

SHOW LOW PLANNING AND ZONING COMMISSION
Regular Meeting – Tuesday, January 10, 2023

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Regular Meeting** of the Show Low Planning and Zoning Commission will be held on Tuesday, January 10, 2023, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. ELECTION OF OFFICERS

6. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-254 submitted by Lisa Garvin of KGJ Roofing to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage on property located at 1600 S. White Mountain Rd., Show Low, Arizona, that being A.P.N. 210-32-013.
- B. Consideration of Conditional Use Permit 602-04-255 submitted by Thomas Myers and James Della Femina to allow for the expansion of mini storage on property located at 291 N. Central Ave., that being A.P.N. 210-19-064.

7. CALL TO THE PUBLIC

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

8. APPROVAL OF MINUTES

- A. Planning and Zoning Commission Regular Meeting of December 13, 2022.

9. SUMMARY OF CURRENT EVENTS

- A. Commission Members
B. Planning and Zoning Director

10. ADJOURNMENT

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning & 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 & Zoning Commission, 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 & Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

I, Ashley Duncan, do hereby certify that this agenda was posted on Friday, January 6, 2023.

Ashley Duncan

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-254 submitted by Lisa Garvin of KGJ Roofing to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013 (Katie Fechtelkötter)

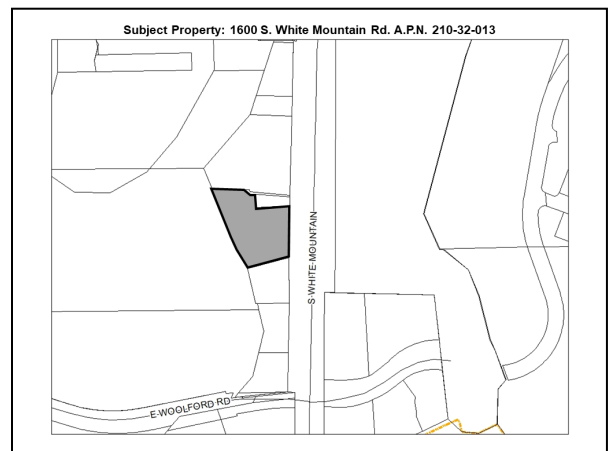
RECOMMENDATION

I **MOVE** to approve CUP 602-04-254 submitted by Lisa Garvin of KGJ Roofing to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013, subject to staff recommendations.

BACKGROUND

Lisa Garvin of KGJ Roofing has submitted a Conditional Use Permit (CUP) to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013. There is an existing building and several outbuildings on the subject property. The applicant plans to utilize the existing building as an office and will have products for display for walk-in customers. In the future they may build an additional building on the northwest portion of the subject property for their operations.

The subject property is zoned C-2 (General Commercial) outdoor storage in conjunction with a contractor's office requires a CUP in the C-2 zone. The applicant has also requested to place a sea container for storage on the subject property. A sea container for storage in the C-2 zone is permitted with a CUP, a minimum 100 foot setback from any public right-of-way, and satisfactory screening. The applicant has indicated that the sea container will be placed behind the existing office building, a minimum from 100 feet from the property line and will be painted a neutral color that blends into the surrounding area. The applicant has also indicated that they plan to utilize a six foot solid material fence to screen any outdoor storage. This fence will be similar to the fence utilized by Homeland Fence and Supply. A conceptual site plan has been included for review.



FINDINGS OF FACT

1. Lisa Garvin of KGJ Roofing has submitted a CUP to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013
2. There is an existing building and several outbuildings on the subject property. The applicant plans to utilize the existing building as an office and will have products for display for walk-in customers. In the future they may build an additional building on the northwest portion of the subject property for their operations. The subject property is zoned C-2 (General Commercial) outdoor storage in conjunction with a contractor's office requires a CUP in the C-2 zone.
3. The applicant has also requested to place a sea container for storage on the subject property. A sea container for storage in the C-2 zone is permitted with a CUP, a minimum 100 foot setback from any public right-of-way, and satisfactory screening. The applicant has indicated that the sea container will be placed behind the existing office building, a minimum from 100 feet from the property line and will be painted a neutral color that blends into the surrounding area.
4. The applicant has also indicated that they plan to utilize a six foot solid material fence to screen any outdoor storage. This fence will be similar to the fence utilized by Homeland Fence and Supply. A conceptual site plan has been included for review.
5. Current zoning of the surrounding properties include.

North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: R1-15 (Single-Family Residential, Manufactured Homes Excluded, 15,000 Square Feet)
6. The current land uses of the surrounding properties include.

North: Black Diamond/Safelite Auto glass
South: Barnet, Dulaney, Perkins Eye Center
East: Show Low Meadow
West: Vacant single family residential
7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-254 submitted by Lisa Garvin of KGJ Roofing to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013 subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, Fire Code and Arizona Department of Transportation (ADOT) requirements.
2. An engineer shall certify any changes to drainage and grading on the site.
3. The surfacing of all access ways, interior driveways, and parking areas shall be surfaced in accordance with City Code and shall meet the minimum loading requirements outlined by TMFMD.
4. All vehicles parked/stored on the subject property shall be located at the rear of the property and shall be in useable condition.
5. All outdoor materials shall be screened by a six-foot solid material fence, and all materials shall be stored below fence height.
6. The sea container shall be located a minimum of 100 feet from the property line along S. White Mountain Rd. be painted a neutral color to blend into the surroundings and be screened from view from the right-of-way by being placed behind a fence, building or vegetation.
7. The right-of-way adjacent to the subject property shall be landscaped in a manner similar to the surrounding properties. Landscaping shall consist of primarily grass or sod and shall be maintained.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-254 submitted by Lisa Garvin of KGJ Roofing to allow for outdoor storage in conjunction with a contractor's office and a sea container for storage located at 1600 S. White Mountain Rd., that being A.P.N. 210-32-013.

General Plan

Land Use

Goal: Target redevelopment efforts.

Objective: Encourage re-use of old buildings.

Zoning Ordinance

Chapter 19.20 CONDITIONAL USE PERMITS

19.20.010 Purpose.

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

19.20.020 General regulations.

(A) Zoning district regulations established elsewhere in this chapter specify that certain uses of land may be allowed by the commission as conditional uses in a given district subject to the provisions of this section and the requirements set forth in district regulations. The planning and zoning commission is empowered to grant or to deny applications for conditional use permits and to impose conditions upon them.

(B) Any use, legally established and in compliance with the rules and regulations of the state of Arizona and the City of Show Low, that is existing on the effective date of the ordinance codified in this chapter which is reclassified as a conditional use by this chapter for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this chapter, and its continuance shall not be subject to issuance of a conditional use permit; provided, however, that to the extent that such use fails to conform to the requirements of this chapter, it shall be considered nonconforming as described in Chapter [19.95](#), and its continuance shall be governed by all nonconforming use regulations applicable thereto.

(C) Every conditional use permit issued shall be applicable only to the specific conditional use and to the specific property for which it is issued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(B))

19.20.030 Application process.

(A) *Authorized Applicant.* An applicant for a conditional use permit shall be one (1) of the following:

- (1) The owner(s) and/or authorized agent of the property;
- (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.

(B) *Submittal Requirements.* Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter [19.15](#), and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.

(C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

(E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040 Staff review.

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

19.20.050 Standards for reviewing conditional use permits

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

(A) The application shall be consistent with and conform to the general plan and any other adopted plans;

(B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and

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

19.20.060 Notification requirements.

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

19.20.070 Commission action.

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

(A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.

(B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed to the applicant at the address shown in the application, and the commission shall report its actions to the city council.

(C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.

(D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080 Appeals.

(A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.

(B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section [19.20.070\(C\)](#). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) *Council Action.*

(1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section [19.20.070\(C\)](#).

(2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.

(3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.

(4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(H))

19.20.090 Time limits.

(A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.

(B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.

(C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.

(D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.

(E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.

(F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

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

19.20.100 Revocation and enforcement.

(A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.

(B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section [19.10.080](#). (Ord. No.

473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

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;
Antique dealers;
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 (indoor only);
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;
Computer sales;
Contractors' offices;
Cosmetics, retail sales;
Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
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;
Fish markets, retail sales;
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;
Libraries, private, rental;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;
Monuments, retail sales and display;
Mortuaries;
Motion picture equipment, retail sales and display;
Motion picture theaters;
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;
Produce, retail sales;
Public transportation depot;
Radio and television studios;
Record retention center;
Restaurants, alcoholic beverages prohibited;
Restaurant equipment, retail sales;
Safes, repair and sales;
Saw sharpening shops;

School equipment and supplies, retail and wholesale;
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. (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(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;
Building materials (outdoor storage yard);
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;
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;
Mini-storage facilities (personal use only). No unit greater than five hundred (500) square feet;
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;
Secondhand goods;
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. 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 Front Yard.* 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. 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.

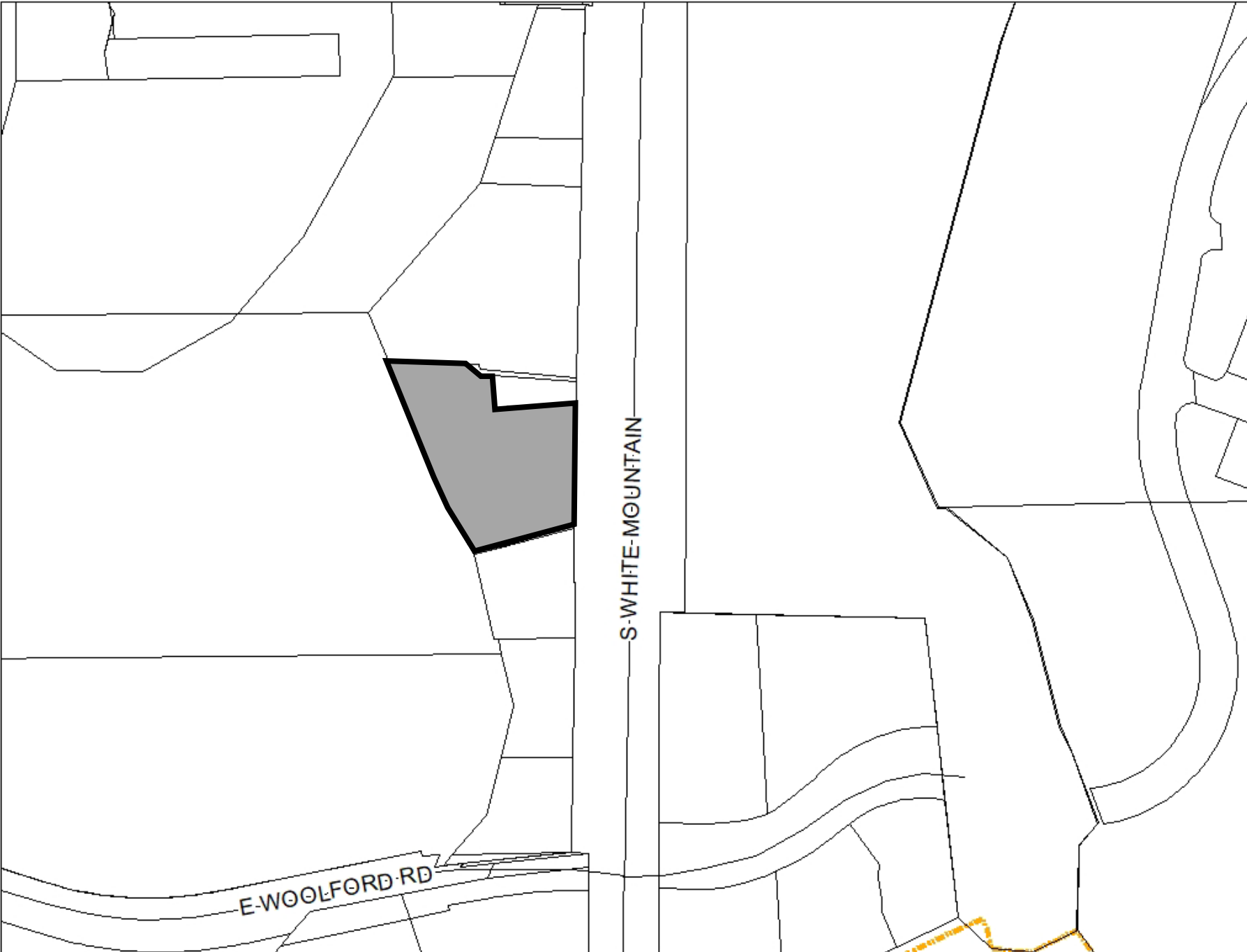
The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(H))

19.25.060 Yard, lot, and area requirements.

(H) *Sea Containers (Utilized as Storage Units).*

- (1) Are permitted for storage purposes in the I-1 and I-2 zoning districts provided they are not placed within any required yard setbacks.
- (2) May be approved as an accessory use for permanent storage purposes in commercial zoning districts through a conditional use permit. Placement in these districts requires a minimum one hundred (100) foot setback from any public right-of-way, and satisfactory screening.

Subject Property: 1600 S. White Mountain Rd. A.P.N. 210-32-013





Subject Property:
1600 S. White Mountain Rd.
A.P.N. 210-32-013



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

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

For Office Use Only

Date received: 12.19.22
Time received: 8 AM PM
Received By: KBF

OWNER INFORMATION

Name: KENNY GARVIN
Address: 7130 Rocky Rim Rd.
Street Address
Show Low AZ 85901
City State ZIP Code
Phone: (928) 240-0421 Email: Kennygarvin@kgjroofing.com

APPLICANT INFORMATION (if different)

Name: Lisa Garvin
Address: 7130 Rocky Rim Rd
Street Address
Show Low AZ 85901
City State ZIP Code
Phone: (928) 242-8321 Email: _____

PROPERTY INFORMATION

Address of Property: 1600 S. White Mtn Rd Parcel Number (A.P.N.): 210-32-013
Show Low, AZ 85901
Legal Description of Property: _____

Zoning Classification: C-2 Applicant's interest in Land: Roofing company property ^{office/}

What is the Nature of the Request? Garvin Enterprises LLC dba KGJ Roofing
desires to have a workable clean and beautiful Property
and office to represent the company & community in a
positive and productive manner.

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:

K&J Roofing proposes to add value to the community. We want to clean up the orchard and grounds area to help represent the beauty of the community and the meadow area. We will repaint and paint the building. We will install an approved privacy fence + establish gates on the barns.

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.

K&J Roofing is a commercial company that ^{performs} works off of property. therefore the office location will always be quiet & peaceful. Roofing is a business that doesn't involve working w/ public health, so we are confident in minimal public interaction. Also K&J is osha compliant + safety is always our #1 concern! we are even going to install handicap parking.

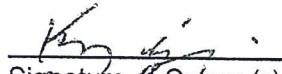
4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

As a commercial business the property is already set up w/ the adequate electrical + plumbing needs of a basic office set up. Being able to charge a few batteries + use the small bathroom is all that is necessary.

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.

Kenneth Garvin Jr. - Garvin Enterprises LLC dba K&J Roofing
Kristi Smith - Adventure Realty

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)

12/17/22
Date


Signature of Owner (s)

12/17/22
Date

Signature of Applicant (If other than owner)

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Kenneth Garvin Jr, the owner of the property described as A.P.N. 210-32-013

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

DATED this 19 day of DECEMBER, 2022.

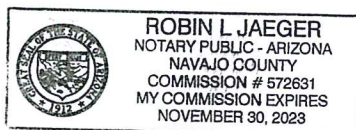
K Garvin Jr
Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of NAVAJO)

SUBSCRIBED AND SWORN before me this 19TH day of DECEMBER, 2022
by ROBIN L. JAEGER.
Name of Signer

Robin L Jaeger
Notary Public

[Notary Seal]



My name is Kenny Garvin, and I am the owner of Garvin Enterprises LLC, dba KGJ Roofing. I started my company in 2014 here in the Show Low area and I am happy to say, each year we have grown and expanded our company and have made a positive name for ourselves here in the white mountains. This last year, we were voted #1 Roofing company and we could not be more proud! I am very happy with the progress that we have made and can't wait to see what great things are in store for the future of KGJ Roofing. My company and I have been searching for a location that we can call home for quite a long time, and we finally got the opportunity in this property located @ 1600 White Mountain Rd., here in Show Low. It is an amazing property that we believe suites our team very well. This location is beautiful and perfect for all our needs.

My kids go to school in this town and play in every sport Show Low Cougars has to offer. I coach Football in the grade school teams as well as tee ball and little league baseball etc. My Wife is a Labor and Delivery Nurse at Summit Healthcare, and my oldest Son will be graduating this year at the Cougar Highschool. I am deeply proud of my town and this great school and am so honored and humbled to be able to be a fellow business property owner here in this amazing place I call home!

The property is already almost perfect with a minimal amount of upgrades necessary to be business operable. As soon as we move in, we will be removing the old roof and adding a brand-new roof. We will also be painting the building and performing the grounds up keep that the property so desperately needs. A major focus area is going to be the frontage portion of the property. There is already grass and shrubbery, however they can use a deep cleaning and manicure. The orchard area needs to be thinned a bit, but only to enhance the healthy growth of the environment. We plan on making this area so beautiful that people will want to take pictures in the orchard in the spring through fall months!

The driveway is very spacious. There is enough room for my company and the glass company next door to easily drive in and out and stay out of each other's way, but the road could use a little work. Therefore, I will be adding a crushed basalt that will maintain its compact nature and keep the driveway as minimally muddy as possible. I will also be adding a handicap parking area to provide access to our office that is ADA compliant and is either paved or concrete. I will be adding a 6' tall, corrugated fence that will be attached to the pole fence that already spans the visible portions of the property. This will provide privacy and add a uniquely beautiful backdrop that will minimize the invasive nature of a business in the meadow area. We will be adding privacy gates to the barns that are visible to the public. This will cover whatever work materials that will be kept on the property.

We humbly request the ability to place a connex box located to the back of the office building for tool storage. This will help to keep the area clean and organized. The location of the box will help to minimize the visibility of the back yard behind the office. The connex box will be painted according to the standards of the C2 zoning with natural colors as approved by the city. It will probably be a brown or natural shade color. I will eventually be moving the 12x12 barn alongside the main lean barn located at the back of the property. If necessary, I may need to add a fill material just in drivable areas in the yard/work area. Whatever is added, we will get engineered approval for and if necessary, added engineer approved drainage to provide adequate ability for waterflow of the property.

We have decided to add a 6' tall low-profile sign by the front of the property that will be very similar to the average signage around the town of Show Low that has our company name on it and will be lit up in the evening and nighttime hours. The interior of the building will not change. It is already set up perfectly for our company to commence business. We will have display areas for our product that are

setup throughout the office, as well as optional purchasable items for walk in customers. In the yard area, we will not have any pallets of shingles more than double stacked. All pallets that are double stacked will not exceed 6 feet in height. We have 5 15-yard dumpsters that are under 4.5 feet tall each. This means that our 6 foot tall fence will cover all product in the yard. Privacy and cleanliness are very important to us and will be constantly maintained.

Finally, the only added feature that may be installed with city approval in the future, which will be at least 3 to 6 years out, is a building in the Northwest area of the property. At that time, more approved fill and/or concrete or pavement will be added to provide proper parking etc. All of this will of course be at the approved request to the city and then approval from a certified engineer.

In closing I would like to thank you all for your time. At KGJ Roofing our motto is, "we protect what matters most!" We consider Show Low Arizona our home and are proud to be a part of this great community.

We won't let you down!

Highway

303

52'

Driveway

97'

136'

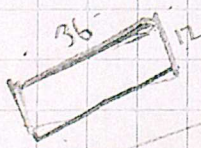


130'

40'

Conex 40'

work vans



10th

12'

30'

Equipment



241

Black Diamond

82'

33'

35' tall dumpster

15 long x 5

RECEIVED

DEC 29 2022



CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-255 submitted by Thomas Myers and James Della-Femina to allow for the expansion of mini storage located at 291 N. Central Ave., that being A.P.N. 210-19-064 (Katie Fechtelkotter)

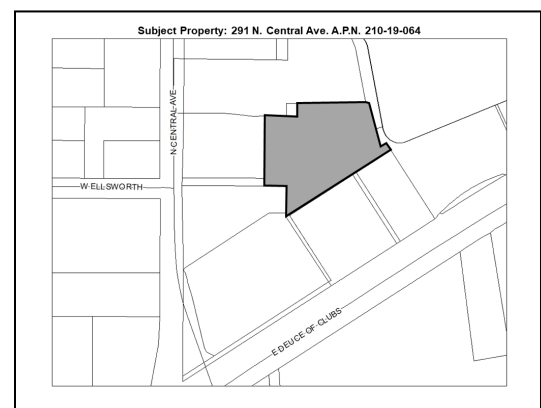
RECOMMENDATION

I **MOVE** to approve CUP 602-04-255 submitted by Thomas Myers and James Della-Femina to allow for the expansion of mini storage located at 291 N. Central Ave., that being A.P.N. 210-19-064, subject to staff recommendations.

BACKGROUND

Thomas Myers and James Della-Femina have submitted a Conditional Use Permit (CUP) to allow for the expansion of mini storage located at 291 N. Central Ave., that being A.P.N. 210-19-064. The subject property is 1.38 acres in size with two existing 2,912 square foot storage buildings on the subject property that were built in the mid 1970's. There is an existing City sewer main that runs through the property and a chain link fence with slats on the north property line. Chain link with no slats is on the east and south property lines. The property is lower than the adjacent property to the south.

The applicant plans to add four additional metal buildings ranging in size from 500 to 2,400 square feet for an additional 6,100 square feet of mini storage on the subject property. The subject property is zoned C-2 (General Commercial), mini storage requires a CUP and must be screened with a solid material fence in the C-2 zone. Any buildings in the C-2 zone are required to be treated in accordance with City Code section 19.70.120(F).



FINDINGS OF FACT

1. Thomas Myers and James Della-Femina have submitted a Conditional Use Permit (CUP) to allow for the expansion of mini storage located at 291 N. Central Ave., that being A.P.N. 210-19-064. The subject property is 1.38 acres in size with two existing 2,912 square foot storage buildings on the subject property that were built in the mid 1970's.
2. There is an existing City sewer main that runs through the property and a chain link fence with slats on the north property line. Chain link with no slats is on the east and south property lines. The property is lower than the adjacent property to the south.
3. The applicant plans to add four additional metal buildings ranging in size from 500 to 2,400 square feet for an additional 6,100 square feet of mini storage on the subject property.
4. The subject property is zoned C-2 (General Commercial), mini storage requires a CUP and must be screened with a solid material fence in the C-2 zone. Any buildings in the C-2 zone are required to be treated in accordance with City Code section 19.70.120(F).
5. Current zoning of the surrounding properties include.

North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
6. The current land uses of the surrounding properties include.

North: Dental Office
South: Commercial strip mall
East: Timothy McKay Memorial Park
West: Mountain Comfort
7. Transmittal memos were sent to all affected agencies. Applicable comments received include.

Community Services Director- With the new Timothy McKay Memorial Park going in behind the property to the East, there needs to be some sort of visual barrier to protect the business and maintain the park views.
8. No public comment has been received regarding the proposed development

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

Zoning Ordinance

Chapter 19.20 CONDITIONAL USE PERMITS

19.20.010 Purpose.

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

19.20.020 General regulations.

(A) Zoning district regulations established elsewhere in this chapter specify that certain uses of land may be allowed by the commission as conditional uses in a given district subject to the provisions of this section and the requirements set forth in district regulations. The planning and zoning commission is empowered to grant or to deny applications for conditional use permits and to impose conditions upon them.

(B) Any use, legally established and in compliance with the rules and regulations of the state of Arizona and the City of Show Low, that is existing on the effective date of the ordinance codified in this chapter which is reclassified as a conditional use by this chapter for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this chapter, and its continuance shall not be subject to issuance of a conditional use permit; provided, however, that to the extent that such use fails to conform to the requirements of this chapter, it shall be considered nonconforming as described in Chapter [19.95](#), and its continuance shall be governed by all nonconforming use regulations applicable thereto.

(C) Every conditional use permit issued shall be applicable only to the specific conditional use and to the specific property for which it is issued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(B))

19.20.030 Application process.

(A) *Authorized Applicant.* An applicant for a conditional use permit shall be one (1) of the following:

- (1) The owner(s) and/or authorized agent of the property;
- (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.

(B) *Submittal Requirements.* Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter [19.15](#), and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.

(C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

(E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040 Staff review.

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

19.20.050 Standards for reviewing conditional use permits

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

(A) The application shall be consistent with and conform to the general plan and any other adopted plans;

(B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and

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

19.20.060 Notification requirements.

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

19.20.070 Commission action.

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

(A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.

(B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed to the applicant at the address shown in the application, and the commission shall report its actions to the city council.

(C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.

(D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080 Appeals.

(A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.

(B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section [19.20.070\(C\)](#). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) *Council Action.*

(1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section [19.20.070\(C\)](#).

(2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.

(3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.

(4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(H))

19.20.090 Time limits.

(A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.

(B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.

(C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.

(D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.

(E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.

(F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

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

19.20.100 Revocation and enforcement.

(A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.

(B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section [19.10.080](#). (Ord. No.

473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

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;
Antique dealers;
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 (indoor only);
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;
Computer sales;
Contractors' offices;
Cosmetics, retail sales;
Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
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;
Fish markets, retail sales;
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;
Libraries, private, rental;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;
Monuments, retail sales and display;
Mortuaries;
Motion picture equipment, retail sales and display;
Motion picture theaters;
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;
Produce, retail sales;
Public transportation depot;
Radio and television studios;
Record retention center;
Restaurants, alcoholic beverages prohibited;
Restaurant equipment, retail sales;
Safes, repair and sales;
Saw sharpening shops;

School equipment and supplies, retail and wholesale;
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. (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(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;
Building materials (outdoor storage yard);
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;
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;
Mini-storage facilities (personal use only). No unit greater than five hundred (500) square feet;
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;
Secondhand goods;
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. 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 Front Yard.* 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. 1976 Code § 15-1-60(D))

19.70.130 General provisions.

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

19.70.140 Signs.

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

19.70.150 Parking and loading.

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

19.70.160 Plan review.

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

Subject Property: 291 N. Central Ave. A.P.N. 210-19-064



Subject Property:
291 N. Central Ave.
A.P.N. 210-19-064

N CENTRAL AVE

WELLSWORTH

E DEUCE OF CLUBS





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

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

For Office Use Only

Date received: 12.19.22
Time received: 3:35 AM/PM
Received By: KDF

OWNER INFORMATION

Name: JEROME C WEEKS AND LACYE A WEEKS TRUST
Address: PO BOX 551695
Street Address *Apartment/Unit#*
KAPAAU, HI 96755
City *State* *ZIP Code*
Phone: (928) 242-0555 Email: LACYEWEEKS@HOTMAIL.COM

APPLICANT INFORMATION (if different)

Name: THOMAS MYERS AND JAMES^T DELLA FEMINA
Address: 777 BRICKELL AVE
Street Address *Apartment/Unit#*
MIAMI FL 33131
City *State* *ZIP Code*
Phone: 321-765-3607 Email: JAMES@YOURTRUSTEDHOMEBUYER.COM
TOM@YOURTRUSTEDHOMEBUYER.COM

PROPERTY INFORMATION

Address of Property: 281 N CENTRAL AVE, SHOW LOW, AZ 85901 Parcel Number (A.P.N.): 210-19-06A

Legal Description of Property: _____

SECTION 20,T10N,R22E:BEG NW COR;TH S0DG3'30 E 1670.86'; TH N89DG56'30 E 25';TH N0DG3'30 W 15' TPOB; TH N89DG56'30 E 125';TH S

Zoning Classification: c-2 Applicant's interest in Land: IS UNDER CONTRACT TO PURCHASE THE PROPERTY

What is the Nature of the Request? WE ARE SUBMITTING PLANS TO BUILD 4 ADDITIONAL SELF STORAGE BUILDINGS

APPLICATION REQUIREMENTS

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

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

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

**THE PROPOSED PROJECT WILL MEET A NEED THAT HAS
BEEN SEEN IN THE AREA, THUS PROVIDING A SERVICE TO
THE PEOPLE THAT WILL RENT THE STORAGE SPACE WHILE
MAINTAINING THE SAME USE OF THE PROPERTY THAT THE
AREA HAS GROWN ACCUSTOMED TO, JUST WITH INCREASED
CAPACITY.**

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

**THE DEVELOPER SHALL ENSURE THAT WORK IS TO BE DONE DURING DAYLIGHT HOURS AND THAT
CONSTRUCTION NOISE AND OTHER POSSIBLE DISTURBANCES ARE KEPT TO A MINIMUM IN AN ATTEMPT TO
NOT OVERLY DISTURB THE RESIDENTS AND OTHER COMMERCIAL BUSINESSES IN THE AREA.**

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

**THE PROPOSED IMPROVEMENTS TO THIS SITE DO NOT REQUIRE ANY UTILITY DEMANDS OTHER
THAN POSSIBLE ELECTRIC WORK FOR LIGHTING. THE DEVELOPER SHALL WORK DIRECTLY
WITH THE UTILITY PROVIDER TO ENSURE THAT UTILITY INSTALLATION IS CARRIED OUT
QUICKLY WITH MINIMAL DISTURBANCE TO SURROUNDING PROPERTIES.**

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.

THOMAS MYERS

JAMES DELLA FEMINA

LACYE WEEKS

Emerg Ellsworth

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.

DocuSigned by:
Lacye Weeks

12/19/2022

Signature of Owner (s)

Date

Signature of Owner (s)

Date

Signature of Applicant (If other than owner)

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Lacye A Weeks, the owner of the property described as A.P.N. 210-19-064

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 29th day of December, 2022.

Sacpe A Weeks

Signature of Property Owner

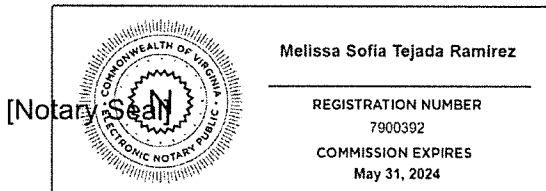
STATE OF ARIZONA)
) ss.
County of Fairfax)

SUBSCRIBED AND SWORN before me this 29th day of December, 2022,
by Lacye A Weeks.

Name of Signer

Melissa

Notary Public



Notarized online using audio-video communication

PRELIMINARY DRAINAGE ANALYSIS AND REPORT

for

SHOW LOW MINI STORAGE

281 N. CENTRAL AVENUE
SHOW LOW, ARIZONA
APN: 210-19-064



PAINTED SKY
Engineering & Survey, LLC

December 2022



RECEIVED

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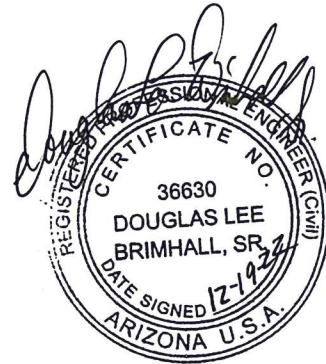
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I. INTRODUCTION

The Show Low Mini Storage project is located in Show Low, Arizona at 281 North Central Avenue. The site is located on parcel number 210-19-064 which is 1.38 acres in size. The site currently has two mini storage buildings located on it. The proposed improvements to the site include four additional buildings varying in size to provide more mini storage.

The purpose of this report is to provide the results of the preliminary drainage analysis that was performed, estimating the anticipated flows for the 2-year, 10-year, 50-year and 100-year storm events for the proposed conditions and provide calculations for handling these flows.



Figure 1. Vicinity Map

II. METHODOLOGY

The analysis methodology was based on the rational method, shown in Equation 1 below. The rational method was used to estimate peak flow rates for the storm events. Runoff coefficients for the site were determined using the ADOT Highway Drainage Design Manual-Volume 2.

Equation 1. The Rational Method

$$Q=C*I*A$$

Q= Peak Flow Rate (cfs)

C= Runoff Coefficient (C)

I= Rainfall Intensity (inches per hour)

A= Area (Acres)

The peak flow rates were estimated using the AutoCAD Civil 3D “Hydraflow Hydrographs Extension” to route the flows through the site and to estimate the peak flows for the 2-year, 10-year, 50-year and 100-year events at specific concentration points. Rainfall data was determined using the NOAA Atlas 14 website for Atlas 14, Volume 1, Version 5 near the project site.

Autodesk’s Hydraflow Hydrographs Extension was used to create hydrographs. Hydrographs were then used to route flows through the site.

The analysis developed flow rates for the pre and post flow rates for the 2, 10, 50 and 100-year events for the project.

The drainage area was delineated from a recent site visit and field observations.

III. EXISTING CONDITIONS

The site is located just off of Central Avenue in Show Low. Approximately half of the property is developed with 2 block buildings used for mini storage, approximately 8,000 square feet of storage area, and gravel drives around the buildings. The remainder of the site consists of native earth and grasses and some trees along the Southerly side. The site generally drains from the West to the East towards a major existing drainage on the parcel directly to the East of the site which eventually drains into Show Low Creek. Figure 2 shows how the existing drainage flows across the site with flow arrows placed in the approximate direction of flow.

A weighted runoff coefficient “C” was determined for the existing site. To determine the weighted runoff coefficient, each area with a different surface material was assigned a C-value. It was determined that a C-value of 0.55 would be used for the areas with native grasses, 0.78 was used for the areas of existing gravel or cinder roads/driveways, and 0.95 was used for areas of impervious surfaces.

Due to the size of the drainage areas that were analyzed, the minimum time of concentration of 10 minutes was used for this analysis.

The existing peak flows leaving the site were determined and are shown below.

- 2-year = 3.1 cfs
- 10-year = 4.8 cfs
- 50-year = 6.6 cfs
- 100-year = 7.5 cfs

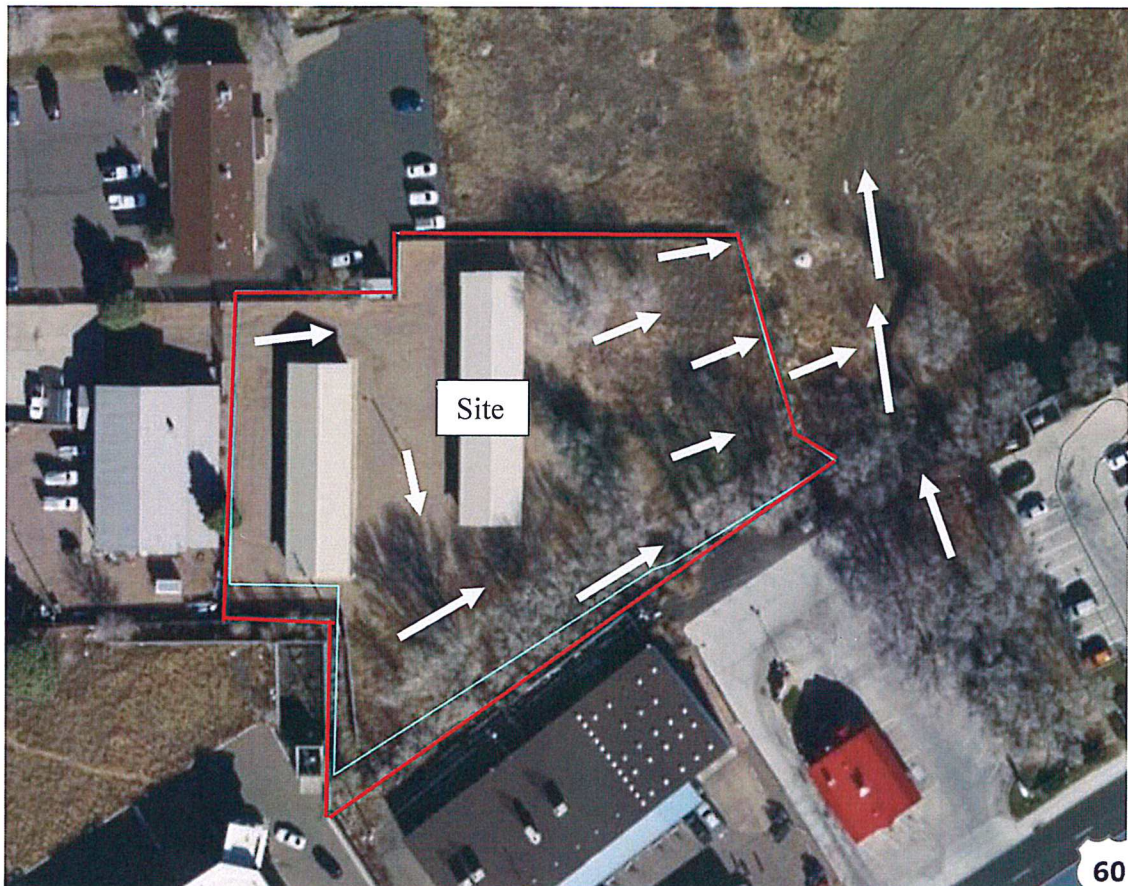


Figure 2. Existing Site

IV. PROPOSED CONDITIONS

The proposed improvements to the site include 4 additional buildings to be used as mini storage. The new buildings shall provide approximately 6,100 square feet of additional storage area to the site. New gravel roads shall also be constructed around the site to access the new buildings.

A weighted runoff coefficient "C" was determined for the post-development drainage from the site. To determine the weighted runoff coefficient, the same C-values used for the existing drainage were again used and the area for each surface were adjusted to account for the additional impervious surface.

For the proposed site analysis, the minimum time of concentration of 10 minutes was also used.

- 2-year = 3.5 cfs
- 10-year = 5.5 cfs
- 50-year = 7.6 cfs
- 100-year = 8.6 cfs

When the existing flows are compared to the proposed flows, it can be seen that there is an average increase of about 1 cfs to the total amount of runoff from the site.

The runoff from the site drains directly into a major waterway that collects a large amount of stormwater from subdivisions and commercial developments to the South of the site. Because of the short distance to the waterway, the peak flows from the site will enter and leave the waterway before the major peak flows from the other drainage areas will reach that point. Detaining this stormwater and slowly releasing it may increase the peak flows from the upstream contributing drainage basins, therefore it is recommended to allow for the drainage to run directly into the existing drainage ditch without any detention.

It is also recommended that riprap be placed along the entire eastern property boundary to reduce the velocity of the increased flows leaving the site and thus reducing risk of erosion as the stormwater travels to the existing waterway. Riprap that consists of at least D50=9" rock should be placed at least 18" deep in this area. Figure 3 in the appendix shows the area where riprap is recommended.

VI. SUMMARY

The construction of the new storage buildings in the ~~White Mountain~~ ^{Shaw Low} Mini Storage project will cause an increase in storm water runoff from the site. However, because this runoff drains directly into a major waterway before the peak flows from said waterway arrive at that point, it is believed that the increase in runoff will not adversely affect the downstream conditions.

Appendix

Rainfall Data



NOAA Atlas 14, Volume 1, Version 5
 Location name: Show Low, Arizona, USA*
 Latitude: 34.2518°, Longitude: -110.042°
 Elevation: 6364.26 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishant Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & arials](#)

PF tabular

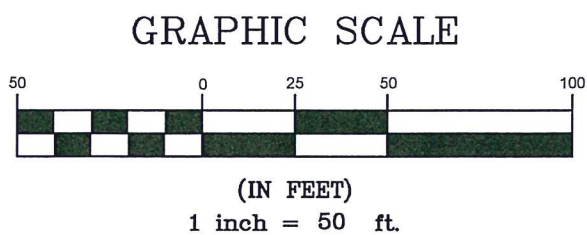
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	3.25 (2.84-3.73)	4.19 (3.67-4.79)	5.54 (4.84-6.30)	6.58 (5.69-7.45)	7.96 (6.83-9.00)	9.02 (7.66-10.2)	10.2 (8.51-11.5)	11.3 (9.35-12.9)	12.8 (10.4-14.7)	14.1 (11.2-16.3)
10-min	2.47 (2.17-2.83)	3.19 (2.80-3.64)	4.21 (3.68-4.79)	5.00 (4.33-5.66)	6.05 (5.19-6.85)	6.87 (5.83-7.77)	7.72 (6.47-8.76)	8.59 (7.11-9.80)	9.77 (7.91-11.2)	10.7 (8.53-12.4)
15-min	2.04 (1.79-2.34)	2.64 (2.31-3.01)	3.48 (3.04-3.96)	4.13 (3.58-4.68)	5.00 (4.29-5.66)	5.68 (4.82-6.42)	6.38 (5.35-7.24)	7.10 (5.88-8.10)	8.08 (6.54-9.27)	8.86 (7.05-10.3)
30-min	1.38 (1.21-1.58)	1.77 (1.56-2.03)	2.35 (2.05-2.67)	2.78 (2.41-3.15)	3.37 (2.89-3.81)	3.82 (3.24-4.32)	4.30 (3.60-4.88)	4.78 (3.96-5.45)	5.44 (4.40-6.24)	5.97 (4.75-6.91)
60-min	0.852 (0.746-0.976)	1.10 (0.962-1.25)	1.45 (1.27-1.65)	1.72 (1.49-1.95)	2.08 (1.79-2.36)	2.37 (2.01-2.68)	2.66 (2.23-3.02)	2.96 (2.45-3.37)	3.37 (2.72-3.86)	3.69 (2.94-4.28)
2-hr	0.482 (0.424-0.550)	0.616 (0.542-0.702)	0.800 (0.702-0.910)	0.947 (0.826-1.07)	1.15 (0.993-1.30)	1.31 (1.12-1.48)	1.48 (1.25-1.68)	1.66 (1.38-1.88)	1.90 (1.55-2.17)	2.09 (1.67-2.41)
3-hr	0.336 (0.298-0.382)	0.426 (0.378-0.486)	0.544 (0.480-0.617)	0.641 (0.562-0.726)	0.778 (0.675-0.880)	0.888 (0.760-1.01)	1.01 (0.849-1.14)	1.13 (0.936-1.28)	1.30 (1.05-1.49)	1.45 (1.15-1.66)
6-hr	0.197 (0.177-0.222)	0.246 (0.221-0.277)	0.308 (0.275-0.346)	0.359 (0.319-0.403)	0.433 (0.380-0.484)	0.491 (0.427-0.549)	0.553 (0.474-0.621)	0.618 (0.521-0.696)	0.709 (0.582-0.803)	0.783 (0.631-0.894)
12-hr	0.117 (0.105-0.132)	0.146 (0.131-0.165)	0.181 (0.161-0.204)	0.210 (0.186-0.236)	0.249 (0.219-0.280)	0.280 (0.243-0.315)	0.312 (0.268-0.352)	0.345 (0.292-0.392)	0.393 (0.326-0.450)	0.431 (0.352-0.498)
24-hr	0.065 (0.060-0.071)	0.081 (0.075-0.088)	0.101 (0.093-0.110)	0.116 (0.107-0.127)	0.138 (0.127-0.151)	0.156 (0.142-0.169)	0.174 (0.157-0.189)	0.192 (0.173-0.209)	0.217 (0.193-0.237)	0.237 (0.209-0.260)
2-day	0.038 (0.035-0.042)	0.047 (0.044-0.052)	0.059 (0.054-0.064)	0.068 (0.063-0.075)	0.081 (0.074-0.089)	0.091 (0.083-0.100)	0.102 (0.092-0.112)	0.113 (0.101-0.124)	0.128 (0.114-0.140)	0.139 (0.123-0.154)
3-day	0.028 (0.025-0.030)	0.034 (0.032-0.038)	0.043 (0.039-0.047)	0.050 (0.046-0.054)	0.059 (0.054-0.065)	0.067 (0.061-0.073)	0.075 (0.068-0.082)	0.083 (0.075-0.091)	0.095 (0.084-0.104)	0.104 (0.091-0.115)
4-day	0.022 (0.020-0.024)	0.028 (0.025-0.030)	0.035 (0.032-0.038)	0.040 (0.037-0.044)	0.048 (0.044-0.053)	0.055 (0.050-0.060)	0.061 (0.055-0.067)	0.068 (0.061-0.075)	0.078 (0.069-0.086)	0.086 (0.075-0.095)
7-day	0.015 (0.014-0.016)	0.019 (0.017-0.020)	0.023 (0.021-0.025)	0.027 (0.025-0.029)	0.032 (0.029-0.035)	0.036 (0.033-0.039)	0.040 (0.037-0.044)	0.045 (0.040-0.049)	0.051 (0.045-0.056)	0.056 (0.049-0.062)
10-day	0.012 (0.011-0.013)	0.015 (0.014-0.016)	0.018 (0.017-0.020)	0.021 (0.019-0.023)	0.025 (0.023-0.027)	0.028 (0.025-0.030)	0.031 (0.028-0.033)	0.034 (0.030-0.036)	0.037 (0.034-0.041)	0.040 (0.036-0.044)
20-day	0.008 (0.007-0.009)	0.010 (0.009-0.011)	0.012 (0.011-0.013)	0.013 (0.013-0.014)	0.016 (0.014-0.017)	0.017 (0.016-0.018)	0.019 (0.017-0.020)	0.020 (0.018-0.022)	0.022 (0.020-0.024)	0.023 (0.021-0.025)
30-day	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.009-0.010)	0.011 (0.010-0.011)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.017)	0.017 (0.015-0.018)	0.018 (0.016-0.019)
45-day	0.005 (0.005-0.006)	0.006 (0.006-0.007)	0.008 (0.007-0.008)	0.009 (0.008-0.009)	0.010 (0.009-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)	0.013 (0.012-0.014)	0.014 (0.013-0.015)	0.015 (0.014-0.016)
60-day	0.005 (0.004-0.005)	0.006 (0.005-0.006)	0.007 (0.006-0.007)	0.007 (0.007-0.008)	0.008 (0.008-0.009)	0.009 (0.009-0.010)	0.010 (0.009-0.011)	0.011 (0.010-0.011)	0.011 (0.010-0.012)	0.012 (0.011-0.013)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

Weighted C-Value Calculations

Weighted C-Value Calculations							
Drainage Area	Total Area (Ac)	Area 1 Native Ground and Grasses		Area 2 Gravel Roads		Area 3 Impervious Areas	
		Area (Ac)	Runoff Coeff (C)	Area (Ac)	Runoff Coeff (C)	Area (Ac)	Runoff Coeff (C)
Pre-Development	1.38	0.7	0.55	0.5	0.78	0.18	0.95
Post-Development	1.38	0.17	0.55	0.89	0.78	0.32	0.95
							Weighted C-Value
							0.69
							0.79

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

SHOW LOW MINI STORAGE

FIGURE 3
DRAINAGE RECOMMENDATION
EXHIBIT

Project No.: 180080-18001

Date: 12/19/22

Designed By: EEE

Supplemental

Copyright: Tetra Tech

Bar Measures 1 inch

Hydraflow Hydrographs Extension Results

Watershed Model Schematic

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023



Legend

<u>Hyd.</u>	<u>Origin</u>	<u>Description</u>
1	Rational	DA-PRE
2	Rational	DA-POST

[illegible]

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	3.096	1	10	1,857	-----	-----	-----	DA-PRE
2	Rational	3.544	1	10	2,127	-----	-----	-----	DA-POST
Show Low Mini Storage.gpw					Return Period: 2 Year			Monday, 12 / 19 / 2022	

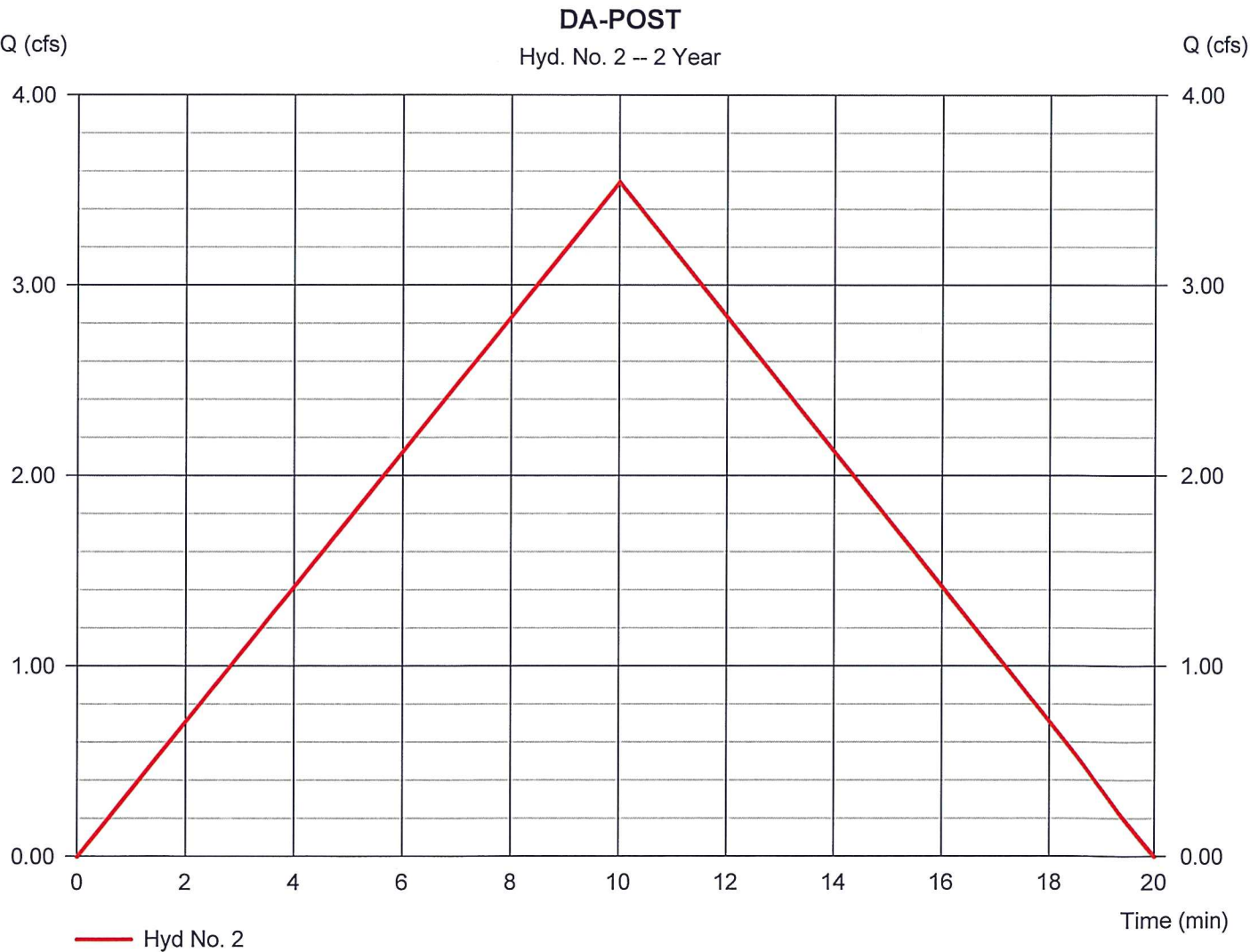
Hydrograph Report

Hyd. No. 2

DA-POST

Hydrograph type	= Rational	Peak discharge	= 3.544 cfs
Storm frequency	= 2 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 2,127 cuft
Drainage area	= 1.380 ac	Runoff coeff.	= 0.79*
Intensity	= 3.251 in/hr	Tc by User	= 10.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = [(0.170 x 0.55) + (0.890 x 0.78) + (0.320 x 0.95)] / 1.380



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	4.843	1	10	2,906	-----	-----	-----	DA-PRE
2	Rational	5.545	1	10	3,327	-----	-----	-----	DA-POST
Show Low Mini Storage.gpw					Return Period: 10 Year			Monday, 12 / 19 / 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

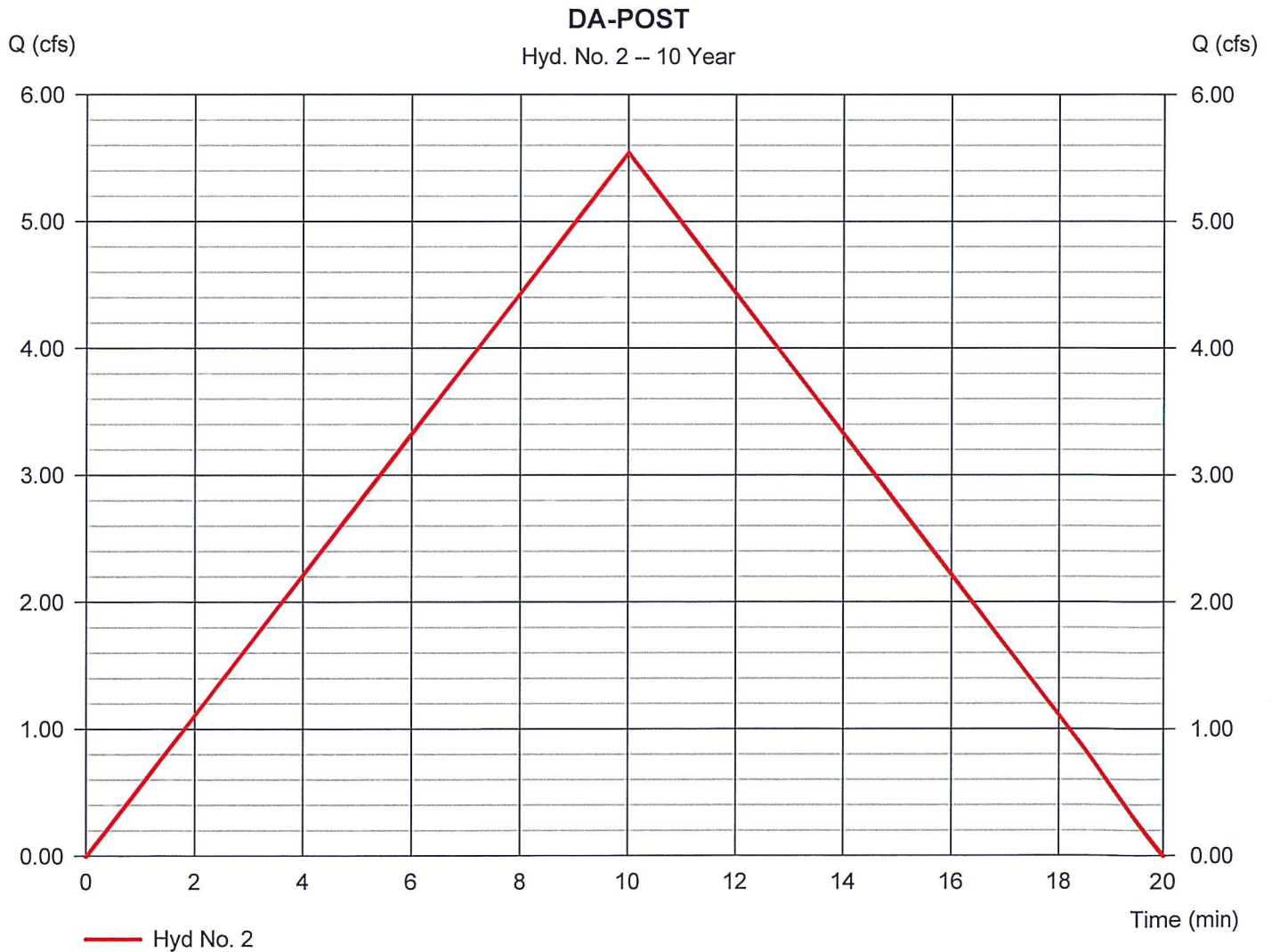
Monday, 12 / 19 / 2022

Hyd. No. 2

DA-POST

Hydrograph type	= Rational	Peak discharge	= 5.545 cfs
Storm frequency	= 10 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 3,327 cuft
Drainage area	= 1.380 ac	Runoff coeff.	= 0.79*
Intensity	= 5.086 in/hr	Tc by User	= 10.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.170 \times 0.55) + (0.890 \times 0.78) + (0.320 \times 0.95)] / 1.380$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	6.639	1	10	3,983	-----	-----	-----	DA-PRE
2	Rational	7.601	1	10	4,561	-----	-----	-----	DA-POST
Show Low Mini Storage.gpw					Return Period: 50 Year			Monday, 12 / 19 / 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

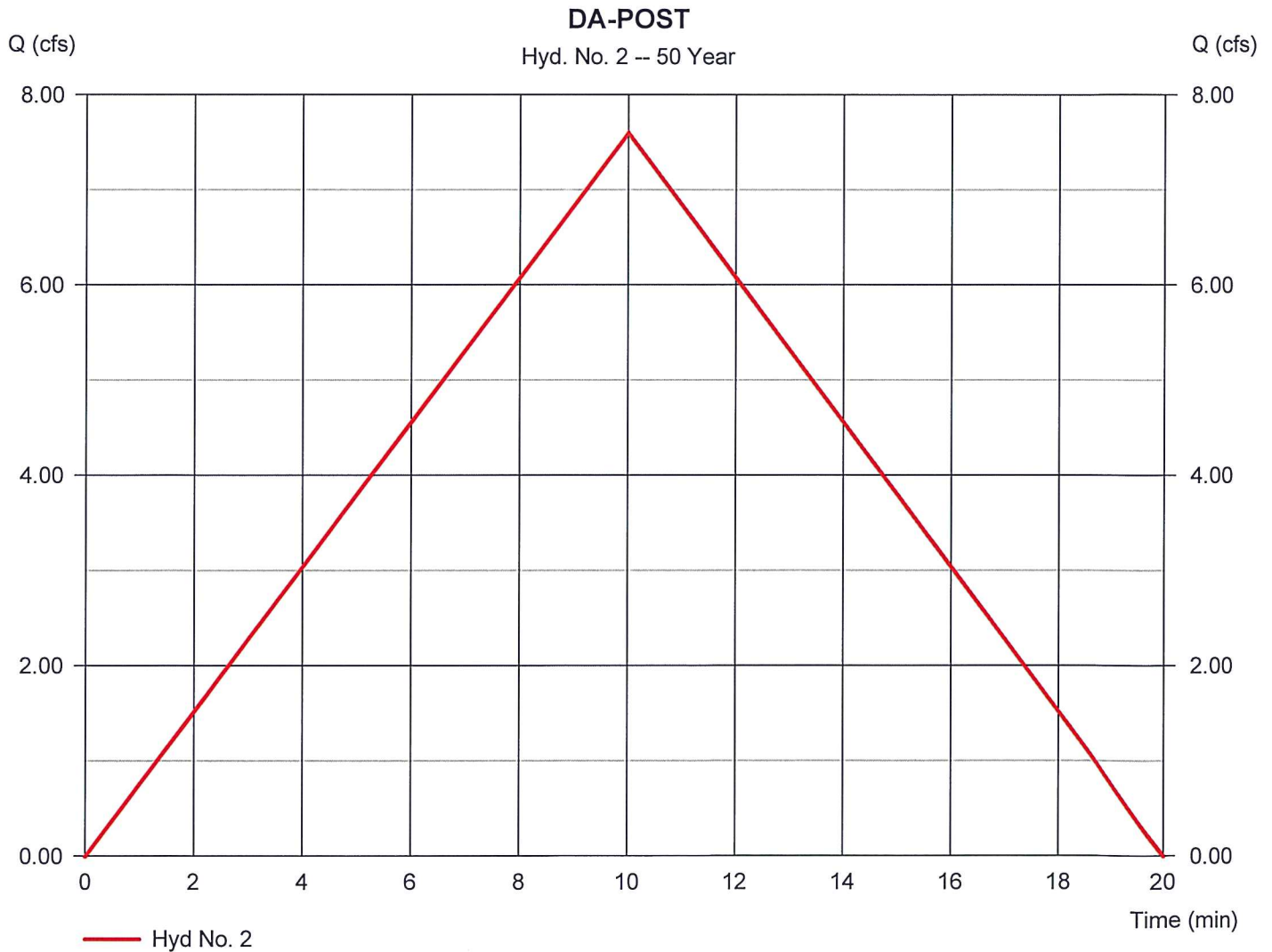
Monday, 12 / 19 / 2022

Hyd. No. 2

DA-POST

Hydrograph type	= Rational	Peak discharge	= 7.601 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 4,561 cuft
Drainage area	= 1.380 ac	Runoff coeff.	= 0.79*
Intensity	= 6.972 in/hr	Tc by User	= 10.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.170 \times 0.55) + (0.890 \times 0.78) + (0.320 \times 0.95)] / 1.380$



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	Rational	7.501	1	10	4,500	-----	-----	-----	DA-PRE
2	Rational	8.588	1	10	5,153	-----	-----	-----	DA-POST
Show Low Mini Storage.gpw					Return Period: 100 Year			Monday, 12 / 19 / 2022	

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2023

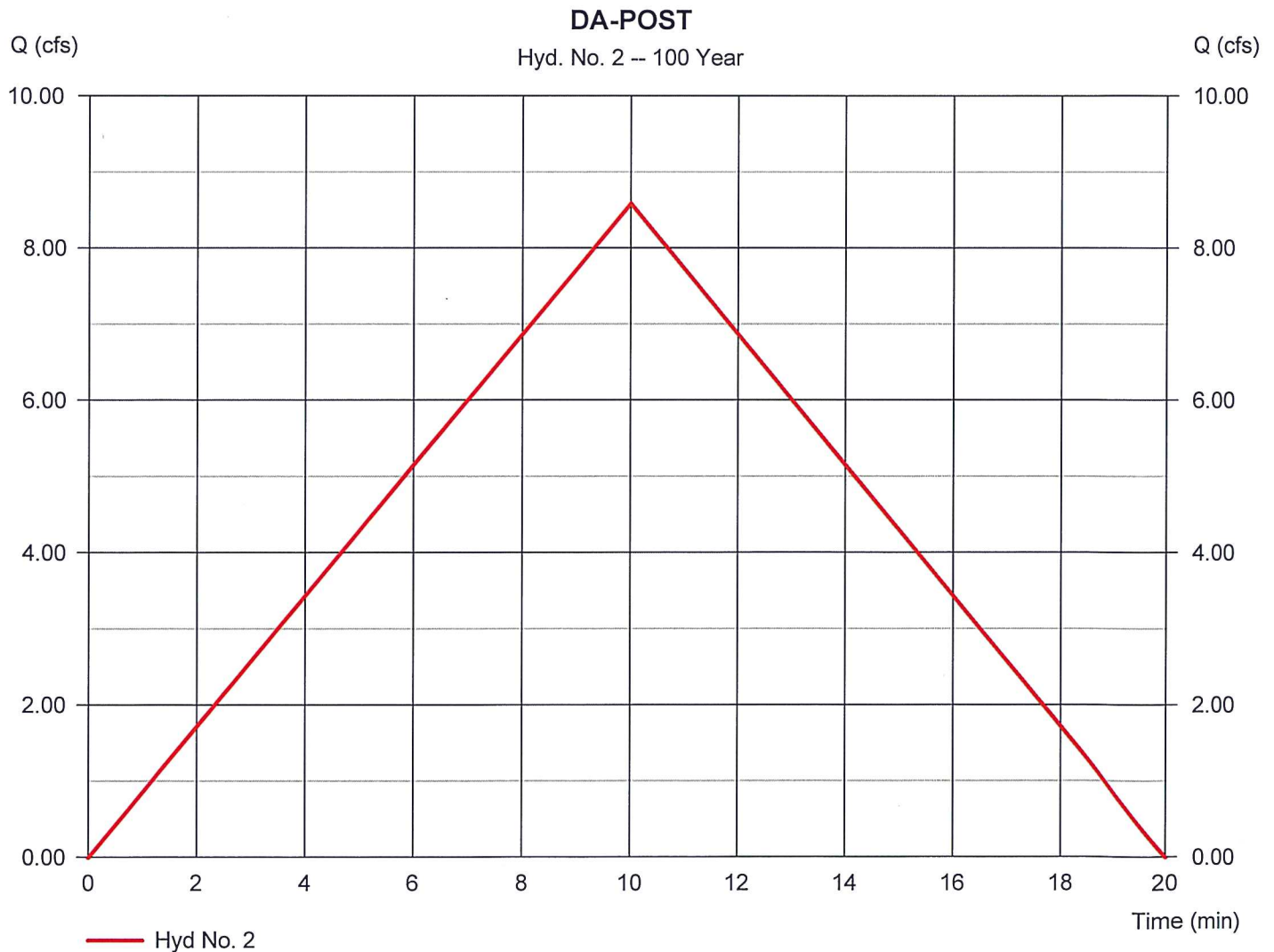
Monday, 12 / 19 / 2022

Hyd. No. 2

DA-POST

Hydrograph type	= Rational	Peak discharge	= 8.588 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 5,153 cuft
Drainage area	= 1.380 ac	Runoff coeff.	= 0.79*
Intensity	= 7.877 in/hr	Tc by User	= 10.00 min
IDF Curve	= SampleFHA.idf	Asc/Rec limb fact	= 1/1

* Composite (Area/C) = $[(0.170 \times 0.55) + (0.890 \times 0.78) + (0.320 \times 0.95)] / 1.380$



LOCATED ON PARCEL NO. 210-19-064 IN THE NW 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 22
EAST, G.&S.R.M. CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



PROJECT LOCATION:	CLIENT INFORMATION:
281 NORTH CENTRAL SHOW LOW, AZ, 85901	JAMES DELLA FEMINA jamesdellafemina@gmail.com 407-233-1848

PROJECT NO: CLIENT PROJECT NO:

PROJECT NOTES: **RECEIVED**
 DEC 19 2022 3:35 PM

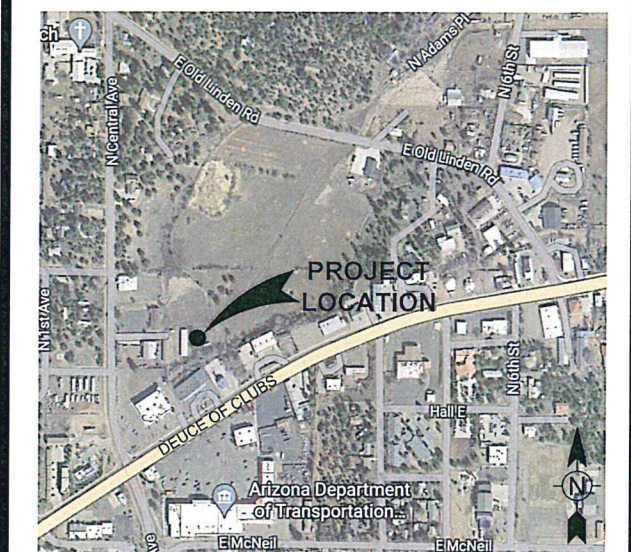
ISSUED:

Painted Sky Engineering and Surveying, LLC

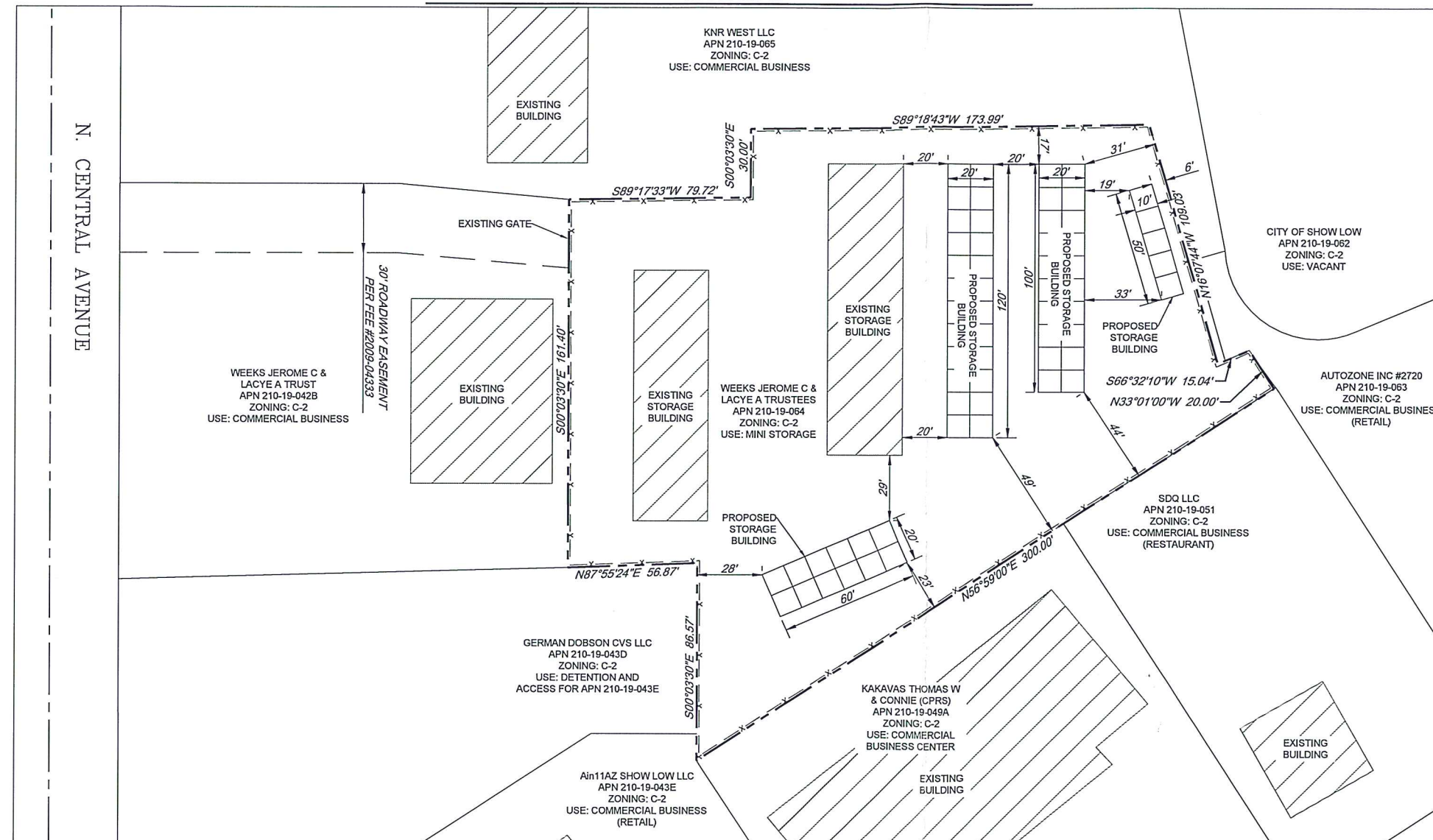
176 N. Main Street
Snowflake, AZ 85937
Ph: (928) 537-7218



VICINITY MAP:



SITE MAP



LEGEND

—X— —X— —X— — EXISTING FENCE
■■■ PROPERTY BOUNDARY OF SUBJECT PARCEL

UTILITY PROVIDERS

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

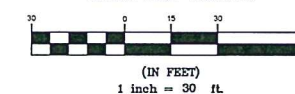
NOTES:

1. THERE ARE EXISTING 8' CHAIN LINK FENCES WITH PRIVACY SLATS AND SECURITY WIRE ENCLOSING THE PROPERTY WITH A LARGE METAL GATE IN THE ROADWAY EASEMENT COMING FROM CENTRAL AVE.
2. THE TWO EXISTING STORAGE BUILDINGS ARE OF BLOCK CONSTRUCTION WITH METAL ROOFS.
3. EXISTING ROADS IN THE SITE ARE GRAVEL. NEW ROADS AROUND THE PROPOSED BUILDING SHALL ALSO BE GRAVEL WITH A STRUCTURAL CROSS SECTION MEETING CITY OF SHOW LOW REQUIREMENTS.
4. PROPOSED IMPROVEMENTS INCLUDE 6,100 SQUARE FEET OF ADDITIONAL STORAGE SPACE.
5. THE PROPOSED BUILDINGS SHALL BE OF METAL CONSTRUCTION ON CONCRETE SLABS.
6. THERE IS AN EXISTING FIRE HYDRANT APPROXIMATELY 190 FEET SOUTHEAST OF THE PROPERTY NEAR THE ENTRANCE TO DAIRY QUON. THERE IS A SECOND FIRE HYDRANT TO THE WEST APPROXIMATELY 250 FEET AT THE INTERSECTION OF N CENTRAL AVE AND W ELLSWORTH.

SITE DATA

OWNER:	WEEKS JEROME C & LACYE A TRUSTEES
APN:	210-51-010
SIZE:	1.38 ACRES
ADDRESS:	281 NORTH CENTRAL DRIVE, SHOW LOW, AZ
ZONING:	C-2
EXISTING BUILDINGS:	TWO EXISTING SELF-STORAGE BUILDINGS

GRAPHIC SCALE



MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON DECEMBER 13, 2022, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

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

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Vice Chairman Barlow, Commissioner Adams, Commissioner Atencio, Commissioner Hatch, Commissioner Lewis, Commissioner Roberts, and Commissioner Whitehead

COMMISSION MEMBERS ABSENT: None

STAFF MEMBERS PRESENT: Justen Tregaskes, Planning and Zoning Director; Katie Fechtelkotter, Planner; Ashley Duncan; and Morgan Brown, City Attorney

GUESTS PRESENT: Michael Bouches 1800 N Medina Loop, Jason Stanley 700 N 1st Ave., Tate Ash, Cole Ironside 1701 N 22nd Ave., Bruce Ironside P.O. Box 1358, Anthony Mattia 1080 E Whipple, and others.

3. INVOCATION

Commissioner Roberts gave the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Lewis led the pledge of allegiance.

5. NEW BUSINESS

- A. Consideration Public Hearing and Consideration of a zone change request submitted by Tate Ash to amend the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses on property identified as A.P.N. 210-16-128G.

Mrs. Fechtelkotter read the staff summary report.

Tate Ash has submitted a zone change request to amend the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses on property identified as A.P.N. 210-16-128G.

At their regular meeting of July 1, 2003, the Show Low City Council approved ordinance No. 2003-09 (conditions attached) for a zone change request submitted by Kaibab

Industries to provide consistency of zoning as the property was split zoned C-2 and C-1 (Neighborhood Commercial) and to allow a phased, mixed-use commercial development. This development was to include a movie theater, several retail shops, and a restaurant. Based on neighborhood concerns condition number two of ordinance No. 2003-09 states, "All future development and density associated therewith shall be submitted in substantial conformance with the Site Plan presented at the open house on June 3, 2003." The subject property is shown on the Site Plan (copy attached) as a parking lot. Any development of the subject property other than a parking lot will require a zoning amendment to remove this condition.

The applicant is proposing to build a two-story, eight-unit multi-family dwelling on the subject property. Multi-family dwellings up to 10 units are a permitted use in the C-2 zone, subject to the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone. Multi-family dwellings over 10 units are a conditional use in the C-2 zone, provided they meet the standards of the R2-7 zone. The applicant has also indicated that the standard C-2 zoning district uses would be possible should apartments not be constructed on the subject property.

The applicant held a neighborhood meeting with property owners located within 300 feet of the subject property on October 3, 2022. Neighbors expressed concerns regarding increased traffic, location of City utility lines, private easement access to the properties to the north/west of the subject property, drainage/irrigation, and the location/type of fencing.

FINDINGS OF FACT

1. Tate Ash submitted a zone change request to amend the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses on property identified as A.P.N. 210-16-128G.
2. At their regular meeting of July 1, 2003, the Show Low City Council approved ordinance No. 2003-09 for a zone change request submitted by Kaibab Industries to provide consistency of zoning as the property was split zoned C-2 and C-1 (Neighborhood Commercial) and to allow a phased, mixed-use commercial development. This development was to include a movie theater, several retail shops and a restaurant.
3. Based on neighborhood concerns condition number two of Ordinance No. 2003-09 states, "All future development and density associated therewith shall be submitted in substantial conformance with the Site Plan presented at the open house on June 3, 2003." The subject property is shown on the Site Plan (copy attached) as a parking lot. Any development of the subject property other than a parking lot will require a zoning amendment to remove this condition.
4. The applicant is proposing to build a two-story, eight-unit multi-family dwelling on the subject property. Multi-family dwellings up to 10 units are a permitted use in the C-2

zone, multi-family dwellings over 10 units are a conditional use in the C-2 zone provided they meet the standards of the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone. The applicant has also indicated that the standard C-2 zoning district uses would be possible should apartments not be constructed on the subject

5. The applicant held a neighborhood meeting with property owners located within 300 feet of the subject property on October 3, 2022. Neighbors expressed concerns regarding increased traffic, location of City utility lines, private easement access to the properties to the north/west of the subject property, drainage/irrigation, and the location/type of fencing.

6. Current zoning of the surrounding properties include:

North: C-1 (Neighborhood Commercial) and C-2 (General Commercial)
South: C-1 (Neighborhood Commercial)
East: C-2 (General Commercial)
West: C-1 (Neighborhood Commercial)

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

North: Single-family residential and vacant commercial
South: Single-family residential
East: Commercial Offices
West: Single-family residential

8. Transmittal memos were sent to all affected agencies no applicable comments were received.
9. The property was posted, letters were sent to all neighbors within 300 feet of the subject property and a notice was published in the newspaper in accordance with City Code. No public comment has been received regarding the proposed development.

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 recommend approval of zone change request 605-03-119 submitted by Tate Ash to amend the current C-2 (General Commercial) zoning conditions to allow for all uses as outlined in the C-2 zoning district, including multi-family uses on property identified as A.P.N. 210-16-128G, subject to staff recommendations and forward this recommendation to the City Council.

1. All development shall comply with all applicable federal, state, and local requirements including building code, and fire codes.

2. Prior to the commencement of any development on the subject property, engineering improvements, drainage and grading plans shall be submitted to the City for review and approval.
3. Development of multi-family uses shall comply with the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zoning district standards, including fencing requirements from adjacent properties. A six-foot solid material fence shall be installed for apartment use along the south and west property lines and shall not be placed over any public or private easements.
4. No buildings or structures shall be built over any City water or sewer mains and an easement shall be dedicated to the City for these utilities.

CONDITIONS OF ORDINANCE 2003-09

1. Development shall comply with all applicable Federal, State, and local requirements.
2. All future development and density associated therewith shall be submitted in substantial conformance with the Site Plan presented at the open house on June 5, 2003.
3. Water, sewer and drainage master plans shall be submitted to and approved by City Engineering staff prior to the commencement of construction of improvements on the subject property.
4. The project developer and Show Low City Council shall enter into a Development agreement addressing issues relating to East Owens roadway improvements and dedication of any required right-of-way.
5. The developer shall be responsible for securing and satisfying any necessary ADOT (Arizona Department of Transportation) permits or approvals.
6. Screening is to be worked out between the developer and the owners of adjoining properties used for residential purposes. If the developer and property owners cannot reach agreement, then the Community Development Director will serve as mediator to facilitate a mutually satisfactory solution.

Commissioner Roberts inquired if the existing parking for current businesses been insufficient. Mrs. Fechtelkötter informed she is unaware of such issue.

Director Tregaskes stated the north 50 ft is an easement to property to the north and west. Applicant is aware of easement and the proposed development shows no intent to develop on easement.

Commissioner Lewis asked if ADOT permitting is currently in review process.

Mrs. Fechtelkotter advised the ADOT requirement is from the original zone change and has been taken care of.

Commissioner Roberts asked if staff is confident in parking accessibility to proposed tenants. Mrs. Fechtelkotter informed that the parking is sufficient. Director Tregaskes further advised the conceptual drawing which indicate the building and 20 parking spots. The number of spaces shown is what city code requires for parking, however. The site plan may change based on actual engineered drawings.

Vice Chairman Barlow inquired if the drive access could be put in the easement if access is given to neighbor properties. Director Tregaskes explained the understanding is the easement is written in such a way that it is for the express use for adjacent properties, the easement is essentially a no build zone and needs to be left to adjacent properties and how they see fit to utilize it.

Vice Chairman Barlow asked if the neighboring properties could build a road if desired. Director Tregaskes confirmed that was correct in accordance with the easement. Vice Chairman Barlow inquired if multifamily is built, the standards for the R2-7 zone be implemented. Director Tregaskes confirmed that is correct.

Vice Chairman Barlow inquired what the thinking of the phrase “of apartment use” by staff regarding the 6-foot fencing. Mrs. Fechtelkotter advised the phrasing has to do with the zoning of the proposed project. Vice Chairman Barlow inquired if the fencing is due to the different zoning district. Director Tregaskes confirmed that the fencing is due to the project being a residential use which requires separation from abutting commercial properties.

Vice Chairman Barlow opened the Public Hearing:

Mary Brimhall 260 S. 12th Place -Expressed concerns about zoning and original conditional use, as well as the city not being held accountable for drainage and traffic plans.

With no further comment from the public, Vice Chairman Barlow closed the public hearing and brought the item back for further discussion.

Commissioner Adams requested staff recommendation #2 be expanded on.

Director Tregaskes explained the drainage has been a concern for many years and in an effort to address those concerns, staff is requiring any new development to submit engineered plans showing how the project will address drainage.

Commissioner Roberts asked if this development has the potential to be a solution to previous flooding issues. Director Tregaskes informed the commission that he was unable to confidently confirm as the project is not in the drainage channel. That hypothesis would need to be studied and all aspects taken into account, but the

development will be constructed in such a way that it will not cause additional problems for down stream neighbors.

COMMISSIONER ROBERTS MOVED TO RECOMMEND APPROVAL OF ZONE CHANGE REQUEST 605-03-119 SUBMITTED BY TATE ASH TO AMEND THE CURRENT C-2 (GENERAL COMMERCIAL) ZONING CONDITIONS TO ALLOW FOR ALL USES AS OUTLINED IN THE C-2 ZONING DISTRICT, INCLUDING MULTI-FAMILY USES ON PROPERTY IDENTIFIED AS A.P.N. 210-16-128G SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER LEWIS SECONDED THE MOTION. PASSED 7 TO 0 WITH VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, ATENCIO, HATCH, LEWIS, ROBERTS, AND WHITEHEAD VOTING IN FAVOR.

Director Tregaskes advised that this matter has been scheduled for the agenda of City Council's 1st meeting of the new year.

- B. Conditional Use Permit submitted by Mountain Christian School to allow for a private school at 700 N. Central Ave., that being A.P.N. 210-04-080A.

Mrs. Fechtelkotter read the staff summary report.

Mountain Christian School has submitted a Conditional Use Permit (CUP) to allow for a private school on property located at 700 N. Central Ave., that being A.P.N. 210-04-080A. The subject property is split zoned R1-7 (Single-Family Residential, 7,000 square feet) and MH (Manufactured Housing). A private school is a conditional use in both the R1-7 and MH zones. The subject property is owned by the First Baptist Church of Show Low, the church building is 24,000 square feet. Church services are held weekly on Sundays and activities are held on Tuesday and Thursday evenings. The school will not affect the existing use of the building as a church.

Mountain Christian School serves children in kindergarten through eighth grade. There are currently 128 students enrolled and 17 staff members. School hours are 8:00 AM to 3:00 PM Monday through Thursday. This time does not overlap with any of the existing staggered start times of Show Low High School, Junior High or Whipple Ranch Elementary schools located within the vicinity of the subject property. Based on enrollment and staff the school will require 23 parking spaces. The subject property has three different parking lots with access on both North 1st Avenue and North Central Avenue, which will provide ample parking as well as areas for student drop-off and pick-up.

FINDINGS OF FACT

1. Mountain Christian School has submitted a Conditional Use Permit (CUP) to allow for a private school on property located at 700 N. Central Ave., that being A.P.N. 210-04-080A.

2. The subject property is split zoned R1-7 (Single-Family Residential, 7,000 square feet) and MH (Manufactured Housing). A private school is a conditional use in both the R1-7 and MH zones.
3. The subject property is owned by the First Baptist Church of Show Low, church services are held weekly on Sundays and activities are held on Tuesday and Thursday evenings. The school will not affect the existing use of the building as a church.
4. Mountain Christian School serves children in kindergarten through eighth grade. There are currently 128 students enrolled and 17 staff members. School hours are 8:00 AM to 3:00 PM Monday through Thursday. This time does not overlap with any of the existing staggered start times of Show Low High School, Junior High or Whipple Ranch Elementary school located within the vicinity of the subject property.
5. Based on enrollment and staff the school will require 23 parking spaces. The subject property has three different parking lots with access on both North 1st Avenue and North Central Avenue, which will provide ample parking as well as areas for student drop-off and pick-up.
6. Current zoning of the surrounding properties include.
 - North: R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) and C-1 (Neighborhood Commercial)
 - South: MH (Manufactured Housing) and R1-7 (Single-Family Residential, 7,000 square feet)
 - East: R1-7 (Single-Family Residential, 7,000 square feet)
 - West: MH (Manufactured Housing) and R1-7 (Single-Family Residential, 7,000 square feet)
7. The current land uses of the surrounding properties include.
 - North: Apartments/Church
 - South: Single-family residential
 - East: Single-family residential
 - West: Single-family residential
8. Transmittal memos were sent to all affected agencies. Applicable comments received include.

Timber Mesa Fire and Medical District (TMFMD)- There is no objection to the proposed use, however the fire alarm system will need to meet minimum requirements for an "E" occupancy if not already compliant.
9. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-251 submitted by Mountain Christian School to allow for a private school on property located at 700 N. Central Ave., that being A.P.N. 210-04-080A subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including parking and loading requirements.
2. The applicant shall be responsible for coordinating with the City of Show Low Building Department and Timber Mesa Fire and Medical District to ensure that all applicable codes are being met and that the required permits and inspections are obtained prior to utilizing the subject property for school use.
3. The applicant is responsible for developing a circulation plan that will ensure vehicles will not back-up onto any City streets during pick-up and drop-off times.

Commissioner Adams requested an expanded explanation on staff recommendation requirement on #3 as far as assuring the guarantee of lack of traffic back up, feasibility of that, and thought process. Mrs. Fechtelkotter explained the applicant submitted a proposed concept that wasn't feasible and is currently working on redesigning the pickup and drop off concept.

Commissioner Roberts requested verification that vacant land is the proposed location. Mrs. Fechtelkotter explained the applicant has proposed using the existing facility. Commissioner Roberts furthered inquired if the empty lot could be used as a potential drop off and pickup area. Mrs. Fechtelkotter advised the lot would have to be brought to City Code if the applicant and landlord came to that arrangement. Director Tregaskes further advised there are 3 existing hard surfaced parking locations on the property. If the existing locations become insufficient, the portion of the lot indicated by Commissioner Roberts would need to be paved. In addition, he explained staff's desire to see a circular plan created however, staff understands infrequent back up may occur.

COMMISSIONER LEWIS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBMITTED BY MOUNTAIN CHRISTIAN SCHOOL TO ALLOW FOR A PRIVATE SCHOOL, LOCATED AT 700 N. CENTRAL AVE., THAT BEING A.P.N. 210-04-080A SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 7 TO 0 WITH VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, ATENCIO, HATCH, LEWIS, ROBERTS, AND WHITEHEAD VOTING IN FAVOR.

Mr. Tregaskes said as with any Conditional Use Permit, there is a seven-day appeal period. If no appeal is received by the City Clerk within those seven days, this Conditional Use Permit will be considered effective.

- C. Conditional Use Permit submitted by Laird Show Low Storage, LLC to allow for RV and Mini Storage on property located at 1151 N. Auto mall Pkwy., that being A.P.N. 210-61-001, 002, 011A and 012A.

Mrs. Fechtelkotter read the staff summary report.

Laird Show Low Storage, LLC has submitted a Conditional Use Permit (CUP) to allow for RV and mini storage on property located at 1151 N. Auto mall Pkwy., that being A.P.N. 210-61-001, 002, 011A and 012A.

The subject property is the former location of the Tate's GMC/Buick dealership. The applicant plans to remodel the interior of the building for climate controlled mini storage. The existing parking lot to the west will include approximately 170 drive-up mini storage units and 58 covered RV storage spaces. The lot to the east of the building would have 187 uncovered outdoor RV storage spaces. The subject property is zoned C-2 (General Commercial), mini storage and RV storage requires a CUP in the C-2 zone.

As a part of this request the applicant is proposing to install an eight-foot-tall masonry wall around the existing parking lot for the outdoor mini storage, covered RV storage and the south boundary of the uncovered RV storage. They are proposing an eight-foot-tall chain-link fence on the east property line next to the airport. Fences over six feet in height may be approved by the Planning and Zoning Commission. The applicant has also indicated that depending on market conditions A.P.N. 210-61-002 (indicated on the site plan as Parcel 2) may be developed into additional storage area.

FINDINGS OF FACT

1. Laird Show Low Storage, LLC has submitted a Conditional Use Permit (CUP) to allow for RV and Mini Storage on property located at 1151 N. Auto mall Pkwy., that being A.P.N. 210-61-001, 002, 011A and 012A.
2. The subject property is the former location of the Tate's GMC/Buick dealership. The applicant plans to remodel the interior of the building for climate controlled mini storage. The existing parking lot to the west will include approximately 170 drive-up mini storage units and 58 covered RV storage spaces. The lot to the east of the building would have 187 uncovered outdoor RV storage spaces. The subject property is zoned C-2 (General Commercial) mini storage and RV storage requires a CUP in the C-2 zone.
3. As a part of this request the applicant is proposing to install an eight-foot-tall masonry wall around the existing parking lot for the outdoor mini storage, covered RV storage and the south boundary of the uncovered RV storage. They are proposing an eight-foot-tall chain-link fence on the east property line next to the airport. Fences over six feet in height may be approved by the Planning and Zoning

Commission. The applicant has also indicated that depending on market conditions A.P.N. 210-61-002 (indicated on the site plan as Parcel 2) may be developed into additional storage area.

4. Current zoning of the surrounding properties include.

North: A-1 (Airport)
South: C-2 (General Commercial)
East: A-1 (Airport)
West: C-2 (General Commercial)

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

North: Show Low Airport
South: Hatch Toyota
East: Show Low Airport
West: 77 Subaru

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

Timber Mesa Fire and Medical District- Site may require additional hydrants to be installed, distances will be checked upon submittal of construction documents. Fire sprinkler system will need to be verified as property designed for change of use to accommodate storage. No objections to proposed CUP.

7. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-252 submitted by Laird Show Low Storage, LLC to allow for RV and Mini Storage on property located at 1151 N. Auto mall Pkwy., that being A.P.N. 210-61-001, 002, 011A and 012A subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including parking and loading requirements.
2. The applicant shall be responsible for coordinating with the City of Show Low Building Department and Timber Mesa Fire and Medical District to ensure that all applicable codes are being met and that the required permits and inspections are obtained prior to utilizing the property for RV and mini storage.

3. Landscaping meeting the requirements of City Code 19.70.120(G) shall be installed and maintained.
4. The building shall meet the building design requirements of City Code 19.70.120(F).
5. All access-ways, interior driveways, and parking areas shall be surfaced in accordance with City Code.
6. All outdoor storage shall be screened with a solid material fence from the adjacent properties located within the Northern Arizona Auto mall.
7. Any outdoor lighting shall meet Federal Aviation Administration (FAA) and City Code requirements.
8. All vehicles parked/stored outside shall appear in usable condition.
9. A separate Conditional Use Permit will be required to expand the storage facility on A.P.N. 210-61-002.

Commissioner Roberts inquired if the revenue of the previous business was known, in addition Commissioner Roberts inquired if staff could provide job and tax revenue under the current proposal. Mrs. Fechtelkotter advised the commissioner she didn't possess that information and recommended redirecting those questions to the applicant.

Vice Chairman Barlow inquired if the 8ft fence height was at the request of applicant or staff. Mrs. Fechtelkotter advised the height was at the request of the applicant.

Commissioner Adams inquired if staff had a concept of what their recommendation of FAA requirements being met looked like. Mrs. Fechtelkotter advised she was aware of the Form 7460 through FAA for type of construction and height restrictions. Director Tregaskes further advised FAA regulations mirrors city code as far as light be shielded. There is nothing distinctly different than what is already in the auto mall area.

Commissioner Hatch stated his concern echoed Commissioner Roberts, if releasing this size of commercial development is the best opportunity for future business and the City of Show Low. He further explained that his concern for the proposed use was due to the original intended history of the auto mall and how the proposed intention does not match that concept.

Commissioner Roberts inquired if Commissioner Hatch could provide the estimated number of jobs a car dealership could potentially produce. Commissioner Hatch explained the proposed property as a dealership could offer employment opportunities of 25-45 employees. He further expressed concerns on the proposed plat map which indicates the east and west side of property and how other auto industry business could be better suited for this location.

Commissioner Roberts stated this proposal shows it is within conformity of Show Low General Plan. He inquired if when the general plan was developed if the area was identified as an auto mall.

Director Tregaskes informed the commission it was not identified as such and was originally part of a forest service exchange and was rezoned to a C-2 zoning designation with no auto mall only restrictions. The Director further explained that the property owner at the time had Deed Restrictions which limited it to an auto mall uses only however, it is staff's understanding those restrictions have been lifted.

Vice Chairman Barlow asked if the deed restrictions were mentioned as part of the platting process in relation to the auto mall. Director Tregaskes informed that CC&R's were mentioned to go along with the property which is consistent with all types of property however, those conditions were not tied specifically to the property as an auto mall.

Vice Chairman Barlow mentioned on the site plan there is indication of an 8 ft masonry wall. Vice Chairman Barlow further inquired if the commission would need to approve this height instead of a 6ft masonry wall. Mrs. Fechtelkottter confirmed that was correct.

Commissioner Lewis asked if the commission was treading on legal issues based on approval or disapproval based on type of business discrimination. Mr. Brown replied that the zoning has been established. The purpose for the meeting is to apply any conditional requirements. If the applicant meets the zoning requirement its difficult to deny due to lack of agreement on the type of business.

Commissioner Roberts requested confirmation that the CUP gives authority to the commissioner to approve or deny based on the location of the application not the business specifically. Director Tregaskes reminded the commission of CUP approval standards as outlined in city code section 19.20.050.

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.

Commissioner Hatch inquired why the application was placed before the commission if CC&Rs are in effect and the project is commercial. Director Tregaskes advised that in

any zoning district there are permitted uses, there are also zoning uses that are adamantly not allowed, and then there are conditional uses which are allowed by code but with more review which is why we bring the CUP to the planning and zoning commission for review of additional requirements that need to be enacted to make this compatible with neighboring properties.

Commissioner Hatch asked why in-light of the deed restriction and HOA why the CUP is required. Director Tregaskes advised it is because a mini storage is a Conditional Use in the C-2 zoning, which is the underlying zoning of this property.

Commissioner Roberts requested advisement on whether the potential of legal repercussions are possible due to approval or disapproval on this application. Director Tregaskes informed the commission that the question still applies to the 3 standards of reviewing of the conditional use permits. The Director further explained that if the commission voted to not pass the CUP, they need to provide a detailed explanation of why they felt the reason was justified in accordance with chapter 19.20.050.

Vice Chairman Barlow inquired if RV storage produces sales tax and revenue for the City of Show Low. Director Tregaskes stated he would recommend that question to applicant.

Commissioner Atencio asked if in being zoned commercial the RV/mini storage was inconsistent with the general auto mall concept and asked if it was consistent with the general plan for Show Low. Director Tregaskes advised the general plan map is not very specific. The break down is constituted of different land use categories with the entire auto mall use being commercial.

Vice Chairman Barlow called the applicant up for questions.

Michael Laird- 1151 Automall Parkway

Commissioner Roberts inquired how many RV storage areas there are going to be. Mr. Laird informed him there will be 58 covered, 170 uncovered and 151 climate control storage units.

Commissioner Roberts further inquired into staff necessity to run the proposed project. Mr. Laird advised the property will require a staff of 3.

Commissioner Roberts asked if the possibility of expansion would affect the airport and the applicant advised it would not to his knowledge.

Vice Chairman Barlow requested clarification on the masonry and chain link fencing. Mr. Laird explained it was his understanding was that staff required screening and has no objection to other recommendations from staff.

Vice Chairman Barlow asked the applicant if he was aware of what the sales tax revenue is provided to the city from the type of use proposed. Mr. Laird stated he was uncertain on Show Lows sales tax for storage units. He further explained that the state has a percentage of tax per unit. Mr. Laird further explained he is unsure if there is a difference between the RV storage and the mini storage units.

Commissioner Hatch asked for clarification on the definition of an enclosed RV unit. Mr. Laird stated he intended for those spaces to be top cover units.

Commission Hatch inquired if the applicant intended to have solid surface walls on property lines that about 77 Subaru and Hatch Toyota. Mr. Laird stated that was accurate per staff's recommendation.

Commissioner Hatch asked if the applicant was planning to develop all 3 lots in the vicinity of application. Mr. Laird stated that the intention was to utilize the existing lot and develop the remaining lots for RV storage.

Commissioner Roberts asked if the applicant has looked at other real estate properties for this concept. Mr. Laird confirmed he has and believes the proposed is the best property available for this use.

Commissioner Roberts asked if commissioners were allowed to be excused from the vote. Mr. Brown advised that was not allowed.

Vice Chairman Barlow opened the meeting for public comment

Curtis Fernau 1060 N 47th Dr. Expressed concern regarding property rights and business types.

There being no other comments, Vice Chairman Barlow brought the matter back to commission for further discussion.

Commissioner Adams explained that he didn't disagree with fellow commissioner comments to this point but expressed that businesses following rules and regulations should be allowed to proceed without bias.

Commissioner Roberts asked the applicant if RV repair would be a possibility. Mr. Laird advised he is interested in doing not only what the commission recommends but also what is beneficial for the community and could be a possibility in the future.

Vice Chairman Barlow asked if RV repair is allowed in the current zoning or would require a CUP. Director Tregaskes informed him that if the intentions was solely used for RV repair it would require a CUP however, there are exceptions for accessory uses under a main business.

Vice Chairman Barlow commented that he agrees with fellow commissioners concerns however, given the requirements to deny a CUP that there is enough justify a denial. He further stated that due to there not being a sales tax revenue statements made at time platting he believes it should be approved at this location

COMMISSIONER ADAMS MOVED APPROVE THE CONDITIONAL USE PERMIT SUBMITTED BY LAIRD SHOW LOW STORAGE, LLC TO ALLOW FOR RV AND MINI STORAGE ON PROPERTY LOCATED AT 1151 N. AUTOMALL PKWY., THAT BEING A.P.N. 210-61-001, 002, 011A AND 012A SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER WHITEHEAD SECONDED THE MOTION. PASSED 7 TO 0 WITH VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, ATENCIO, HATCH, LEWIS, ROBERTS, AND WHITEHEAD VOTING IN FAVOR.

Mr. Tregaskes said as with any Conditional Use Permit, there is a seven-day appeal period. If no appeal is received by the City Clerk within those seven days, this Conditional Use Permit will be considered effective.

- D. Conditional Use Permit submitted by Eric Ashworth of One Eyed Jacks Sports Lounge to allow for a bar serving alcohol on property located at 4481 S. White Mountain Rd., that being A.P.N. 212-03-147A.

Ms. Fechtelkotter read the staff summary report.

Eric Ashworth of One Eyed Jacks Sports Lounge has submitted a Conditional Use Permit (CUP) to allow for a bar serving alcohol on property located at 4481 S. White Mountain Rd., that being A.P.N. 212-03-147A. One Eyed Jacks is relocating from their existing location at the Days Inn to the subject property. They will be keeping their existing hours of operation from 12:00 PM to 2:00 AM seven days a week.

The subject property is zoned C-2 (General Commercial) and has been vacant for several years, it was previously utilized by RT's Black Bull Restaurant and Sports Lounge. Establishments serving alcohol require a CUP in the C-2 zone. Use Permit (UP) 93-013 was issued on September 1, 1993, by the Planning and Zoning Commission for a sports bar and grill at this location. According to City Code 19.20.090 if a time limit is not established by the commission and the use is discontinued for more than twelve months a new CUP is required. Approval from the Arizona Department of Liquor Licenses and Control is required prior to opening for business.

FINDINGS OF FACT

1. Eric Ashworth of One Eyed Jacks Sports Lounge has submitted a Conditional Use Permit (CUP) to allow for a bar serving alcohol on property located at 4481 S. White Mountain Rd., that being A.P.N. 212-03-147A.

2. One Eyed Jacks is relocating from their existing location at the Days Inn to the subject property. They will be keeping their existing hours of operation from 12:00 PM to 2:00 AM seven days a week.
3. The subject property is zoned C-2 (General Commercial) and has been vacant for several years, it was previously utilized by RT's Black Bull Restaurant and Sports Lounge. Establishments serving alcohol require a CUP in the C-2 zone.
4. Use Permit (UP) 93-013 was issued on September 1, 1993, by the Planning and Zoning Commission for a sports bar and grill at this location. According to City Code 19.20.090 if a time limit is not established by the commission and the use is discontinued for more than twelve months a new CUP is required.
5. Approval from the Arizona Department of Liquor Licenses and Control is required prior to opening for business.
6. Current zoning of the surrounding properties include.

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

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

North:	Park Pineway Shopping Center
South:	Commercial strip mall
East:	White Mountain Vacation Village
West:	Park Pineway Shopping Center

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

Show Low Police Department- Provided a memo (see attached) outlining concerns related to the current One Eyed Jacks location. If approved the CUP should contain stipulations that the applicant, follow state law including practices that protect patrons and the public from unsafe and unlawful conduct.

Timber Mesa Fire and Medical District- Existing life safety systems are to be serviced and updated as needed prior to occupancy. No objections to the proposed CUP.

9. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-253 submitted by Eric Ashworth of One Eyed Jacks Sports Lounge to allow for a bar serving alcohol on property located at 4481 S. White Mountain Rd., that being A.P.N. 212-03-147A, subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including building and fire code requirements.
2. Prior to the sale of alcohol at the subject property, a state liquor license shall be obtained.
3. Practices protecting patrons and the public from unsafe and unlawful conduct shall be implemented prior to opening for business at the location.
4. The applicant shall be responsible for coordinating with the City of Show Low Building Department and Timber Mesa Fire and Medical District to ensure that all applicable codes are being met and that the required permits and inspections are obtained prior to opening.
5. All outdoor storage, materials and debris shall be removed, in addition the parking lot and roofing shall be repaired prior to opening for business at the location.
6. All signs shall comply with City Code 19.100
7. All parking areas shall be repaired, striped, and maintained in accordance with City Code 19.105.

Commissioner Adams asked if being open till 2am is typical for this type of business. Mrs. Fechtelkötter advised that it was.

Commissioner Adams further asked if this application has any differences from the original property use in the past. Mrs. Fechtelkötter advised there was not.

Commissioner Roberts inquired if the police calls from original use of the property were known. Mrs. Fechtelkötter informed they were not.

Commissioner Atencio requested to know if there were specific practices to implement requested from the Police Dept. Director Tregaskes advised there was no specific list just that they would like to see practices being proactive rather than reactive.

Commissioner Lewis requested clarification regarding all parking to be maintained and if the applicant is aware of their responsible area. Director Tregaskes advised a majority of the parking area has already been repaved with the exception of minor repairs still needed that fall to the applicant.

Vice Chairman Barlow expressed concern regarding the letter from Show Low Police Dept. and inquired into the ability for a time restriction on the CUP. Director Tregaskes clarified if he was asking for a review period and confirmed that was a possibility if the commission required it as part of the motion.

Commissioner Whitehead asked for the preventive measures taken by the applicant per the Police Departments request. Director Tregaskes deferred that question to the applicant.

Vice Chairman Barlow invited the applicant to speak.

Ashley Dickerson- 480 W Deuce of Clubs

Ms. Dickerson informed the commission that safety was a reason for the relocation as well as added security members who will all be guard card certified, all staff to be certified by the state liquor board and an identification program for patrons to be implemented. Ms. Dickerson further explained the business and the Police Department are making plans to work conjunctively for all safety concerns.

Commissioner Lewis asked if the security guards will be unarmed or armed. Ms. Dickerson advised the guards will be unarmed.

Commissioner Atencio asked for clarification on what jurisdiction will be certifying the applicants' staff. Ms. Dickerson informed her that those certifications come from the Liquor Board. Commissioner Atencio further inquired if the applicant had any complaints with the Liquor Board, the applicant informed her there are none.

Commissioner Adams asked for thoughts and concerns on a 12 months review from his fellow commissioners as well as inquiring on how to implement that process.

Vice Chairman Barlow replied with agreement with the review due to the severity of the memo from the PD.

Director Tregaskes advised the commission that if a review was the decision made by the commission, they could require either an automatic review at the 12-month specified time frame or a review at 12 months if deemed necessary by the Police Department.

Commissioner Lewis agreed with the options available as the applicant is an existing business within the community and feels if the P.D. aren't requiring a review, a mandate review is excessive.

Commissioner Roberts inquired if the Liquor Board monitored such issue. Director Tregaskes informed that was accurate however, this application had multiple jurisdictions involved such as the proposed location needing a CUP. Director Tregaskes

reminded the commission that not only does the applicant need approval of the CUP, but the Liquor Board also needs to approve the relocation.

Commissioner Adams asked if staff has experienced a review decision prior to this applicant. Director Tregaskes advised that they have and referenced Hatch Construction & Paving's quarry site however, he further mentioned that a review period is rare.

Commissioner Lewis stated that he didn't understand why the review period was being required with an existing business that was heavily monitored by a state agency and he further believes that due to the nature of the business its not uncommon for police to be called.

Commissioner Roberts stated that he believed business location can decide what type of patrons utilize the business and feels a review is the right direction to go.

Director Tregaskes further informed the commission they could review the CUP at any time if a report was made that the applicant was not following the approved upon recommendations.

Vice Chairman Barlow stated that he would like the review in 12 months per the Police Departments recommendation.

Commissioner Atencio inquired if Show Low Police Department frequently submitted memos for CUP applications. Mrs. Fechtelkottter explained it was the first one she has received in her 15 years of employment.

COMMISSIONER LEWIS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBMITTED BY ERIC ASHWORTH OF ONE EYED JACKS SPORTS LOUNGE TO ALLOW FOR A BAR SERVING ALCOHOL ON PROPERTY LOCATED AT 4481 S. WHITE MOUNTAIN RD., THAT BEING A.P.N. 212-03-147A SUBJECT TO STAFF RECOMMENDATIONS AND AN ADDITIONAL CONDITION THAT THIS CUP MAY BE REVIEWED IN 12 MONTHS TIME IF REQUESTED BY THE POLICE DEPARTMENT. COMMISSIONER ADAMS SECONDED THE MOTION. PASSED 7 TO 0 WITH VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, ATENCIO, HATCH, LEWIS, ROBERTS, AND WHITEHEAD VOTING IN FAVOR.

Mr. Tregaskes said as with any Conditional Use Permit, there is a seven-day appeal period. If no appeal is received by the City Clerk within those seven days, this Conditional Use Permit will be considered effective.

6. CALL TO THE PUBLIC – Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the

Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.

7. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of August 23, 2022.

COMMISSIONER ROBERTS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF AUGUST 23, 2022. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 7 TO 0 WITH, VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, ATENCIO, HATCH, LEWIS, ROBERTS, AND WHITEHEAD VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS

Commission Members

Commissioner Lewis wished the community a merry Christmas and requested the community be mindful of the less fortunate.

Commissioner Whitehead agreed with Commissioner Lewis

Commissioner Antacio is looking forward to being a part of the commission and is looking forward to the community events.

Commissioner Roberts is happy to be a part of the community and congratulated to Mr. Brown on his promotion.

Commissioner Adams welcomed the new commissioners and thanked the city workers for their hard work this holiday.

Commissioner Hatch stated it's a great day in Show Low and happy holidays, he also encouraged the community to be mindful of the less fortunate and encouraged everyone to look for ways to help.

Vice Chairman Barlow welcomed the new commissioner and thanked city staff for keeping the streets safe.

Planning and Zoning Director

Director Tregaskes welcomed the new commissioner, he also thanked public works and the community and businessess for going out and adding to the festive holiday. He also encouraged everyone to keep an eye on pets and the plumbing due to cold weather.

9. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, VICE CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF DECEMBER 13, 2022, 2022 AT 8:57PM.

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

Zachary Barlow
Vice Chairman

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **REGULAR MEETING** of the Planning and Zoning Commission of Show Low held on December 13, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Ashley Duncan