

**MINUTES OF THE STUDY SESSION OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON FEBRUARY 28, 2023, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

**COMMISSION MEMBERS ABSENT:** None

**STAFF MEMBERS PRESENT:** Justen Tregaskes, Planning and Zoning Director; Anna Atencio, City Attorney, and Ashley Duncan

**GUESTS PRESENT:** Guests

**3. REVIEW AND DISCUSSION OF PROPOSED REVISIONS TO CHAPTER 19.25  
GENERAL REGULATIONS**

Director Tregaskes discussed proposed changes to chapter 19.25, General Regulations, as follows.

19.25.060 (F) (3) Detached accessory buildings ~~which meet the setback requirements for a main structure for the zone in which they are located~~ may exceed fifteen (15) feet in height provided they do not exceed the height of the main structure. Detached accessory buildings shall meet street side setbacks. Side and rear setbacks shall be equal to or greater than the height of the accessory building. Any encroachment into these permitted side and rear setbacks shall require a conditional use permit.

19.25.060 (F) (4) Detached accessory buildings which meet the setback requirements for a primary building for the zone in which they are located may exceed the height of the primary building but not exceed the maximum building height for that zone provided they ~~meet the setbacks for the main building and~~ are located on a lot a half-acre in size or greater. Detached accessory buildings shall meet street side setbacks. Side and rear setbacks shall be equal to or greater than the height of the accessory building. Any encroachment into these permitted side and rear setbacks shall require a conditional use permit.

Director Tregaskes explained the editing of item #3 and #4 was to clarify language and verbiage.

19.25.060 (G) (1) Temporary parking structures (without footings) shall not be permitted within a required ~~front yard~~ **street side** setback and shall be permitted after city staff approval of a site plan indicating proposed location (no building permit required); or

19.25.060 (G) (2) Portable shelters may be located within a required ~~front yard~~ **street side** setback and shall be permitted for a period not exceeding seven (7) consecutive days. Extended periods of time may be permitted after city staff approval of a site plan indicating proposed location (no building permit required).

Director Tregaskes explained that staff felt this verbiage change was necessary due to seeing some confusion at times with home placement.

19.25.060 (H) (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, **be painted a neutral color,** and satisfactory screening **be screened from adjacent properties or rights-of-ways by a six (6) foot tall solid material fence or wall.**

Director Tregaskes advised staff's proposal was to remove this item from being a conditional use in the City Code and be a permitted use instead.

Commissioner Hatch stated that he is against the containers being allowed in the city limits under any conditions due to becoming an eye sore and lack of probability for removal.

Commissioner Roberts disagreed and stated that if screened and not visible they should be allowed.

Commissioner Adams inquired into the number of storage container requests received. Director Tregaskes advised that under City Code these containers are allowed only in commercial and industrial zones and are prohibited in residential zones, which falls under the Building Code. He further explained that staff receives a frequent amount of inquires regarding these types of containers. However, after explaining the approval process in the entirety most inquirers are no longer interested. Director Tregaskes further explained that high volume retail is the most likely locations for use of these containers.

Commissioner Roberts questioned the use of these containers during construction which Director Tregaskes confirmed is allowed with an active building permit for 12 months.

Director Tregaskes then inquired if the commission would rather not see these containers allowed in commercial zones and reminded the commission this proposal is an open discussion.

Chairman Barlow inquired if setbacks were regulated in a commercial zone or if the containers were able to be set right along the property lines. Director Tregaskes advised that most commercial zones have a 0-foot side yard setback. However, these need to be at least 5 feet back due to fire code.

Chairman Barlow asked if the thought of having containers being painted should apply to the industrial zones as well. Director Tregaskes replied that that stipulation could be added.

Chairman Barlow questioned if even with the removal of the CUP requirement for the container, would the community still need approval from staff prior to being able to utilize sea containers in the city limits. Director Tregaskes stated this was correct.

Commissioner Hatch stated that he wanted to keep the code as written.

Director Tregaskes clarified that consensus was to keep the CUP requirement. The Planning & Zoning Commission agreed.

**(M) Residential Driveways. All residential driveways shall be a minimum of two (2) feet from neighboring property lines**

Director Tregaskes explained this item was proposed as an addition to help prevent erosion issues from one property to another.

Chairman Barlow requested clarification that this item was not a change but a new addition, the director confirmed that was correct.

19.25.090 Walls and fences.

(A) *Height.* No solid, view-obscuring wall, fence or hedge over three (3) feet high and no chain link or wire fence or similar open, non-view-obscuring fence over four (4) feet high shall be constructed or maintained nearer to the street line than the required front or street side building setback line, nor be more than six (6) feet in height in any rear or side yards. **Street side fence height shall be**

**determined either from the vertical distance from the crown of the nearest adjacent road to the highest point of the fence or the vertical distance from the natural grade of the property where the fence is located to the highest point of the fence, whichever is greater** Fences may be built above these heights in the following situations:

Director Tregaskes explained the current city code for street side fencing limits solid material fencing to 3 feet in height, a see through fencing material is limited to 4 feet in height. He stated there is no proposed change with this due to safety concerns. The Director further explained the concern is how to measure the starting point for the height requirement because of multi-vast topographic lots and issues and concerns come in when the property is lower in elevation than the road. The recommendation is that measurement starts at the highest point of the road or ground elevation, whichever is higher.

Commissioner Roberts requested to rediscuss page 5 item (M) due to not favoring the addition. Commissioner Roberts stated he felt the 2-foot set back was excessive and interfered with use of property-to-property owners.

Director Tregaskes asked the Commissioners if they had any thoughts or concerns on the purposed 2 feet setback.

Chairman Barlow inquired if anywhere else in the city code grading guideline proximities are mentioned. Director Tregaskes stated that he was unaware of such codes.

Commissioner Adams requested Director Tregaskes to reiterate the intent behind this addition. Director Tregaskes explained it was proposed as a preventive measure in erosion control.

Chairman Barlow stated that a 1-foot setback wouldn't be large enough to be impactful and is in favor of the 2 feet distance. He also stated that from a construction standpoint it would be difficult to construct a driveway on the property line without encroaching on the neighboring property line and the 2 feet sounds reasonable.

Director Tregaskes confirmed that the consensus with the majority of the commission was to leave the addition in.

Chairman Barlow asked for clarification on 19.25.080 and whether the 25-foot distance standard applied to all types of roads. Director Tregaskes confirmed it was and that section of code was not referred to often.

19.25.090 (4) (5) In commercial and industrially zoned property, **required fences may be constructed to eight (8) feet in height. bBarbed** and razor wire is permitted only above the six (6) foot height limitation **in industrial zones. Use of barbed or razor wire in commercial zones requires approval from the planning and zoning commission.**

Director Tregaskes explained that commercial or industrial zoning allows a 6-foot-tall fence with 2 feet of barb wire in addition as a permitted use. However, an 8-foot-tall fence with no wire needs P&Z Commission approval. Director Tregaskes further explained staff felt the code was backwards which is the intent for the purposed change.

Chairman Barlow asked if in the industrial zone would an 8 foot tall fence be allowed to have barbed in addition. Director Tregaskes read the proposed change but informed the Chairman of the option to make additional changes to allow a total of 10 feet.

Chairman Barlow advised he was okay with the initial purposed change.

19.25.090 (D) *Swimming Pools and Other Bodies of Water.*

(1) In all zoning districts, a swimming pool shall not be located ~~in the required front yard~~ **between the front of the house and the street side setback,** required landscaped areas or closer than five (5) feet from the water's edge to any property line.

Director Tregaskes advised the pools to go on side or rear of the home.

Commissioner Adams asked for the purpose of this change. Director Tregaskes explained the reason for this change is for esthetic and safety reason, however this code section is rarely referred to.

~~19.25.110—Outdoor storage.~~

~~With the exception of automobiles, trailers, motorcycles, manufactured homes, boats, motor homes, growing plants, nursery stock, Christmas trees, and service stations displaying new automotive and related items which are displayed and are for sale shall not be considered outdoor storage, outdoor storage shall not be~~

~~allowed in a lot's required front yard setback. All outdoor storage shall be screened by a six (6) foot high solid masonry fence, or a fence or screening of a height and material as allowed or required by the planning and zoning commission. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-44(K))~~

Director Tregaskes further informed the reason for the removal of this section is due to contradiction as well as outdoor storage being referred to in each zoning district it self.

Commissioner Roberts asked about the striking of the word (electrical) in 19.25.120 item A.

19.25.120 (A) *Storage*. The owners and tenants of residentially zoned property may store, park or locate personal recreational vehicles such as but not limited to boat trailers, utility trailers, travel trailers or motor homes, provided they do not obstruct the view of oncoming traffic from vehicles entering a street at intersections and driveway entrances. Such recreational vehicles may not be rented or otherwise used for income purposes. Campers, motor homes, and travel trailers in conjunction with a residence may be inhabited for no more than fourteen (14) consecutive days, and no more than thirty (30) days in anyone (1) calendar year. Inhabitation for this purpose may be defined as including, but not be limited to, connection to external fuel tanks or natural gas, skirting, or connection to water, sewer, ~~electrical~~ or natural gas exceeding thirty (30) days.

Director Tregaskes confirmed that was correct due to a majority of the community having campers or R.V's and would prefer to keep the battery in those units charged while being parked. He further explained that by striking the word it removes any issue for such use.

19.25.130 Home occupations.

(A) A home occupation is any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit. Home occupations shall be permitted in any residential zone upon the issuance of a home occupation permit and a business license permit from the City of Show Low subject to the following requirements:

Director Tregaskes explained the verbiage change was to stay consistent with housekeeping.

19.25.130 (A) (12) Only refuse enclosures customary to a residence shall be permitted in conjunction with a home occupation. ~~Refuse enclosures not emptied as part of a regularly scheduled residential refuse service shall be prohibited.~~

Director Tregaskes stated that staff felt the second sentence was redundant.

Director Tregaskes advised the commission there are no other changes to home occupations however, he did inform the commission of potential changes at the state level that would require cities and towns to remove regulation to home based business.

19.25.150(A) (1) The planning and zoning director shall obtain the approval of the fire department district and police department to ensure that land area is adequate for the proposed use and related parking and to ensure that traffic safety is considered.

Director Tregaskes advised this section changes was also a verbiage change with no other purposed changes in this section.

19.25.170 (A) (2) *Location.* Trash enclosures shall not be located in any required front street side or side yard without the approval of the planning and zoning director.

Director Tregaskes advised this section changes was also a verbiage change to be consistent.

19.25.190 Performance standards.

Any permitted or conditional use must conform to the following performance standards. In conjunction with the plan review and development review processes, the developer-applicant shall provide to the planning and zoning director information that is sufficient to show that the proposed use and the manner of its conduct will meet these performance standards.

~~(A) Noise.~~

~~(1) Unless otherwise defined herein, all terminology shall be in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body.~~

~~(2) Instrumentation used in making sound level measurements shall be a sound level meter with an A weighting scale, associated octave band filters, and windscreen for outdoor use. The instrument shall be manufactured in accordance with ANSI standards. Measurement shall be made using a flat network of the sound level meter.~~

~~(3) *Maximum Permissible Sound Levels by Receiving Land Use.*~~

~~(a) The noise standards for the various categories of land use as presented in Table I and set forth in terms defined shall, unless otherwise specifically indicated, apply to each property or portion of property substantially used for a particular type of land use reasonably similar to the land use types shown in Table I. Where two (2) or more dissimilar land uses occur on a single property the more restrictive noise limits shall apply.~~

~~(b) Where doubt exists when making identification of receiving land use, the planning and zoning director may make an interpretation.~~

~~(c) No person shall operate or cause to be operated any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level to exceed the environmental and/or nuisance interpretation of the applicable limits given for the receiving land use category in Table I.~~

~~(d) Sound levels by receiving land use shall be measured at the boundary or at any point within the boundary of the property affected.~~

~~(4) *Corrections to Exterior Noise Level Limits.*~~

~~(a) If the noise is continuous, the equivalent continuous noise level ( $L_{eq}$ ) for any hour will be represented by any lesser time period within the hour. Noise measurements of a few minutes only will thus suffice to define the noise level.~~

~~(b) If the noise is intermittent, the  $L_{eq}$  for any hour may be represented by a time period typical of the operating cycle. Measurement should be made of a~~

~~representative number of noisy/quiet periods. A measurement period of not less than fifteen (15) minutes is, however, strongly recommended when dealing with intermittent noise.~~

~~(c) If the measured ambient level exceeds that permissible in Table I, the allowable noise exposure standard shall be the ambient noise level. The ambient level shall be measured when the alleged noise violations source is not operating.~~

#### ~~I. Exterior Noise Limits~~

|                                    | <b>Noise Level (dBA)</b> |            |
|------------------------------------|--------------------------|------------|
|                                    | 10:00                    | 7:00       |
|                                    | p.m.                     | a.m.       |
|                                    | to                       | to         |
| <b>Receiving Land Use Category</b> | 7:00 a.m.                | 10:00 p.m. |
| <b>Residential</b>                 | 62                       | 70         |
| <b>Commercial</b>                  | 65                       | 72         |
| <b>Industrial</b>                  | 70                       | 85         |

#### ~~(5) Noise Level Adjustments.~~

~~The maximum permissible daytime noise levels listed are subject to the following adjustments for duration:~~

| <b>Noise has an "on time" of no more than:</b> | <b>And p.m. "off time" between successive "on times" of at least:</b> |             |
|------------------------------------------------|-----------------------------------------------------------------------|-------------|
| 0.5 minutes                                    | 1/2 hour                                                              | }           |
| 5.0 minutes                                    | 1 hour                                                                | } Add 7 dBA |

| Noise<br>has an<br>"on time"<br>of no<br>more<br>than: | And p.m. "off time"*<br>between successive<br>"on times" of at least: |                            |
|--------------------------------------------------------|-----------------------------------------------------------------------|----------------------------|
|                                                        |                                                                       | ) to<br>permitted<br>level |
| 10.0<br>minutes                                        | 1<br>hour                                                             | }                          |
| 20.0<br>minutes                                        | 4<br>hours                                                            | }                          |

\* "Off time" is when the level of the primary noise being measured does not exceed that of the background noise in any octave band.

(6) ~~Exemptions.~~ The following activities or sources are exempt from these noise standards:

(a) ~~Activities covered by the following: Emergency signaling devices, domestic power tools, air conditioning and air handling equipment for residential purposes, refuse collection vehicles.~~

(b) ~~The unamplified human voice.~~

(c) ~~Aircraft operations.~~

(d) ~~Construction or routine maintenance of public service utilities.~~

(e) ~~House of worship bells or chimes.~~

(f) ~~The emission of sound for the purpose of alerting persons to the existence of an emergency, or the emission of sound in the performance of emergency work.~~

(g) ~~Special events which are conducted pursuant to a temporary use permit issued by the city in accordance with Section 16.05.050; provided, that all terms~~

~~and conditions of the temporary use permit are complied with, including, but not limited to, terms and conditions relating to noise restrictions.~~

**(A) Noise**

- (1) It is unlawful for any person or entity owning, operating, or in control of any restaurant, hotel, dance hall, show, business, or any other place of public amusement, entertainment, or accommodation, to play or allow to be played or emitted any music or sound from musical instrument or instruments that: (i) is loud, unreasonable, excessive, or unreasonably offensive to the senses; (ii) unreasonably disturbs, disrupts, or interferes with the slumber of any person in a residence, hotel, or any similar place of accommodation; or (iii) unreasonably disturbs, disrupts, annoys, or interferes with the peaceful, comfortable, and quiet enjoyment of the life or property of any person.**
- (2) It is unlawful for any person or entity to play, operate, or use, or allow to be played, operated, or used, any sound amplification device, including without limitation a loud speaker, sound truck, radio, mobile device, computer, or any instrument or device of any kind or character that emits loud or unreasonable noise and is attached to or upon or in any vehicle or trailer unless the person or entity in owning, operating, or otherwise in charge of such vehicle or trailer is operating in accordance with an approved Special Event.**
- (3) Notwithstanding any other provision of this Article, and in addition thereto, it shall be unlawful for any person without justification to make, continue to make, cause, or allow to be made or continued, any unreasonable noise that disturbs, disrupts, or interferes with the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area. Factors that may be considered in determining whether a noise is unreasonable for purposes of this provision include, but are not limited to, the following:**
  - (a) The volume of the noise;**
  - (b) The intensity of the noise;**
  - (c) Whether the nature of the noise is usual or unusual;**
  - (d) Whether the nature of the noise is natural or unnatural;**
  - (e) The volume and intensity of the background noise, if any;**
  - (f) The proximity of the noise to residential sleeping facilities;**
  - (g) The nature and zoning of the area within which the noise emanates;**
  - (h) The time of the day or night the noise occurs;**
  - (i) The duration of the noise;**
  - (j) Whether the noise is recurrent, intermittent or constant;**
  - (k) Whether the noise is produced by a commercial or noncommercial activity;**  
**and**
  - (l) Whether it is an impulse noise.**

- (4) It shall be unlawful for any person or group of people in or upon a public street, alley, public place, place of public accommodation, or property used to conduct business, to make any loud, excessive, or unreasonable noise, or to scream, shout, or yell in a manner that disturbs the peace and quiet of any residential neighborhood or the residences therein.
- (5) In addition to any exemptions expressly set forth elsewhere, the following shall be exempt from this Chapter:

  - (a) Safety signals and alarm devices, storm warning sirens or horns and the authorized testing of such equipment, authorized emergency vehicles engaged in an emergency activity and emergency pressure-relief valves;
  - (b) A vehicle operated by a gas, electric, communications, water utility company, refuse collection, or governmental entity while being operated for official business;
  - (c) When the sound amplification system is being operated to request assistance of an emergency nature or to warn of a hazardous situation;
  - (d) A vehicle used for advertising in a parade or in a political or other special event as authorized by the city;
  - (e) Church chimes or bells;
  - (f) Crowd noises resulting from activities such as those planned for school, government, or community groups or duly authorized by such groups;
  - (g) Organized sporting events;
  - (h) Noises created by any aircraft operated in conformity with or pursuant to federal law, federal air regulations, or air traffic control instructions issued pursuant to or within duly adopted federal air regulations, together with any noise created by aircraft operating under or pursuant to declaration of any emergency under federal air regulations;
  - (i) Heating and cooling equipment including home, business, pool, or spa equipment when it is functioning in accordance with manufacturer's specifications and is in proper operating condition;
  - (j) Landscape maintenance equipment when it is functioning in accordance with the manufacturer's specifications and with all mufflers and noise-reducing equipment in use and in proper operating condition between the hours of 7:00 a.m. and 10:00 p.m.;
  - (k) The lawful exercise of established rights under the United States or Arizona Constitutions; or
  - (l) Construction noise between the hours of 7 a.m. and 10 p.m.
- (6) The following persons and entities shall be deemed responsible for any and all violations of this Chapter (the "Person(s) Responsible"):

- (a) Any and all persons or entities causing or creating the violative noise shall be deemed responsible for the same;
- (b) Any and all persons or entities allowing the violative noise to emanate from property the person or entity owns, occupies, manages, or controls shall be deemed responsible for the violative noise;
- (c) Any person in attendance who engaged in any conduct causing, facilitating, or perpetuating the violative noise shall be deemed responsible for the violative noise; and
- (d) If the person or entity causing or creating the violative noise does so upon property owned, occupied, managed, or controlled by another, the persons or entities owning, occupying, managing, or controlling the property shall also be deemed responsible for the violative noise after prior three (3) instances of the same or similar violative noise emanating from the property.

(7) Repeat Offenders

- (a) Any Person(s) responsible for three (3) or more of the same or similar type of violation of this Chapter within a three-month period shall be deemed a "Repeat Violator" for the ensuing twelve-month period following the date of the most-recent violation. Any additional violations of this Section by a Repeat Violator during that period shall be subject to a civil penalty of at least \$2,500 for each such violation.
- (b) A Repeat Violator, holding a city business permit shall be subject to immediate revocation of the license. In lieu of revocation, the planning and zoning director or designee may in their discretion impose a lesser sanction, including but not limited to temporarily suspending the permit for a reasonable time, or holding revocation in abeyance for the remaining term of the permit conditioned on no additional violations of this Chapter, or such other conditions as the planning and zoning director or designee deems reasonable and appropriate.

Director Tregaskes explained staff proposed removal of specific noise level and proposing and prudent wording.

19.25.190-(7)-(8) Preexisting Uses Not in Conformance. Where an industry **industrial** or commercial business has established its use away from other incompatible uses and subsequently, through the encroachment of development, now finds itself adjoining a receiving land category which would require a reduction in noise generation, said industry **industrial** or commercial business shall not emit a noise which exceeds the maximum noise limitations for the receiving land use category by more than ten (10) decibels levels produced prior to the encroachment or by similar land uses in the general area.

Director Tregaskes additionally advised this proposed change is a means of protection for existing developments.

Chairman Barlow requested the additional verbiage of "Big Construction" be added.

Director Tregaskes confirmed that addition would be made.

Vice Chairman Lewis inquired if neighborhoods should have time specifications mentioned and Director Tregaskes advised the judgement call would be up to the police officer who arrived at the call.

19.25.190 (D) *Vibration*. No vibration shall be permitted which is **reasonably and readily** discernible beyond the lot line to the human sense of feeling for three (3) minutes' or more duration in any one (1) hour of the day between the hours of 7:00 a.m. and 7:00 p.m., or for thirty (30) seconds' or more duration in any one (1) hour during the hours of 7:00 p.m. to 7:00 a.m.

Director Tregaskes explained this addition is for harassment prevention.

19.25.220 (C) *Applicability*. No person, entity, or corporation or any subsequent successors to said lot or parcel shall remove or cause to be removed or intentionally destroy any trees of six (6) inches in diameter or greater, measured at diameter at breast height (DBH), from a developed or undeveloped lot or parcel ~~zoned R2-7, commercial or industrial~~ without first obtaining approval from the planning and zoning department, except when necessary for the construction of streets, driveways, utility lines, and structures approved in a previously obtained building permit **or for forest health activities**. For any existing lot or parcel or once a site plan has been approved on a developed or undeveloped lot or parcel, any subsequent modifications shall require similar approval. Any decision is binding on the property.

Requests for tree removal may be filed independently or in conjunction with the plan review process for a development. The tree removal plan shall be reviewed by the property owner or designee and the planning and zoning director **(joint committee)**. In the event the joint committee cannot agree upon the proposed tree removal plan, a mutually agreed upon third party shall be called upon to assist the other parties in developing a satisfactory solution. Upon receipt of a request for tree removal, the joint committee shall consider such request ~~within three (3) working days~~ **in conjunction with the submitted building plans or**

**forest health plans.** If the joint committee is satisfied that the applicant's proposal is not detrimental to the subject lot or parcel or adjacent parcel(s), then approval shall be granted. The applicant shall begin to remove the trees cut down from the subject property within fifteen (15) days and shall complete the tree removal process within thirty (30) days.

(E) *Appeals.* Any party who is dissatisfied or aggrieved by the decision of the joint committee may appeal such decision to the ~~city council at their next scheduled meeting~~ **Board of Adjustment.** (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-44(V))

Director Tregaskes explained the proposed changes are for clarification changes and correct procedures.

Director Tregaskes further explained that the remaining section under Guest units/Houses has no current proposed changes, however, is a hot topic for legislation and has the potential for changes in the future.

Director Tregaskes asked if the commission has any additional requests, questions, or additions.

With no further comments from the commission Director Tregaskes turned the Study Session over to Chairman Barlow.

#### 4. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, CHAIRMAN BARLOW ADJOURNED THE STUDY SESSION OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF FEBRUARY 28, 2023, AT 8:06 PM.

ATTEST:

  
\_\_\_\_\_  
Justen Tregaskes  
Planning and Zoning Director

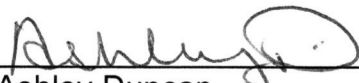
APPROVED:

  
\_\_\_\_\_  
Zachary Barlow  
Chairman

## CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **STUDY SESSION** of the Planning and Zoning Commission of Show Low held on February 28, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14<sup>th</sup> day of March, 2023.

  
\_\_\_\_\_  
Ashley Duncan