

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, MARCH 14, 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 Hatch and Commissioner Roberts,

COMMISSION MEMBERS ABSENT: Commissioner Whitehead and Commissioner Adams

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

GUESTS PRESENT: TJ Leon 206 Peach Way, Columbia, MO., Ralph Nispenbaurn Fountain Hills, AZ. David Malmqen Vernon, AZ.

3. INVOCATION

Commissioner Lewis gave the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Hatch led the pledge of allegiance.

5. NEW BUSINESS

A. Consideration of Conditional Use Permit 602-04-257 submitted by JES Dev. Co., Inc. to allow for up to 60 apartment units at 2103 E. Deuce of Clubs, Show Low, Arizona, that being A.P.N. 210-24-004.

Ms. Fechtelkotter read the staff summary report.

JES Dev. Co., Inc. has submitted a CUP to allow for up to 60 apartment units located at 2103 E. Deuce of Clubs, that being A.P.N. 210-24-004. The subject property is approximately 4.75 acres, is zoned C-2 (General Commercial) and is currently undeveloped. Multiple-family dwellings over 10 units require a CUP in the C-2 zone and are required to meet the standards of the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone.

A site plan was submitted that shows two, two story, 35-foot-high apartment building with a maximum of 50 units. The applicant had originally planned on 60 apartment units, however due to additional construction cost and site work they may reduce the total unit count to 50 apartments. The applicant is currently in the process of applying for a Low-Income Housing Tax Credit (LIHTC) from the Arizona Department of Housing (ADOH).

For a property of this size the maximum lot average per dwelling unit is 2,500 square feet in the R2-7 zone. This means that the total maximum unit count for this property is 82 units. In addition, the maximum building height is not to exceed 35 feet. The applicant indicated that they have applied for this CUP as a requirement for applying for LIHTC funding from ADOH. Therefore, the submitted site plan is conceptual in nature, and the final development shall meet all requirements of City Code.

FINDINGS OF FACT

1. JES Dev. Co., Inc. has submitted a CUP to allow for up to 60 apartment units located at 2103 E. Deuce of Clubs, that being A.P.N. 210-24-004.

2. The subject property is approximately 4.75 acres, is zoned C-2 (General Commercial) and is currently undeveloped. Multiple-family dwellings over 10 units require a CUP in the C-2 zone and are required to meet the standards of the R2-7 (Single-Family and Multiple-Family Residential, 7,000 Square Feet) zone.

3. A revised site plan was submitted that shows two, two story, 35-foot-high apartment building with a maximum of 50 units. The applicant had originally planned on 60 apartment units, however due to additional construction cost and site work they may reduce the total unit count to 50 apartments. The applicant is currently in the process of applying for a Low-Income Housing Tax Credit (LIHTC) from the Arizona Department of Housing (ADOH).

4. For a property of this size the maximum lot average per dwelling unit is 2,500 square feet in the R2-7 zone. This means that the total maximum unit count for this property is 82 units. In addition, the maximum building height is not to exceed 35 feet. The applicant indicated that they have applied for this CUP as a requirement for submitting an application for LIHTC to ADOH. Therefore, the submitted site plan is conceptual in nature, and the final development shall meet all requirements of City Code.

5. Current zoning of the surrounding properties include.

North: I-1 (Light Industrial)

South: R1-15 (Single-Family Residential, Manufactured Homes Excluded, 15,000 Square Feet)

East: C-2 (General Commercial)

West: C-2 (General Commercial)

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

North: Quality Home Center & Home Source

South: Vacant residential

East: America One Mini Storage

West: Banditos Restaurant & Pet Food Warehouse

7. Transmittal memos were sent to all affected agencies. Applicable comments received Include; Arizona Department of Transportation (ADOT)- A permit from ADOT is required for access onto U.S. 60. A traffic impact study and drainage study are required. Timber Mesa Fire and Medical District (TMFMD)- The project shall meet 2018 International Fire Code (IFC) and amendments as adopted by TMFMD.

8. A nearby property owner had questions regarding the nature of the request, however they did not have any objections to this request.

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 602-04-257 submitted by JES Dev. Co., Inc. to allow for up to 60 apartment units located at 2103 E. Deuce of Clubs, that being A.P.N. 210-24-004 subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including building permit, sign, parking, Fire District, and ADOT requirements.
2. Entryway landscaping meeting the requirements of City Code Chapter 19.70.120(G) shall be installed and maintained. The applicant shall coordinate with ADOT and City Staff to landscape the Deuce of Clubs right-of-way.
3. ADOT permits shall be required. The developer of the subject property shall coordinate driveway locations including roadway and sidewalk requirements with the adjacent property owners and ADOT.
4. All drainage on the subject property shall be designed in accordance with Chapter 17.20.50, Drainage Design, and shall not negatively affect any downstream properties.
5. The development shall comply with Chapter 19.55 R2-7 zone, single-family and multiple family residential (seven thousand square feet) of City Code, including density, height, and recreation area requirements.
6. Maximum building height shall be limited to a maximum of 35 feet.
7. Building design shall comply with Chapter 19.70.120(F) and include mountain design architecture such as exposed wood beams, stone, split-face block, and other complimentary natural appearing materials.

8. All development shall comply with Chapter 19.110, Outdoor Light Control. Lights shall be fully shielded from adjacent properties and roadways.

Chairman Barlow asked how much success the city has had with combining driveways along the Deuce and other highways in town. Mrs. Fechtelkötter advised it was on a case by case basis and depended on the neighbors and ADOT.

COMMISSIONER ROBERTS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBMITTED BY JES DEV. CO., INC. TO ALLOW UP TO 60 APARTMENT UNITS ON PROPERTY LOCATED AT 2103 E. DEUCE OF CLUBS, THAT BEING A.P.N. 210-24-004 SUBJECT TO STAFF RECOMMENDATIONS. VICE CHAIRMAN LEWIS SECONDED THE MOTION. PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN LEWIS, AND COMMISSION MEMBERS, HATCH, AND ROBERTS 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.

B. Consideration of Conditional Use Permit 602-04-258 submitted by Catholic Charities Housing for Hope to allow for 64 apartment units on property located at 4464 S. White Mountain Rd., Show Low, Arizona, that being A.P.N. 212-04-134A & 135C

WITHDRAWN BY APPLICANT

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 January 24, 2023.

COMMISSIONER HATCH MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF JANUARY 24, 2023. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 4 TO 0 WITH,

CHAIRMAN BARLOW, VICE CHAIRMAN LEWIS AND COMMISSION MEMBERS HATCH, AND ROBERTS VOTING IN FAVOR.

B. Planning and Zoning Commission Study Session of February 28, 2023.

COMMISSIONER HATCH MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION STUDY SESSION MINUTES OF FEBRUARY 28, 2023. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN LEWIS AND COMMISSION MEMBERS HATCH, AND ROBERTS VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS

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

Commissioner Roberts complimented staff and the Public Works department for maintenance and upkeep of the city.

Vice Chairman Lewis reminded everyone to thankful for what we all have and feel lucky to live where we live.

Chairman Barlow reminded everyone to be aware of traffic in the upcoming season.

Planning and Zoning Director

Director Tregaskes reminded everyone its spring break and thanked current commissioners for being attendance.

9. ADJOURNMENT

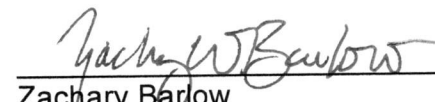
There being no further business to be brought before the Planning and Zoning Commission, CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF MARCH 14, 2023 AT 7:12 PM.

ATTEST:



Justen Tregaskes
Planning and Zoning Director

APPROVED:

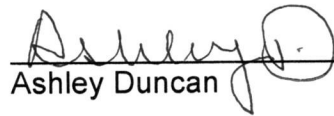


Zachary Barlow
Chairman

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the **REGULAR MEETING** of the Planning and Zoning Commission of Show Low held on March 14, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th day of April, 2023.



Ashley Duncan