

SHOW LOW PLANNING AND ZONING COMMISSION
Regular Meeting – Tuesday, April 25, 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, April 25, 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. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-259 submitted by Country Mountain Airwaves, LLC to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, Show Low, Arizona, that being A.P.N. 210-19-030A.

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 March 14, 2023.

8. SUMMARY OF CURRENT EVENTS

- A. Commission Members
- B. Planning and Zoning Director

9. ADJOURNMENT

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning & 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, April 21, 2023.

Ashley Duncan

CITY OF SHOW LOW STAFF SUMMARY REPORT

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-259 submitted by Country Mountain Airwaves, LLC to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A (Katie Fechtelkoter)

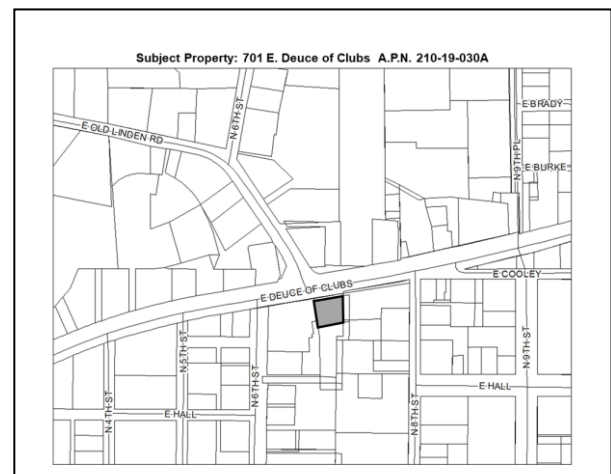
RECOMMENDATION

I **MOVE** to approve CUP 602-04-259 submitted by Country Mountain Airwaves, LLC to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A, subject to staff recommendations.

BACKGROUND

Country Mountain Airwaves, LLC has submitted a Conditional Use Permit (CUP) to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A. The subject property is zoned C-2 (General Commercial), a radio broadcasting station requires a CUP in the C-2 zone. At their regular meeting of March 24, 2009, the Planning & Zoning Commission approved CUP 602-04-124 to allow for a radio broadcasting station located at 391 W. Deuce of Clubs, the original conditions have been attached for review.

The radio station was previously located at 391 W. Deuce of Clubs, adjacent to the Native New Yorker building. A fire destroyed the existing radio station offices in February of 2022. The radio station has been operating out of a temporary office since the fire. The radio station purchased the former Lofgreen Photography building at 701 E. Deuce of Clubs to utilize as a radio broadcasting station. The existing 33-foot-tall antenna and 12-foot diameter satellite dish will be relocated from the current location to the new location. The applicant has indicated that the antenna and satellite dish will be located behind the building at 701 E. Deuce of Clubs. The applicant has indicated that the satellite dish will be screened and will not be visible from the road and the antenna will not project more than 11 feet above the roofline of the building.



FINDINGS OF FACT

1. Country Mountain Airwaves, LLC has submitted a Conditional Use Permit (CUP) to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A.
2. The subject property is zoned C-2 (General Commercial), a radio broadcasting station requires a CUP in the C-2 zone. At their regular meeting of March 24, 2009, the Planning & Zoning Commission approved CUP 602-04-124 to allow for a radio broadcasting station located at 391 W. Deuce of Clubs, the original conditions have been attached for review.
3. The radio station was previously located at 391 W. Deuce of Clubs, adjacent to the Native New Yorker building. A fire destroyed the existing radio station offices in February of 2022. The radio station has been operating out of a temporary office since the fire.
4. The radio station purchased the former Lofgreen Photography building at 701 E. Deuce of Clubs to utilize as a radio broadcasting station. The existing 33-foot-tall antenna and 12-foot diameter satellite dish will be relocated from the current location to the new location.
5. The applicant has indicated that the antenna and satellite dish will be located behind the building at 701 E. Deuce of Clubs. The applicant has indicated that the satellite dish will be screened and will not be visible from the road and the antenna will not project more than 11 feet above the roofline of the building.
6. Current zoning of the surrounding properties includes.

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:	Banner Urgent Care
South:	Summer's Place Apartments
East:	Southwest Transmission
West:	Realty 100 Building
8. Transmittal memos were sent to all affected agencies. Applicable comments received include.

Timber Mesa Fire and Medical District- Any interior remodel to meet 2018 International Fire Code.
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 602-04-259 submitted by Country Mountain Airwaves, LLC to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including Federal Communications Commission (FCC) building permit and fire code requirements.
2. The satellite dish shall conform to the detached building setback requirements of the C-2 (General Commercial) zone and be screened by a six (6) foot high solid fence.
3. The antenna and or supporting structure shall not exceed 11 feet above the highest point of the roofline of the building.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-259 submitted by Country Mountain Airwaves, LLC to allow for the relocation of an existing radio broadcasting station from 391 W. Deuce of Clubs to 701 E. Deuce of Clubs, that being A.P.N. 210-19-030A.

Conditions of CUP 602-04-124 approved on March 24, 2009

1. All development shall comply with all applicable federal, state and local requirements including Federal Communication Commission (FCC) regulations.
2. The twelve (12) foot satellite dish shall conform to the detached building setback requirements of the C-2 (General Commercial) zone.
3. The satellite dish shall be screened by a six (6) foot high solid screen fence.
4. The antenna and/or supporting mechanism shall not exceed thirty (30) feet above the highest point of the structure.
5. If the radio station relocates, this conditional use permit will be considered null and void.

General Plan

Land Use

Goal: Target redevelopment improvement efforts
Objective: Encourage re-use of old buildings.

Economic Development

Goal: Balance job opportunities for all age groups

Objective: Attract and retain a mix of industry that offers variety in job level and skills

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.

- (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.

(B) *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:
- (2) 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.
- (3) 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.
- (4) All roof overhangs shall be a minimum of twelve (12) inches in width.
- (5) 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))

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))

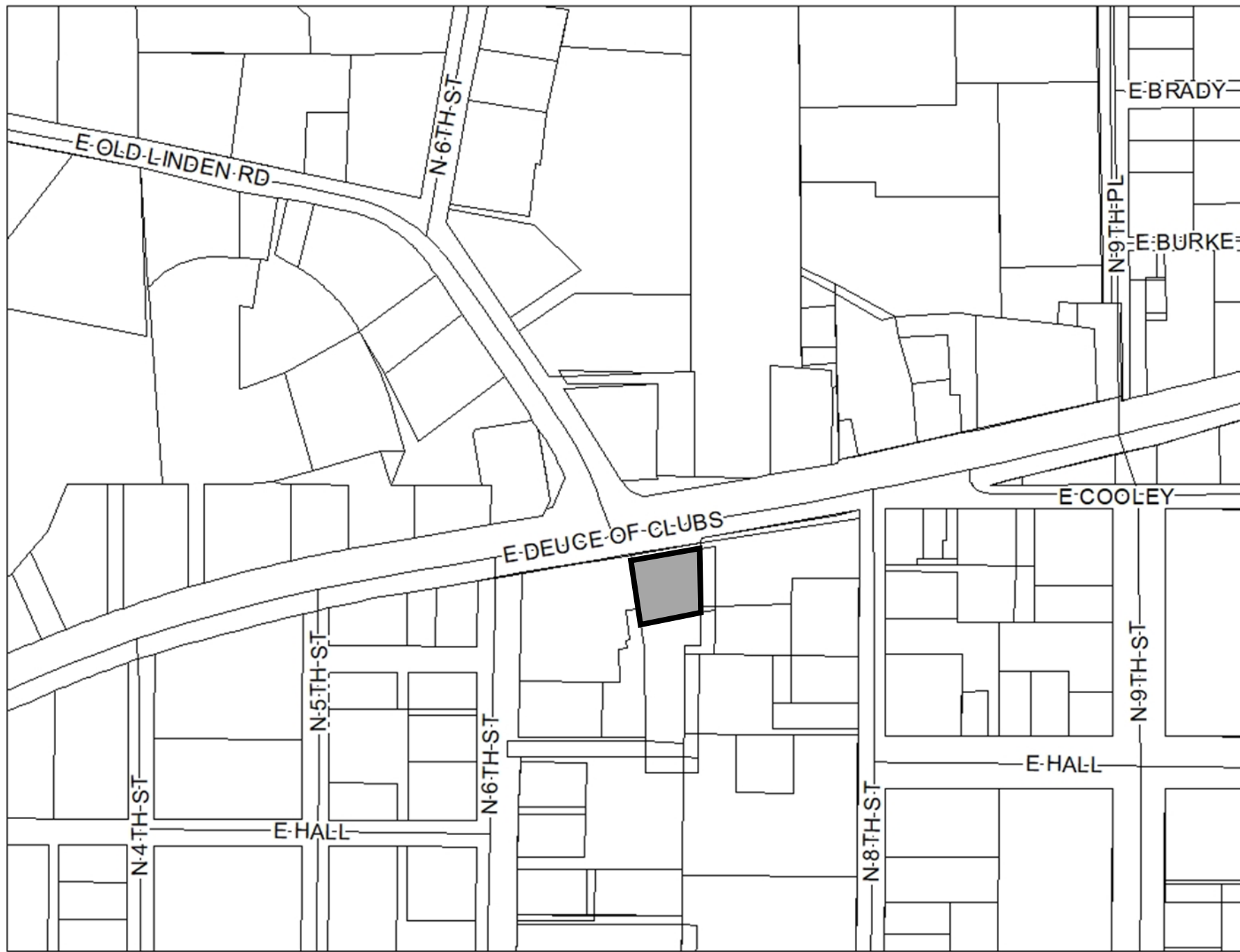
19.70.150 Parking and loading.

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: 701 E. Deuce of Clubs A.P.N. 210-19-060A





Subject Property:
701 E. Deuce of Clubs
A.P.N. 210-19-030A



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:	4.3.23
Time received:	2:00 AM (PM)
Received By:	KBF

OWNER INFORMATION

Name: Cathy Ann Enterprises LLC

Address: 1797 W Angel Fire
Street Address

Safford AZ 85546
City State ZIP Code

Phone: 928-651-6950 Email: cathy.konopaicki@gmail.com

APPLICANT INFORMATION (if different)

Name: Country Mountain Airwaves LLC

Address: 701 E Deuce of Clubs
Street Address

Show Low AZ 85901
City State ZIP Code

Phone: 928 434-0101 Email: camden@mqjkl101.com

PROPERTY INFORMATION

Address of Property: 701 E Deuce of Clubs Parcel Number (A.P.N.): 210-19-030 A

Legal Description of Property: Attached

Zoning Classification: Commercial Applicant's interest in Land: owner

What is the Nature of the Request? To move Radio Station Pole

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:

Emergency Broadcasting, Local Jobs, Local Entertainment, Funerals

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.

NO LOUD NOISES, Daily work not night time. we keep of
Building & Property

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.

All utilities are in place

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.

Camden Smith

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.

Ethel Koznicki
Signature of Owner (s)

3-29-23

Date

Signature of Owner (s)

Date

Signature of Applicant (If other than owner)

Date



RECEIVED

APR 03 2023 3pm

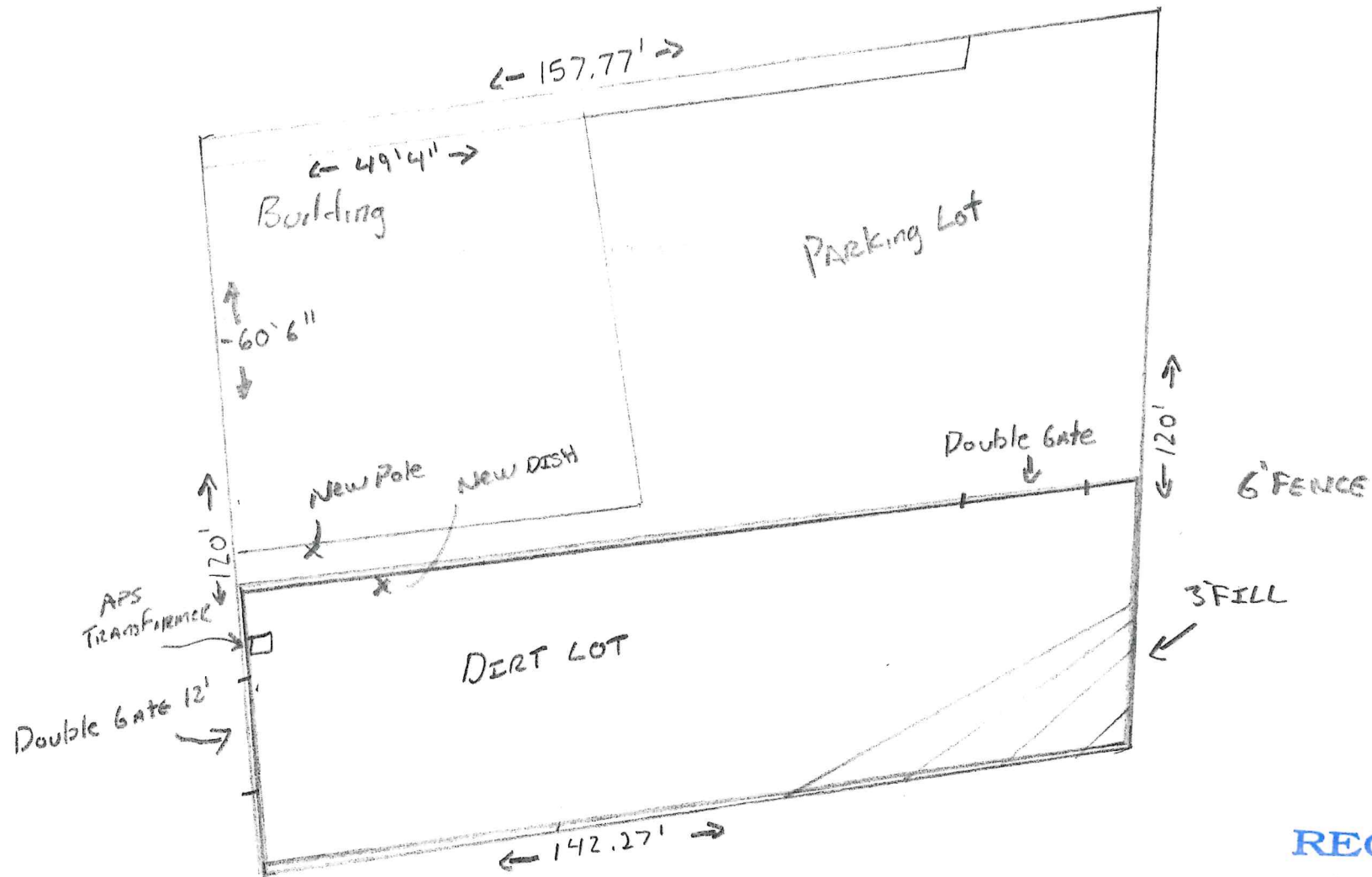
New Pole For Dish will sit ABOVE Existing Building 11' over Roof Line
Ground mount Dish will Hide behind Existing Building



RECEIVED

APR 03 2023 3PM

Cathy Ann Enterprises LLC



RECEIVED

APR 03 2023 Ben

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:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

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 _____ day of _____, 20____.

Ashley Duncan