Chapter 19.105 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(G))

19.70.080      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, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(H))

## **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))

## **WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS**

### 19.115.010 Purpose.

The purpose of this chapter is to establish general guidelines for the siting of wireless communications towers and antennas. The goals of this chapter are to:

- (A) Encourage the location of towers in nonresidential zoning districts;
- (B) Minimize the total number of towers throughout the community;
- (C) Strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers;
- (D) Encourage users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas through careful design, siting, landscape screening, and innovative camouflaging techniques;
- (E) Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures; and
- (F) Protect airport approach corridors.

In furtherance of these goals, the City of Show Low shall give due consideration to the city's general plan, zoning map, and existing land uses in approving sites for the location of towers and antennas. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(A))

### 19.115.020 Definitions.

As used in this chapter, the following terms shall have the meanings set forth below:

**Alternative tower structure:** Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

**Antenna:** Any exterior transmitting or receiving device mounted on a tower, building or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, microwave signals, radio frequencies (excluding radar signals), wireless telecommunications signals or other communication signals.

**Backhaul network or interconnection facilities:** The lines that connect a provider's towers/cell sites to one (1) or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

**FAA:** The Federal Aviation Administration.

FCC: The Federal Communications Commission.

Height: When referring to a tower, the distance measured from the base of the tower to the highest point on the tower or other structure, including the base pad and any antenna. An applicant shall be prohibited from altering the natural grade/elevation of the site. No tower/antenna installations shall exceed one hundred ninety-nine (199) feet in height, except as may be conditionally approved on industrially zoned properties.

Preexisting towers and preexisting antennas: Any tower or antenna for which a building permit or conditional use permit has been properly issued prior to the effective date of the ordinance codified in this chapter, including permitted towers or antennas that have not yet been constructed so long as such approval is current and not expired; also any tower or antenna erected prior to annexation or prior to the commencement of the city's building permit requirement.

Tower: Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telephone, radio and similar communication purposes, including self-supporting lattice towers, guyed towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like. The term includes the structure and any support thereto. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(B))

#### 19.115.030 Applicability.

(A) New Towers and Antennas. All new towers or new antennas in the City of Show Low shall be subject to these regulations, except as follows:

(1) Amateur Radio Station Operators and/or Receive Only Antennas. This chapter shall not govern any tower, or the installation of any antenna, that is under fifty (50) feet in height; provided, that minimum setback requirements are met and the tower or antenna is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive only antennas. Extendable tower/antenna installations, no greater than a seventy-five (75) foot extended height, shall be permitted; provided, that minimum setback requirements are maintained for the installation's maximum extended height. The minimum required setbacks from adjacent properties of these installations shall be the height of the tower/antenna assembly (measured to the extended height of an extendable tower and antenna).

(2) Preexisting Towers or Antennas. Preexisting towers and preexisting antennas shall not be required to meet the requirements of this chapter, other than the requirements of Sections 19.115.040(E), (F) and (G).

(3) Small wireless facilities as defined and meeting the standards found in Chapter 11.30, Small Wireless Facilities, and the City of Show Low design standards, concepts and requirements for wireless facilities in the right-of-way. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(C))

#### 19.115.040 General requirements.

(A) Principal or Accessory Use. Antennas and towers may be considered either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

(B) Lot Size. For purposes of determining whether the installation of a tower or antenna complies with zoning district regulations, including but not limited to setback requirements, lot-coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lot.

(C) Aesthetics. Towers and antennas shall meet the following requirements:

(1) Towers shall be painted, subject to any applicable FAA standards, a neutral color so as to reduce visual obtrusiveness. At a tower site, the design of the buildings and related structures shall, to the extent possible, utilize materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(2) If an antenna is installed on a structure other than a tower, the antenna and supporting mechanical equipment must be of a neutral color that is compatible with the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

(D) Lighting. Towers shall not be artificially lighted, unless required by the FAA or the city and/or other applicable authority for safety reasons. If lighting is required, the lighting alternatives and design chosen must cause the least disturbance to the surrounding views. The owner of the tower shall ensure the ongoing maintenance of all required tower lighting.

(E) State or Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners of the towers and antennas governed by this chapter shall bring such towers and antennas into compliance with such revised standards and regulations within six (6) months of the effective date of such standards and regulations, unless a different compliance schedule is mandated by the controlling state or federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(F) Building Codes – Safety Standards. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable state or local building codes and any other applicable standards, as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

(G) Interference. The installation of any equipment or commencement of any frequencies that interfere with or compromise any public safety frequencies/installations shall be prohibited.

(H) Measurement. For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the City of Show Low irrespective of municipal and county jurisdictional boundaries.

(I) Nonessential Services. Towers and antennas shall be regulated and permitted pursuant to this chapter and shall not be regulated or permitted as essential services, public utilities, or private utilities.

(J) Franchises. Owners and/or operators of towers or antennas shall certify that all franchises required by law for the construction and/or operation of a wireless communication system in the City of Show Low have been obtained and shall file a copy of all required franchises with the zoning director.

(K) Public Notice. For purposes of this chapter, any conditional use request, variance request, or appeal of an administratively approved use or conditional use shall require public notice in accordance with this title and applicable state law.

(L) Signs. No signs shall be allowed on an antenna or tower, except as may be legally required.

(M) Buildings and Support Equipment. Buildings and support equipment associated with antennas or towers shall comply with the requirements of Section 19.115.080.

(N) Visual Corridor Protection. Except for placement on existing structures or towers, no new tower shall be permitted within two hundred (200) feet of the edge of the right-of-way for any arterial or collector roadways as identified in the City of Show Low's transportation plan.

(O) Airport Corridor Protection. No tower or antenna shall exceed the airport protection height limitations as set forth in the Show Low Regional Airport Master Plan Part 77 Airspace Plan on file in the office of the city clerk.

(P) Downtown Commercial (DC) Land Use District. No new freestanding tower construction shall be permitted in the DC land use district. This prohibition may not restrict the possible collocation of antennas on an existing tower, building, or possible rooftop installations.

(Q) Residential Land Use Zoning Districts. No new towers shall be permitted on any residentially zoned property, except for amateur radio or receive only towers/antennas as described herein. Tower/antenna installations may be considered on publicly owned residentially zoned properties. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(D))

19.115.050 Permitted uses.

The following uses are specifically permitted: Antennas or towers located on property owned, leased, or otherwise controlled by the City of Show Low provided a license or lease authorizing such antenna or tower has been approved by the city council. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(E))

19.115.060 Administratively approved uses.

(A) General. The following provisions shall govern the issuance of administrative approvals for towers and antennas:

(1) The zoning director may administratively approve the uses listed in this section.

(2) Each applicant for administrative review shall apply to the zoning director providing the information set forth in Sections 19.115.070(B)(1) and (B)(3) and shall pay a nonrefundable fee as established by resolution of the city council to reimburse the city for the costs of reviewing the application.

(3) The zoning director shall review the application for administrative approval and determine if the proposed use complies with Sections 19.115.040 and 19.115.070(B)(4) and (B)(5).

(4) The zoning director shall respond to each such application within sixty (60) days after receiving it by either approving, conditionally approving, or denying the application. If the zoning director fails to respond to the applicant within said sixty (60) days, then the application shall be deemed to be approved.

(5) In connection with any administrative application, the zoning director may, in order to encourage the use of self-supporting poles, administratively allow the reconstruction of an existing tower to a method of self-supporting construction.

(6) If an administrative approval is denied, the applicant shall file an application for a conditional use permit pursuant to Section 19.115.070 prior to filing any appeal that may be available under this title.

(B) List of Administratively Approved Uses. The zoning director may approve the following after conducting an administrative review:

(1) Locating a tower or antenna, including the placement of additional buildings or other supporting equipment used in connection with said tower or antenna, in any industrial zoning district.

(2) Locating antennas on existing structures or towers consistent with the terms of subsections (B)(2)(a) and (B)(2)(b) of this section.

(a) Antennas on Existing Structures. Any antenna which is not attached to a tower may be approved by the zoning director as an accessory use to any structure located in any commercial or industrial zoning district, provided:

(i) The antenna and/or any supporting mechanism does not extend more than thirty (30) feet above the highest point of the structure;

(ii) The antenna complies with all applicable FCC and FAA regulations; and

(iii) The antenna complies with all applicable city codes.

(b) Antennas on Existing Towers. An antenna which is attached to an existing tower may be approved by the zoning director and, to minimize adverse visual impacts associated with the proliferation and clustering of towers, collocation of antennas by more than one (1) carrier on existing towers shall take precedence over the construction of new towers, provided such collocation is accomplished in a manner consistent to the following:

(i) A tower that is modified or reconstructed to accommodate the collocation of an additional antenna shall be of similar type as the existing tower, unless the zoning director allows reconstruction as a self-supporting pole.

(ii) The antenna complies with all applicable FCC and FAA regulations.

(iii) Height.

A. An existing tower may be modified or rebuilt to a taller height, not to exceed thirty (30) feet over the tower's existing height, to accommodate the collocation of an additional antenna.

B. The height change referred to in subsection (B)(2)(b)(iii)(A) of this section may only occur one (1) time per tower.

(iv) On-Site Location.

A. A tower which is being rebuilt to accommodate the collocation of an additional antenna may be moved on site within fifty (50) feet of its existing location, as long as the separation distances for residential units or residentially zoned lands set forth in Section 19.115.070(B)(5) are met.

B. After the tower is rebuilt to accommodate collocation, only one (1) tower may remain on the site.

C. A relocated on-site tower shall continue to be measured from the original tower location for purposes of calculating separation distances between towers pursuant to Section 19.115.070(B)(5). The relocation of a tower hereunder shall in no way be deemed to cause a violation of Section 19.115.070(B)(5).

(3) Installing a cable micro-cell network through the use of multiple low-powered transmitters and/or receivers attached to existing wire-line systems, such as conventional cable or telephone wires, or similar technology that does not require the use of towers.

(4) Installation of antennas on existing buildings or structures on publicly owned property, provided the antenna and/or any supporting mechanism does not extend more than thirty (30) feet above the highest point of the structure.

(5) Installation of a tower on commercially zoned property which meets setback requirements and is less than fifty (50) feet in total height.

(6) Use of a temporary tower facility while a permanent tower is under construction. The temporary tower facility shall meet required setbacks and shall not exceed the height of the permanent tower under construction. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(F))

19.115.070 Conditional use permits.

(A) General. The following provisions shall govern the issuance of conditional use permits for towers or antennas by the planning and zoning commission:

(1) If a tower or antenna is not a permitted use under Section 19.115.050 or permitted to be approved administratively pursuant to Section 19.115.060, then a conditional use permit shall be required for the construction of a tower or the placement of an antenna.

(2) Applications for conditional use permits under this section shall be subject to the procedures and requirements of Chapter 19.20, except as modified in this section.

(3) Each applicant for a conditional use permit shall provide the information set forth in this section and shall pay a nonrefundable fee as established by resolution of the city council to reimburse the city for the

costs of reviewing the application. The city shall not collect this fee for consideration of a proposed amateur radio tower/antenna installation measuring greater than fifty (50) feet in height.

(4) Any information of an engineering nature submitted by the applicant, whether of a civil, mechanical, or electrical nature, shall be certified by a professional engineer licensed in the state of Arizona.

(5) Staff shall have a maximum of sixty (60) days to determine whether an application for a conditional use permit to allow for a tower or antenna is complete. The application shall be scheduled for consideration by the planning and zoning commission at their next regular meeting held a minimum of twenty-one (21) days after the application has been deemed complete by the planning and zoning director or designee.

(B) Towers.

(1) Application Information Required. The zoning director may waive certain of the following requirements in the case of commission consideration of any proposed amateur radio tower installation that does not fulfill the requirements of Section 19.115.030(A)(1). This information may be required in addition to any information required for applications for conditional use permits pursuant to Chapter 19.20. Applicants for a conditional use permit for a tower shall submit the following information:

(a) A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning (including when adjacent to other municipalities), general plan classification of the site and all properties within the applicable separation distances set forth in subsection (B)(5) of this section, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other structures, topography, parking, and other information deemed by the zoning director to be necessary to assess compliance with this chapter.

(b) The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.

(c) The separation distance from other towers described in the inventory of existing sites submitted pursuant to Section 19.115.040(C) shall be shown on a plot plan or map. The applicant shall also identify the type of construction of the existing tower(s) and the owner/operator of the existing tower(s), if known.

(d) Legal description of the parent tract and leased parcel (if applicable).

(e) Inventory of Existing Sites. Each applicant for an antenna and/or tower shall provide to the zoning director an inventory of its existing towers, antennas, or sites approved for towers or antennas, that are either within the jurisdiction of the City of Show Low or within one (1) mile of the border thereof, including specific information about the location, height, and type of each tower. The zoning director may share such information with other applicants applying for administrative approvals or conditional use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of the city; provided, however, that the zoning director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

(f) A landscape plan showing specific landscape materials and the type of security fencing.

(g) Finished color of the tower and, if applicable, the method of camouflage and illumination.

(h) A description of compliance with Sections 19.115.040(C), (D), (E), (F), (G), (J), (K), (L), and (M), and subsections (B)(4) and (B)(5) of this section and all applicable federal, state or local laws.

(i) Certification by a structural engineer, licensed in the state of Arizona, of the carrying capacity of the tower.

(j) Identification of the entities providing the backhaul network for the tower(s) described in the application and other cellular sites owned or operated by the applicant in the municipality.

(k) A description of the suitability of the use of existing towers, other structures or alternative technology not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

(l) A description of the feasible location(s) of future towers or antennas within the City of Show Low based upon existing physical, engineering, technological or geographical limitations in the event the proposed tower is erected.

(m) Evidence of the submittal of Form 7460 to the Federal Aviation Administration.

(2) Factors Considered in Granting Conditional Use Permits for Towers. In addition to any standards for consideration of conditional use permit applications pursuant to Chapter 19.20 the planning and zoning commission shall consider the following factors in determining whether to issue a conditional use permit:

(a) Height of the proposed tower;

(b) Proximity of the tower to residential district boundaries;

(c) Nature of uses on adjacent and nearby properties;

(d) Surrounding topography;

(e) Surrounding tree coverage and foliage;

(f) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(g) Proposed ingress and egress; and

(h) Availability of suitable existing towers, other structures, or alternative technologies not requiring the use of towers or structures, as discussed in subsection (B)(3) of this section.

(3) Availability of Suitable Existing Towers, Other Structures, or Alternative Technology. An applicant shall submit information requested by the commission related to the availability of suitable existing towers, other structures or alternative technology. Evidence submitted to demonstrate that no existing tower, structure or alternative technology can accommodate the applicant's proposed antenna should consist of any of the following:

(a) No existing towers or structures are located within the geographic area meeting the applicant's engineering requirements.

- (b) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.
  - (c) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
  - (d) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.
  - (e) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable. Costs significantly exceeding new tower development are presumed to be unreasonable.
  - (f) The applicant demonstrates that an alternative technology that does not require the use of towers or structures, such as a cable micro-cell network using multiple low-powered transmitters and/or receivers attached to a wire line system, is unsuitable.
- (4) Setbacks. The following setback requirements shall apply to all towers:
- (a) Towers must be set back a distance equal to at least one hundred twenty-five (125) percent of the fall zone as certified by a licensed engineer from any adjoining lot line. In the case of amateur radio tower installations, these minimum setback requirements may be further reduced by the commission through the conditional use permit process, considering such factors as topography and height of surrounding vegetation.
  - (b) Accessory buildings and/or structures must satisfy the minimum zoning district setback requirements.
- (5) Separation. The following separation requirements shall apply to all towers:
- (a) Separation from all residentially zoned properties' areas shall be a minimum of one hundred (100) feet or the fall zone as certified by an engineer, whichever is greater.
    - (i) Tower separation shall be measured from the base of the tower to the lot line of the off-site uses and/or designated areas.
  - (b) Separation Distances Between Towers.
    - (i) Separation distances between towers shall be applicable for and measured between the proposed tower and preexisting towers. The separation distances shall be measured by drawing or following a straight line between the base of the existing tower and the proposed base, pursuant to a site plan, of the proposed tower. The separation distances for all zoning districts shall be one thousand five hundred (1,500) feet.
    - (ii) The approving authority may reduce separation distances between towers if multiple towers are to be placed on a single lot or if it is deemed in the community's best interest (i.e., the creation of a "tower farm").
- (6) Security Fencing. Towers shall be enclosed by security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device; provided, however, that the commission may waive such requirements, as it deems appropriate. All fencing shall be properly maintained.

(7) Landscaping. The following requirements shall govern the landscaping surrounding towers for which a conditional use permit is required; provided, however, that the commission may waive such requirements if the goals of this chapter would be better served thereby.

(a) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from property used for residences. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the compound. All plant materials shall be properly maintained.

(b) In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived.

(c) Existing mature tree growth and natural landforms on the site shall be preserved. In some cases, such as towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(G))

19.115.080 Buildings or other equipment storage.

(A) Antennas Mounted on Structures or Rooftops. The equipment cabinet or structure used in association with antennas shall comply with the following:

(1) The equipment cabinet or structure shall not contain more than ten (10) square feet of gross floor area or be more than four (4) feet in height. In addition, for buildings and structures which are less than sixty-five (65) feet in height, the related unmanned equipment structure, if over ten (10) square feet of gross floor area or four (4) feet in height, shall be located on the ground and shall not be located on the roof of the structure.

(2) Equipment storage buildings or cabinets shall comply with applicable building codes.

(B) Antennas Mounted on Utility Poles or Light Poles. The equipment cabinet used in association with antennas shall be located in accordance with the following:

(1) In residential districts, the equipment cabinet or structure may be located:

(a) In a front or side yard provided the cabinet is no greater than four (4) feet in height or ten (10) square feet of gross floor area. The cabinet shall be suitably screened and/or camouflaged to blend with its surroundings.

(b) In a rear yard, provided the cabinet or structure is no greater than ten (10) feet in height or one hundred forty-four (144) square feet in gross floor area. The cabinet/structure shall be suitably screened.

(2) In commercial or industrial districts the equipment cabinet or structure shall be no greater than ten (10) feet in height. The structure or cabinet shall be suitably screened and/or camouflaged to blend with its surroundings.

(C) Antennas Located on Towers. The related unmanned equipment structure shall not be more than fifteen (15) feet in height, and shall be located in accordance with the minimum yard requirements of the

zoning district in which located. In the event of multiple antenna installations on a single location, the construction of only one (1) unmanned equipment storage building shall be permitted.

(D) Modification of Building Size Requirements. The requirements of subsections (A) through (C) of this section may be modified by the zoning director in the case of administratively approved uses or by the planning and zoning commission in the case of uses permitted by conditional use to encourage collocation. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-69(H))

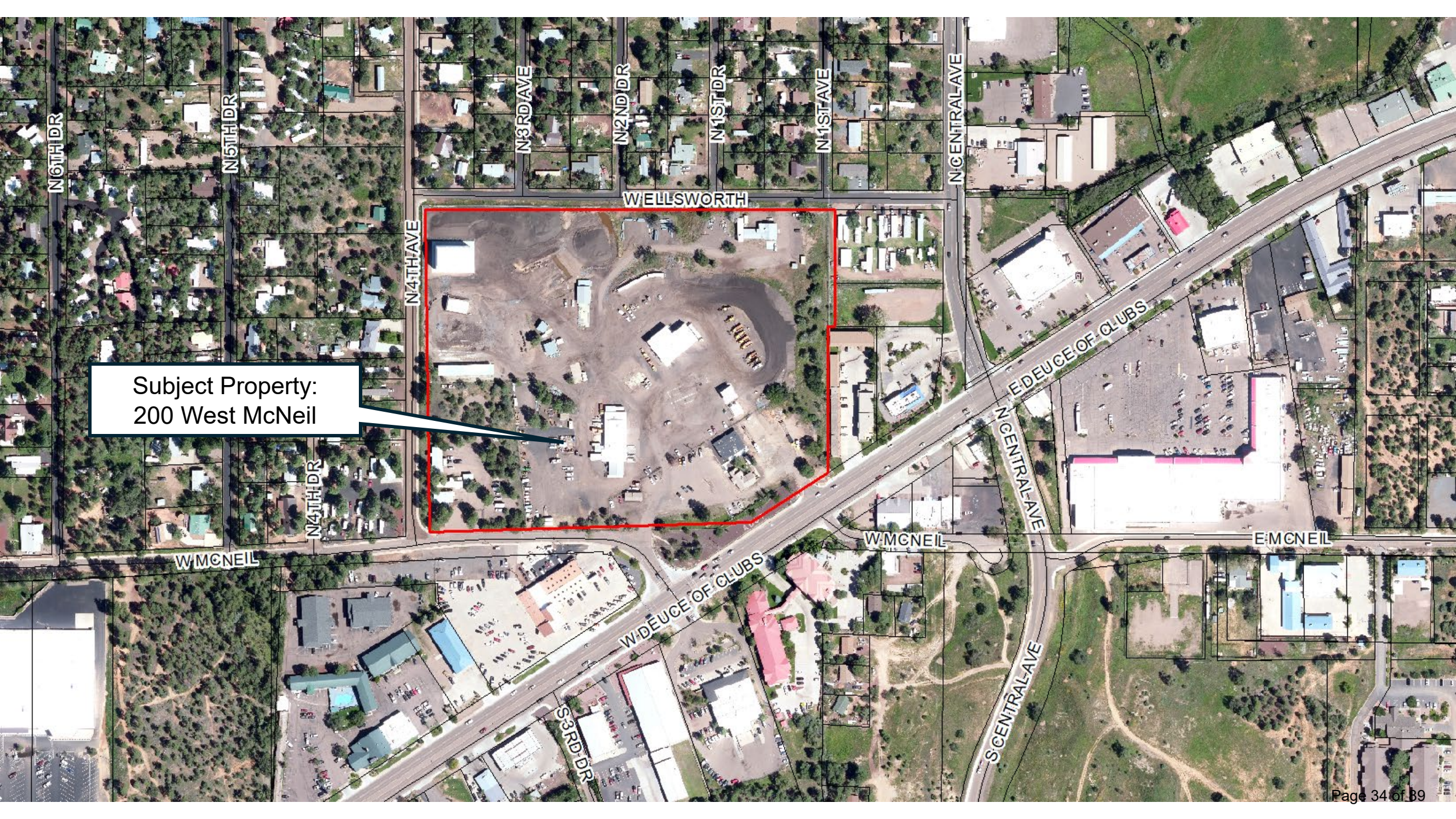
19.115.090 Removal of abandoned antennas and towers.

Any antenna or tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna or tower shall remove the same within ninety (90) days of receipt of notice from the city notifying the owner of such abandonment. Failure to remove an abandoned antenna or tower within said ninety (90) days shall be grounds to remove the tower or antenna at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(I))

19.115.100 Nonconforming uses.

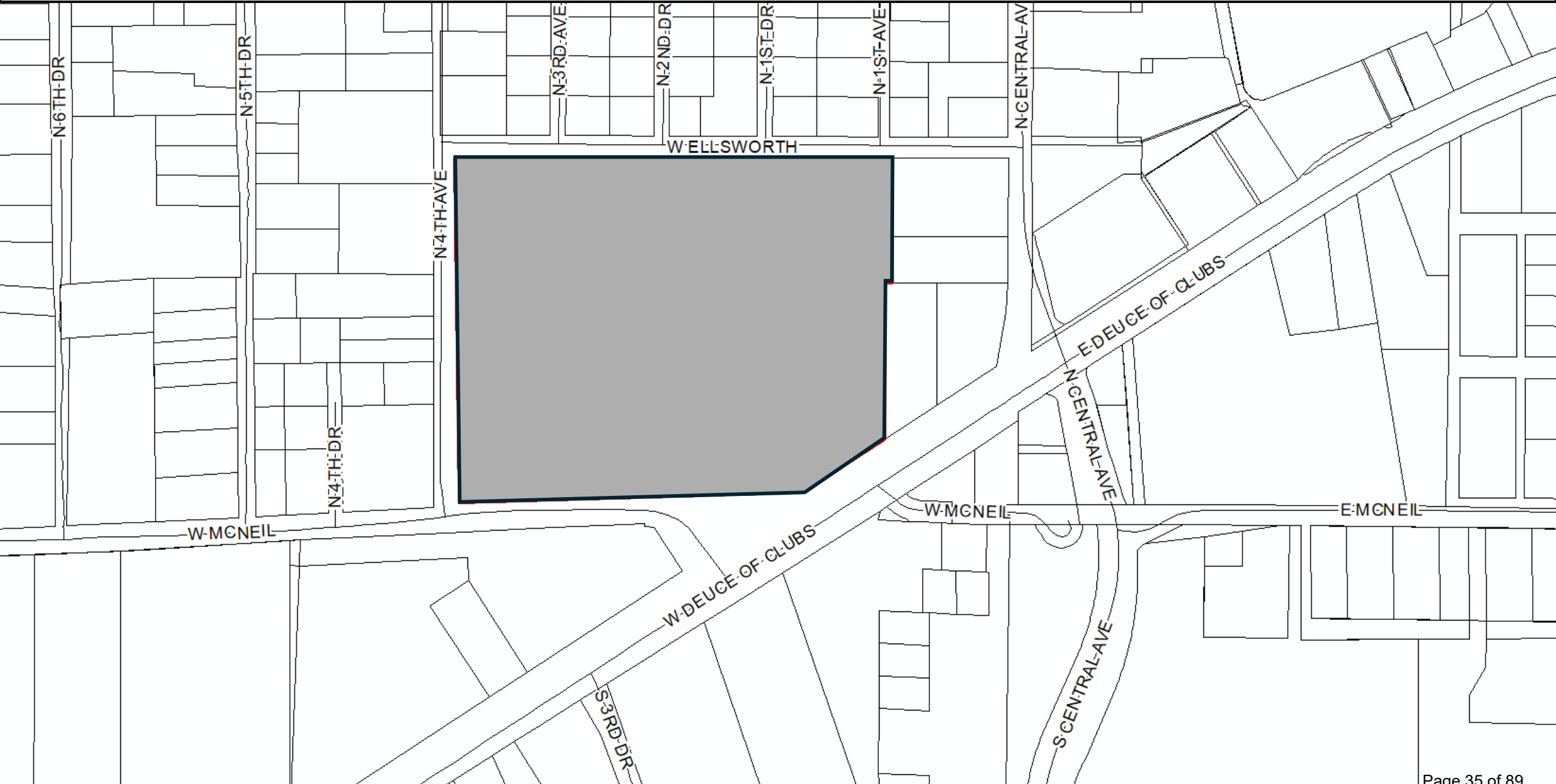
(A) Nonexpansion of Nonconforming Use. Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

(B) Preexisting Towers. Preexisting towers shall be allowed to continue their usage as they presently exist. Routine maintenance shall be permitted on such preexisting towers. New construction other than routine maintenance on a preexisting tower shall comply with the requirements of this chapter. (Ord. No. 493, 6-19-01; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-69(J))



Subject Property:  
200 West McNeil

# Subject Property: 200 West McNeil





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

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

For Office Use Only	
Date received:	10.10.25
Time received:	12:52 AM (M)
Received By:	MS via mail

**OWNER INFORMATION**

Name: State of Arizona by and through Arizona Department of Transportation,

Address: 205 South 17th Avenue, Mail Drop 612E  
Mailing Address Apartment/Unit#

Phoenix Arizona 85007  
City State ZIP Code

Phone: 602-712-8811 Email: Joseph Van Galder jvangalder@azdot.gov

**APPLICANT INFORMATION (if different)**

Name: Sun State Towers V, LLC by and through Pinnacle Consulting, Inc. (Scott hopper)

Address: 1426 N Marvin St, Suite 101  
Mailing Address Apartment/Unit#

Gilbert Arizona 85233  
City State ZIP Code

Phone: 602-743-9439 Email: scott.hopper@pinnacleco.net

**PROPERTY INFORMATION**

Address of Property: 200 W. McNeil, Show Low, AZ 85901 Parcel Number (A.P.N.): N/A State Land

Legal Description of Property: A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION NINETEEN, TOWNSHIP TEN NORTH, RANGE TWENTY-TWO EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: NOTE: ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE ARIZONA EAST STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99960025. CALL COORDINATES SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE EAST, DETERMINED BY GPS OBSERVATIONS.

Zoning Classification C-1 Applicant's interest in Land: Wireless Communications Facility (WCF)

What is the Nature of the Request? New WCF with stealth 80'-0" Monopine to allow T-Mobile and other carriers to provide wireless phone coverage.

**APPLICATION REQUIREMENTS**

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) All maps must be drawn to scale and shall include:

- Lot dimensions.
- Location, size, height, use and exterior materials of all buildings and structures.
- Size and dimensions of yards and space between buildings.
- Location and height of walls and fences.
- Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
- Location, dimensions area, materials, and lighting of signs.
- Location and general nature of exterior lighting.
- Street dedications and improvements.
- Existing and proposed grades and drainage systems.
- Size and location of all existing and proposed public and private utilities. All easements must be shown.
- Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
- Landscaping, including all surfacing material around buildings and in all open spaces.
- A vicinity sketch showing the location of the site in relation to the surrounding street system.
- Adjacent properties and their uses shall be identified.
- A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
- Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.

2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

By helping expand communications for residents, visitors and first responders in this Downtown area.

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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.

All telecommunications equipment will comply with all federal safety standards. Based on all the research, federal agencies have concluded that equipment that complies with the FCC safety standards poses no known health risks. Citizens will not be unduly affected by this WTF, and will benefit by the improved dependability, coverage for personal, business and emergency uses.

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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.

The proposed WCF is unmanned and requires power and telco connections only

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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.

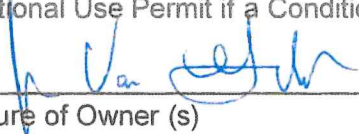
Steven Kennedy - RF Consultant

Michelle (Lamoureux) Johnson - Pinnacle Consulting

Chad Ward -Pinnacle Consulting

Scott Hopper-Pinnacle Consulting

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)

10/22/24  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (s)

\_\_\_\_\_  
Date

Scott Hopper  
\_\_\_\_\_  
Signature of Applicant (If other than owner)

01/27/2025  
\_\_\_\_\_  
Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, ADOT the owner of the property described as A.P.N. State Land (200 WEST MCNEIL SHOW LOW, AZ 85901), 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 CUP for WCF (for rezoning, subdivision, conditional use or other land use action). 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 22 day of October, 2024.

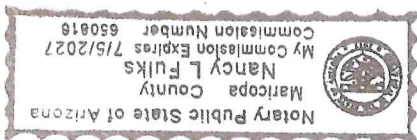
[Signature]  
Signature of Property Owner

STATE OF ARIZONA )  
 ) ss.  
County of MARICOPA )

SUBSCRIBED AND SWORN before me this 22ND day of OCTOBER, 2024  
by JOE VAN GELDER  
Name of Signer

[Signature]  
Notary Public

[Notary Seal]





# SUN STATE TOWERS

## AZ11-147 PIONEER / PH68002B

### COVERAGE STRATEGY

200 WEST MCNEIL

SHOW LOW, AZ 85901

NAVAJO COUNTY

PREPARED FOR  
**SUN STATE  
TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER  
**T-Mobile**  
2601 W. BROADWAY RD.  
TEMPE, AZ 85282

A&E CONSULTING FIRM & SITE ACQUISITION  
**PINNACLE  
CONSULTING, INC.**  
Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO: AZ11-147 PIONEER  
DRAWN BY: JC  
CHECKED BY: KF

REV	DATE	DESCRIPTION	BY
0	03/28/2024	FINAL ZONING	JC
1	08/01/2024	FINAL ZONING	CDA
2	01/08/2025	FINAL ZONING	CDA
3	06/29/2025	FINAL ZONING	CS
4	09/26/2025	FINAL ZONING	CDA

**SITE DIRECTIONS**  
DEPART 1426 N MARVIN ST, GILBERT, AZ 85233 HEADING SOUTH. TURN LEFT, THEN IMMEDIATELY TURN RIGHT ONTO N. MARVIN ST. TURN LEFT ONTO W. MERRILL AVE. TURN LEFT ONTO N. COOPER RD. ROAD NAME CHANGES TO S. STAPLEY DR. TAKE RAMP RIGHT FOR US-60 EAST TOWARD GLOBE. TURN LEFT TO STAY ON US-60 E. TURN LEFT ONTO W. MCNEIL. THEN ARRIVE.

- PROJECT DESCRIPTION**
- SCOPE OF WORK**
- REMOVE ±205'-0" SECTION OF EXISTING CHAIN LINK FENCE
  - REMOVE [3] EXISTING TREES
  - INSTALL PROPOSED 80'-0" SUN STATE TOWERS MONOPINE
  - INSTALL PROPOSED 145 L.F. X 6'-0" TALL CHAIN-LINK FENCE W/ 3-STRAND BARBED WIRE
  - INSTALL [1] PROPOSED CONCRETE PAD
  - INSTALL PROPOSED OUTDOOR SITE SUPPORT CABINET
  - INSTALL PROPOSED OUTDOOR BATTERY CABINET
  - INSTALL PROPOSED ELECTRICAL SERVICE
  - INSTALL PROPOSED FIBER SERVICE
  - INSTALL [8] PROPOSED ANTENNAS
  - INSTALL [8] PROPOSED RRHS
  - INSTALL [2] PROPOSED 6X24 HYBRID CABLES
  - INSTALL PROPOSED 8'-0" MICROWAVE DISH
  - INSTALL [2] PROPOSED 2X2 HYBRID CABLES

**CONTACT INFORMATION**

**CLIENT:**  
SUN STATE TOWERS  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: CHAD WARD  
PHONE: [602] 463-9514

**PROPERTY OWNER:**  
ADOT  
ADOT PROPERTY MANAGEMENT  
1655 W. JACKSON ST.  
PHOENIX, AZ 85007  
CONTACT: JOE VAN GALDER  
PHONE: [480] 647-8475

**CARRIER:**  
T-MOBILE  
2601 W. BROADWAY RD.  
TEMPE, AZ 85282  
CONTACT: MATHEW SPETH  
PHONE: [480] 326-2663

**SITE ACQUISITION:**  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
CONTACT: MICHELLE JOHNSON  
PHONE: [480] 664-9588 ext. 230

**ENGINEERING FIRM:**  
PINNACLE CONSULTING, INC.  
1426 N. MARVIN STREET #101  
GILBERT, AZ 85233  
ENGINEER: KYLE FORTIN, PE  
PHONE: [623] 217-4235

**ZONING:** N/A  
**PARCEL #:** N/A  
**USE:** UNMANNED COMMUNICATIONS  
**SUN STATE LEASE AREA:** 2057 SQ. FT  
**T-MOBILE LEASE AREA:** 150 SQ. FT  
**JURISDICTION:** CITY OF SHOW LOW  
**GOVERNING CODES:** 2018 IBC, 2018 IFC, 2018 IMC, 2017 NEC

ALL BUILDING CODES LISTED ABOVE SHALL INCLUDE AMENDMENTS BY THE GOVERNING JURISDICTION

**NEW SITE LOCATION**

LATITUDE 34.2505847° 34° 15' 02.105" N [NAD83]  
LONGITUDE -110.0461469° -110° 02' 46.256" W [NAD83]  
GROUND ELEVATION 6428.0' [NAVD88]

- GENERAL NOTES**
1. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
  2. THIS WIRELESS TELECOMMUNICATIONS FACILITY WILL MEET THE REGULATIONS OF THE FEDERAL COMMUNICATIONS COMMISSION REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE.
  3. LIGHTING OR SIGNS WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
  4. DEVELOPMENT AND CONSTRUCTION OF THIS PROJECT WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
  5. EXISTING PARKING IS NOT AFFECTED BY THIS PROJECT.
  6. THIS PROJECT DOES NOT INCLUDE WATER OR SEWER.



**SHEET INDEX**

T-1	PROJECT INFORMATION
LS-1	SITE SURVEY
LS-2	SITE SURVEY
Z-1	OVERALL SITE PLAN
Z-2	EXISTING SITE PLAN
Z-3	PROPOSED SITE PLAN
Z-4	ENLARGED SITE PLAN AND ANTENNA PLAN
Z-5	ELEVATIONS
Z-6	ELEVATIONS

**APPROVALS**

[RF]: \_\_\_\_\_ DATE: \_\_\_\_\_  
[CONST.]: \_\_\_\_\_ DATE: \_\_\_\_\_  
[RE]: \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

**FINAL  
FOR ZONING  
ONLY**

AZ11-147 PIONEER /  
PH68002B  
200 WEST MCNEIL  
SHOW LOW, AZ 85901  
NAVAJO COUNTY

SHEET TITLE  
**PROJECT INFORMATION**

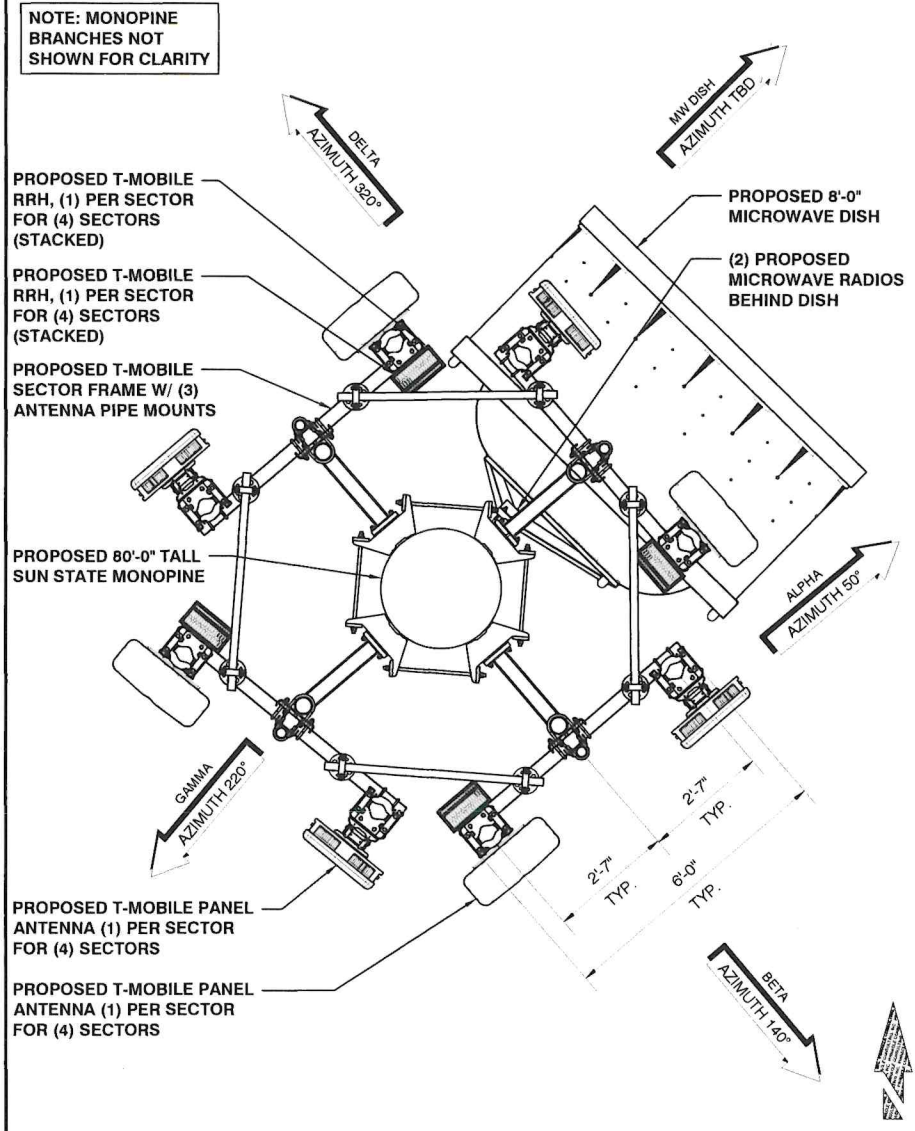
SHEET NUMBER  
**T-1**





NEW HYBRID CABLE SCHEDULE					
SECTOR	AZIMUTH	LENGTH	QTY.	SIZE	TYPE
ALPHA	50°	±110'	2	1.46"Ø	6X24 HYBRID CABLE
BETA	140°				
GAMMA	220°				
DELTA	320°				

### CABLING DETAIL

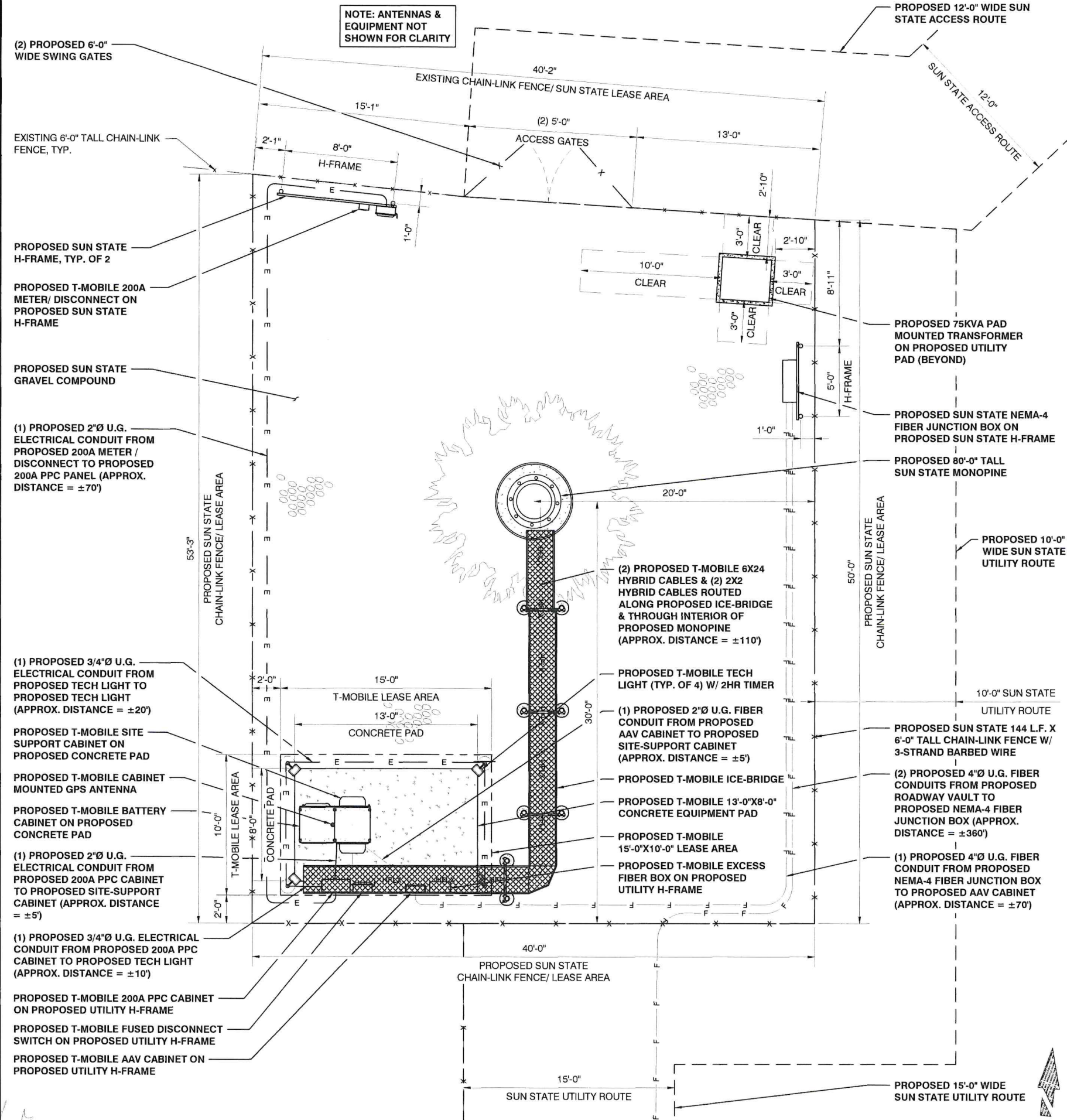


### ANTENNA PLAN

24"x36" SCALE: 1/2" = 1'-0"  
11"x17" SCALE: 1/4" = 1'-0"

2

### ENLARGED SITE PLAN



24"x36" SCALE: 1/4" = 1'-0"  
11"x17" SCALE: 1/8" = 1'-0"

3

PREPARED FOR

**SUN STATE TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9588 - FAX 480-664-9850

CARRIER

2601 W. BROADWAY RD.  
TEMPE, AZ 85282

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE CONSULTING, INC.**  
Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO	AZ11-147 PIONEER
DRAWN BY:	JC
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	03/28/2024	FINAL ZONING	JC
1	08/01/2024	FINAL ZONING	CDA
2	01/08/2025	FINAL ZONING	CDA
3	08/29/2025	FINAL ZONING	CS
4	09/28/2025	FINAL ZONING	CDA

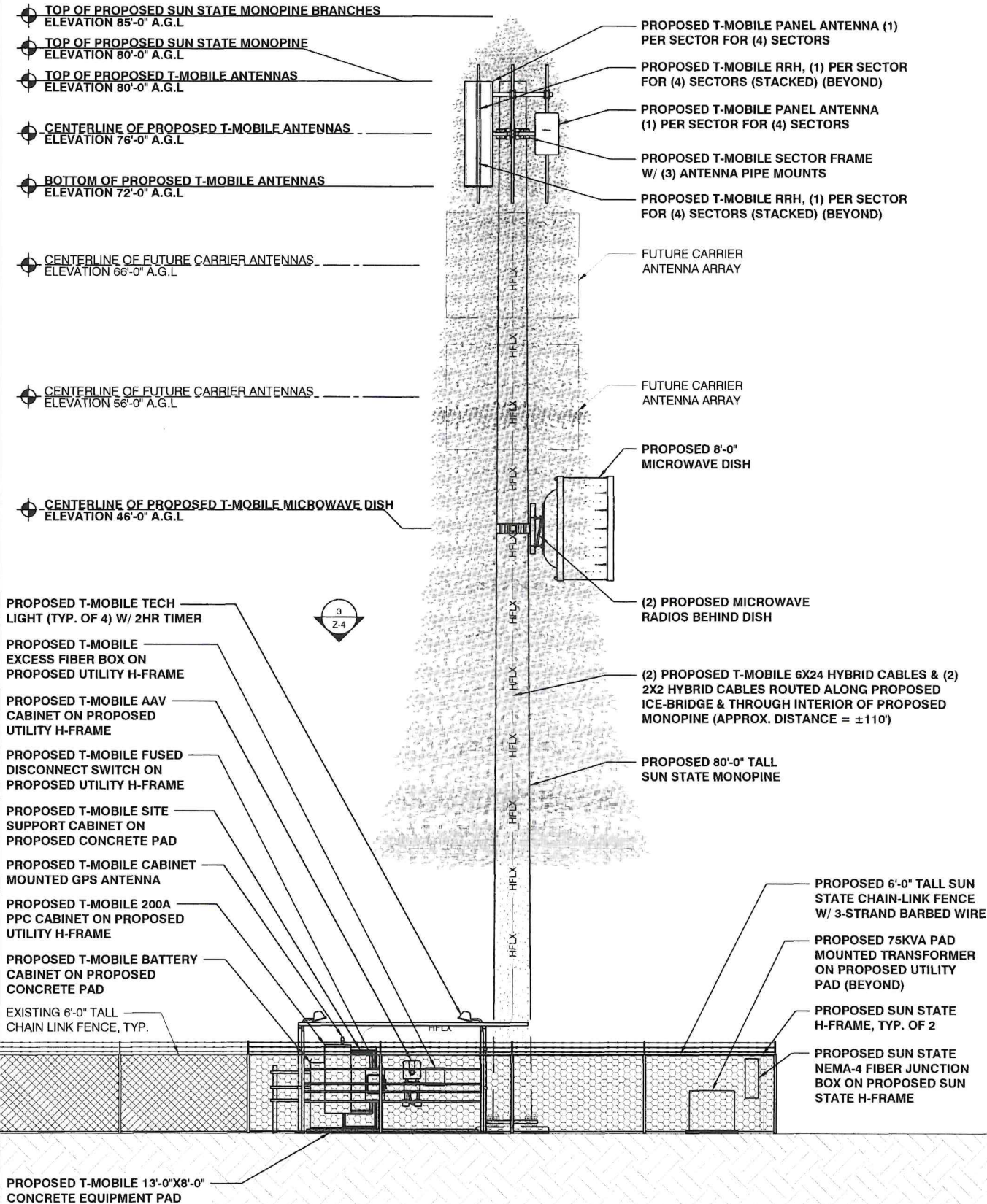
**FINAL FOR ZONING ONLY**

AZ11-147 PIONEER / PH68002B  
200 WEST MCNEIL  
SHOW LOW, AZ 85901  
NAVAJO COUNTY

SHEET TITLE  
**ENLARGED SITE PLAN AND ANTENNA PLAN**

SHEET NUMBER  
**Z-4**

- \*MONOPINE NOTE:**
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
  - BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.

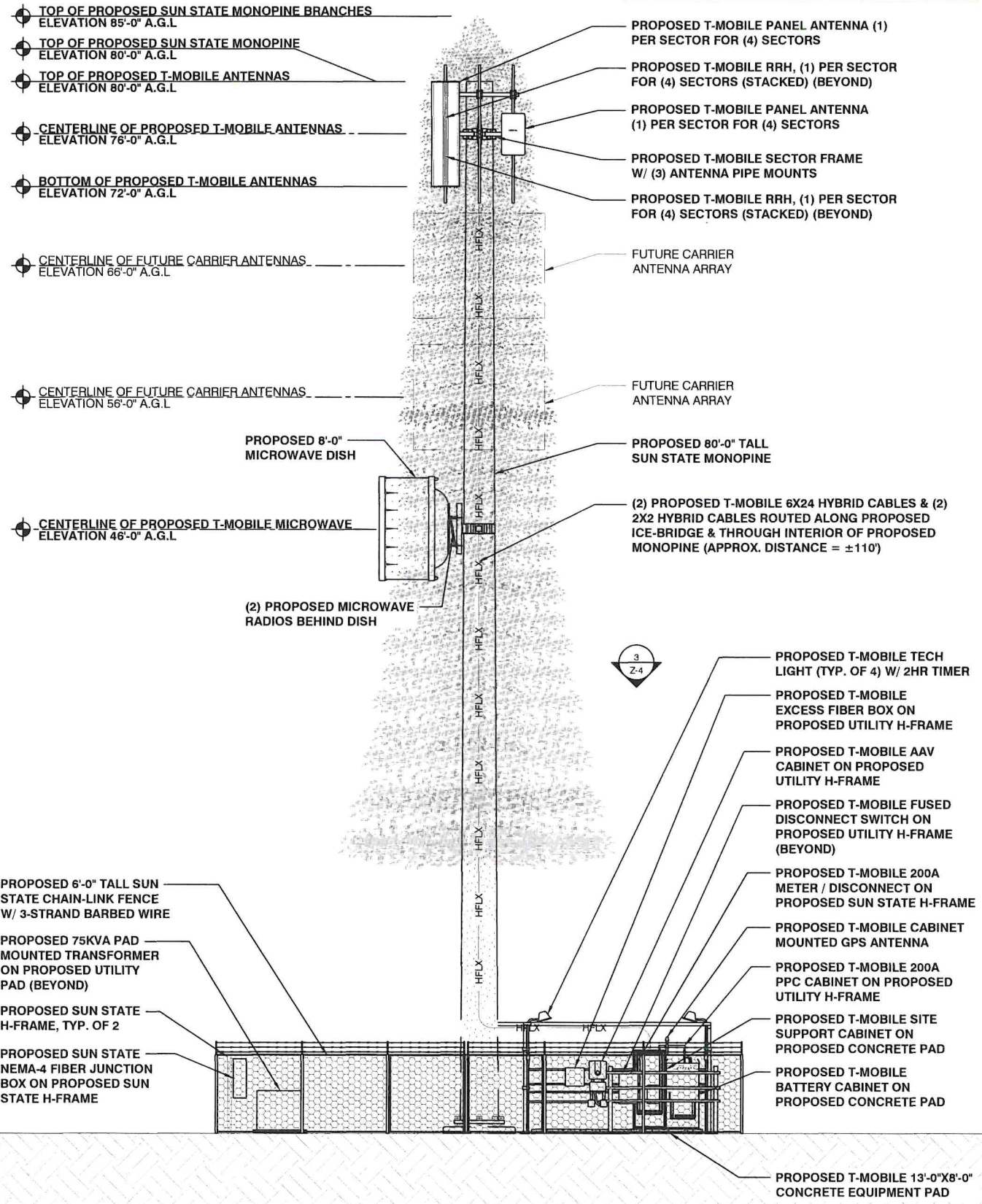


**NEW SOUTH ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

1

- \*MONOPINE NOTE:**
- ANTENNAS TO BE ENCLOSED IN RF FRIENDLY SOCK TO MATCH COLOR OF MONOPINE
  - BRANCH DENSITY (4) BRANCHES PER FOOT. REPLACE BRANCHES AS NEEDED TO MAINTAIN LIKE NEW CONDITION.



**NEW NORTH ELEVATION**

24"x36" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0"

2

PREPARED FOR

**SUN STATE TOWERS**  
1426 NORTH MARVIN STREET #101  
GILBERT, AZ 85233  
PHONE: 480-664-9586 - FAX 480-664-9650

CARRIER

2601 W. BROADWAY RD.  
TEMPE, AZ 85282

A&E CONSULTING FIRM & SITE ACQUISITION

**PINNACLE CONSULTING, INC.**  
Site Acquisition | Engineering | Construction  
1426 NORTH MARVIN STREET # 101  
GILBERT, AZ 85233

PROJECT NO:	AZ11-147 PIONEER
DRAWN BY:	JC
CHECKED BY:	KF

REV	DATE	DESCRIPTION	BY
0	03/29/2024	FINAL ZONING	JC
1	08/01/2024	FINAL ZONING	CDA
2	01/08/2025	FINAL ZONING	CDA
3	06/29/2025	FINAL ZONING	CS
4	09/29/2025	FINAL ZONING	CDA

**FINAL FOR ZONING ONLY**

**AZ11-147 PIONEER / PH68002B**  
200 WEST MCNEIL  
SHOW LOW, AZ 85901  
NAVAJO COUNTY

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**Z-5**

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of Conditional Use Permit 602-04-280 submitted by The City of Show Low to allow for the construction of a building taller than the existing height limit of 45 feet in height on property identified as A.P.N. 210-28-040A. (Moriah Saline)

**RECOMMENDATION**

I **MOVE** to **APPROVE** CUP 602-04-280 submitted by The City of Show Low to allow for the construction of a building taller than the permitted height limit of 45 feet in height on property identified as A.P.N. 210-28-040A, subject to staff recommendations.

**BACKGROUND**

The City of Show Low has submitted a Conditional Use Permit application seeking to allow the construction of a building exceeding 45 feet in height. The CUP is for the proposed event center on the subject property.

This property is located in the Show Low Bluff Planned Unit Development (PUD), designated as mixed-use. This mixed-use zoning permits public and civic use, such as parks, recreational areas and centers, which are detailed on pages 19 to 22 of Exhibit E in the Technical Master Plan for Show Low Bluff. The approval for the Show Low Bluff PUD was granted on February 4, 2004.

Based on the submitted architectural drawings, the proposed event center is set to be located at the southeast corner of the subject property and is approximately 500 feet away from the nearest residential lot. The intended structure will be between 55 and 60 feet from its finished floor level to the peak of its main ridgeline. Under the PUD's Mixed-Use zoning regulations, buildings may surpass 45 feet if they obtain a conditional use permit.

Examples of previously constructed commercial establishments that received approval through CUPs to exceed height limitations include Summit Regional Medical Center at 72 feet, the Marriott Hotel at nearly 50 feet (49 feet 11 inches), and Hampton Inn reaching a height of 46 feet.

The application provided has been reviewed and complies with all required standards.

**ATTACHMENTS**

1. 602-04-280 - CUP - Attachements

**FISCAL IMPACT**

## FINDINGS OF FACT

1. The City of Show Low has submitted a Conditional Use Permit application seeking to allow the construction of a building exceeding 45 feet in height.
2. The zoning classification for this property is Planned Unit Development (PUD). The Show Low Bluff master plan designated the subject property for mixed-use, permitting public and civic use, such as parks, recreational areas and centers. The approval for the Show Low Bluff PUD was granted on February 4, 2004.
3. The proposed event center is set to be located at the southeast corner of the subject property, approximately 500 feet away from the nearest residential lot.
4. Submitted elevations indicate that the building height will be between 55 and 60 feet from finished floor elevation.
5. The current zoning of the surrounding properties includes:
  - North: Planned Unit Development (PUD)
  - South: Planned Unit Development (PUD)
  - East: Planned Unit Development (PUD)
  - West: Planned Unit Development (PUD)
6. The current land uses of the surrounding properties includes:
  - North: Vacant Commercial
  - South: Vacant Commercial
  - East: Vacant Commercial
  - West: Vacant Commercial
7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. The property was posted and letters were sent to all property owners within 300 feet of the subject property. A public meeting outlining the project was held on February 3, 2026. General comments received included funding, traffic, the type of facility, the type of events envisioned, the construction schedule, and the schedule of the additional outdoor fields. No comments or questions were received regarding the conditional use permit.

## STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Findings of Fact, Discussions with the applicant, and the Show Low General Plan, staff recommends that the planning and zoning commission approve subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements including screening, landscaping, signage, and lighting requirements.
2. Maximum building height shall not exceed sixty (60) feet.
3. Completion date of the building shall be no later than June 30, 2028.

## STANDARDS FOR REVIEW

Consideration of Conditional Use Permit 602-04-280 submitted by The City of Show Low to allow for the construction of a building taller than the existing height limit of 45 feet in height on property identified as A.P.N. 210-28-040A.

## GENERAL PLAN

### Public Facilities/Services

**Goal:** Satisfy need for more recreational/cultural opportunities.  
**Objective:** Promote recreational facilities, arts/cultural events in newly developing areas.

### Growth Areas Elements

**Goal:** Identify re-development opportunity areas  
**Objective:** Civic Center will provide magnet for small businesses

## ZONING ORDINANCES

### 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))

## **P.U.D. ZONE – PLANNED UNIT DEVELOPMENT ZONING**

### **19.80.010 Purpose.**

The purpose of a planned unit development (P.U.D.) zoning district is to provide greater flexibility in the development of land involving various types and combinations of residential and nonresidential uses. A P.U.D. is also intended to encourage a more creative approach in the development of land that will result in a more efficient, aesthetic and desirable use of open area. A P.U.D. may be designed and utilized in the following manner:

- (A) For large-scale projects which are able to function as an individual community or neighborhood.
- (B) For small-scale projects which require flexibility because of unique circumstances or design characteristics.
- (C) For a transitional or buffer area between dissimilar land uses.
- (D) For a conservation area to preserve and protect streams, rivers, lakes, and other natural resources. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(A))

### **19.80.020 Objectives.**

- (A) To accommodate variations in building design, lot arrangements and land uses.
- (B) To provide for a compatibly arranged variety of land uses through innovative site planning.
- (C) To provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.
- (D) To encourage economy in the construction and maintenance of off-site improvements such as water and sewer utilities and roadways.
- (E) To encourage the provision of usable open space and the protection of natural watercourses.
- (F) To ensure adequate provision of community facilities and services necessary to accommodate the needs of the present and future residents of the city.
- (G) To assist in the fulfillment of the goals, objectives and policies of the Show Low general plan and any amendments thereto. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(B))

### **19.80.030 Permitted uses.**

All uses permitted within the P.U.D. zone are determined by the approved development plan for the site.

- (A) Residential.
  - (1) Single-family.
  - (2) Multifamily, duplexes, and single-family attached dwelling units, R.V. parks, manufactured home park.
  - (3) Public and private parks, community centers, recreational facilities, schools, etc.
  - (4) Common public and private open spaces.
  - (5) Hiking and riding trails.

(6) Private clubs such as golf, swimming, tennis, guest ranches.

(7) Accessory structures and uses.

(B) Commercial and Industrial Uses. Commercial and industrial uses shall be determined by the compatibility of such uses with each other and with surrounding land uses. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(C))

19.80.040 Intensity of land use.

Densities and commercial intensity permitted in the P.U.D. zone shall be determined by either the city council or planning and zoning commission in compliance with the Show Low general plan. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(D))

19.80.050 Construction.

No building permit shall be issued for any use in the P.U.D. zone prior to approval of the final development plan as prescribed herein. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(E))

19.80.060 Preliminary development plan.

A preliminary development plan for the P.U.D. is required for projects which would normally require subdivision approval. The approval of such plan may be handled in the following way:

(A) In the case of large-scale multi-phased developments, such approval may be given in stages. The initial submittal with the application may be a conceptual plan with sufficient description and documentation to identify nature, mix, general arrangements, density, proposed setbacks, usable open space, community facilities, and quality of the project. Such conceptual plan may then be approved conditionally, with the preliminary development plan(s) to be submitted to the planning and zoning commission and the city council within the time period(s) established at the time of rezoning. If no time period is established, the preliminary development plan must be submitted within eighteen (18) months of the effective date of the zone change.

(B) In the case of specific or small-scale, single-phase projects, the preliminary plan as described in Section 19.80.070 shall be filed as part of the application and approved prior to and in conjunction with planning and zoning commission and city council consideration of the application. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(F))

19.80.070 Description of preliminary development plan.

The preliminary development plan shall be submitted to the planning and zoning director and shall include:

(A) A preliminary plat as described in the subdivision code acceptable to the planning and zoning director for consistency with Show Low codes, policies and plans.

(B) An area map showing adjacent property owners, together with the location of all buildings and existing uses within three hundred (300) feet of the parcel.

(C) A legal description of the metes and bounds of the parcel.

(D) Drawings and descriptions clearly showing the following:

(1) The existing topographical features of the site.

- (2) A statement of intended design philosophy and environmental quality. This statement may include graphic and photographic materials.
- (3) Where portions of the site are subject to flooding, the map and supporting data shall indicate the extent, frequency, and location of detention/retention areas.
- (4) Where areas lie in aircraft approach and holding patterns, such areas shall be indicated.
- (5) The location and nature of the various uses and their areas in acres.
- (6) The proposed circulation system and traffic analysis, including any improvements needed to accommodate additional traffic, indicating whether they are public or private.
- (7) Delineation of the various land use areas indicating for each such area its general extent, size, total number of dwelling units and approximate percentage allocation by dwelling type, building arrangement, architectural style and exterior building materials and colors.
- (8) The interior open space system.
- (9) General statement as to how common open space is to be owned and maintained.
- (10) A calculation of the residential density in dwelling units per gross acre including interior roadways.
- (11) Proposed minimum setback distances for planned development including the following:
  - (a) Side yard distances (including corner lots);
  - (b) Building separation distances if common ownership;
  - (c) Front yard setback distances from roads (private and/or public);
  - (d) Rear yard distances (identifying whether sites are privately or commonly owned); and
  - (e) Buffer or "no build" distances from properties situated adjacent to proposed development.
- (12) Perimeter treatment and relationship of the project to surrounding land uses.
- (13) Principal ties to the community at large with respect to transportation, water supply and sewage disposal, indicating whether they are public or private.
- (14) General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and how these facilities are affected by this proposal.
- (15) Evidence that the proposal is compatible with the goals of the city's general plan.
- (16) If the development is to be phased, a general indication of how the phasing is to proceed. Whether or not the development is to be phased, the plan shall show the intended total project.
- (17) The planning and zoning director may waive, in writing, any of the above required information when, in his opinion, they are not applicable. The planning and zoning director may also require additional information when needed to adequately describe or clarify the project or its impact. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(G))

19.80.080      Review of preliminary development plan.

The preliminary development plan shall be reviewed by city staff and any other agencies deemed appropriate by the staff. The plan shall then be submitted to the planning and zoning commission and the city council for approval. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(H))

19.80.090 Final development plan approval.

(A) It is the intent of this section that subdivision review, where applicable, under the city subdivision regulations, be carried out simultaneously as an integral part of the P.U.D. review. The plans required under this section must be submitted in a form that substantially satisfies the requirements of the subdivision regulations for final plat approval. Final plan approval under the P.U.D. shall constitute final plat approval under the city subdivision regulations and the P.U.D. final development plan shall be recorded in the same manner as the final plat.

(B) The applicant shall submit eight (8) copies of the final plat to the planning and zoning director. The plan shall contain the following information:

- (1) All information required on the preliminary development plan.
- (2) Complete plans showing location and type of all improvements.
- (3) Plans and elevations of all building types, building materials, and colors.
- (4) Schematic grading plans including proposed treatment of sloped and retention areas.
- (5) All applicable standards of design and construction required by all pertinent city codes and policies.

(C) If approval of the preliminary development plan has been given in phases, approval of the final development plan may also be given in phases. The final development plan must be in substantial conformance with the approved preliminary development plan. Any deviations from the approved preliminary plan which are deemed by the planning and zoning director not to be in substantial compliance with the approved development plan shall require approval by the city council. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(I))

The Show Low City Code is current through Ordinance 2025-07, passed December 9, 2025.

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

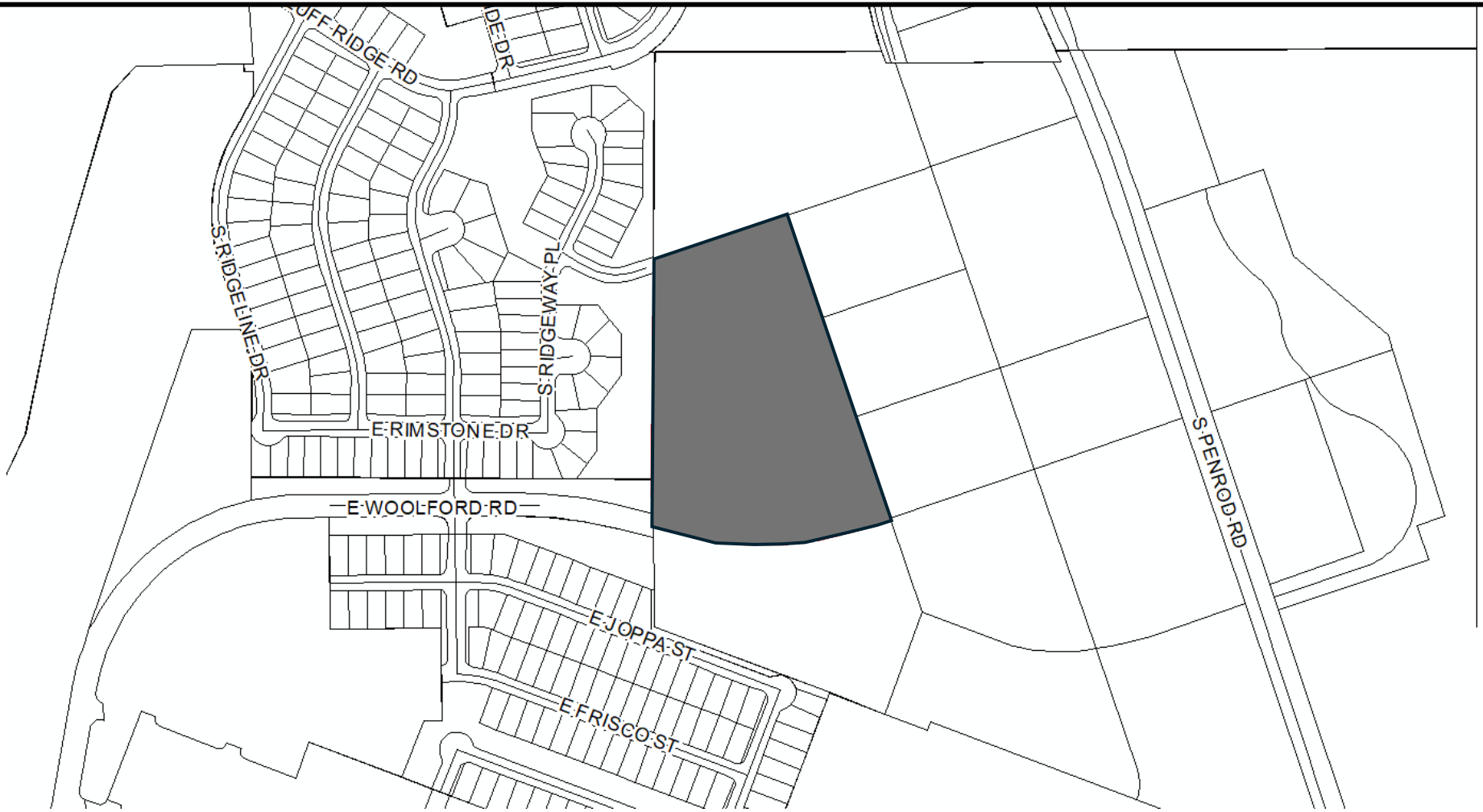
City Website: [www.showlowaz.gov](http://www.showlowaz.gov)

Hosted by General Code.



Subject Property:  
APN 210-28-040A

Subject Property: APN 210-28-040A





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

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

<b>For Office Use Only</b>	
Date received:	<u>1-12-20</u>
Time received:	<u>3</u> AM/PM
Received By:	<u>[Signature]</u>

**OWNER INFORMATION**

Name: SRH Holdings LLC

Address: 120 Lena Court  
*Mailing Address* *Apartment/Unit#*

San Marcos CA 92078  
*City* *State* *ZIP Code*

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT INFORMATION (if different)**

Name: City of Show Low

Address: 180 N 9th Street  
*Mailing Address* *Apartment/Unit#*

Show Low AZ 85901  
*City* *State* *ZIP Code*

Phone: 928-532-4090 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Address of Property: Not Assigned Parcel Number (A.P.N.): 210-28-040A

Legal Description of Property: See attached Exhibit A

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Zoning Classification: PUD Applicant's interest in Land: Future Owner- City Event Center

What is the Nature of the Request? Requesting building height in excess of forty-five feet for City owned event center. A portion of the building will be sixty feet above finished grade.

**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:

See attached Exhibit B

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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.

Siting building on southeast portion of property.

---

Landscaping/Trees. Reduced lighting levels when not in use.

---

Building design to reduce amount of building over forty-five feet.

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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.

Standard utility demands, utilities will be extended as needed.

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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.

Shane Hemesath

Trampas Johnson

Chris Reid


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)

1-12-26  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner (s)

\_\_\_\_\_  
Date

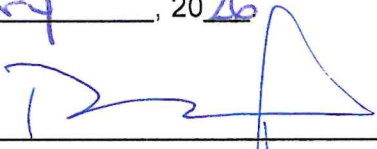
  
\_\_\_\_\_  
Signature of Applicant (If other than owner)

1-12-26  
\_\_\_\_\_  
Date

**WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134**

I, Bruce Ironside, the owner of the property described as A.P.N. 210-28-040A, 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 12 day of January, 2026

  
\_\_\_\_\_  
Signature of Property Owner

STATE OF ARIZONA        )  
  ) ss.  
County of Navajo)

SUBSCRIBED AND SWORN before me this 12<sup>th</sup> day of January, 2026  
by Bruce Ironside  
Name of Signer

  
\_\_\_\_\_  
Notary Public

[Notary Seal]



## Exhibit A

Legal Description A.P.N. 210-28-040A

Section 28, T10N,R22E:Com N4 Cor Sec 28; Th S00°08'52"E 626.24' Tprob;Th S00°08'52"E 30.52'; Th N71°40'51"E 5.91';Th Alg A Curve (R=2317.87') 815.08';Th N75°44'17"W 26.92'; Th S00°00'00"E 38.18';Th S75°44'17"E 110.69'; Th Alg A Curve (R=1000') 568.64';Th N71°40'51"E 94.49'; Th N18°19'09"W 1044.20'; Th S71°40'51"W 454.27' Tprob.Out Of 210-28-024 & 026 For "2009" Roll Less .61 Ac To City Of Show Low For Rd Per Survey (2024-14959)

## Exhibit B

The proposed Event Center will comply with the City of Show Low General Plan goals and objectives in the following areas:

- Encourage Master-planning of large expanses of land.
- Plan adequate improvements to accommodate growth – complete arterial street links, establish and develop secondary travel routes to improve traffic flow.
- Develop cultural and entertainment activities – add local events.
- Promote economic development and tourism – foster state-wide meetings and conferences.
- Promote mixed-use developments and advocate master-planned communities.
- Integrate open space and parks into housing developments – require paths connecting residential areas to parks and recreational activities.
- Continue to develop City Trails – plan multi-use or separate trail systems to link neighborhoods and recreational activities.
- Masterplan community facilities – explore the feasibility of constructing an amphitheater, publicize existing and planned facilities/services for new and prospective residents, engender public support for Community/Civic/Convention Centers.
- Satisfy need for more recreational/cultural opportunities – Provide a recreational facility for Parks and Recreation classes and programs, promote recreation facilities, arts/cultural events in newly developing areas.
- Increase variety, attraction of recreational venues.
- Illustrate master-planned community concepts – show buffering and open space transitions.

## 2.3 Mixed-Use

Mixed-use is proposed throughout Town on the Bluff as well as other designations that can be seen on Figure 2 - Conceptual Development Plan. Land use designated as mixed-use encourage creative mixes of commercial, retail, office, housing, civic, and entertainment uses. Mixed-use designated areas shall conform to the property development standards stated below. Commercial retail is encouraged to be the primary use on the ground floor with residential units located above if developed together. FAR incentives will be placed on residential housing above commercial/retail development. When calculating FAR's for mixed-use areas within the Town on the Bluff residential floor areas above commercial/retail development will be reduced by 50% which will decrease the total FAR and encourage a truly mixed-use, pedestrian friendly development. For example, a residence with a 2,000 square foot apartment located on top of commercial/retail store, only 1,000 square feet shall count towards the overall allowed FAR. The higher end of the FAR range (1.0-1.5) is anticipated at the center of Town on the Bluff and shall transition to the lower FAR range (0.5-1.0) bordering the residential designated areas. The proposed FAR values will be finalized during the Preliminary Development Plan stage. The Developer anticipates most of the development will occur at or below these expected levels, although on any single property, development up to the cap is allowed.

Parking throughout Show Low Bluff is subject to City of Show Low parking and loading requirements although in the mixed-use designated areas in the project, shared parking facilities will be utilized. Shared parking shall only apply to compatible land use areas, i.e. a church will share parking with a business that is open Monday-Friday. A shared use agreement for parking facilities that details the use of facilities, maintenance, signage....etc. will be required. Compatible uses and a shared use agreement for parking facilities will be determined during the site planning stage. Drive through uses shall only be allowed through approval of a Conditional Use Permit as required in the commercial zoning districts. 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 or as established with the PDP.

### ***Permitted Uses:***

- 1) Uses permitted under this category shall include, but are not limited to the following:
  - Art galleries
  - Arts and crafts supply, retail sales
  - Baby shops
  - Bakers and baked goods, retail sales
  - Barber shops
  - Beauty shops
  - Book sales, retail
  - Bicycle repair and retail sales
  - Camera shops
  - Candy shops, retail
  - Clothing, retail sales
  - Coffee shops
  - Coin dealers
  - Computer sales
  - Contractor's offices only
  - Cosmetics, retail sales
  - Costume rental
  - Curio shops, retail sales
  - Delicatessens
  - Drapery, retail sales

- Dressmakers, custom
- Drug stores, retail stores
- Dry cleaning outlets, no plant
- Engravers
- Entertainment bureaus
- Financial institutions
- Fish markets, retail sales
- Florists, retail sales
- Furniture, retail sales
- Gas companies, offices only
- Gift shops
- Groceries, retail sales
- Handicraft
- Hardware, retail sales
- Hats, retail sales repair
- Health clubs
- Health food stores
- Historical museums
- Hobby shops
- Home appliances, retail sales
- Home décor and furnishings, retail sales
- Home electronics, retail sales
- Ice cream shops
- Interior decorators, retail sales/display
- Jewelry store
- Leather goods, custom
- Magazines, retail sales
- Multiple-family dwellings
- Music studios
- Musical instruments, repair, sales, service
- News services (no publishing)
- Newspapers (advertising) sales offices
- Notions, retail sales
- Office, administrative and professional
- Optical goods, retail sales
- Pet shops, retail sales
- Photographer
- Picture framing, custom
- Pottery and ceramics, retail sales
- Produce, retail sales
- Public parking, surface
- Realty sales
- Restaurants
- Shoe repair
- Shoe sales and service
- Soaps, retail sales
- Sporting goods, retail
- Stationary, retail sales
- Tailors
- Theatrical agency
- Theatres
- Toys, retail sales
- Dance halls

- ~~Martial arts studio~~
  - Aerobics studios
  - Butcher shops, no slaughtering
  - Department stores
  - Employment agencies
  - Family game centers
  - Linen/Diaper service
  - Martial arts studio
  - Microbrewery
- 2) Warehousing and storage of items incidental to allowed sales or service is permitted, subject to the following conditions:
- All products incidental to a permitted use stored on the premises shall be sold at retail
  - All such storage 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.
- 3) Public and civic uses. Public and civic uses include government offices, publicly owned and operated parks and recreation areas and centers, schools, public or private elementary, high school, colleges, and universities.

***Conditional Uses:***

- Antique dealers
- Assembly halls and auditoriums
- Bowling alleys
- Caterers
- Dance halls
- Day care centers
- Hotels and motels
- Laundromat
- Nursing homes
- Places of worship
- Pool and billiard halls
- Schools including beauty, business, vocational-technical
- Skating rinks

***Property Development Standards:***

- Minimum Lot Area: None.
- Minimum Lot Width: None.
- Minimum Front Yard Setback: None. Requirements for separation as outlined in the Building Code shall be met.
- Minimum Side Yard Setback: None, except where a side lot line joins residentially zoned property, in which case the minimum side yard setback shall be at least twenty (20) feet or equal to the height of the building whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
- Minimum Rear Yard Setback: None, except where a side lot line joins residentially zoned property, in which case the minimum side yard setback shall be at least twenty (20) feet or equal to the heights of the building whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.

- Building Design: All building elevations shall be designed to continue the “small town” character of Town on the Bluff. Maximum building heights shall be forty-five (45) feet, except by Conditional Use Permit. Exception: Architectural features such as clock towers, spires, chimneys and accent parapets may exceed the 45-foot restriction. The use of metal or steel buildings within the Town on the Bluff shall be prohibited
- Screening:
  - 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 The City of Show Low Zoning Ordinance or as otherwise allowed or required by the planning and zoning commission.
  - All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight obscuring fence or wall of consistent materials and nature to the primary structure(s) on the property shall be installed or a mature landscape wall that obscures view shall be planted and maintained around the perimeter of the outdoor storage area. A Conditional Use Permit shall be required for the use of chain link fencing for site obscuring purposes.

## 2.5 Industrial

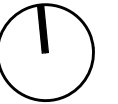
Future industrial uses area planned in the north-east portion of the site. This parcel is designated as a “Transitional Area” to respect the relationship to the Show Low Airport. Future uses within this parcel will support the City’s goal of creating airport compatible uses such as service, employment, light industry, etc. All industrial development shall conform to The City of Show Low Light Industrial zoning, I-1.

# SITE PLAN



## LEGEND

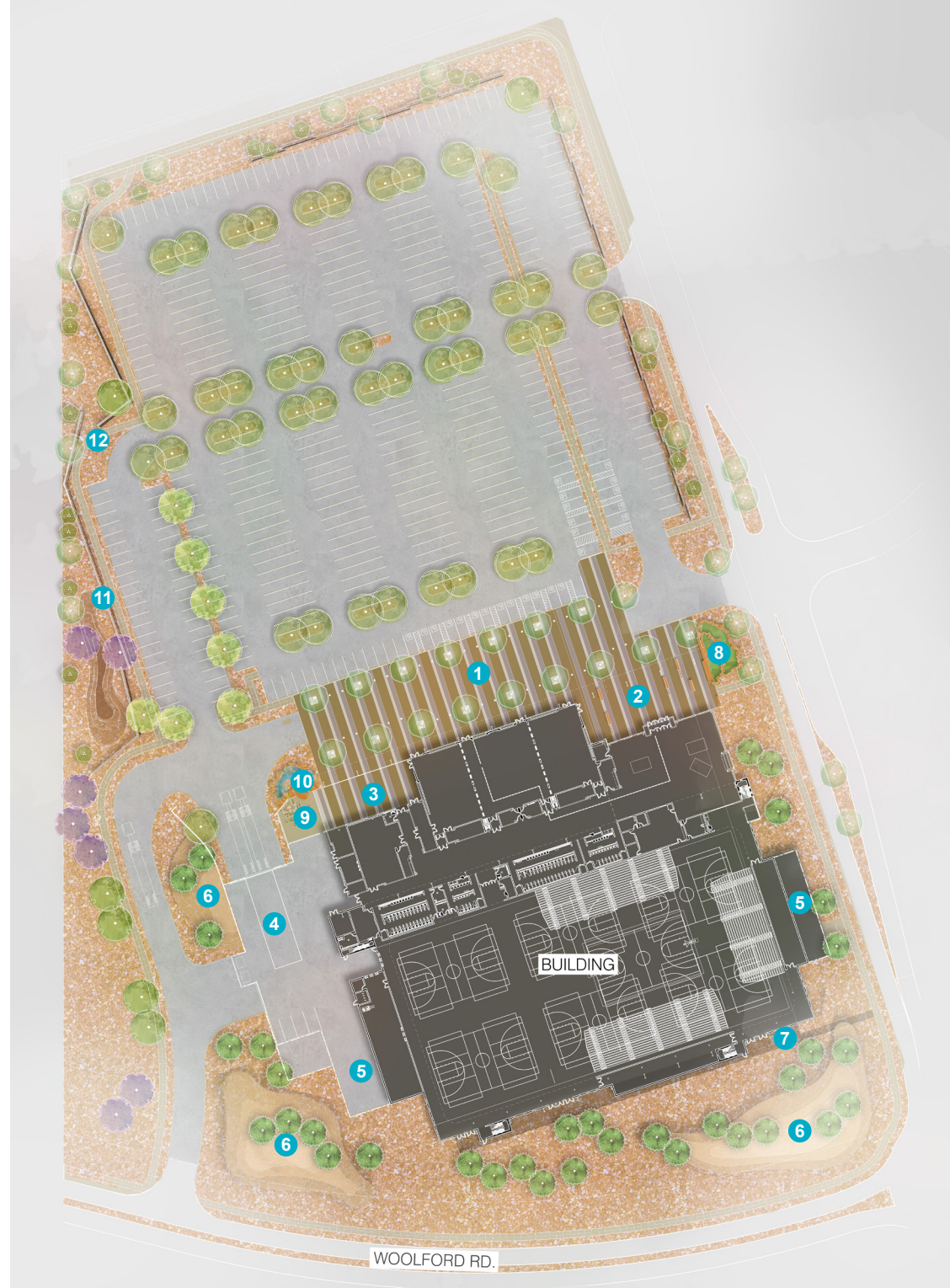
- 1 ENTRY PLAZA
- 2 SECURED PATIO
- 3 MECHANICAL YARD
- 4 LOADING DOCK
- 5 AT GRADE DROP-OFF
- 6 ADDITIONAL OFF-SITE PARKING



TOTAL PARKING SPACES REQUIRED:  
1,125

TOTAL ON-SITE PARKING SPACES PROVIDED:  
489

# SITE PLAN



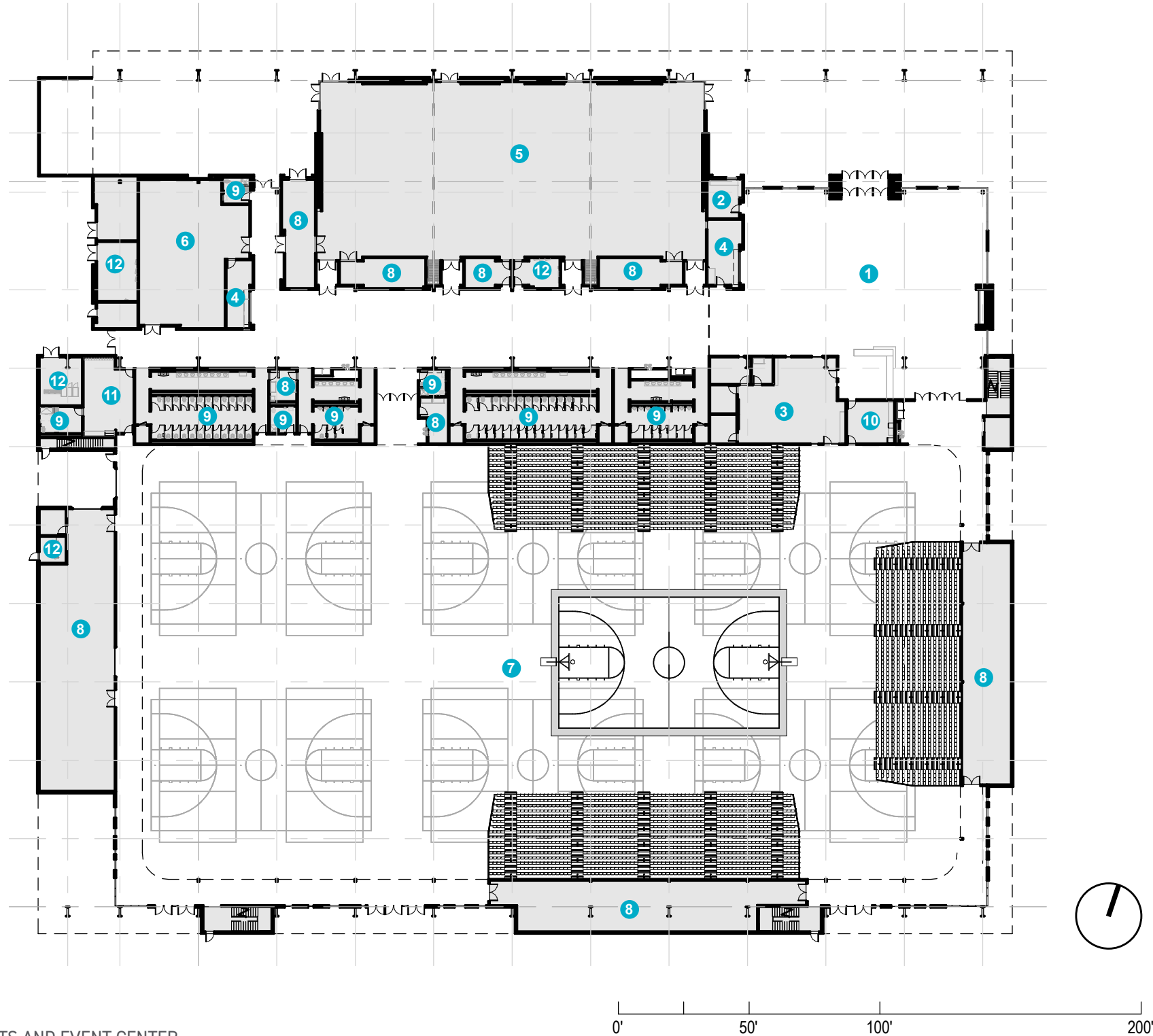
## LEGEND

- 1 AT GRADE DROP-OFF
- 2 ENTRY PLAZA
- 3 SECURED PATIO
- 4 LOADING DOCK
- 5 MECHANICAL YARD
- 6 LANDSCAPE BERM
- 7 DECOMPOSED GRANITE PATH
- 8 ROCK GARDEN
- 9 FIRE PIT
- 10 RAINWATER GARDEN
- 11 MASONRY SCREEN WALL
- 12 LOOPED PATHWAY

TOTAL PARKING SPACES REQUIRED:  
1,125

TOTAL ON-SITE PARKING SPACES PROVIDED:  
502

# FLOOR PLAN - LEVEL 1



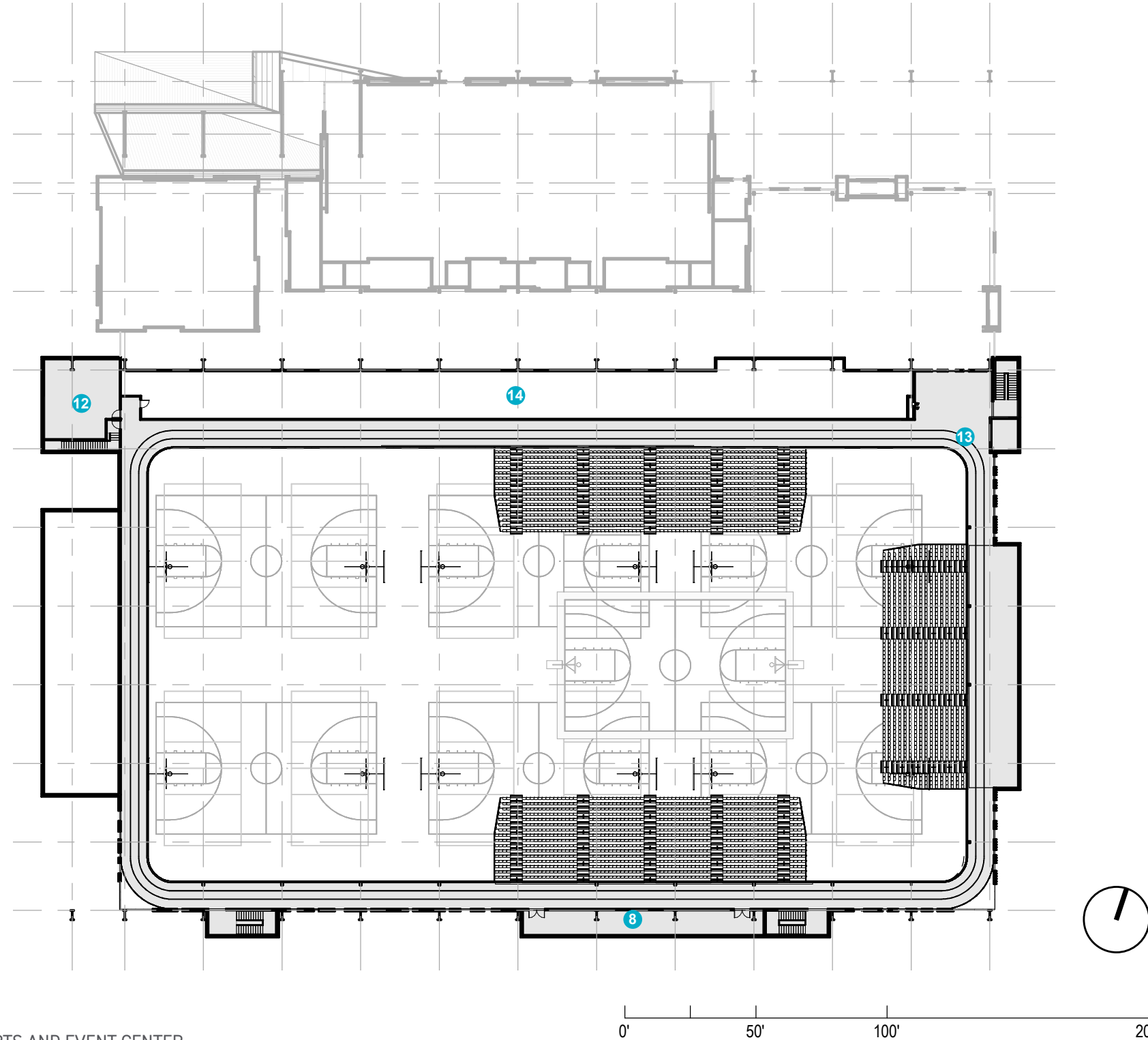
## LEGEND

1	LOBBY / PRE-FUNCTION	13,876 SF
2	TICKETING	186 SF
3	OFFICES	1,700 SF
4	CONCESSIONS	555 SF
5	BANQUET HALL / MEETING ROOMS	9,930 SF
6	KITCHEN	2,023 SF
7	SPORT COURTS	57,891 SF
8	STORAGE	8,475 SF
9	RESTROOMS	4,441 SF
10	TRAINING	293 SF
11	GREEN ROOM / REFEREE	533 SF
12	BUILDING SUPPORT	2,321 SF
13	ELEVATED TRACK	11,940 SF
14	MECHANICAL PLENUM	

LEVEL 1	101,384 SF
LEVEL 2	12,780 SF

**OVERALL** approx. **114,164 SF**

# FLOOR PLAN - LEVEL 2



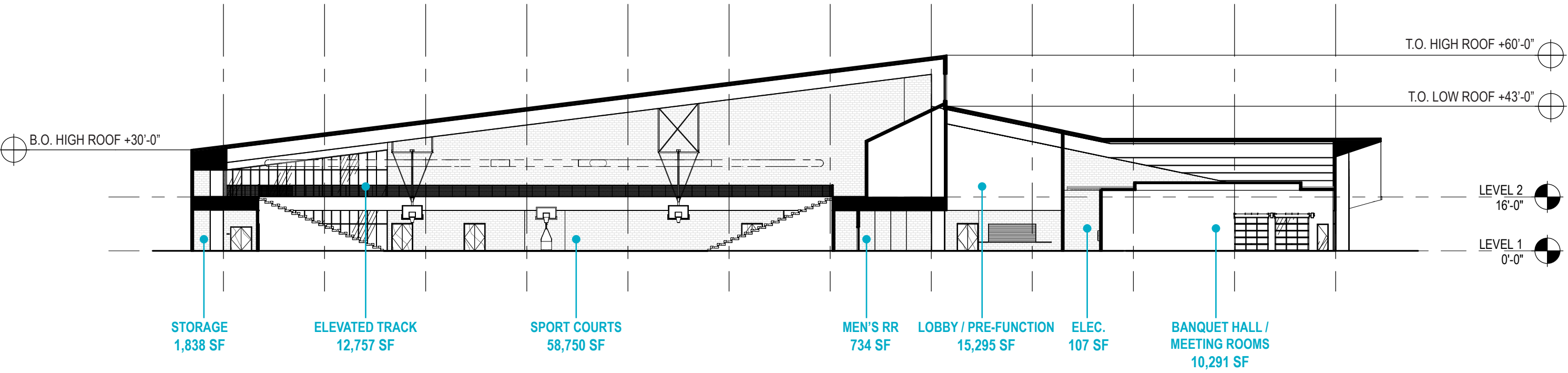
## LEGEND

1	LOBBY / PRE-FUNCTION	13,876 SF
2	TICKETING	186 SF
3	OFFICES	1,700 SF
4	CONCESSIONS	555 SF
5	BANQUET HALL / MEETING ROOMS	9,930 SF
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12	BUILDING SUPPORT	2,321 SF
13	ELEVATED TRACK	11,940 SF
14	MECHANICAL PLENUM	

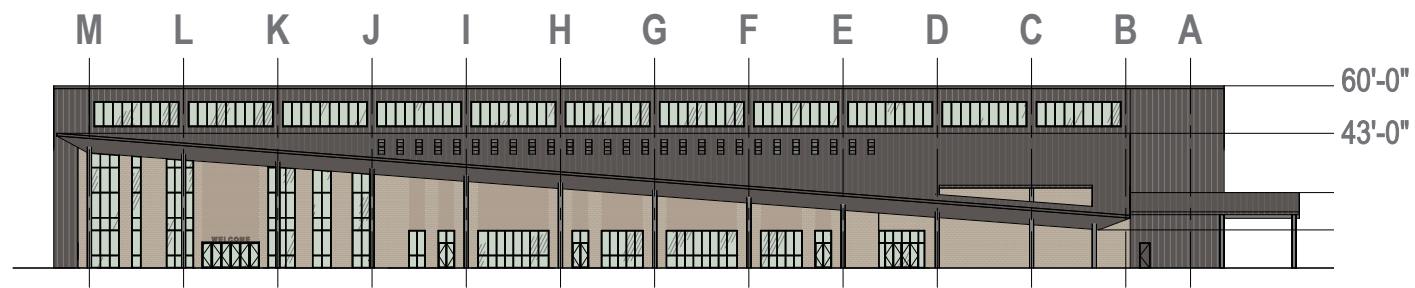
LEVEL 1	101,384 SF
LEVEL 2	12,780 SF

**OVERALL** approx. **114,164 SF**

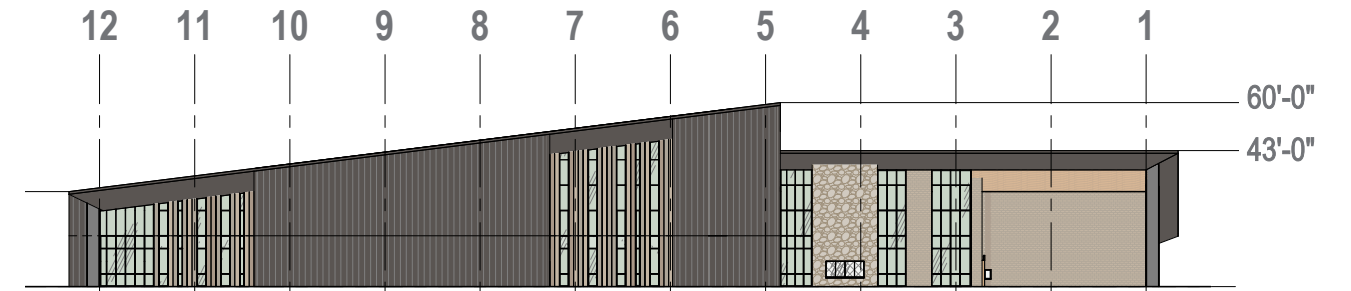
# SECTION A LOOKING WEST



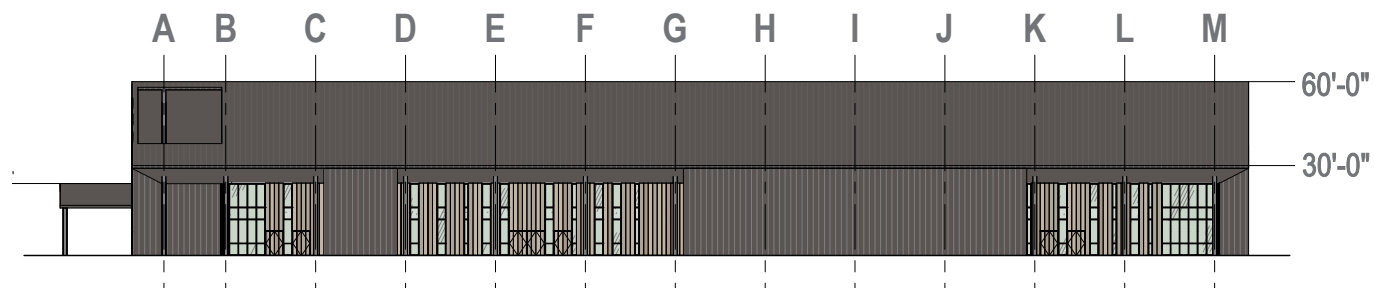
# ELEVATIONS



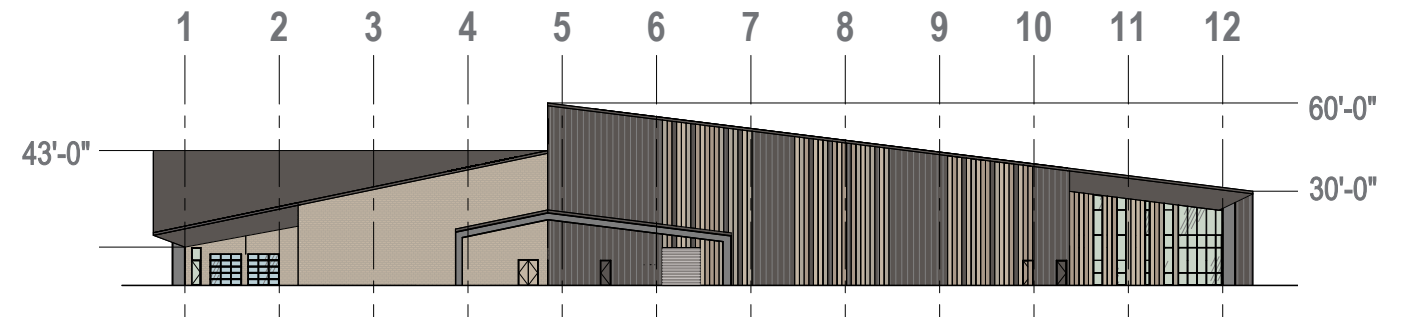
north



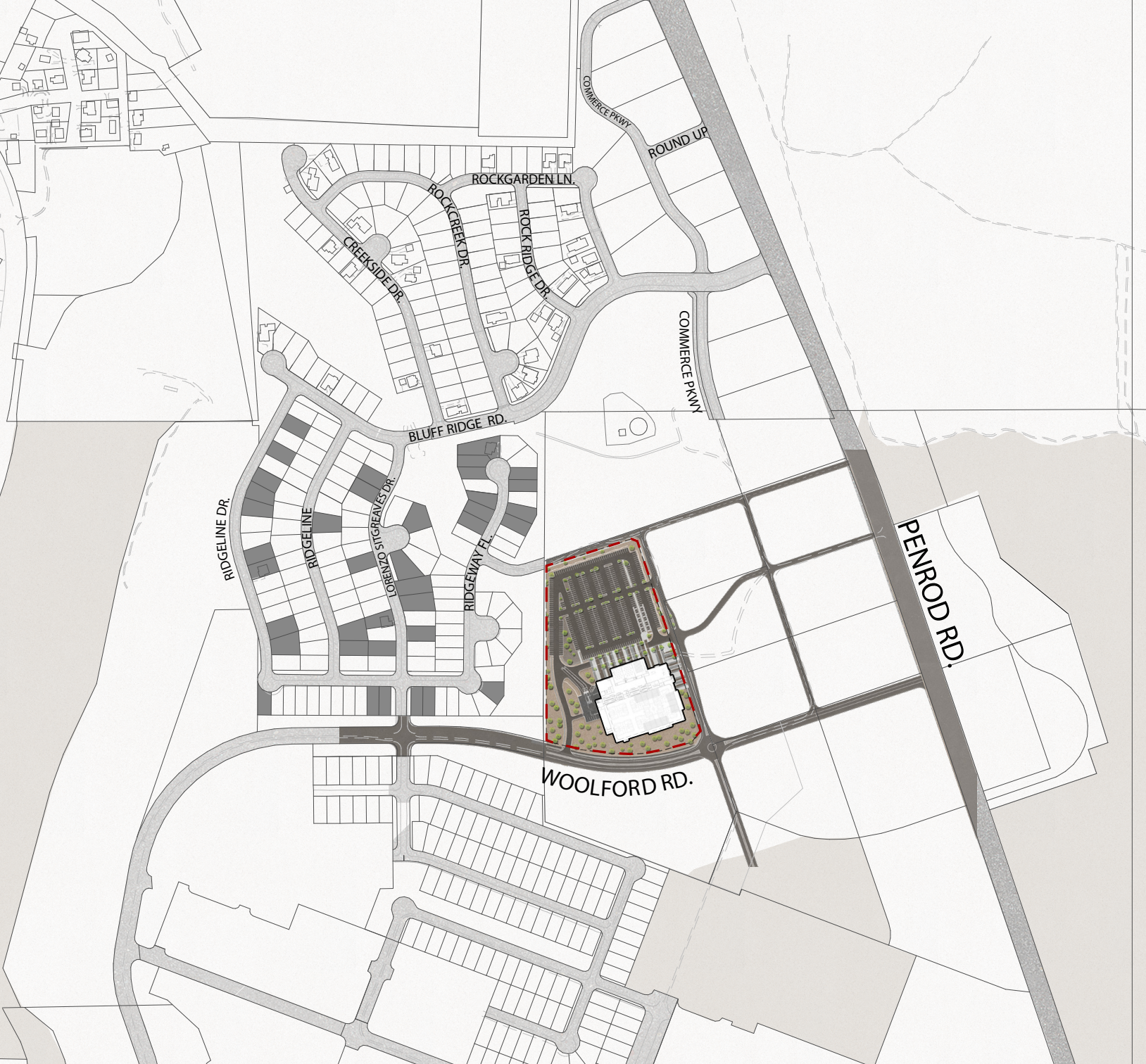
east



south



west



VIEW FROM ADJACENT NEIGHBORHOOD

# NE PLAZA



SE ENTRANCE - DUSK



# WEST ENTRANCE



# NORTH PARKING



# NE AERIAL



# SE AERIAL



# SW AERIAL



# NW AERIAL



**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, OCTOBER 28, 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.

**COMISSION MEMBERS PRESENT:** Chairman Barlow, Vice Chairwoman Wilson, Commissioner Hatch, Commissioner Adams, Commissioner Whipple, and Commissioner Clark.

**COMMISSION MEMBERS ABSENT:** Commissioner Schnepf.

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

**GUESTS:** Renea Isaacs, Judy Hall, Belinda Barber, Kynlee Nikolaus, and Doug Roberts.

3. Invocation.

Commissioner Adams gave the invocation.

4. Pledge of Allegiance.

Commissioner Clark led the Commission and audience in the 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.

Ms. Saline said 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.

### 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.
5. Primary access to the property shall utilize West Whipple.

Vice Chairwoman Wilson asked about if the city sewer connection would be a requirement regardless of the CUP.

Director Tregaskes said yes, city code requires connection to city sewer if your property is within 200 feet of the sewer regardless of if they were doing a guest house. The city sewer is approximately 230 feet from the subject property, which is why staff wanted to make sure the requirement for connecting to City Sewer was very clear with the findings of fact as well as a condition of approval. If sewer ever does get extended, they will have to abandon their leach field, septic tank, and connect to the city sewer.

Commissioner Adams asked if there was anything different from this request from the other CUPs for guest houses.

Director Tregaskes said no. The guest house is smaller than allowed by City Code, the only difference is the septic system due to the availability of sewer.

He also said there is a concerned property owner who uses the easement to access their property, which is the only access to their home and the reason for the added condition to access the property off Whipple.

Chairman Barlow asked if staff could repeat the added condition.

Ms. Saline said, "Primary access to the property shall utilize West Whipple."

Chairman Barlow asked if it is city code that a shared driveway access is required for a guest house.

Director Tregaskes said that is correct, city code requires guest houses utilize a shared driveway, single electric, water and gas meters.

Renea Issacs said she is concerned about the roadway access with a culvert instead of using the easement. She doesn't have an issue with the guest house, but has concerns with the use of the roadway, and said she would be happy with the condition.

Commissioner Clark asked if staff could clarify where the easement is on the property.

Director Tregaskes referenced the site plan that was submitted as part of the application shows a driveway coming off West Whipple. He also referenced the aerial photo of the property and said the yellow line goes over the top of the driveway and accesses the Isaacs' property.

Vice Chairwoman Wilson asked if there was a recorded easement.

Director Tregaskes said there is a warranty deed that describes what you're getting when you purchase property. In this case, they describe that as a road easement. Staff has not been able to find any documentation prior to 1982. It has been utilized as a private easement for the Isaacs property. There have been no other properties that utilize the easement.

Belinda Barber, the applicant said, they are under construction and digging trenches for the main home. There will be a 500-foot trench for power, and they will be digging it this coming weekend. She said they are not exactly sure where the driveway will be. They are only using the first 30 feet of the existing driveway until they can put in their own driveway.

Commissioner Hatch clarified that the Barbers would be installing the new driveway off West Whipple. He asked if they will gate off the easement and not use it in the future.

Ms. Barber said that is correct.

Ms. Isaacs said the original intent of the road was to access her property and there is no other way to access their property. She claims it's not an easement and it has been destroyed due to the construction.

Ms. Atencio said that the warranty deed that Director Tregaskes has referenced calls it a road easement. The commission is not here to litigate or dictate what goes on with the easement. If the applicant is willing to utilize a different driveway and is fine with that, that is up to them. The intent is not expressed in the warranty deed, that is a private issue between the property owners.

Chairman Barlow said it is very generous of the property owners to agree to install a separate driveway and that it is out of the scope of the commission and would leave that up to the property owners.

**VICE CHAIRWOMAN WILSON MOVED 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.; SECONDED BY COMMISSIONER WHIPPLE; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRWOMAN WILSON, COMMISSIONER HATCH, 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, September 23, 2025

**VICE CHAIRWOMAN WILSON MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING OF TUESDAY, SEPTEMBER 23, 2025; SECONDED BY COMMISSIONER CLARK; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRWOMAN WILSON, COMMISSIONER HATCH, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK VOTING IN FAVOR.**

8. **SUMMARY OF CURRENT EVENTS:**

- A. Commission Members

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

Commissioner Whipple reminded everyone to enjoy the holiday season.

Commissioner Adams reminded the public that winter road conditions are coming and to be careful.

Vice Chairwoman Wilson said on Saturday, November 8th, the Police Department is honoring our fallen officer, Darrin Reed, at 6 p.m. at the police department and refreshments will be served.

Chairman Barlow said with Halloween coming up this weekend, make sure you're watching out for little ones on the roads, running out in front of cars. We just want to make sure everybody stays safe this weekend.

B. Planning and Zoning Director

Director Tregaskes said he wanted to echo what the Chairman has just said about watching out for kids on Halloween, be a little more cognizant of what's going on around you. Also, if you haven't had a chance yet, the Scarecrow Walk is in the city meadow where there are over 90 scarecrows done by creative individuals, so if you've got time go and check that out.

9. **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 OCTOBER 28, 2025, AT 7:28 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Katie Fechtelkotter

\_\_\_\_\_  
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 October 28, 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

Commissioner Whipple reminded everyone to enjoy the holiday season.

Commissioner Adams reminded the public that winter road conditions are coming and to be careful.

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ATTEST:

APPROVED:

\_\_\_\_\_  
Zach Barlow, Chairman

\_\_\_\_\_  
Planning and Zoning Director

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\_\_\_\_\_  
Katie Fechtelkotter