

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON JULY 25, 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 Wilson, Commissioner Hatch, Commissioner Roberts, Commissioner Whipple, and Commissioner Schnepf

COMMISSION MEMBERS ABSENT: Vice Chairman Lewis

STAFF MEMBERS PRESENT: Katie Fechtelkotter; Planner, Anna Atencio; City Attorney, Ashley Duncan and Shane Hemesath

GUESTS PRESENT: Rande Settle-Alimena, Russ Alimena, Janet Valentine & William Lipscome, Roy De La Torre, Mike & Bernadette Fish, Dena & Darcy Hobbs, Michael & Julie Crane, Charles Lucas, Gail Kotterman, Rob & Debi Thomas, Larry Garrison, Jason & Trisha Spear, Jan & Bill Skibbe, Jeanne Blum, Ty Peters, Rick & Kim Fernau and guests.

3. INVOCATION

Commissioner Roberts gave the invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Schnepf led the pledge of allegiance.

5. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-260 submitted by Roy De La Torre of Aliberto's Mexican Foods to add a drive-through at their existing location of 1457 East Deuce of Clubs, Show Low, Arizona, that being A.P.N. 210-14-032A.

Ms. Fechtelkotter said Roy De La Torre of Aliberto's Mexican Foods has submitted a Conditional Use Permit (CUP) to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A. The subject property is zoned C-2 (General Commercial), drive-through restaurants require a CUP in the C-2 zone.

The applicant has operated Aliberto's Mexican Foods at this location since January of 2004. The applicant plans to relocate existing parking spaces in front of the building to accommodate the new drive-through. In addition, the applicant has also committed to upgrading the landscaping in front of the new drive-through area. A site plan of the proposed drive-through area has been attached for review.

FINDINGS OF FACT

1. Roy De La Torre of Aliberto's Mexican Foods has submitted a Conditional Use Permit (CUP) to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A. The subject property is zoned C-2 (General Commercial), drive-through restaurants require a CUP in the C-2 zone.
2. The applicant has operated Aliberto's Mexican Foods at this location since January of 2004. The applicant plans to relocate existing parking spaces in front of the building to accommodate the new drive-through.
3. In addition, the applicant has also committed to upgrading the landscaping in front of the new drive-through area. A site plan of the proposed drive-through area has been attached for review.
4. 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)

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

North: Owen's Propane/Horne Autobody
South: Residential
East: Residential
West: Show Low Creek

6. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
7. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-260 submitted by Roy De La Torre of Aliberto's

Mexican Foods to add a drive-through at their existing location of 1457 East Deuce of Clubs, that being A.P.N. 210-14-032A, subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, landscaping, Fire Code and Arizona Department of Transportation (ADOT) requirements.
2. The surfacing of all access ways, interior driveways, and parking areas shall be surfaced in accordance with City Code and shall meet the minimum loading requirements outlined by Timber Mesa Fire and Medical District.
3. The right-of-way adjacent to the subject property shall be landscaped, including sod, and shall be maintained.
4. Parking and lighting shall meet all requirements of City Code Chapter 19.105.

Ms. Fechtelkotter said that staff as well as the applicant were available for questions.

Commissioner Roberts asked if staff had considered that customers will be crossing the drive-through lane to access the restaurant due to the relocation of the existing parking area.

Ms. Fechtelkotter said that staff held a pre-application meeting with the applicant where staff asked the applicant to address what they're going to do to make sure the crossing safe for their customers.

Commissioner Wilson said she had concerns regarding traffic backing up onto the Deuce of Clubs.

Ms. Fechtelkotter said staff does not believe there will be any issues with traffic backing up onto the Deuce of Clubs due to the way that they would be lining up in the drive through from the opposite direction.

Commissioner Roberts requested clarification with the drive through design coming off the Deuce of Clubs to the hotel and if there would be a potential parking or traffic issues with the way the applicant has proposed the drive through.

Ms. Fechtelkotter said the applicants were aware of the concerns and they need to make sure that this isn't going to cause issues for the hotel because there are several uses at this location. She also said that they discussed the design of the drive through with the Fire District and they did not have any concerns.

Chairman Barlow asked if any commissioners have questions for the applicant?

Commissioner Roberts said he wanted to ask the applicant some questions.

The applicant Roy Delatorre, 1457 East Deuce of Clubs came forward.

Commissioner Roberts asked if the applicant heard the questions that were asked of staff regarding safety and traffic concerns with the pedestrians crossing the drive through lane.

The applicant referred to the submitted site plan and indicated that they plan to add markings for a pedestrian crossing and large signage, so cars will know to yield to pedestrians when they're ordering. He said the traffic will continue to enter as it did before.

Commissioner Roberts asked if the hotel or any of the businesses have expressed any concern that the new drive through would affect them.

The applicant indicated that the property owner Sieu Ngo said they are on board with the proposed drive through. He also said that the parking lot is big enough to accommodate cars and the drive through.

Commissioner Roberts asked if there is enough extra room on the Deuce of Clubs to make a right turn without impeding traffic.

The applicant said yes.

Chairman Barlow said since there was no public comment that the Commission could have additional discussion or make a motion.

COMMISSIONER ROBERTS MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-260 SUBMITTED BY ROY DE LA TORRE OF ALIBERTO'S MEIXCAN FOODS TO ADD A DRIVE-THROUGH AT THEIR EXISTING LOCATION OF 1457 EAST DEUCE OF CLUBS, THAT BEING A.P.N. 210-14-032 SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER WILSON SECONDED THE MOTION. THE MOTION PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSION MEMBERS SCHNEPF, WILSON, WHIPPLE, HATCH AND ROBERTS VOTING IN FAVOR.

Mrs. Fechtelkotter said that unless there an appeal is received within seven days this conditional use permit will become effective.

B. Consideration of Conditional Use Permit 602-04-261 submitted by Jason Spear to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, Show Low, Arizona, that being A.P.N. 210-13-001F.

Mrs. Fechtelkotter said Jason Spear has submitted a Conditional Use Permit (CUP) to allow for a recreational vehicle (RV) resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F. The subject property is 20.55 acres and is zoned C-2 (General Commercial). RV parks require a CUP in the C-2 zone and shall be developed according to section 19.25.210 of City Code.

Among City Code requirements, each unit within a RV Park shall have a minimum lot area of 1,400 sq. ft. in addition to a minimum of 500 sq. ft. of recreation area per unit, or 250 sq. ft. if the recreation area is centralized. According to City Code useable opens space is defined as, "space that can be enjoyed by people. This could include landscaped

plazas, grass and trees, fountains, sitting areas etc., which is meant to provide an open garden atmosphere.”

The applicant has proposed a 152 space RV resort on the subject property. Each RV space will be 40-feet by 50-feet, with 24-foot wide, two-way access roads throughout the resort and a six-foot solid fence along the east and south property lines. The park will include a host area, office, dog areas, a playground, commercial area, pond, and walking trail. The main access to the resort will be off Central Avenue with a secondary access off East Owens. There will be two emergency only accesses onto East McNeil

The resort will be developed in three phases over two years. The first phase will include the host area, office, and development of 75 lots. The second phase will consist of the development of 71 additional lots and the playground area. The third phase will include the development of lots 147 through 152, the commercial area and walking trail. The applicant has committed to preserve as much of the surrounding trees and vegetation as possible.

The applicant has submitted a conceptual plan which has been attached for review.

FINDINGS OF FACT

1. Jason Spear has submitted a CUP to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F.
2. The subject property is 20.55 acres and is zoned C-2 (General Commercial). RV parks require a CUP in the C-2 zone and shall be developed according to section 19.25.210 of City Code.
3. Among City Code requirements, each unit within a RV Park shall have a minimum lot area of 1,400 sq. ft. in addition to a minimum of 500 sq. ft. of recreation area per unit, or 250 sq. ft. if the recreation area is centralized. According to City Code useable opens space is defined as, “space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas etc., which is meant to provide an open garden atmosphere.”
4. The applicant has proposed a 152 space RV resort on the subject property. Each RV space will be 40-feet by 50-feet, with 24-foot wide, two-way access roads throughout the resort and a six-foot solid fence along the east and south property lines. The park will include a host area, office, dog areas, a playground, commercial area, pond, and walking trail. The main access to the resort will be off Central Avenue with a secondary access off East Owens. There will be two emergency only accesses onto East McNeil.
5. The resort will be developed in three phases over two years. The first phase will include the host area, office, and development of 75 lots. The second phase will consist of the development of 71 additional lots and the playground area. The third phase will include the development of lots 147 through 152, the commercial area and

walking trail. The applicant has committed to preserve as much of the surrounding trees and vegetation as possible.

6. Current zoning of the surrounding properties includes.

North: C-2 (General Commercial)
South: R1-7 (Single-Family Residential, 7,000 Square Feet)
East: C-1 (Neighborhood Commercial)
West: C-2 (General Commercial) and
R1-7(Single-Family Residential, 7,000 Square Feet)

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

North: Show Low Plaza Shopping Center
South: Timber Ridge Subdivision
East: White Mountain Villas Apartments
West: Vacant Commercial/Westwood Subdivision

8. Transmittal memos were sent to all affected agencies. No applicable comments have been received.

9. The property was posted, and letters were sent in accordance with City Code. Staff received a phone call from a neighbor who voiced concerns regarding traffic and speed along Central Avenue.

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 602-04-261 submitted by Jason Spear to allow for a recreational vehicle resort on property located at 100 East Owens/ 201 South Central Avenue, that being A.P.N. 210-13-001F, subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, landscaping, Fire Code and Arizona Department of Transportation (ADOT) requirements.
2. All interior driveways shall have a minimum width of 24 feet. All driveways and interior parking areas shall be surfaced in accordance with City Code and shall meet the minimum loading requirements outlined by Timber Mesa Fire and Medical District.
3. Plans for construction, including grading and drainage shall be done by a registered Civil Engineer and submitted to the City for review and approval prior to the commencement of any site-work. The detention pond shall be developed with the first phase of the project for the entire development.

4. There shall be additional landscape/screening installed along the east side of the subject property.
5. Lots 147 through 152 shall be screened with a solid material fence from all rights-of-way.
6. The right-of-way adjacent to the subject property shall be landscaped according to City Code and shall be maintained.
7. Parking and lighting shall meet all requirements of City Code Chapter 19.105. All lighting shall be fully shielded from adjacent properties and rights-of-ways.

Mrs. Fechtelkotter said staff also received two additional phone calls after the preparation of this staff summary report with similar concerns regarding this development.

Mrs. Fechtelkotter said staff, including the city engineer and the applicant are available for questions.

Commissioner Wilson inquired if there are any concerns about traffic pulling onto Central and impeding other traffic with only two major ingress and egress access points.

Mrs. Fechtelkotter said there were none at that time. She further advised the applicant will have to submit a traffic study. That will be reviewed and approved by the City Engineer prior to this being approved and that will be considered at that time.

Commissioner Hatch clarified the proposed project was only RVs that would include overnight parking dump stations and utilities.

Mrs. Fechtelkotter advised that she would direct that question to the applicant.

Chairman Barlow requested a reminder on setbacks in the C2 zone and if this project is held to those setback standards.

Mrs. Fechtelkotter advised that setbacks are 10 feet from street property lines, 6 feet from the rear unless it's adjacent to a residential zone, which it goes up to 20 feet, And zero side setbacks.

Commissioner Wilson asked how many letters were sent out regarding this CUP application.

Mrs. Fechtelkotter stated that 68 letters sent out and staff received three phone calls regarding the notice.

Chairman Barlow inquired how the portions of landscape are expected to be developed in conjunction with project phasing per staff recommendation #6.

Mrs. Fechtelkotter said they spoke with the applicant and as the phases develops, they'll need to develop the proportional area of the landscaping.

Chairman Barlow asked if staff's definition of proportional entailed that if the applicant built 75 lots out of 152, they are required to landscape 50% of that first phase.

Mrs. Fechtelkotter confirmed that was correct.

Chairman Barlow further clarified that based on their site plan and city code the sidewalk curb, gutter sidewalk would be required along Central Avenue and that would be required also proportional to the number of lots developed. So, with phase one, approximately 50% of the curb, gutter and sidewalk would be required, before phase one's building permit would be approved.

Mrs. Fechtelkotter confirmed that was correct.

Commissioner Roberts verified two ingress and egress locations with one on Central and one Owens in addition to two emergency exits that will exit out onto McNeil in case of emergency.

Mrs. Fechtelkotter confirmed that was correct.

Commissioner Schnepf requested confirmation that a 10-foot front and 20-foot rear setback were required. He further inquired what staff was considering front and rear sides of this property.

Mrs. Fechtelkotter amended that the setbacks were 10-foot for the street and 6-foot for the rear due to the east adjacent property being zoned a C-2. She further stated that due to property being a corner lot it will have 3 street setbacks with the east property line being the rear.

Chairman Barlow requested confirmation that the south side property line setback is 20 feet.

Mrs. Fechtelkotter confirmed that was correct.

Chairman Barlow expressed concern about traffic loading on Owens and what the expected timeline for the secondary entrance completion was.

Mrs. Fechtelkotter advised that per applicant the first two phases will have entrances of Owens St. and invited Mr. Hemesath to answer questions regarding traffic loads.

Mr. Hemesath stated that staff feels the traffic load off Owens is acceptable for the first two phases until the Central Avenue entrance is operational.

Commissioner Roberts asked if once this resort is built the driveway access will put commuters on the new Owens extension that is currently under way.

Mr. Hemesath stated that is correct. He further advised a future city project will be to improve Owens toward the east to 11th Avenue.

Commissioner Schnepf asked if there was any concern with traffic going east on Owens from this resort.

Mr. Hemesath advised there was not as the intended use for these connector streets is to handle through traffic.

Chairman Barlow invited the applicant to answer questions.

Jason & Trisha Spear- 5925 Wagon Wheel Lane. Lakeside. Explained their vision.

Commissioner Wilson inquired how Mr. Spear planned to keep his park transient free.

Mr. Spear stated that a 21 day stay limit, price point and constant attention from onsite hosts will prevent transient stays.

Commissioner Wilson inquired if there was a conflict management plan intended.

The applicant stated there was an existing policy from other managed parks that will be implemented as well as natural space and vegetation for separation.

Commissioner Whipple inquired what the yearly hours of operations will be and if each site will have its own utilities.

Mr. Spears advised the resort will be open year-round and each spot is intended to have its own utility connection.

Commissioner Roberts asked Mr. Hemesath if the city's sewer can sustain the additional impact of the spaces.

Mr. Hemesath confirmed the sewer line can sustain the added impact.

Commissioner Roberts further asked if there were concerns with the location being a former sawmill and potential of soil issue.

Mr. Hemesath stated that any soil issue will be addressed during the Building Department permit process.

Commissioner Schnepf asked the applicant if any fencing was intended on the North side of the property.

The applicant indicated there was not at this time but would be willing to if requested.

Commissioner Roberts asked for clarification on the use of land between the emergency exits.

The applicant advised they purchased that property for a different development concept in mind.

Commissioner Hatch inquired what the plan for the occupant impact use was.

The applicant stated that there would be person max capacity as well as check in requirements.

Commissioner Hatch expressed concern regarding the renter's maneuverability due to the shape of the lot.

The applicant stated that the provided site plan has the potential for change per an engineer's design recommendation.

Commissioner Hatch inquired why the applicant choose the proposed location for this project as it is in the middle of the city.

The applicant explained that they believe there is a high demand for in city camping and they believe this is the best property for this project to match their vision concept.

The applicants further detailed the concept they have for this project and intended policy implementation.

Commissioner Roberts expressed concern if the business's downtown could support the increase in business brought by this project location.

The applicants continued to detail the concept they have for this project and intended policy implementation.

Commissioner Wilson inquired what safety precautions will be taken for the retention pond.

Mr. Spears advised that they will be following all city and building codes to maintain those safety regulations.

Commissioner Schnepf asked if the overflow parking lot will be intended for ATVs.

Mr. Spears responded that would not be the case. The intended use would be for disconnecting and guest visitors.

Chairman Barlow asked if the resort would be age restricted and if they would be open year-round.

Mr. Spears stated there would be no age restriction and hours are operational year-round.

Chairman Barlow inquired of the intended plan was for not only a retention pond but as well as recreational use pond.

The applicant confirmed that was correct with the recreational pond being in the extended future.

Chairman Barlow asked Mrs. Fechtelkotter, if the applicant were to sell the park if the CUP was transferable and if the lack of age restrictions and hours operation can change with the sell of the property.

Mrs. Fechtelkotter confirmed that was correct however, the commission could add the stipulations to the CUP if the motion was passed.

Chairman Barlow expressed concerns with future use and regulations once this project goes through a change of ownership and how to maintain current expectations.

Chairman Barlow asked Mrs. Fechtelkotter if a parking spot is required per city code for an R.V. spot.

Mrs. Fechtelkotter stated that the code is not R.V. specific however, in the same chapter of the code under manufactured housing the code calls for 2 parking spaces per lot.

Mrs. Spears stated that each spot is planning on a 2 vehicle and 8-person max.

Chairman Barlow clarified there would be multiple permanent on-site employee positions as well as multiple positions to handle the day to day facilities.

Mrs. Spears stated that was correct.

Commissioner Whipple inquired how the 21 day stay time frame was calculated.

Mrs. Spears stated that the policy is 21 days in a month and if guests don't adhere to all park rules and policies they are not welcomed back.

Chairman Barlow asked staff if the fencing shown on the site plan are required per city code.

Mrs. Fechtelkotter stated that only fencing required was in the northeast corner of the property.

Chairman Barlow clarified the wall on the east border was not required.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow further inquired if the applicant was bound to the proposed fencing due to it being on the site plan.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow opened the public speaking portion of the meeting.

Jeanne Blum- 61 Timber Ridge Loop Had concerns regarding traffic, elk crossing, and this becoming a long-term residence park.

Michael Crane- 671 Mountain Pines Avenue. Had concerns regarding traffic at the 4-way stop and traffic through Pine Haven subdivision and the impact of that.

Renee Alimena- 81 Timber Ridge Loop Expressed concerns regarding property values and campfire safety.

Charles Lucas- 630 Mountain Pines. expressed concerns about continuous turning at Central Ave. and W. Whipple as well as the financial impact on the city for road improvements.

Larry Garrison- 340 E Reidhead. expressed concerns about fencing height and if the walking trail would be open to the public.

Curtis Ferna- 621 S Mountain Pines Ave. expressed concerns regarding the number of units and additional parking spaces.

Russ Alimena- 81 Timber Ridge Loop Expressed concerns regarding noise, traffic influx and turning radius with R.V.'s.

Bill Skibbe- 721 S Pine Haven. Expressed concerns about soil testing and retention pond sizing.

Chairman Barlow invited Mrs. Fechtelkotter to respond to the public's concerns.

Mrs. Fechtelkotter stated that each fire pit will need to be reviewed and approved per TMFMD. She further stated that per city code the fencing needs to be 6 feet tall solid material, either block or wood. Mrs. Fechtelkotter stated that the concerns regarding drainage should be directed to the city engineer.

Mr. Hemesath stated that while this is still early in the planning stages for this project the applicant will be required to provide water, sewer, and drainage analysis reports, as well as meet city code prior to approval of permitting.

Mrs. Fechtelkotter followed up that per staff recommendation #3 "plans for construction, including grading and drainage shall be done by a registered Civil Engineer and submitted to the City for review and approval prior to the commencement of any site-work. The

detention pond shall be developed with the first phase of the project for the entire development.” as a requirement.

Commissioner Hatch questioned how easily this CUP could be transferred and turned in to a potential Woodfield.

Mrs. Fechtelkotter stated there wouldn't be an issue, but it would depend on density and meeting city code requirement.

Commissioner Hatch further inquired what the process would be to get a turn lane at Central Ave and Whipple.

Mr. Hemesath stated a traffic analysis is required and if it's found to be need then, plans and CIP.

Commissioner Roberts clarified that Whipple and Central are all city governed streets.

Mr. Hemesath stated that was correct.

Commissioner Hatch asked if the addition of adding turn lanes to Whipple and Central Ave could be added to recommendations for approval.

Chairman Barlow requested confirmation that the commission was able to make additional recommendations for the approval of a CUP.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow asked if the completion of a traffic study could be a condition of approval.

Mrs. Fechtelkotter stated that it could.

Chairman Barlow inquired if the commercial building shown on the site plan will be able to be permitted for a building plan if the use falls under approved uses.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow inquired if the applicant would have to file an additional CUP if the intended use falls under conditional use restrictions.

Mrs. Fechtelkotter stated that was correct.

Chairman Barlow requested confirmation that paved roads inside the park were not a requirement if load capacity for TMFMD were meet.

Mrs. Fechtelkotter stated that was correct however, the host site parking lots will need to be paved.

Chairman Barlow invited that applicant to address public comments.

Mr. Spears stated that generators will not be required as each site has electrical connections, public parking will be available at the commercial parking area. He further stated all fire pits, which are used at all applicant ran campsites, are federally approved and ADA compliant. Mr. Spears additionally explained the conceptual design includes gravel roads, the retention pond and additional detention to help with any storm water run-off.

Commissioner Whipple inquired what type of fencing material would be used.

Mr. Spears stated the intended material is wood.

Chairman Barlow brought the agenda item back to the commission for discussion.

Commissioner Roberts asked what additional conditions are being requested as he would like to add long term deed restrictions as well as the traffic study.

Mrs. Fechtelkotter stated that the commission has the right to request additional conditions if it directly relates to the property and mitigating concerns of the neighbors.

Chairman Barlow expressed his thoughts relating to the project at this location. He further expressed his concern for verified job completion and is requesting an assurance bond of 120% be provide to the city prior to the approval of building permits, the 21 day stay, fencing along north and east boundary in addition to staff recommendations, 2 vehicle 8 person max, the sidewalk or improvements along Central Avenue, including curb, gutter, sidewalk, or trail be constructed 50% with the proposed Phase One and 50% with the proposed Phase Two, the entrance off Central Avenue be constructed, as a part of the requirements for obtaining a building permit for Phase Two, at the latest, and a meandering asphalt or concrete trail constructed and approved per City standards be considered instead of an attached sidewalk along Central Avenue per City Engineers approval.

Commission Whipple asked if parking along Central Ave is an option for additional recommendations.

Mr. Hemesath stated that as Central Ave is a minor arterial and as such the less congestion is necessary. It would be best for as much interior parking be provided so individuals can pull of the high impact street.

Commissioner Roberts stated the desired walkway is existing off Old Linden Rd. and is very popular with in the community.

Commissioner Wilson expressed her thoughts and agreed with Chairman Barlow's additional conditions.

Chairman Barlow called for the motion.

CHAIRMAN BARLOW MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-261 SUBMITTED BY JASON SPEAR TO ALLOW FOR A RECREATIONAL VEHICLE RESORT ON PROPERTY LOCATED AT 100 EAST OWENS/201 SOUTH CENTRAL AVENUE, THAT BEING A.P.N. 210-13-001F SUBJECT TO STAFF RECOMMENDATIONS THE FOLLOWING ADDITIONAL CONDITIONS.

1. A meandering asphalt or concrete trail constructed and approved per City standards be considered instead of an attached sidewalk along Central Avenue.
2. The RV Park operations be limited to a 21 day stay, exclusive of the park hosts.
3. In addition to the staff recommended fencing, solid six-foot fencing be required along the north and east boundary.
4. The sidewalk or improvements along Central Avenue, including curb, gutter, sidewalk, or trail be constructed 50% with the proposed Phase One and 50% with the proposed Phase Two.
5. The entrance off Central Avenue be constructed, as a part of the requirements for obtaining a building permit for Phase Two, at the latest.
6. Park operations adopt a two vehicle eight-person maximum per RV spot.
7. A traffic study be completed, focusing on the impact on Owens, and whether a left turn lane will be needed for entry to the RV park coming off Central Avenue.
8. An assurance, similar to a subdivision development assurance per City Code, in an amount of 100% of the public infrastructure costs to the city to ensure that each phase is able to be completed.

COMMISSIONER WILSON SECONDED THE MOTION. THE MOTION PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSION MEMBERS SCHNEPF, HATCH, WHIPPLE, WILSON AND ROBERTS VOTING IN FAVOR.

Mrs. Fechtelkottter said that unless an appeal is received within seven days this conditional use permit will become effective.

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

7. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of July 11, 2023.

CHAIRMAN BARLOW MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF JULY 11, 2023, WITH THE CONDITION THAT ALL REFERENCES TO COMMISSIONER ADAMS BE REPLACED WITH COMMISSIONER SCHNEPF. COMMISSIONER WHIPPLE SECONDED THE MOTION. THE MOTION PASSED 5 TO 0 WITH, CHAIRMAN BARLOW, COMMISSION MEMBERS HATCH, SCHNEPF, WHIPPLE, WILSON AND ROBERTS VOTING IN FAVOR AND COMMISSIONER WILSON ABSTAINING.

8. SUMMARY OF CURRENT EVENTS

Commissioner Wilson stated reminded that community the farmer's market was happening and encouraged the community to attend.

Commissioner Schnepf stated that school was coming up and be aware of traffic.

Commissioner Whipple had no comment.

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

Commissioner Roberts reminded the community about fire and traffic dangers this season.

Chairman Barlow had no comment.

Planner Katie Fechelkotter expressed appreciation for the public's attendance and expressed concerns.

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 25, 2023, AT 9:28 PM.

ATTEST:

APPROVED:



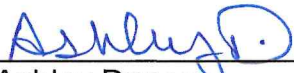
Katie Fechelkotter
Planner


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 25, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th day of July, 2023.



Ashley Duncan