

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON JULY 11, 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, Commissioner Adams, Commissioner Hatch, Commissioner Roberts, Commissioner Whipple and Commissioner Schnepf.

COMMISSION MEMBERS ABSENT: Vice Chairman Lewis and Commissioner Wilson.

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

GUESTS PRESENT: Theresa Bruemmer, Ray Rankin and Guests.

3. INVOCATION

Commissioner Roberts gave the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Whipple led the pledge of allegiance.

5. NEW BUSINESS

Chairman Barlow declared a conflict of interest and turned item A over to Commissioner Roberts.

- A. Public Hearing and Consideration of a zone change requested submitted by Steve Chlupsa of SL Property Investments LLC to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district.

Ms. Fechtelkotter read the staff summary report.

Steve Chlupsa of SL Property Investments LLC has submitted a request to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district. The parcel is approximately 8.74 acres in size, the applicant has indicated that they wish to rezone just

under 11,000 square feet of the property to allow for commercial uses. The applicant already owns the property to the west, including Culver's as well as the property located to the south.

At the July 6, 1993, City Council meeting, the City Council approved Ordinance No. 364 to rezone the subject property to PUD (Planned Unit Development) from C-2, R1-7 (single-family residential 7,000 square feet), and MH (Manufactured Housing) to allow for the development of the White Mountain Vacation Village Development. The conceptual master plan for White Mountain Vacation Village indicated this property was to be utilized as "Festival Area". Conditions of Ordinance No. 364 have been included in the staff report for review and a copy of the Conceptual Master Plan for White Mountain Vacation Village is attached.

FINDINGS OF FACT

1. Steve Chlupsa of SL Property Investments LLC has submitted a request to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district.
2. The parcel is approximately 8.74 acres in size, the applicant has indicated that they wish to rezone just under 11,000 square feet of the property to allow for commercial uses. The applicant already owns the property to the west, including Culver's as well as the property located to the south.
3. At the July 6, 1993, City Council meeting, the City Council approved Ordinance No. 364 to rezone the subject property to PUD (Planned Unit Development) from C-2, R1-7 (single family residential 7,000 square feet), and MH (Manufactured Housing) to allow for the development of the White Mountain Vacation Village Development. The conceptual master plan for White Mountain Vacation Village indicated this property was to be utilized as "Festival Area".
4. Conditions of Ordinance No. 364 have been included in the staff report for review and a copy of the Conceptual Master Plan for White Mountain Vacation Village is attached.
5. The applicant held a neighborhood meeting with property owners located within 300 feet of the subject property on February 27, 2023. No neighbors attended the meeting.
6. Current zoning of the surrounding properties include:
 - North: PUD (Planned Unit Development)
 - South: C-2 (General Commercial)
 - East: PUD (Planned Unit Development)
 - West: C-2 (General Commercial)
7. The current land uses of the surrounding properties include:
 - North: Vacant White Mountain Vacation Village
 - South: Vacant Commercial

East: Vacant PUD
West: Vacant Commercial

8. Transmittal memos were sent to all affected agencies, applicable comments received include. Arizona Department of Transportation (ADOT)- if the developer plans on accessing this site from State Route 260 it will require a permit from the Northeast District. A TGP-240 presubmittal for possible traffic impact study, and drainage study will need to be submitted.

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

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission recommend approval of zone change request 605-03-120 submitted by Steve Chlupsa of SL Property Investments LLC to rezone a portion of A.P.N. 212-03-159X from PUD (Planned Unit Development) to C-2 (General Commercial) to allow for all uses as outlined in the C-2 zoning district, subject to staff recommendations and forward this recommendation to the City Council.

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

CONDITIONS OF ORDINANCE 364

(Approved July 6, 1993)

1. A preliminary Development Plan be submitted and approved by the Planning and Zoning Commission and City Council within two years.

2. A minimum of a twenty-foot buffer be provided on the perimeter boundaries adjacent to residential zoning (either County or City).

Commissioner Roberts opened the item to public comments.

Curtis Fernau 621 S. Mountain Pines Avenue- expressed concerns regarding the entrance and exit availability in the neighborhood to the southeast of the proposed project.

Tom Bruemmer 2211 Evergreen Lane- also expressed concern regarding the traffic flow on Evergreen.

Commissioner Roberts closed the Public Comments and Director Tregaskes to address the concerns.

Director Tregaskes stated that the proposed project is to the northwest of the Evergreen Estates subdivision. Evergreen Lane continues out on to a County road and intersects with Show Low Lake Rd. Director Tregaskes stated that staff agrees the main access point is Evergreen Ln. because of the quicker access there are multiple access points. Director Tregaskes the mentioned that should Commissioner Roberts want more detail the projects engineer was available for questions.

Commissioner Roberts said he had questions for the engineer.

Bruce Ironside with Ironside Engineering came forward.

Commissioner Roberts clarified the proposed zoning and additional square footage mentioned was to match the adjoining parcel.

Mr. Ironside confirmed that was accurate and the reason for doing so was to simplify civil design.

Commissioner Roberts further requested if Mr. Ironside and Director Tregaskes agreed that the additional square footage would not be a major traffic contributor.

Both individuals agreed while stipulating they couldn't one hundred percent commit without the intended future use being decided.

Commissioner Roberts asked about Timber Mesa Fire Departments concerns. Director Tregaskes stated that their review would be at the Building Permit application phase.

COMMISSIONER HATCH MOVED TO APPROVE THE ZONE CHANGE REQUEST SUBMITTED BY STEVE CHLUPSA OF SL PROPERTY INVESTMENTS LLC TO REZONE A PORTION OF A.P.N. 212-03-159X FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-2 (GENERAL COMMERCIAL) TO ALLOW FOR ALL USES AS OUTLINED IN THE C-2 ZONING DISTRICT, SUBJECT TO STAFF RECOMMENDATIONS AND FORWARD THIS RECOMMENDATION TO THE CITY COUNCIL. COMMISSIONER WHIPPLE SECONDED THE MOTION. THE MOTION PASSED 4 TO 0 WITH COMMISSION MEMBERS SCHNEPF, AND ROBERTS VOTING IN FAVOR (CHAIRMAN BARLOW RECUSED HIMSELF AND COMISSIONERS LEWIS AND WILSON WERE ABSENT).

Chairman Barlow returned to the meeting.

Mr. Tregaskes said that this zone change will be considered by the City Council, next Tuesday, July 18, 2023, in the City Council Chambers.

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 April 25, 2023.

COMMISSIONER ROBERTS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF APRIL 25, 2023. COMMISSIONER SCHNEFF SECONDED THE MOTION. THE MOTION PASSED 5 TO 0 WITH, CHAIRMAN BARLOW, AND COMMISSION MEMBERS SCHNEPF, HATCH, AND ROBERTS VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS

Commissioner Schnepf had no comment.

Commissioner Whipple reminded the community that school would be in session soon.

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

Commissioner Roberts commended the Public Works department for all their work with events in the month of June and also that the community is still in fire season.

Chairman Barlow reminded the community it is still summer, and that traffic is still busy.

Planning and Zoning Director

Director Tregaskes thanked Public Works and Parks and Rec dept for all the work put in for the 4th of July. He further thanked Timber Mesa Fire Department for the fire works show. Director Tregaskes further reminded the community that with the incoming rain driving conditions will change and to be cautious.

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 JULY 11, 2023, AT 7:24 PM.

ATTEST:

APPROVED:



Katie Fechtelkotter
Planner

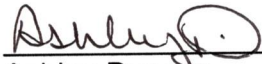


Zachary Barlow
Chairman

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 July 11, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 11th day of July, 2023.



Ashley Duncan