

**SHOW LOW PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING - TUESDAY, APRIL 28, 2026**

**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 28, 2026, 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. Public Hearing and Consideration of zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A (Moriah Saline)
  - B. Consideration of Conditional Use Permit 602-04-281 submitted by David Owens to allow for shipping containers on properties identified as APN's 210-16-044, -047, -170B (Moriah Saline)
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 Tuesday, February 10, 2026.
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 and 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 and Zoning Commission meeting, 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 and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodations for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting to arrange accommodations.

Council Chambers will open at least ten minutes prior to the meeting to allow public access to the room. Council Chambers has a maximum occupancy of 139 people.

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Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Friday, April 24, 2026.

MTG DATE: 4/28/2026  
ITEM: 5.A

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Public Hearing and Consideration of zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A (Moriah Saline)

**RECOMMENDATION**

I **MOVE** to recommend approval of zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A, subject to staff recommendations and forward this recommendation to the City Council.

**BACKGROUND**

Espiritu Loci Incorporated has submitted a zone change request to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A. The subject property is the southern portion of the recently approved Preliminary Plat of Waters Edge and is within the Show Low Lake Master Plan. The City Council approved the master plan through Ordinance 2010-03 on February 16, 2010. This subject property was recently annexed into the City of Show Low from Pinetop/Lakeside.

The preliminary plat for Water’s Edge was approved by City Council on February 17, 2026. Staff notified property owners within 300 feet of the subject property regarding this preliminary plat application and City Council meeting date in accordance with condition 12 of Ordinance 2010-03. Water’s Edge covers approximately 47.81 acres that encompasses a total of 62 residential lots. The subject property contains 6.5 of the residential. The minimum lot size is set at 10,000 square feet, with an average lot size specified as 0.55 acres (23,958 square feet). The plans for this development include private, gated access roads. All residences constructed will be site-built homes. The plat requires the dedication of a public access trail and a 50-foot open space buffer along the western boundary. A zone change for this property will be required to allow the lot sizes indicated for this portion of the project as proposed.

As required by City Code for zone changes, the applicant held a neighborhood meeting on March 23, 2026, and had zero attendance from the invited surrounding property owners.

A conceptual layout of the property has been supplied by the applicant and is included in the packet for review. If approved, this property would become part of the Show Low Lake PUD and would be subject to all conditions of approval as outlined in Ordinance 2010-03.

**ATTACHMENTS**

1. 605-03-125 - Findings of Fact
2. Application and Other Info

## **FISCAL IMPACT**

## FINDINGS OF FACT

1. Espiritu Loci Incorporated has submitted a zone change request to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A.
2. The subject property is the southern portion of the recently approved Preliminary Plat of Waters Edge and is within the Show Low Lake Planned Development (PUD). The City Council approved the master plan through Ordinance 2010-03 on February 16, 2010.
3. City Council approved the preliminary plat of Water's Edge on February 17, 2026. It has a total of 62 residential lots. The subject property contains 6.5 of the residential lots. A zone change for this property is required to allow the lot sizes indicated for this portion of the project as proposed.
4. As required by City Code for zone changes, the applicant held a neighborhood meeting on March 23, 2026, and had zero attendance from the invited surrounding property owners.
5. If approved, this property would become part of the Show Low Lake PUD and would be subject to all conditions of approval as outline in Ordinance 2010-03.
6. Current zoning of the surrounding properties include.  
  
North: PUD (Planned Unit Development)  
South: AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet)  
East: Navajo County  
West: Navajo County
7. The current land uses of the surrounding properties include.  
  
North: Water's Edge  
South: City of Show Low  
East: City of Show Low Lake  
West: Residential (Navajo County)
8. Transmittal memos were sent to all affected agencies. No applicable comments were received.
9. Staff mailed letters to all property owners within 300 feet of the property, posted the property and published public notice in the newspaper in accordance with applicable requirements. No comments regarding this request have been received since the mailing of these letters and the posting of the property.

## 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 the zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A and forward this recommendation to the City Council subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements.
2. Development of the subject property shall comply with conditions of approval outlined in Ordinance 2010-03, including the 50' buffer and public access trail.

## STANDARDS FOR REVIEW

**Project:** Public Hearing and Consideration of zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A.

### General Plan

#### Land Use

**Goal:** Preserve natural surroundings and the rural, hometown atmosphere.

**Objective:** Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.

**Goal:** Stress compatibility of land uses.

## Zoning Ordinance

### Chapter 19.15 ZONING AMENDMENTS – PLAN REVIEW

#### 19.15.010 Purpose.

The purpose of this chapter is to detail the requirements under which the planning and zoning director shall evaluate conformity of proposed development with the intent and provisions of this title and all other city ordinances. The provisions of this chapter shall apply to the permitted and conditional uses as specified for each zoning district. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(A))

#### 19.15.020 Site plan required.

Except as exempted by the provisions of Section [19.15.030](#), a site plan shall be required prior to the establishment of any building, structure, or use constructed or to be constructed, or change in use on any site in any district within the city. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(B))

#### 19.15.030 Exceptions.

Developments meeting the following criteria shall be exempt from the requirements to submit a development site plan. All development shall meet requirements contained within the building permit:

- (A) Single-family residences and accessory buildings constructed in areas zoned as residential or manufactured home, including previously approved subdivisions.
- (B) Modifications to an existing structure or similarity in the change of uses as determined by the director. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(C))

#### 19.15.040 Site plan and support documents.

A request for site plan review shall be filed with and on a form prescribed by the director. Four (4) identical copies of the plan shall accompany the request for review. Each copy shall be on one (1) or more sheets of paper measuring not less than eleven (11) inches by seventeen (17) inches, drawn to a scale not smaller than forty (40) feet to the inch. Large scale projects shall be submitted on paper measuring not less than twenty-four (24) inches by thirty-six (36) inches.

- (A) Location sketch with adjacent zoning and land uses;
- (B) Lot dimensions;
- (C) Location, size, height, use and exterior materials of both existing and proposed buildings and structures, including distances from all structures to all property boundaries;
- (D) Size and dimensions of yards and space between buildings;
- (E) Parking and circulation areas;
- (F) Location, height, and composition of walls and fences;

- (G) The location, dimensions, area, materials and lighting of signs;
- (H) Exterior lighting, if any, and the type of lighting, height and areas of illumination;
- (I) Percentage of the site covered by impervious surfaces, both existing and proposed;
- (J) Percentage of the site covered by any and all structures, both existing and proposed;
- (K) Street dedications and improvements;
- (L) Right-of-way dimensions of all abutting streets, whether public or private, and access to the site;
- (M) Locations, dimensions and description of all existing or proposed easements;
- (N) Existing and proposed grades and drainage systems;
- (O) The size and location of all existing and proposed public and private utilities;
- (P) Natural features, such as mesas, rock outcroppings, or streams and man-made features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered;
- (Q) 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;
- (R) The future land use designation for the site;
- (S) Service areas for uses such as loading areas and refuse disposal;
- (T) The location(s) of the nearest fire hydrant(s);
- (U) Building drawings, including floor plans and elevations of all principal and accessory buildings, may be provided, if available. Include facade and fascia treatments if applicable;
- (V) Abutting land uses;
- (W) *Landscape Plan*. For larger projects, the director may require a separate submittal of this plan drawn to scale, indicating the following information:
  - (1) All walks or paths, vehicular drives, parking lots, building entrances, free-standing light fixtures, service or loading areas, signs and locations, open spaces, plazas and recreation amenities with general construction materials noted;
  - (2) All slopes within the site are to be called out (i.e., 2:1, 3:1, 4:1, etc.). Specify if site consists entirely of slopes that are less than 50:1. All depressed and mounded areas shall be identified with general contour lines and/or proposed elevations. Note any area to be used for detention;
  - (3) A legend shall be included which shows symbols on plan, quantity, type of plant, minimum purchase size and any necessary comments such as ground cover spacing or necessary guying and staking. The legend shall also reflect square footage of each type of ground treatment (i.e., bluegrass, cobble, alternative grass mix, bark chips, etc.);

- (X) *Parking Plan.* A parking plan, drawn to scale, shall be submitted. The director may require a separate submittal for this plan based on the scale of the project, which shall include elements as required by Chapter [19.105](#);
- (Y) Letters from affected utilities shall be submitted with the site plan indicating ability to service the subject property;
- (Z) *Traffic Control Devices and Street Lighting.*
  - (1) If the director determines that a proposed development may significantly impact existing traffic patterns, a traffic study may be required. This study shall be conducted by a registered traffic engineer. The city, at the option of the council, may enter into an agreement with the developer and/or potential third party to provide funds for a proportional share of improvement costs necessary to maintain a satisfactory level of service;
  - (2) For all public streets adjacent to the site, the developer shall be responsible for providing any additional streetlights required to ensure an adequate level of lighting as determined by city staff;
- (AA) *Development Schedule.*
  - (1) In conjunction with the submitted site plan and supporting documents, the developer shall submit a development schedule indicating, to the best of the developer's knowledge, the timeline for all improvements to be in place, including utilities, roadways, drainage and landscaping.
  - (2) For any development proposed to be constructed in phases, the developer shall submit a master plan for the entire project which must be approved by the director before any phase of the project can be approved or constructed;
- (BB) The director may follow Section [19.80.070\(D\)\(16\)](#) when, in his/her opinion, project scope and/or size does not merit all of the above requirements;
- (CC) *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. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(D))

19.15.050 Review procedures.

- (A) A pre-application conference with the director is required for all multifamily projects. All commercial and industrial projects consisting of more than three thousand (3,000) square feet also require a pre-application conference. A pre-application conference is suggested for all other projects.
- (B) The director shall have fifteen (15) working days from the date of the submission of the plan application to review said plan and approve, conditionally approve, or reject said plan based on its compliance with all provisions of this chapter, all other ordinances, and master plans of the city, and to notify the applicant of his/her decision in writing. If, however, the director wishes to obtain the opinion of the planning and zoning commission, he/she may, at his/her discretion, forward the plan to the commission for action at their next regular meeting and shall notify the applicant of such meeting. In such case, the director must render his/her decision within five (5) days after

commission action. In the event of denial, the decision shall set forth in detail the reasons for denial or, in the event of conditional approval, the changes or additions which are necessary to make said plans acceptable.

- (C) All copies of the approved plan, with any conditions shown thereon or attached thereto, shall be dated and signed by the director or his/her designee. One (1) copy of said approved plan and conditions shall be provided to the applicant, and one (1) copy shall be filed with the building inspector. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(E))

19.15.060 Appeals.

Any applicant for plan approval who is dissatisfied or aggrieved by the decision of the director may appeal such decision in accordance with Chapter [19.135](#). (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(F))

19.15.070 Expiration of plan approval.

- (A) Site plan approval automatically becomes void after twelve (12) months from date of approval if a building permit has not been issued.
- (B) The director may grant an extension, when justified, of up to a maximum of six (6) months if the applicant files for said extension prior to the approval becoming void. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(G))

19.15.080 Violation and enforcement.

- (A) Prior to the issuance of a building permit, the building department shall ascertain that the director has approved plans which are in conformance to those presented with the building permit application and that the time limitations imposed by this section have not elapsed.
- (B) The building department shall ensure that all matters are undertaken according to the conditions of the approved plan. In the event of a violation, the director shall notify the permittee that he/she is in violation of the conditions of the approved plan. If the violation is not rectified, or rectification has not substantially begun in the opinion of the director within thirty (30) days after notification, the building permit shall be suspended and a stop work notice shall be in effect until the problem is resolved. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-33(H))

**AR-43 ZONE – AGRICULTURAL-RESIDENTIAL (43,000 SQUARE FEET)**

19.45.010 Purpose.

This district is intended to promote and preserve agricultural areas, open spaces, and low-density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand (43,000) square feet minimum) and low intensity agricultural. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(A))

19.45.020 Permitted uses.

- (A) One (1) single-family dwelling or one (1) manufactured home.
- (B) Farming and agriculture, including the raising of crops.
- (C) The keeping of animals such as cattle, horses, sheep and goats but not to exceed one (1) head per twenty thousand (20,000) square feet of fenced pasture area, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones.
- (D) The keeping of fowl, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones (refer to Title 5, Animals).
- (E) Customary accessory uses and buildings, provided such uses are incidental to the principal use. Accessory buildings shall not be permitted in any required yard setbacks. Any accessory building requiring a building permit shall be of conventional construction or, if metal, shall be architecturally altered to the satisfaction of the planning and zoning director. For properties greater than two (2) acres in area metal buildings shall not require alteration.
- (F) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (G) Publicly owned and operated schools, parks and recreation uses.
- (H) Home occupations.
- (I) Attached guest units in accordance with Section [19.25.230\(A\)](#).
- (J) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-50(B))

19.45.030 Conditional uses.

- (A) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling provided the total intensity of land use shall be a minimum of forty-three thousand (43,000) square feet of lot area per dwelling unit.
- (B) Places of worship, fraternal and social facilities, meeting halls and similar uses.
- (C) Public utility buildings, structures, or appurtenances thereto for public service use.
- (D) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
- (E) Private schools.
- (F) Temporary home and land sales offices provided they are located within the same subdivision as the land and homes that are offered for sale.
- (G) Golf, rod and gun, tennis, and country clubs.
- (H) Bed and breakfast. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-50(C))

19.45.040 Property development standards.

- (A) *Minimum Lot Area.* Forty-three thousand (43,000) square feet.
- (B) *Minimum Average Lot Width.* One hundred (100) feet.
- (C) *Minimum Lot Frontage.* Forty (40) feet.
- (D) *Maximum Lot Coverage.* Forty (40) percent.
- (E) *Maximum Number of Accessory Buildings.* Two (2) for properties less than two (2) acres in area. For properties greater than two (2) acres in total area the number of accessory buildings may be increased through the approval of a conditional use permit.
- (F) *Maximum Accessory Buildings Coverage.* No greater than fifty (50) percent of the primary dwelling unit (unless approved through a conditional use permit).

- (G) *Minimum Street Side Setback.* Thirty (30) feet. Where lots have a double frontage, the thirty (30) foot yard shall be provided on both streets.
- (H) *Minimum Side Yard.* Ten (10) feet, except where a side lot line abuts a street there shall be a side yard of not less than thirty (30) feet.
- (I) *Minimum Rear Yard.* Twenty (20) feet.
- (J) *Maximum Building Height.* Not to exceed thirty-five (35) feet.
- (K) *Minimum Dwelling Size.* Exclusive of patios, porches and garages, one thousand five hundred (1,500) square feet. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-50(D))

19.45.050 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(E))

19.45.060 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(F))

19.45.070 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(G))

19.45.080 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(H))

**AR-43X ZONE – SINGLE-FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED  
(43,000 SQUARE FEET)**

19.45.090 Purpose.

This district is intended to promote and preserve agricultural areas, open spaces, and low density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand (43,000) square feet minimum) and low intensity agricultural. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-51(A))

19.45.100 Permitted uses.

All provisions of Article [I](#) of this chapter shall apply with the exception that manufactured homes are prohibited in the AR-43X zone. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-51(B))

## P.U.D. ZONE – PLANNED UNIT DEVELOPMENT ZONING

### 19.80.010 Purpose.

The purpose of a planned unit development (P.U.D.) zoning district is to provide greater flexibility in the development of land involving various types and combinations of residential and nonresidential uses. A P.U.D. is also intended to encourage a more creative approach in the development of land that will result in a more efficient, aesthetic and desirable use of open area. A P.U.D. may be designed and utilized in the following manner:

(A) For large-scale projects which are able to function as an individual community or neighborhood.

(B) For small-scale projects which require flexibility because of unique circumstances or design characteristics.

(C) For a transitional or buffer area between dissimilar land uses.

(D) For a conservation area to preserve and protect streams, rivers, lakes, and other natural resources. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(A))

### 19.80.020 Objectives.

(A) To accommodate variations in building design, lot arrangements and land uses.

(B) To provide for a compatibly arranged variety of land uses through innovative site planning.

(C) To provide a maximum choice in the types of environments for residential, commercial, and industrial uses and facilities.

Ch. 19.80 P.U.D. Zone – Planned Unit Development Zoning | Show Low City Code Page 1 of 6  
The Show Low City Code is current through Ordinance 2024-12, passed December 3, 2024.

(D) To encourage economy in the construction and maintenance of off-site improvements such as water and sewer utilities and roadways.

(E) To encourage the provision of usable open space and the protection of natural watercourses.

(F) To ensure adequate provision of community facilities and services necessary to accommodate the needs of the present and future residents of the city.

(G) To assist in the fulfillment of the goals, objectives and policies of the Show Low general plan and any amendments thereto. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(B))

### 19.80.030 Permitted uses.

All uses permitted within the P.U.D. zone are determined by the approved development plan for the site.

(A) *Residential.*

(1) Single-family.

(2) Multifamily, duplexes, and single-family attached dwelling units, R.V. parks, manufactured home park.

(3) Public and private parks, community centers, recreational facilities, schools, etc.

(4) Common public and private open spaces.

(5) Hiking and riding trails.

(6) Private clubs such as golf, swimming, tennis, guest ranches.

(7) Accessory structures and uses.

(B) *Commercial and Industrial Uses.* Commercial and industrial uses shall be determined by the compatibility of such uses with each other and with surrounding land uses. (Ord. No. 382, §§ 1 –

3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(C))

19.80.040 Intensity of land use.

Densities and commercial intensity permitted in the P.U.D. zone shall be determined by either the city council or planning and zoning commission in compliance with the Show Low general plan. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(D))

19.80.050 Construction.

No building permit shall be issued for any use in the P.U.D. zone prior to approval of the final development plan as prescribed herein. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(E))

19.80.060 Preliminary development plan.

A preliminary development plan for the P.U.D. is required for projects which would normally require subdivision approval. The approval of such plan may be handled in the following way:

(A) In the case of large-scale multi-phased developments, such approval may be given in stages. The initial submittal with the application may be a conceptual plan with sufficient description and documentation to identify nature, mix, general arrangements, density, proposed setbacks, usable open space, community facilities, and quality of the project. Such conceptual plan may then be approved conditionally, with the preliminary development plan(s) to be submitted to the planning and zoning commission and the city council within the time period(s) established at the time of rezoning. If no time period is established, the preliminary development plan must be submitted within eighteen (18) months of the effective date of the zone change.

(B) In the case of specific or small-scale, single-phase projects, the preliminary plan as described in Section 19.80.070 shall be filed as part of the application and approved prior to and in conjunction with planning and zoning commission and city council consideration of the application. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(F))

19.80.070 Description of preliminary development plan.

The preliminary development plan shall be submitted to the planning and zoning director and shall include:

(A) A preliminary plat as described in the subdivision code acceptable to the planning and zoning director for consistency with Show Low codes, policies and plans.

(B) An area map showing adjacent property owners, together with the location of all buildings and existing uses within three hundred (300) feet of the parcel.

(C) A legal description of the metes and bounds of the parcel.

(D) Drawings and descriptions clearly showing the following:

(1) The existing topographical features of the site.

(2) A statement of intended design philosophy and environmental quality. This statement may include graphic and photographic materials.

(3) Where portions of the site are subject to flooding, the map and supporting data shall indicate the extent, frequency, and location of detention/retention areas.

(4) Where areas lie in aircraft approach and holding patterns, such areas shall be indicated.

(5) The location and nature of the various uses and their areas in acres.

- (6) The proposed circulation system and traffic analysis, including any improvements needed to accommodate additional traffic, indicating whether they are public or private.
- (7) Delineation of the various land use areas indicating for each such area its general extent, size, total number of dwelling units and approximate percentage allocation by dwelling type, building arrangement, architectural style and exterior building materials and colors.
- (8) The interior open space system.
- (9) General statement as to how common open space is to be owned and maintained.
- (10) A calculation of the residential density in dwelling units per gross acre including interior roadways.
- (11) Proposed minimum setback distances for planned development including the following:
  - (a) Side yard distances (including corner lots);
  - (b) Building separation distances if common ownership;
  - (c) Front yard setback distances from roads (private and/or public);
  - (d) Rear yard distances (identifying whether sites are privately or commonly owned); and
  - (e) Buffer or “no build” distances from properties situated adjacent to proposed development.
- (12) Perimeter treatment and relationship of the project to surrounding land uses.
- (13) Principal ties to the community at large with respect to transportation, water supply and sewage disposal, indicating whether they are public or private.
- (14) General description of the availability of other community facilities, such as schools, fire protection services, and cultural facilities, if any, and how these facilities are affected by this proposal.
- (15) Evidence that the proposal is compatible with the goals of the city’s general plan.
- (16) If the development is to be phased, a general indication of how the phasing is to proceed. Whether or not the development is to be phased, the plan shall show the intended total project.
- (17) The planning and zoning director may waive, in writing, any of the above required information when, in his opinion, they are not applicable. The planning and zoning director may also require additional information when needed to adequately describe or clarify the project or its impact. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(G))

19.80.080 Review of preliminary development plan.

The preliminary development plan shall be reviewed by city staff and any other agencies deemed appropriate by the staff. The plan shall then be submitted to the planning and zoning commission and the city council for approval. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-47(H))

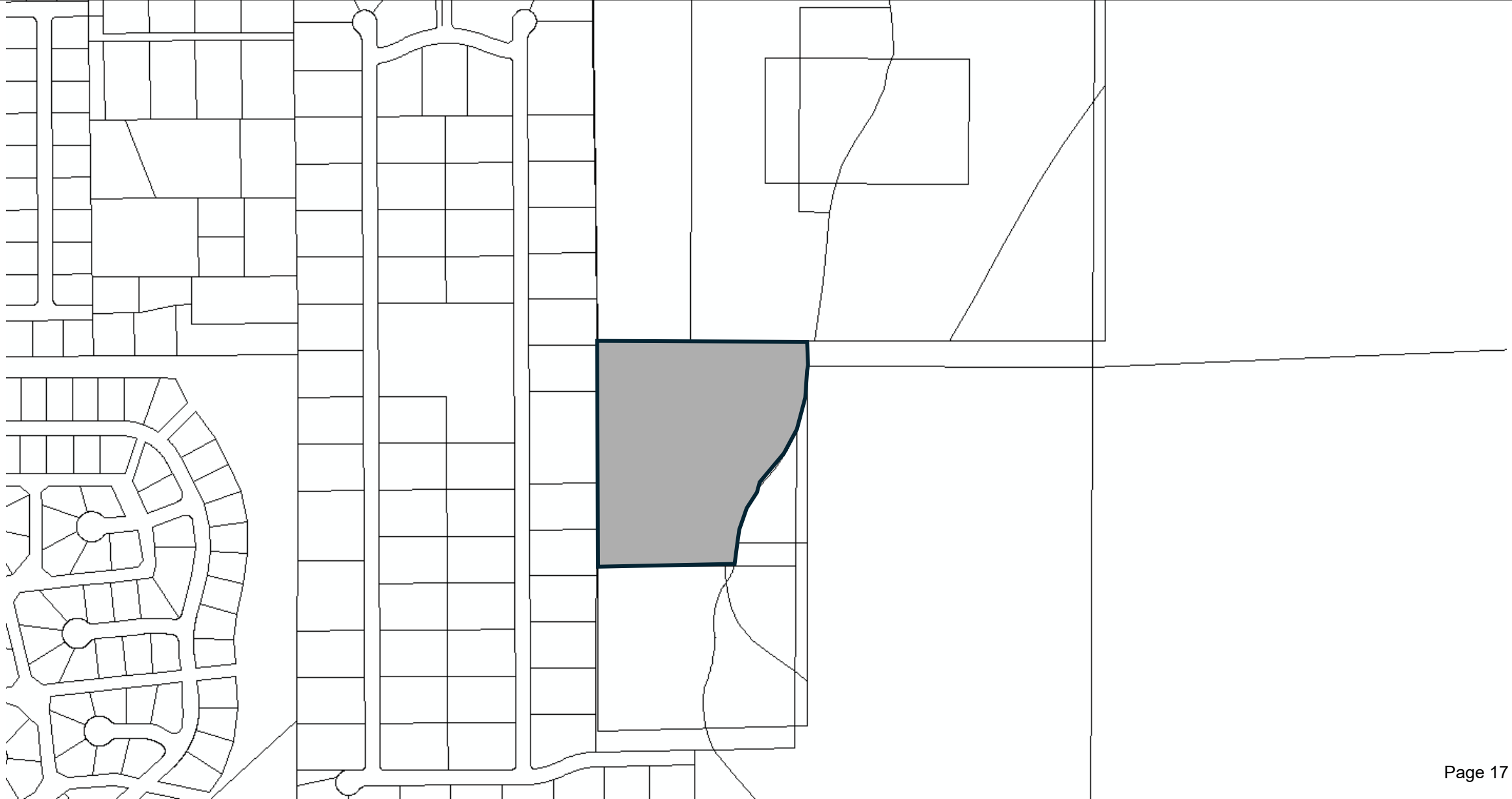
19.80.090 Final development plan approval.

- (A) It is the intent of this section that subdivision review, where applicable, under the city subdivision regulations, be carried out simultaneously as an integral part of the P.U.D. review. The plans required under this section must be submitted in a form that substantially satisfies the requirements of the subdivision regulations for final plat approval. Final plan approval under the P.U.D. shall constitute final plat approval under the city subdivision regulations and the P.U.D. final development plan shall be recorded in the same manner as the final plat.
- (B) The applicant shall submit eight (8) copies of the final plat to the planning and zoning director. The plan shall contain the following information:
  - (1) All information required on the preliminary development plan.
  - (2) Complete plans showing location and type of all improvements.
  - (3) Plans and elevations of all building types, building materials, and colors.
  - (4) Schematic grading plans including proposed treatment of sloped and retention areas.

(5) All applicable standards of design and construction required by all pertinent city codes and policies.

(C) If approval of the preliminary development plan has been given in phases, approval of the final development plan may also be given in phases. The final development plan must be in substantial conformance with the approved preliminary development plan. Any deviations from the approved preliminary plan which are deemed by the planning and zoning director not to be in substantial compliance with the approved development plan shall require approval by the city council. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-47(l))

**Subject Property: APN 212-11-102A**



An aerial photograph of a residential area with a grid of property lines overlaid. A yellow outline highlights a specific parcel on the right side of the image, adjacent to a body of water. A white callout box with a black border and a pointer to the highlighted parcel contains the text 'Subject Property: APN 212-11-102A'.

**Subject Property: APN 212-11-102A**



City of Show Low Planning & Zoning  
180 N. 9<sup>th</sup> Street, Show Low, AZ 85901  
(928) 532-4040

<b>For Office Use Only</b>	
Date received:	<u>3-24-26</u>
Time received:	<u>3:57</u> AM/PM
Received by:	<u>MS</u>

**Zoning Ordinance & Map  
Amendment Petition Application**  
**(Filing Fee: \$600.00)**

**Owner Information**

Name: Water's Edge 62, LLC

Address: \_\_\_\_\_  
Street Address Apartment/Unit #

\_\_\_\_\_

City State ZIP Code

Phone: \_\_\_\_\_ Email \_\_\_\_\_

**Applicant Information (If different)**

Name: Espiritu Loci Incorporated (Jon Carlson)

Address: \_\_\_\_\_  
Street Address Apartment/Unit #

\_\_\_\_\_

City State ZIP Code

Phone: \_\_\_\_\_ Email \_\_\_\_\_

**Property Information**

Address of Property: \_\_\_\_\_

Legal Description of Property: See attached

\_\_\_\_\_

\_\_\_\_\_

Parcel Number: 212-11-102A Current Zoning Classification: AR-43X

What is the Nature of the Request? Amend zoning from AR-43X to PUD as incorporated in the Show Lake PUD

\_\_\_\_\_

\_\_\_\_\_

**Application Requirements**

To have a zoning ordinance or zoning map amendment processed, the applicant shall comply with each of the following requirements as deemed necessary by the Planning and Zoning Director:

- A pre-application meeting shall be arranged by the applicant with the Planning and Zoning Director to discuss any proposed amendment prior to the application submittal;
- A narrative of how the proposed amendment(s) is consistent with the Show Low General Plan and with the Development Plan Map of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property;
- The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative;
- At least one reasonably detailed and legible map no smaller than eight and one-half (8 -1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and substantially the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the current ground cover, location of buildings and parking areas, the setback of the existing buildings and parking areas.
- A statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the Planning and Zoning Director.
- A neighborhood meeting, conducted solely by the applicant, shall be coordinated through the Planning and Zoning Director. A staff member will attend the meeting to observe and answer general questions only. Scheduling of the neighborhood meeting is a part of the application process and should be far enough in advance of the public hearing to allow staff and the applicant sufficient time to address possible concerns expressed at the meeting.**

**Authorized Representatives**

**PLEASE NOTE:** In accordance with City Code, Title 19.10.100(2) (h) and (i), you or your authorized representative must be present at all Planning and Zoning 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.

Camelot Homes, Espiritu Loci Incorporated, Kimley-Horn

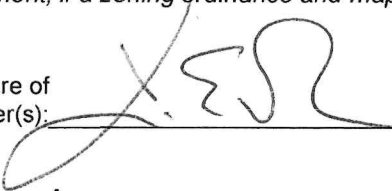
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Certification**

*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 zoning ordinance and map amendment, if a zoning ordinance and map amendment has been issued.*

Signature of Owner(s):  Date: 3/23/20

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_



# ZONING NARRATIVE

\_\_\_\_-ZN-2026

**SHOW LOW LAKE PUD ANNEX**

MARCH 24, 2026

**Prepared for:**  
City of Show Low  
Show Low, AZ 85901

**Property Owner:**  
Water's Edge 62, LLC  
6607 N. Scottsdale Road, Suite H100  
Scottsdale, AZ 85250

**Applicant:**  
Espiritu Loci Incorporated  
3344 E. Camelback Road  
Phoenix, AZ 85018

# TABLE OF CONTENTS

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**EXISTING AND PROPOSED ZONING..... 15**

**PARCEL DESCRIPTION..... 16**

# APPLICATION REQUEST

This application is a request for City of Show Low (the "City") approval of a zone change from AR-43X to PUD of approximately seven (7) acres of land generally located north Lake Lane, east of Show Low Lake Road and is identified as Assessor Parcel Number 212-11-102A (the "Property"). *Figure 1 – Vicinity* provides a regional context for the location of the Property. *Figure 2 – Property Context* illustrates the Property and the surrounding context. This zone change request to PUD is a request to apply the already approved Show Low Lake PUD to the Property as contemplated and included in Parcel 13 of the approved PUD. The approval would allow for a logical extension of a proposed neighborhood and apply the same zoning to both the Property and the adjacent parcel to the north. As a result, the proposed neighborhood would be within a singular zoning district.

This request is consistent with the Show Low General Plan and the Development Plan as this area is designated as Master Planned Community. The Development Plan from the General Plan is illustrated on *Figure 3 – Show Low Development Plan*.



Figure 2 – Property Context

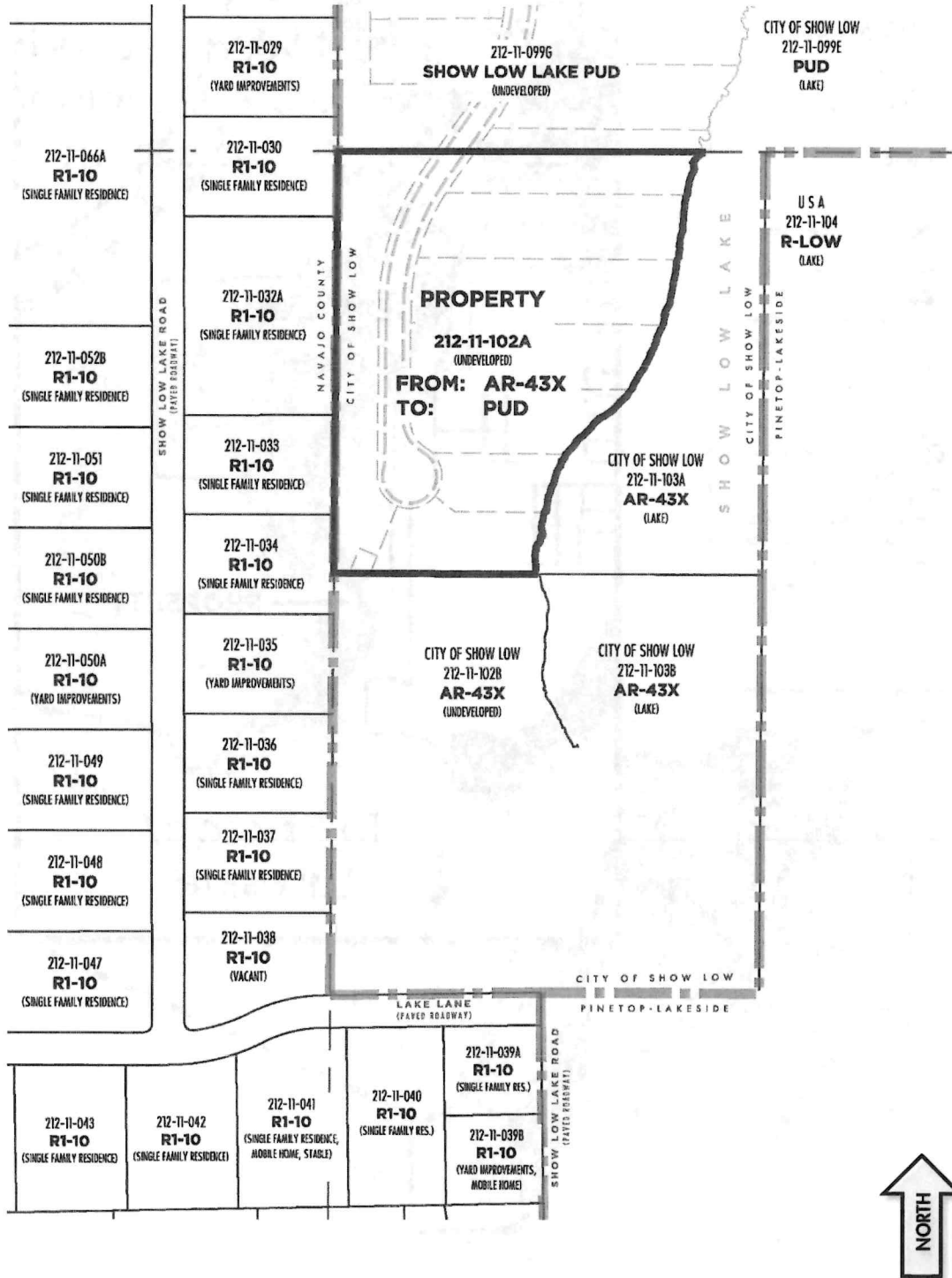
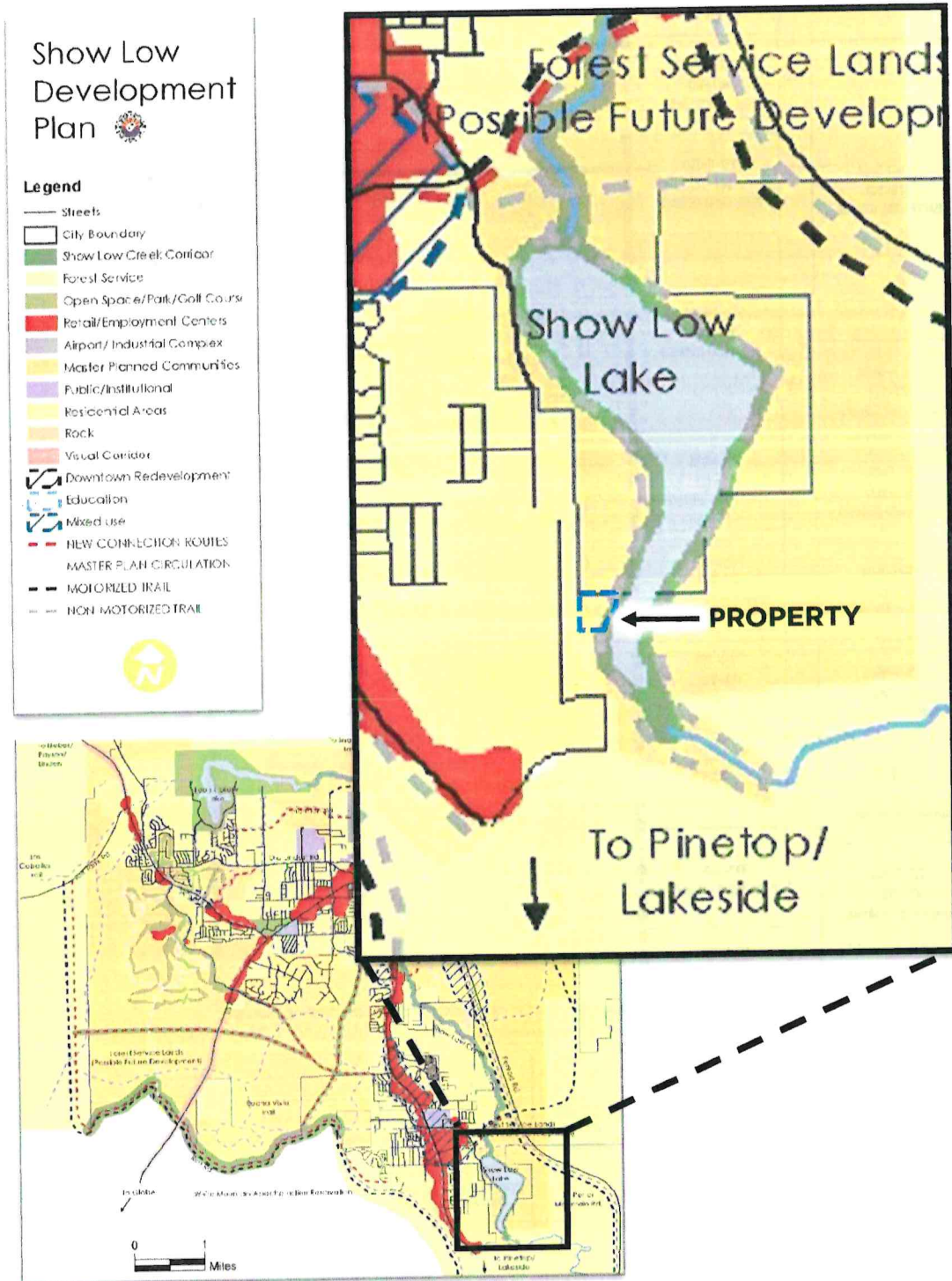


Figure 3 – Show Low Development Plan



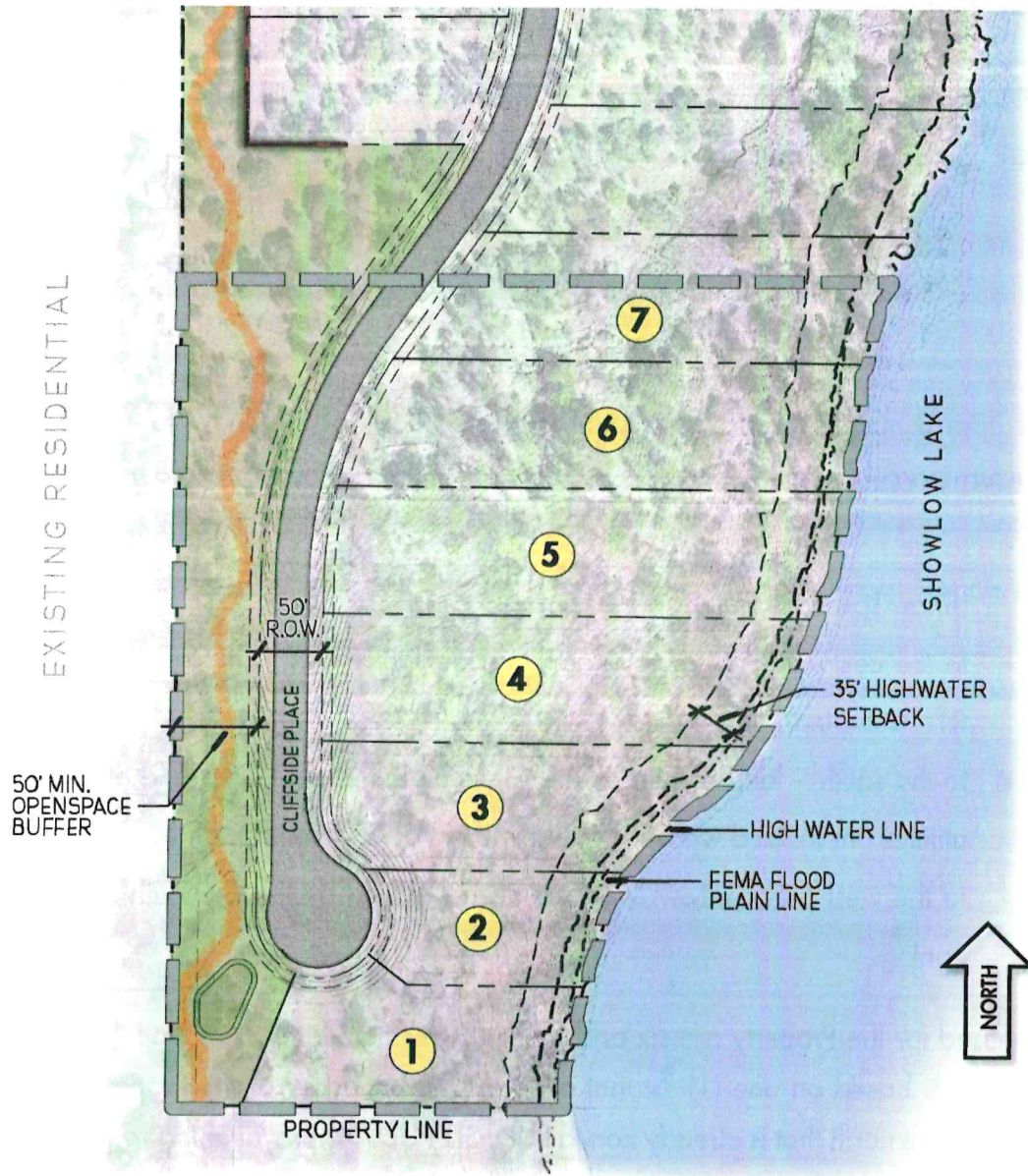
# PROJECT DESCRIPTION

The approximately seven (7) acre site is located north of the Show Low Lake pump structure parcel along the east side of Show Low Lake. Surrounding the property are:

- to the north – a planned neighborhood with City of Show Low PUD zoning (Show Low Lake PUD),
- to the east – four (4) single-family residential homes with Navajo County R1-10 zoning,
- to the south – land owned by the City where the lake pump and electrical utilities are located with City of Show Low AR-43X zoning, and
- to the west – Show Low Lake – a parcel owned by the City with AR-43X zoning.

Proposed for the Property are six and a half (6.5) single family residential homesites. The half is based on one (1) lot that overlaps the boundary of the Property and the parcel to the north that is already zoned PUD; SLL PUD. Approval of this request allows for a logical continuation of the neighborhood design proposed on the adjacent property to the north and will result in a minimum 100-foot buffer between existing homes within the County and future homes constructed on the Property. *Figure 4 – Conceptual Site Plan* illustrates the conceptual open space buffer, roadway, and lot configuration. *Figure 5 – Illustrated Site Plan* shows the Property in context with the proposed neighborhood.

Figure 4 – Conceptual Site Plan



*Along the west boundary of the Property will be a minimum fifty (50) wide landscape buffer. Adjacent to the buffer will be a fifty (50) foot wide tract with a private single-loaded dead-end roadway. The roadway is designed to be twenty-eight (28) feet wide.*

Figure 5 – Illustrated Site Plan



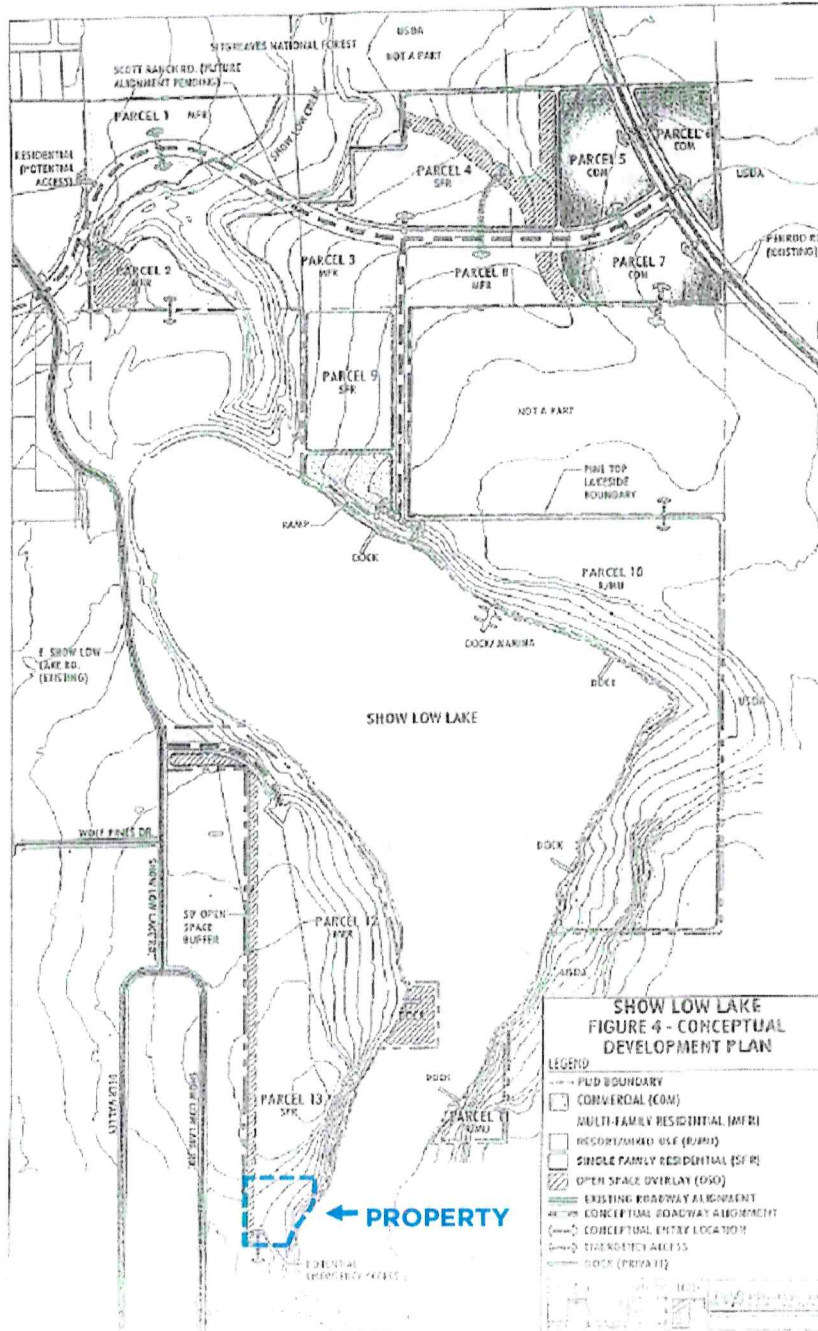
# APPLICATION OF SHOW LOW LAKE PUD

The adjacent land north of the Property is zoned PUD per the Show Low Lake PUD passed and adopted by the City as Ordinance No. 2010-03 on February 16<sup>th</sup>, 2010 (the "SLL PUD"). The SLL PUD includes the Property, however, at the time of 2010 zone change approval the Property was outside of the Show Low city limits; therefore not included in the rezone. In June of 2023 the City passed and adopted Ordinance 2023-03 that annexed into the City the Property and the City of Show Low property to the south and west.

This zone change request to PUD is a request to apply the SLL PUD to the Property as already contemplated. *Figure 6 – SLL PUD Conceptual Development Plan*, included for reference, is Exhibit D Conceptual Development Plan from the SLL PUD that illustrates parcels and uses. Added to the figure, for context, is the general location of the Property. The Property is within Parcel 13. The SLL PUD also includes a land use data chart. The chart provides information regarding each development parcel. Parcel 13 is denoted as a 29-acre SFR (Single Family Residential) parcel with a target density of 2.0. As described in the SLL PUD, the SFR land use and target density of 2.0 apply to the Property. As a result, development of the Property as logical extension of the proposed neighborhood to the north would be permitted as proposed and must adhere to the same development standards.

Figure 6 – SSL PUD Conceptual Development Plan

**Exhibit D**  
**CONCEPTUAL DEVELOPMENT PLAN**



# EXISTING AND PROPOSED ZONING

The density of AR-43X (agricultural-residential) assuming 43,000 square foot lots on the 6.6-acre site equals 0.99 du/ac. By comparison, the PUD and proposed site plan with 6.5 single family residential homesites on the 6.6-acre site equals 0.98 du/ac.

The following table compares existing zoning standards and the proposed site plan.

	AR-43X (existing)	PUD (proposed)
Open Space Buffer	None	50' min. along east boundary
Permitted Uses	All those permitted per AR-43 except for manufactured homes (examples include single-family residential, farming and agriculture, the keeping of animals and fowl, and customary accessory uses and buildings)	Single family residential, and customary accessory uses and buildings
Lot Area	43,000 sf min.	31,100 sf avg.
Lot Width	100' min. avg.	97' avg.
Lot Frontage	40' min.	30' min.
Street Setback	30' min.	20' min.
Side Yard	10' min.	8' / 12'
Rear Yard	20' min.	15' min. (35' min. from high-water)
Building Height	35' max.	35' max.

# PARCEL DESCRIPTION

The following two pages include a legal description and map of the parcel for this rezone request.

Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-West 1/256th corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R22E S9/S10/S15/S16 1975", bears South 89° 59' 48" West, a distance of 989.10 feet;

Thence, on the North line of said Section 15, North 89° 59' 48" East, a distance of 560.34 feet to a point on the High-water line of the Westerly bank of Show Low Lake (elevation=6570.00 National Geodetic Vertical Datum (NGVD) 29, which equals 6573.30 North American Vertical Datum (NAVD) 88), from which the North quarter corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "1/4 S10/S15", bears North 89° 59' 48" East, a distance of 1085.93 feet;

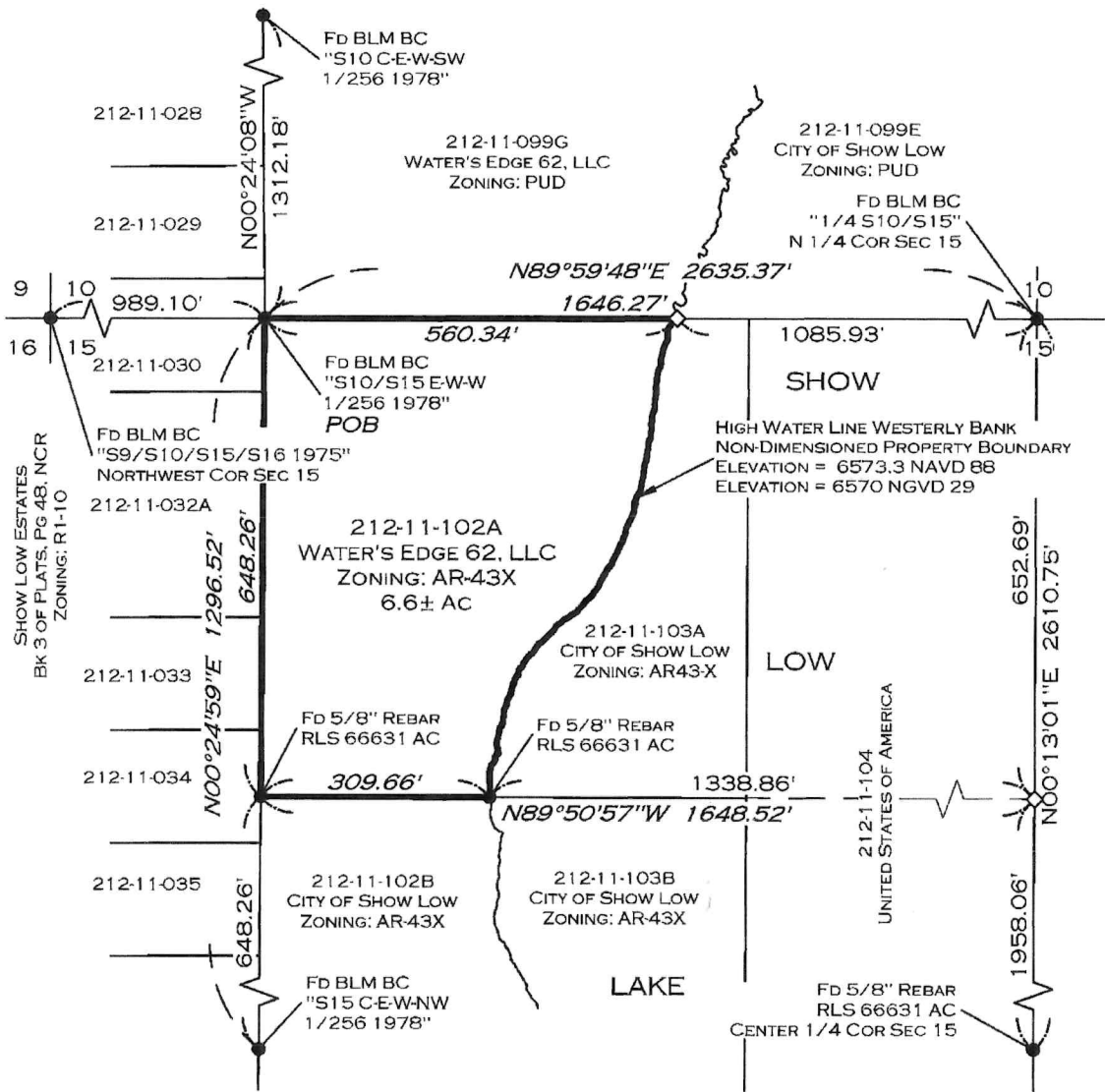
Thence, Southerly on said High-water line to a point on the South line of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on said South line, North 89° 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00° 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.





**ABBREVIATIONS**

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



## Exhibit A

### Assessor's Parcel Number 212-11-102A:

All Land above the High-water line of Show Low Lake lying West of the Westerly bank within the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 15, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, also known as Navajo County Assessor's Parcel Number 212-11-102A, described as follows:

Beginning at the East-West-West 1/256th corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "S10/S15 E-W-W 1978", from which the Northwest corner of said Section 15, monumented by a Bureau of Land Management Brass Cap stamped "T9N R22E S9/S10/S15/S16 1975", bears South 89° 59' 48" West, a distance of 989.10 feet;

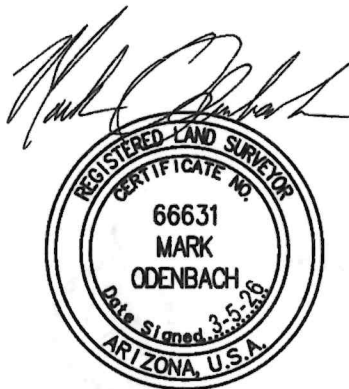
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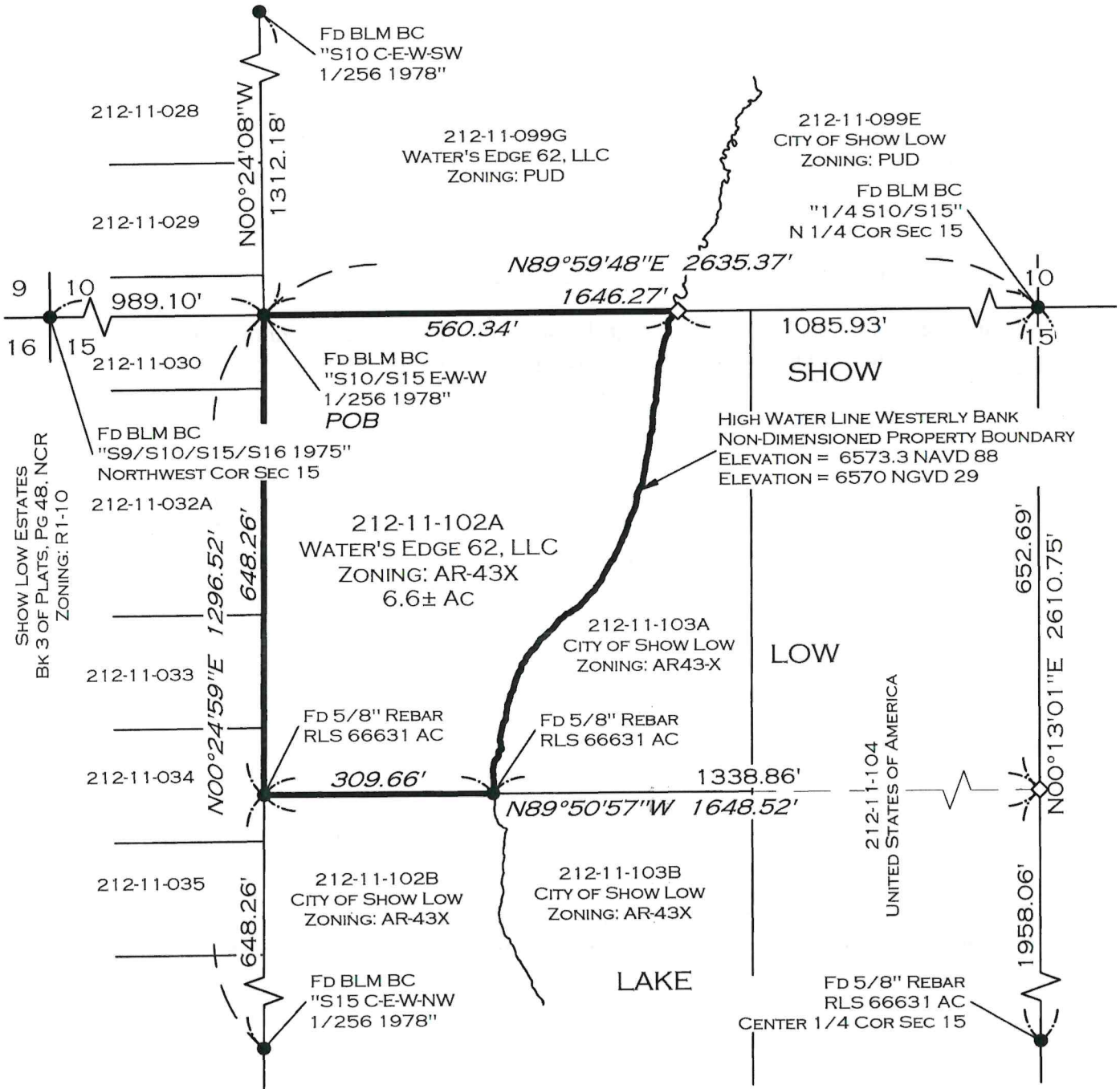
Thence, on said South line, North 89° 50' 57" West, a distance of 309.66 feet to the Northeast-Northwest-Northwest 1/256th corner of said Section 15, monumented by a 5/8" Rebar with RLS 66631 Aluminum Cap;

Thence, on the West line of the East half of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 15, North 00° 24' 59" East, a distance of 648.26 feet to the Point of Beginning.

Said parcel of land contains 6.6 Acres, more or less.



# EXHIBIT 'B' PARCEL PLAT



## ABBREVIATIONS

AC	ALUMINUM CAP
xxx-xx-xxxx	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BLM	BUREAU OF LAND MANAGEMENT
E	EAST
N	NORTH
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NW	NORTHWEST
POB	POINT OF BEGINNING
RLS	REGISTERED LAND SURVEYOR
S	SOUTH
SEC	SECTION
SW	SOUTHWEST
W	WEST



SCALE: 1"=200'



**ENGINEER**

KIMLEY-HORN & ASSOCIATES  
2046 RIVERVIEW AUTO DRIVE, STE 400  
MESA, ARIZONA 85201  
TELEPHONE: (480) 207-2687  
CONTACT: JON GITT, P.E.

**OWNER/DEVELOPER**

CAMELOT HOMES, INC.  
6607 N. SCOTTSDALE RD., STE H-100  
SCOTTSDALE, AZ 85250  
TELEPHONE: (602) 694-0792  
CONTACT: MIKE BREKKE

**LEGAL DESCRIPTION**

NAVAJO COUNTY ASSESSOR'S PARCEL NUMBERS  
212-11-099G, 212-11-102A, 212-11-001,  
212-11-002B, 212-11-003D

**SURVEYOR**

HIGH PLAINS SURVEYING  
P.O. BOX 1348  
SHOW LOW, ARIZONA 85902  
PHOENIX, ARIZONA 85024  
TELEPHONE: (928) 241-2990  
CONTACT: MARK ODENBACH, R.L.S.

**BENCHMARK**

A 1/2" REBAR ON THE WESTERLY SIDE OF SHOW  
LOW LAKE SOUTH OF THE DAM.  
LATITUDE: 34°11'42.24"N  
LONGITUDE: -110°00'22.27"W  
ELEVATION: 6582.96', NAVD 88

ELEVATIONS DERIVED FROM NGS CONTROL  
POINT "SHOW LOW LAKE", PID DK8091, HAVING  
AND ELEVATION OF 6567.94', NAVD88.

**BASIS OF BEARING**

THE BASIS OF BEARINGS IS GRID NORTH, NAD83,  
ARIZONA EAST, DETERMINED BY GPS OBSERVATIONS.

**ZONING**

PUD

**BUILDING SETBACKS**

FRONT: 20'  
SIDE: 10'  
REAR: 15'

**SERVICES**

SERVICE	PROVIDER
WATER	ARIZONA WATER COMPANY
SEWER	CITY OF SHOW LOW
ELECTRIC	NAVOPACHE ELECTRIC COOPERATIVE
TELECOM	SPARKLIGHT
GAS	UNISOURCE ENERGY SERVICES
FIRE	TIMBER MESA FIRE AND MEDICAL
POLICE	SHOW LOW POLICE DEPARTMENT
SCHOOL	SHOW LOW UNIFIED SCHOOL DISTRICT

**SITE DATA**

GROSS AREA 47.81 AC±  
NET AREA 47.81 AC±  
TOTAL NUMBER OF LOTS 62  
AVERAGE LOT AREA 0.55 AC±  
MINIMUM LOT AREA 10,000 S.F.  
MINIMUM LOT WIDTH 60 FEET  
DENSITY 1.30 DU/AC

TRACT USE TABLE			
TRACT	OWNERSHIP/MAINT.	DESCRIPTION	AREA (AC)
TRACT A	PRIVATE HOA	PRIVATE TRACT / UTILITIES / ACCESS	6.30
TRACT B	PRIVATE HOA	OPEN SPACE / DRAINAGE	0.45
TRACT C	PRIVATE HOA	OPEN SPACE	0.20
TRACT D	PRIVATE HOA	OPEN SPACE / ACCESS / DRAINAGE	3.18
TRACT E	PRIVATE HOA	OPEN SPACE / ACCESS / UTILITIES / DRAINAGE	1.29
TRACT F	PRIVATE HOA	OPEN SPACE / ACCESS / DRAINAGE	2.05
TRACT G	PRIVATE HOA	OPEN SPACE	0.19
TRACT H	PRIVATE HOA	OPEN SPACE / ACCESS	0.06
TRACT I	PRIVATE HOA	LIFT STATION	0.01
TRACT J	PRIVATE HOA	LIFT STATION	0.02
TOTAL OPEN SPACE			7.42

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
1	29,391	0.67
2	19,052	0.44
3	23,881	0.55
4	34,382	0.79
5	25,569	0.59
6	17,876	0.41
7	21,613	0.50
8	22,747	0.52
9	23,240	0.53
10	21,036	0.48
11	30,332	0.70
12	37,492	0.86
13	39,024	0.90
14	35,148	0.81
15	33,134	0.76
16	32,489	0.75
17	34,971	0.80
18	38,792	0.89
19	39,676	0.91
20	36,509	0.84

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
21	28,416	0.65
22	15,676	0.36
23	23,791	0.55
24	19,150	0.44
25	20,920	0.48
26	21,000	0.48
27	22,966	0.53
28	23,560	0.54
29	21,840	0.50
30	21,840	0.50
31	21,840	0.50
32	21,840	0.50
33	21,448	0.49
34	19,047	0.44
35	21,395	0.49
36	16,879	0.39
37	16,875	0.39
38	16,875	0.39
39	16,875	0.39
40	15,914	0.37

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
41	13,382	0.31
42	13,385	0.31
43	14,031	0.32
44	15,794	0.36
45	19,194	0.44
46	25,569	0.59
47	24,751	0.57
48	17,571	0.40
49	20,987	0.48
50	26,846	0.62
51	19,965	0.46
52	33,667	0.78
53	33,765	0.78
54	33,663	0.77
55	33,561	0.77
56	19,504	0.45
57	20,031	0.46
58	19,615	0.45
59	22,694	0.52
60	20,161	0.46

LOT AREA TABLE		
LOT NUMBER	AREA (SF)	AREA (AC)
61	17,882	0.41
62	12,760	0.29

**SHEET INDEX**

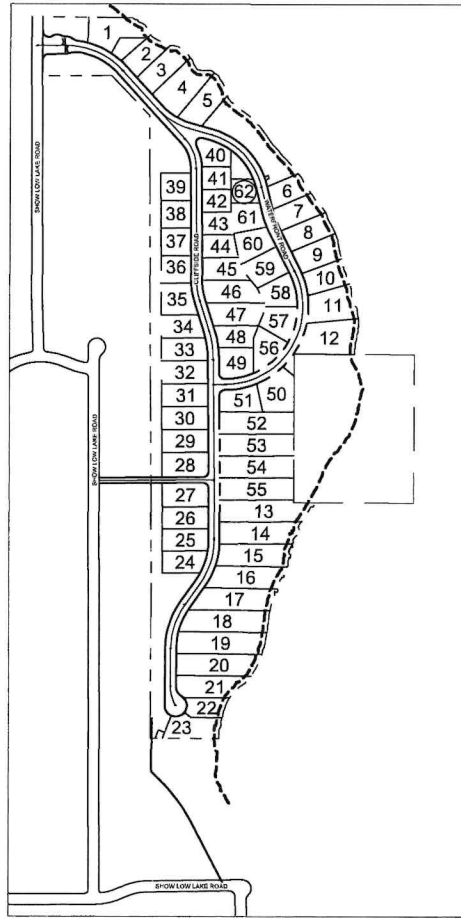
SHEET NO.	TITLE
01	COVER SHEET
02-05	PRELIMINARY PLAT
06-09	GRADING AND DRAINAGE PLAN
10-11	PRELIMINARY UTILITY PLAN

**FLOOD INSURANCE RATE MAPE (FIRM) INFORMATION**

COMMUNITY NUMBER	PANEL #	PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (FT) (ENTER DEPTH IN ZONE AO)
040066	4709	08/17/2015	F	12/17/2025	X, AE	N/A
040066	4717	08/17/2015	F	12/17/2025	X, AE	N/A

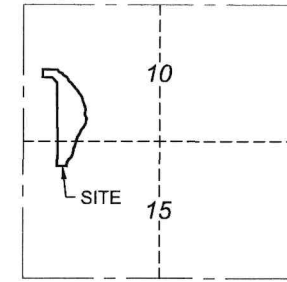
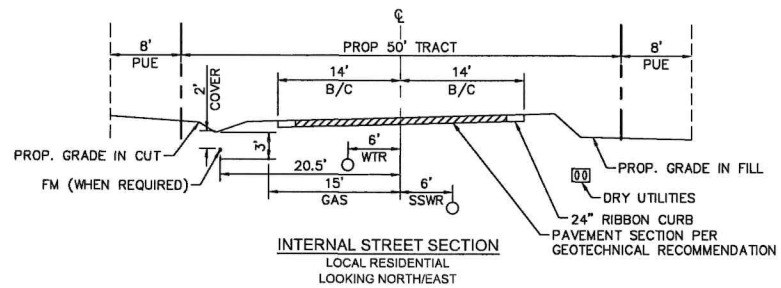
**PRELIMINARY PLAT  
AND  
PRELIMINARY GRADING AND DRAINAGE  
FOR  
WATER'S EDGE**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA.



**PROJECT MAP**

SCALE: 1"=400'



T.9N, R.22E  
**VICINITY MAP**  
N.T.S.

**LEGEND**

- PROPERTY LINE
- - - PROPOSED EASEMENT
- EXISTING EASEMENT
- W PROPOSED WATER LINE
- S PROPOSED SEWER LINE
- FM PROPOSED FORCEMAIN
- PROPOSED STORM DRAIN
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED CENTERLINE
- BUILDING SETBACK
- DRAINAGE SWALE
- RETAINING WALL
- LIMITS OF DISTURBANCE
- 100-YEAR INUNDATION LIMITS
- PROPOSED SURVEY MONUMENT
- PROPOSED FIRE HYDRANT
- RIGHT-OF-WAY
- BACK OF CURB
- TYPICAL
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- EX EXISTING
- CL CENTERLINE
- PL PROPERTY LINE
- HOA HOMEOWNERS ASSOCIATION
- WSFE WATER AND SEWER FACILITIES EASEMENT
- RSB REAR YARD SETBACK
- SSB SIDE YARD SETBACK
- FSB FRONT YARD SETBACK
- CFS CUBIC FEET PER SECOND
- TBA TO BE ABANDONED
- SVT SIGHT VISIBILITY TRIANGLE
- DSRE DESERT SCENIC ROADWAY EASEMENT
- TBA TO BE ABANDONED
- VNAE VEHICULAR NON-ACCESS EASEMENT
- PVAE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT
- 80.2 PAVEMENT SPOT ELEVATION AT FINISHED GRADE
- FL FLOW LINE
- EG EXISTING GRADE
- FG FINISHED GRADE
- FM FORCEMAIN
- PAD BUILDING PAD ELEVATION
- SD STORM DRAIN
- SS SANITARY SEWER
- 10 PROPOSED LOT NUMBERS
- 17 LAST LOT IDENTIFIER
- CROSS SECTION ID
- PEAK FLOWS:  
27 - POST DEVELOPMENT  
(30) - PRE DEVELOPMENT
- APPROX. LIMITS OF 100 YEAR INUNDATION
- PAD CONSTRUCTION ENVELOPE

**ENGINEERS CERTIFICATION:**

THE LOWEST FLOOR ELEVATIONS AND/OR FLOOD PROOFING ELEVATIONS ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATIONS.

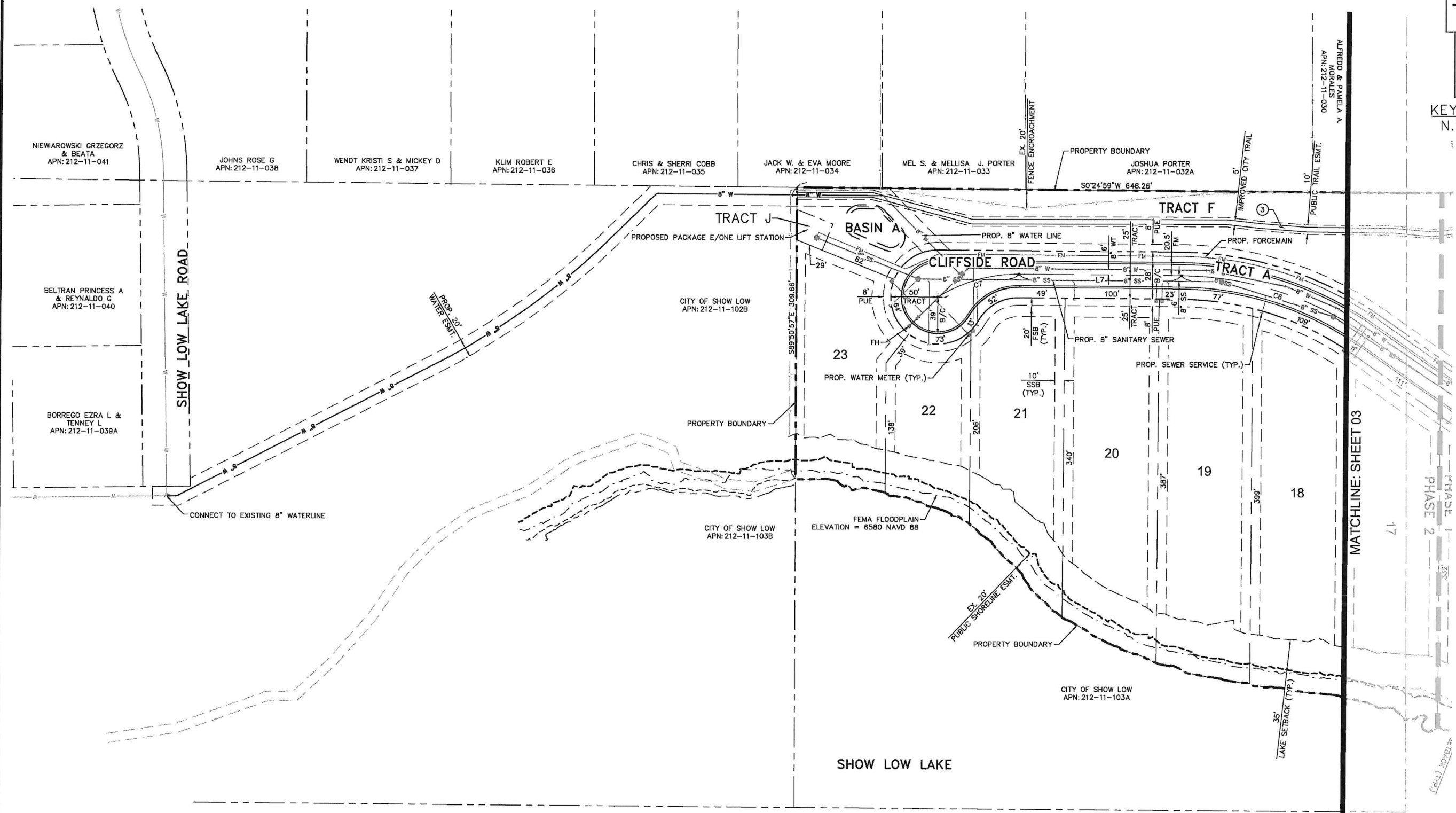
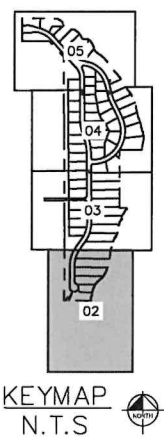
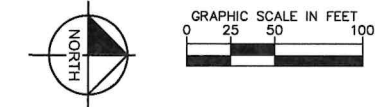
**Kimley»Horn**  
 2026 KIMLEY-HORN AND ASSOCIATES, INC.  
 2046 RIVERVIEW AUTO DRIVE, SUITE 400  
 MESA, ARIZONA 85201 (480) 207-2686  
 SCALE (H): 1"=400'  
 SCALE (V): NONE  
 DESIGNED BY: JGS  
 DRAWN BY: DHS  
 CHECKED BY: CLB  
 DATE: Jan. 2026  
**WATER'S EDGE  
PRELIMINARY PLAT  
COVER SHEET  
SHOW LOW, AZ**

PROJECT NO. 291104133  
DRAWING NAME CV.DWG

LINE TABLE		
LINE	LENGTH	BEARING
L7	172.45	S0°24'58.68"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C6	350.00'	212.69'	34°49'06"	109.74'
C7	162.50'	91.34'	32°12'15"	46.91'

- KEY NOTES
- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
  - EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
  - IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
  - EXISTING WATER VALVE TO BE REMOVED.



NOTE: CITY TO RELOCATE EXISTING TRAIL ALONG LAKE TO WEST SIDE OF PROPERTY TO CONNECT TO 5' MEANDERING TRAIL ALONG THE WEST SIDE OF WATER'S EDGE.

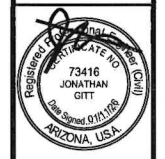
K:\LEAV\GWA\291104133 - Corral Show Low\CAD\Drawings\PP.dwg Jan 11, 2026 Jon.Gitt  
 XREFS: XIP.XIS XTRIP ABM-PP.XPA XUT  
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NO.	REVISION	BY	DATE	APPR.

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 MESA, ARIZONA 85201 (480) 207-2686

SCALE (H): 1"=50'  
 SCALE (V): NONE  
 DESIGNED BY: JCS  
 DRAWN BY: DHS  
 CHECKED BY: CLB  
 DATE: Jan, 2026

WATER'S EDGE  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT  
 SHOW LOW, AZ

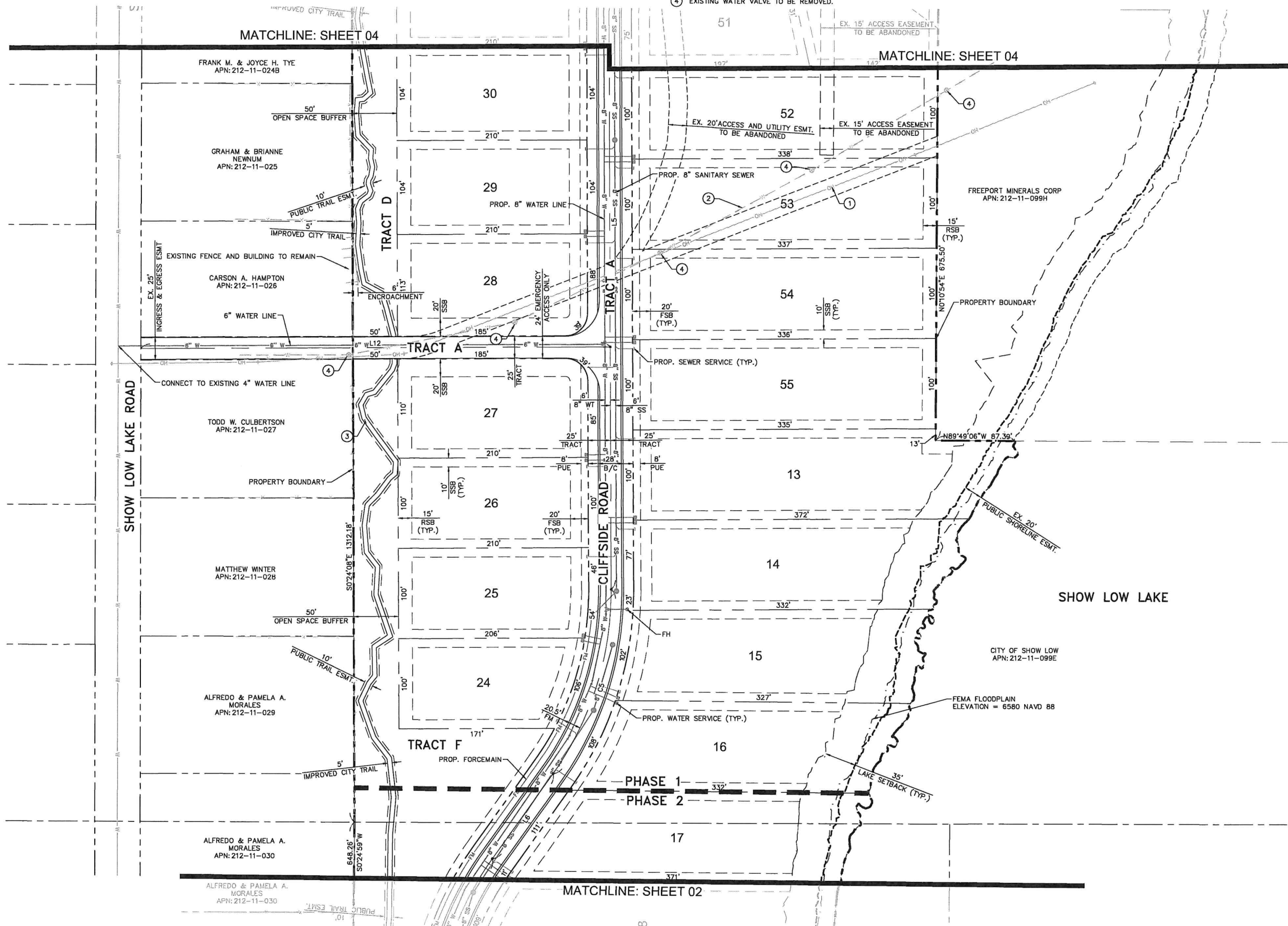
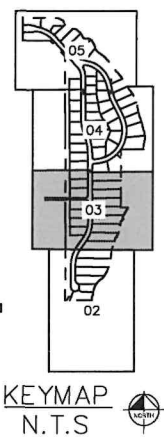
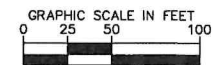


PROJECT NO.  
291104133  
 DRAWING NAME  
PP

LINE TABLE		
LINE	LENGTH	BEARING
L5	814.41	S0°24'07.79"E
L6	115.62	S35°14'04.68"W
L12	519.29	N89°35'52.21"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C5	350.00'	217.69'	35°38'12"	112.50'

- KEY NOTES
- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
  - EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
  - IMPROVED CITY TRAIL TO BE CONSTRUCTED OF 4" THICK AGGREGATE SURFACE COMPACTED TO 95% OVER A 6" THICK DIRTY CINDER/NATIVE SUB-GRADE COMPACTED TO 90%.
  - EXISTING WATER VALVE TO BE REMOVED.



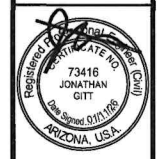
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 XREFS: XTP-VIS-MTEPP-ABM-PP-PPA-XUT  
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NO.	REVISION	BY	DATE	APPR.

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 2046 RIVERVIEW AUTO DRIVE, SUITE 400  
 MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=50'  
 SCALE (V): NONE  
 DESIGNED BY: JCS  
 DRAWN BY: DHS  
 CHECKED BY: CLB  
 DATE: Jan 2026

WATER'S EDGE  
 PRELIMINARY PLAT  
 PRELIMINARY PLAT  
 SHOW LOW, AZ



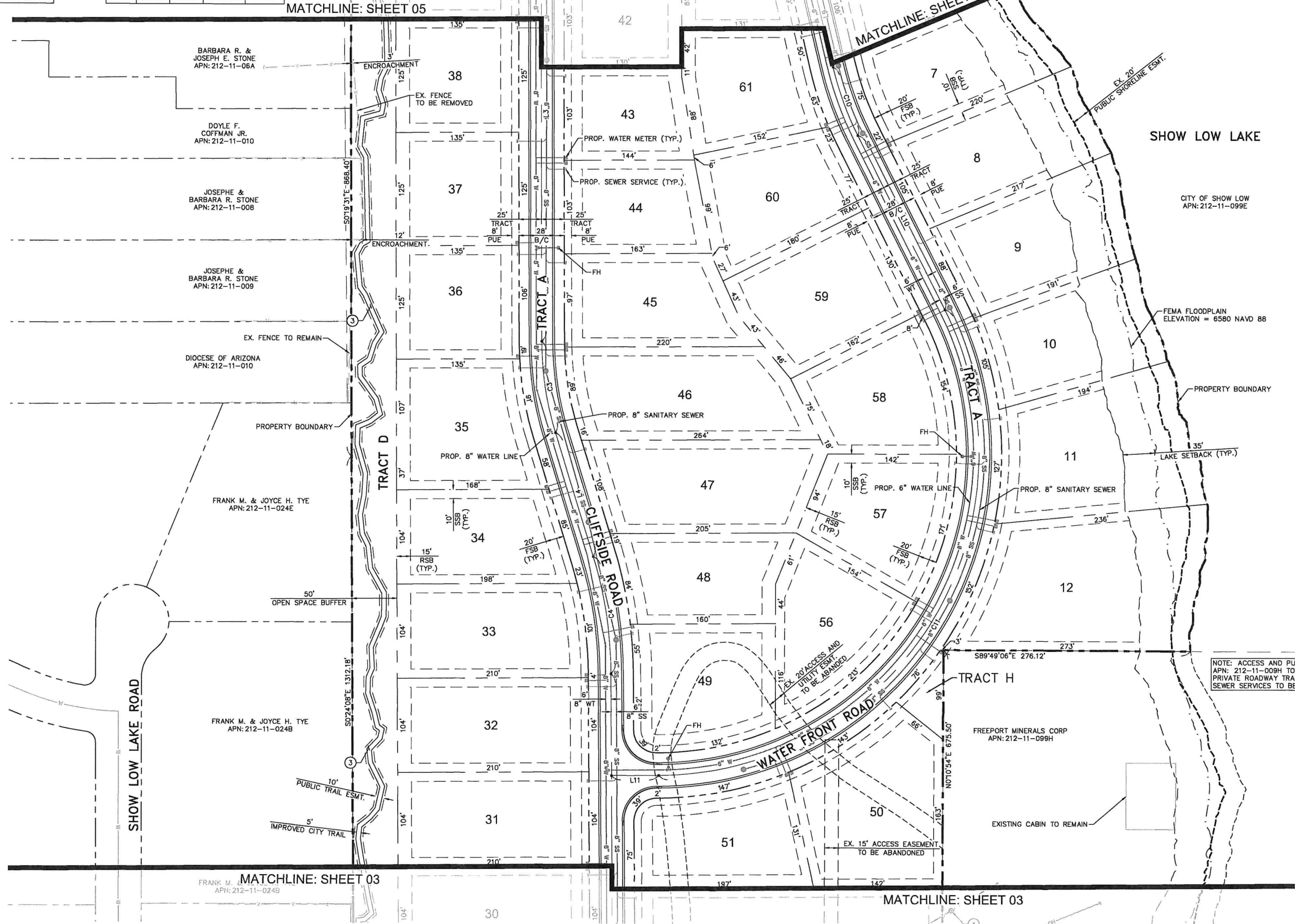
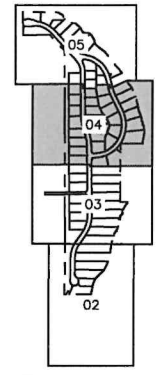
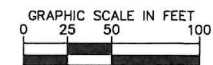
PROJECT NO.  
291104133  
 DRAWING NAME  
PP

LINE	LENGTH	BEARING
L3	502.35	S0°19'31.36"E
L4	142.88	S17°06'24.93"E
L10	215.00	S26°45'47.46"E
L11	52.06	S89°36'06.04"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C3	350.00'	102.51'	16°46'54"	51.63'
C4	450.00'	131.20'	16°42'17"	66.07'
C10	350.00'	80.67'	13°12'23"	40.52'
C11	355.00'	720.99'	116°21'53"	572.16'

KEY NOTES

- EXISTING OVERHEAD POWERLINE TO BE REMOVED. POWER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
- EXISTING WATERLINE TO BE REMOVED. WATER TO BE PROVIDED TO EXISTING CABIN WITH SUBDIVISION IMPROVEMENTS.
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- EXISTING WATER VALVE TO BE REMOVED.



KEYMAP  
N.T.S.

NO.	REVISION	BY	DATE	APPR.

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2046 RIVERVIEW AUTO DRIVE, SUITE 400  
MESA, ARIZONA 85201 (480) 207-2666

SCALE (H): 1"=50'  
SCALE (V): NONE  
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DRAWN BY: DHS  
CHECKED BY: CLB  
DATE: Jan 2026

WATER'S EDGE  
PRELIMINARY PLAT  
PRELIMINARY PLAT  
SHOW LOW, AZ



PROJECT NO.  
291104133  
DRAWING NAME  
PP

K:\EAV\_Civil\291104133 - Corral Show Low\CAD\Drawings\PP.dwg Jan 12, 2026 Jon.Gitt  
XREFS: XTP.XVS.XTEPP.XBM.XPP.XPA.XJT  
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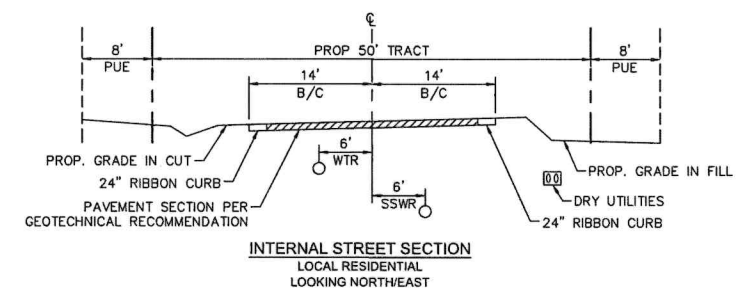
NOTE: ACCESS AND PUBLIC UTILITIES TO APN: 212-11-009H TO BE PROVIDED VIA PRIVATE ROADWAY TRACT. WATER AND SEWER SERVICES TO BE PROVIDED TO CABIN.



**SITE DATA**

LOCATION: WEST SIDE OF SHOW LOW LAKE  
 MUNICIPALITY: SHOW LOW, ARIZONA  
 OVERALL SITE AREA: +/- 48.90 ACRES (GROSS)  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED UNITS : 62 LOTS (0.79 DU/AC)  
 R1-10 SINGLE-FAMILY LOT

NOTE: THIS YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED PLANNING, ENGINEERING AND CITY APPROVALS.



**CITY OF SHOW LOW ORDINANCE NO. 2010-03**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SHOW LOW, ARIZONA, AMENDING THE ZONING ORDINANCE OF THE CITY, ARTICLE 15-1, AMENDING THE ZONING MAP, CHANGING THE ZONING ON PROPERTY LOCATED IN SECTIONS 3 AND 10, TOWNSHIP 9 NORTH, RANGE 22 EAST OF THE GILA AND SALT RIVER MERIDIAN, NAVAJO COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS A.P. NOS. 212-02-004 AND 212-02-005 FROM GA-5 (GENERAL AGRICULTURAL, FIVE ACRES) AND A.P. NOS. 212-01-004B, 212-11-001, 212-11-101, 212-11-092, AND 212-11-099C FROM AR-43 (AGRICULTURAL-RESIDENTIAL, 43,000 SQUARE FEET) TO P.U.D. (PLANNED UNIT DEVELOPMENT)**

**RECITALS:**

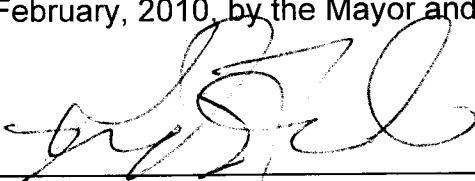
1. Article 15-1, Section 15-1-42 of the Zoning Ordinance of the City of Show Low establishes zoning districts within the City of Show Low as shown on the map entitled "Zoning Map of the City of Show Low" which is incorporated in said Article 15-1 by reference, and empowers the Council to make changes in said zoning districts.
2. The Planning and Zoning Commission, at its Regular Meeting of February 9, 2010, held a public hearing on the zone change herein described and recommended the change be adopted by the Council.

**ENACTMENT:**

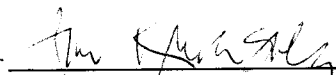
**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Show Low, Arizona as follows:

The map entitled "Zoning Map of the City of Show Low" which is incorporated by reference into the Zoning Ordinance of the City of Show Low by Article 15-1, Section 15-1-42 of said ordinance, is hereby amended by changing the portion thereof graphically represented on Exhibit A, attached hereto and made a part hereof by this reference, to show the location boundaries of the zoning districts as said location and boundaries are shown on Exhibit A; to have the effect of changing the zoning of the property legally described on Exhibit B, attached hereto and made a part hereof by this reference, from GA-5 (General Agricultural, Five Acres) and AR-43 (Agricultural-Residential, 43,000 Square Feet) to P.U.D. (Planned Unit Development); with those conditions indicated on Exhibit C, attached hereto and made a part hereof by this reference; and with the Conceptual Development Plan represented on Exhibit D, attached hereto and made a part hereof by this reference.

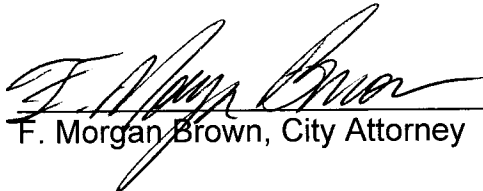
**PASSED AND ADOPTED** this 16th day of February, 2010, by the Mayor and Council of the City of Show Low, Arizona.

  
\_\_\_\_\_  
Rick Fernau, Mayor

ATTEST:

  
\_\_\_\_\_  
Ann Kurasaki, City Clerk

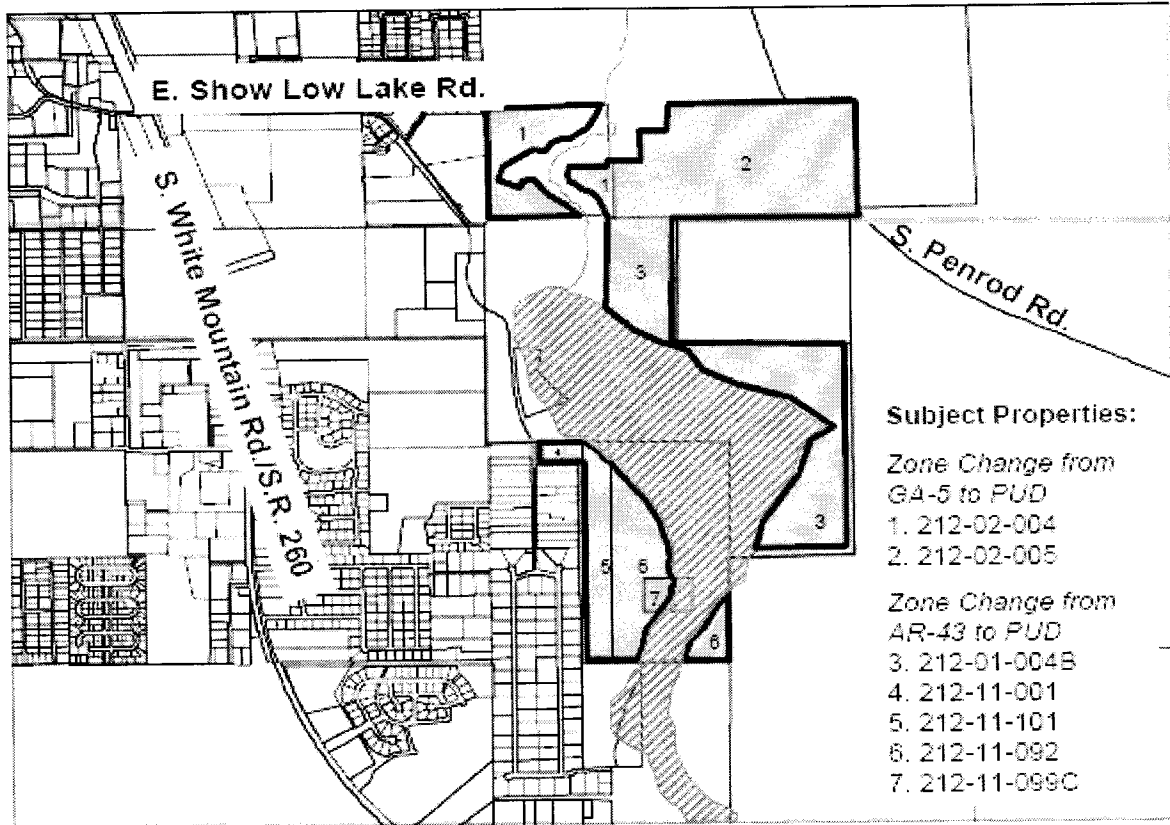
APPROVED AS TO FORM:

  
\_\_\_\_\_  
F. Morgan Brown, City Attorney

**Exhibit A**

**Subject Property Map**

Zone Change from GA-5 (General agricultural, five acres) and AR-43 (Agricultural-Residential, forty-three thousand square feet) to PUD (Planned Unit Development).



**Exhibit B**

**LEGAL DESCRIPTION**

**A.P. No. 212-01-004B**

Section 10, Township 9 North, Range 22 East: NW4 NW4;W2 NE4 NW4;SW NW4;SW4 NE4;NW4 SE4 220 ACRES EXCEPT 8AC TO AZ GAME & FISH COMMISSION PER 992/355 PARCEL 004A LESS 174.30 AC MORE OR LESS TO 004C (PER 05-16795) FOR 06 OUT OF 212-01-004 FOR 2006 ROLL

**A.P. No 212-02-004**

Section 3, Township 9 North, Range 22 East: PORTION OF SW4 SW4... LESS 16.76 AC AS DESCRIBED IN FEE#97-5885 OUT OF USA FOR '98 ROLL

**A.P. No. 212-02-005**

Section 3, Township 9 North, Range 22 East: LOT 11, E2 SE4 SW4, SW4 SE4 SW4, SE4 NW4 SE4 SW4. OUT OF USA PAT.#02-97-0003 PER FEE#97-5884

**A.P. No. 212-11-001**

KIEWATT SUBD: LOTS 1, 2, 3, BLOCK 1. EXCEPT: BEG SW COR LOT 3, BLOCK 1;TH E 54.5';TH N 69'TPOB; TH W 15';TH S 23.5';TH E 15';TH N 23.5'TPOB

**A.P. No. 212-11-092**

Section 10, Township 9 North, Range 22 East: E2 SW4 LESS 6.5 AC; TOTAL: 73.5 ACRES.

**A.P. No. 212-11-099C**

Section 10, Township 9 North, Range 22 East: BEG W4 COR; TH E 1800'; TH S 1621' TPOB; TH E 416'; TH S 416'; TH W 676'; TH N 416'; TH E 260' TPOB.

**A.P. No. 212-11-101**

Section 10, Township 9 North, Range 22 East: E2 E2 W2 SW4.

## Exhibit C

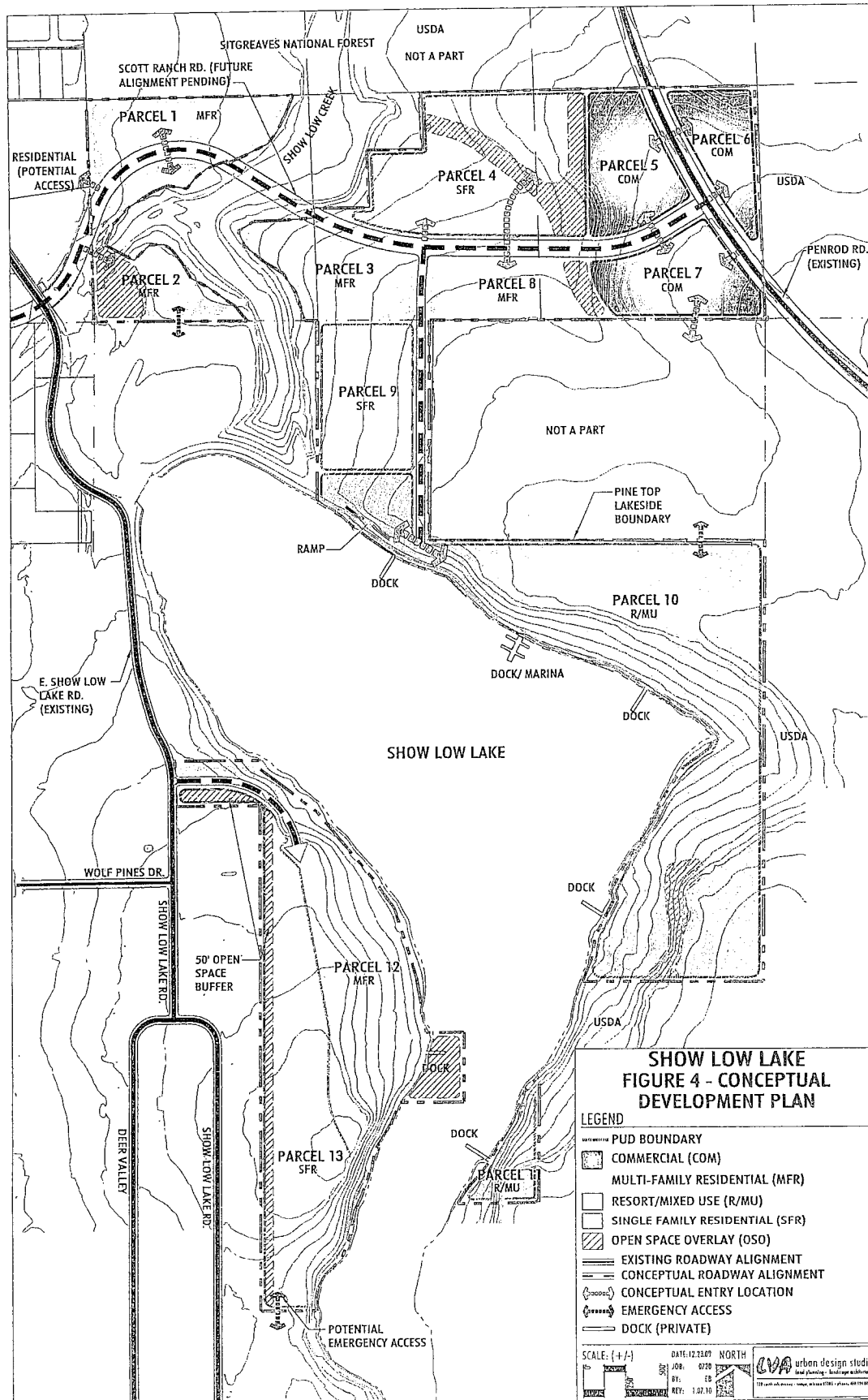
### CONDITIONS

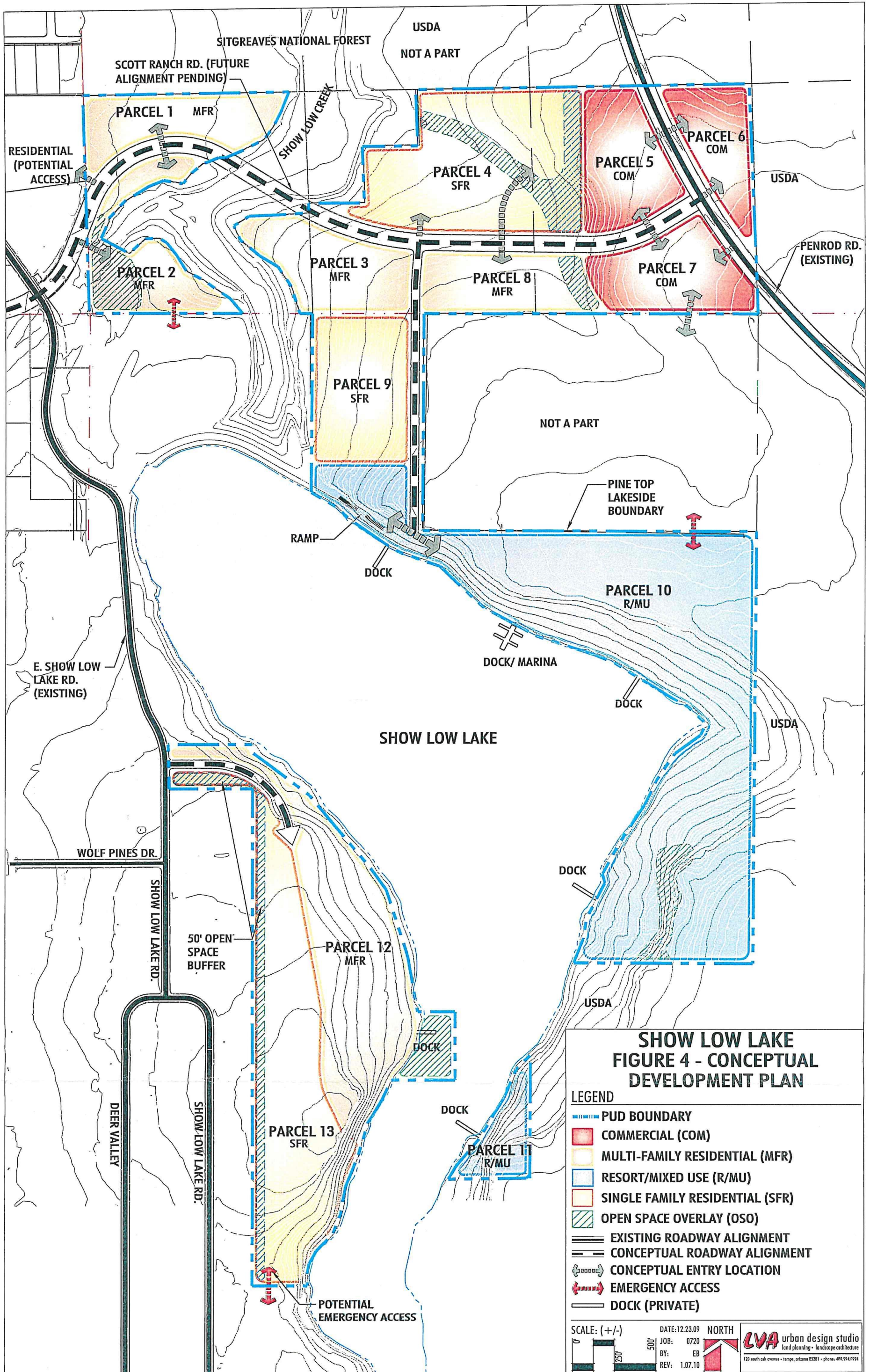
1. All development shall comply with all applicable federal, state, and local requirements, including the Pre-Annexation Development Agreement.
2. Sewer, water, and drainage master plans shall be submitted to city staff for approval prior to approval of any final plat. Sewer master plans shall address capacity issues. Low-pressure sewer system may also be required for portions of the property that are lower than the existing gravity mains. All low-pressure systems will be owned and maintained by the Master Association.
3. If required, the developer shall be responsible for obtaining AZPDES (Arizona Pollutant Discharge Elimination System) and 404 permits. A copy of any required stormwater treatment reports shall be submitted to the U.S. Forest Service for review.
4. All future Preliminary and Final Development Plans shall be submitted in substantial conformance with the design philosophies, site characteristics, and land uses described and depicted in the submitted Project Narrative and Conceptual Development Plan. This shall include densities and number of docks shown on the Conceptual Development Plan. All boat dock, marina, boat ramp development, and boat use shall comply with the pre-annexation agreement, Show Low Lake dedication, and the submitted Project Narrative and Conceptual Development Plan. Size and capacity of the docks and marina shall be determined at the time of submittal for the adjacent phases of development. There shall be no timing restrictions for future submittals.
5. All multi-family development shall comply with the R2-7 (Single- and Multi-Family Residential, 7,000 Square Feet) zoning district development standards. All commercial development shall comply with the C-2 (General Commercial) zoning district development standards. All single-family development shall comply with the R1-10 (Single-Family Residential, 10,000 Square Feet) zoning district development standards.
6. A public, non-motorized trail alignment along the perimeter of Show Low Lake shall be dedicated to the City of Show Low as defined in the City of Show Low Trails Master Plan, with the precise location of the dedication to be determined with the Preliminary Development Plan for each phase of the development. The trail shall be constructed by the applicant.
7. All resort/mixed-use development shall comply with the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet), R2-7 (Single-Family and Multi-Family Residential, 7,000 Square Feet), C-1 (Neighborhood Commercial), and DC (Downtown Commercial) zoning district development

standards provided that the following are permitted uses: hotels and motels, bed and breakfast, private campgrounds, and equestrian center and associated equestrian uses.

8. Maximum building height for resort/hotel uses shall be 45 feet, as required in the C-2 (General Commercial) zone property development standards. Extensions of this height shall be by Conditional Use Permit.
9. All buildings and structures erected on a lot shall be of new construction and no buildings or structures shall be moved from any other location onto the subject property.
10. All structures shall be set back a minimum of 35 feet from the high water mark of Show Low Lake.
11. At the request of the owners, city staff will again notify all property owners within 300 feet of the development when the next phase of development is scheduled to be considered by the commission.
12. The 50-foot buffer adjacent to parcel 13 shall not be fenced along the west or north property line.

# Exhibit D CONCEPTUAL DEVELOPMENT PLAN





**SHOW LOW LAKE  
FIGURE 4 - CONCEPTUAL  
DEVELOPMENT PLAN**

- LEGEND**
- PUD BOUNDARY
  - COMMERCIAL (COM)
  - MULTI-FAMILY RESIDENTIAL (MFR)
  - RESORT/MIXED USE (R/MU)
  - SINGLE FAMILY RESIDENTIAL (SFR)
  - OPEN SPACE OVERLAY (OSO)
  - EXISTING ROADWAY ALIGNMENT
  - CONCEPTUAL ROADWAY ALIGNMENT
  - CONCEPTUAL ENTRY LOCATION
  - EMERGENCY ACCESS
  - DOCK (PRIVATE)

SCALE: (+/-)

DATE: 12.23.09  
JOB: 0720  
BY: EB  
REV: 1.07.10

**NORTH**

**LVA** urban design studio  
land planning • landscape architecture  
120 south oak avenue • tempe, arizona 85281 • phone: 480.994.8994

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of Conditional Use Permit 602-04-281 submitted by David Owens to allow for shipping containers on properties identified as APN's 210-16-044, -047, -170B (Moriah Saline)

**RECOMMENDATION**

I **MOVE** to **APPROVE** CUP 602-04-281 submitted by David Owens to allow shipping containers on properties identified as APN's 210-16-044, -047, -170B, subject to staff recommendations

**BACKGROUND**

David Owens has submitted a Conditional Use Permit (CUP) application to allow shipping containers on properties identified as APN's 210-16-044, -047, -170B. The subject properties are within the Downtown Commercial zone. There are a total of eight shipping containers on the subject properties.

The City of Show Low adopted Ordinance 2003-03 on May 20, 2003. This ordinance updated existing zoning code and allowed property owners to place shipping containers on commercial property subject to specified conditions. Currently, city code section 19.25.060(H)(2) specifies that shipping containers located in a commercial zoning district must maintain a minimum 100-foot distance from any right-of-way, have satisfactory screening and receive a Conditional Use Permit (CUP). To adhere to these requirements, the applicant has proposed installing a white, six-foot-tall, corrugated metal fence to provide suitable screening, and has repositioned the shipping containers to achieve the necessary minimum setback. A conceptual site plan has been included for review.

**ATTACHMENTS**

1. 602-04-281 - Findings of Fact
2. 602-04-281 - Application

**FISCAL IMPACT**

## FINDINGS OF FACT

1. David Owens has submitted a Conditional Use Permit to allow shipping containers on properties identified as APN's 210-16-044, -047, -170B.
2. The subject properties are within the Downtown Commercial zone. There are a total of eight shipping containers on the subject properties.
3. The owner has proposed a white, six foot tall, corrugated metal fence for proper screening and the containers meet the required setbacks.
4. The current zoning of the surrounding properties includes:
  - North: Downtown Commercial (DC)
  - South: Downtown Commercial (DC)
  - East: Downtown Commercial (DC)
  - West: Downtown Commercial (DC)
5. The current land uses of the surrounding properties includes:
  - North: City of Show Library
  - South: Residential
  - East: Vacant Commercial - City of Show Low
  - West: Residential
6. Transmittal memos were sent to all affected agencies. No applicable comments were received.
7. The property was posted and letters were sent to all property owners within 300 feet of the subject property. One general inquiry was received.

## **STAFF RECOMMENDATIONS**

After reviewing the Standards for Review, the Findings of Fact, Discussions with the applicant, and the Show Low General Plan, staff recommends that the planning and zoning commission approve subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements including compliance with Section 19.25.060(H)(2) of city code.
2. The containers shall be uniform in color on all four sides.
3. The containers shall not be used for public rental or storage.

## **STANDARDS FOR REVIEW**

Consideration of Conditional Use Permit 602-04-281 submitted by David Owens to allow for shipping containers on properties identified as APN's 210-16-044, -047, -170B.

## **GENERAL PLAN**

### **LAND USE**

**Goal:** Target redevelopment improvement efforts.  
**Objective:** Improve visual standards  
**Objective:** Encourage re-use of old buildings

## ZONING ORDINANCES

### 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 and shall run with the property until revoked or until such time as the use is discontinued. 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; Ord. No. 2024-06, § 1, 6-4-24. 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 required twenty-one (21) day period shall commence once a complete application has been received as deemed by the planning and zoning director or designee and shall not include the day of submittal, nor shall it include the day of the 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; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(D))

19.20.050 Standards for reviewing conditional use permits.

All conditional use permits shall be evaluated for the following standards:

(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. This appeal shall outline the specific nature of the concern, the impacts on neighboring properties, and the city as a whole, and the individual's standing as an aggrieved person. 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.

#### (C) 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; Ord. No. 2024-06, § 1, 6-4-24. 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))

## DC ZONE

### 19.65.010

#### **Purpose.**

The purpose of this zoning district is to provide for a variety of unique commercial uses of sufficiently significant scale and intensity for a desired pedestrian oriented environment. A mixture of residential and nonresidential uses, where practical, will be encouraged. Manufactured housing and/or structures are prohibited. Any structure associated with a use four thousand (4,000) square feet or greater in area shall require a conditional use permit. Drive through uses shall only be allowed through approval of a conditional use permit in the Downtown Commercial zoning district. 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. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-58(A))

### 19.65.020

#### **Permitted uses.**

(A) *Sale of Retail Merchandise.* Retail merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

Antique dealers;  
Art galleries;  
Arts and crafts supply, retail sales;  
Bakers and baked goods, retail sales;  
Barber shops;  
Beauty shops;  
Bicycle repair and retail sales;  
Book sales, retail;  
Butcher shops (no slaughtering);  
Camera shops;  
Candy shops, retail sales;  
Christian Science reading rooms;  
Clothing, retail sales;  
Coffee shops;  
Coin dealers;  
Contractor's offices only;  
Cosmetics, retail sales;  
Costume rental;  
Delicatessens;  
Drug stores, retail sales;  
Dry cleaning outlets (no plant);  
Engravers;  
Financial institutions;  
Florists, retail sales;  
Gas companies, offices only;  
Groceries, retail sales;  
Handicrafts;  
Hardware, retail sales;  
Hats, retail sales and repair;  
Health food stores;  
Historical museums;

Hobby shops;  
Home appliances, retail sales;  
Home decor and furnishing, retail sales;  
Home electronics, retail sales;  
Ice cream shops;  
Interior decorators, retail sales/display;  
Jewelry store;  
Leather goods, custom;  
Musical instruments, repairing, service, retail sales;  
Notions, retail sales;  
Office: Administrative and professional, including but not limited to architect, accountant, attorney, dentist, doctor, engineer, finance and other similar professions;  
Office furniture, equipment and supplies, retail sales and showroom;  
Optical goods, retail sales;  
Pet shops, retail sales;  
Philatelists (stamp dealers);  
Photographer (commercial studios);  
Picture framing, custom;  
Pottery and ceramics, retail sales;  
Public parking, surface;  
Realty sales and management;  
Restaurants (no alcoholic beverages);  
Restaurants (beer and wine only);  
Shoe sales and service, retail only;  
Soaps, retail sales;  
Sporting goods, retail;  
Stationery, retail sales;  
Tailors;  
Tea rooms;  
Theatrical agency;  
Toys, retail sales.

(B) *Warehousing*. Warehousing and storage of items incidental to allowed sales or service is permitted, subject to the following conditions:

(1) All products incidental to a permitted use stored on the premises shall be sold at retail only and on the premises only.

(2) All such storage 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.

(C) *Public and Civic Uses (No Alcoholic Beverages)*.

Government offices;

Publicly owned and operated parks and recreation areas and centers;

Schools, public or private elementary and high schools, colleges and universities.

(D) *Reintroduction of Prior Uses*. Uses not listed as permitted or conditional uses, but which existed as of October 6, 1998, may be reintroduced if the following conditions are satisfied:

(1) The person(s) seeking to reintroduce the use is the owner of the property or a heir(s) of the owner of the property at the time it originally existed; or

(2) The owner(s) and/or heir(s) of the owner has regained ownership of the property through foreclosure of a secured instrument; or

(3) The reintroduced use shall not exceed the intensity of the original use. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-58(B))

### **19.65.030**

#### **Conditional uses.**

Aerobics studios;  
Assembly halls and auditoriums;  
Bars, taverns, cocktail lounges;  
Bowling alleys;  
Caterers;  
Dance halls;  
Day care centers;  
Department stores;  
Employment agencies;  
Family game centers;  
Furniture, retail sales, repair and refinish;  
Garages (parcels along the Deuce of Clubs and White Mountain Road only);  
Guns, retail sales and repairs;  
Hotels and motels;  
Indoor shooting range;  
Laundromat;  
Martial arts studios;  
Microbrewery;  
Miniature golf;  
Multiple-family dwellings: Up to ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes are excluded;  
Music studios;  
Nursing homes;  
Pet grooming;  
Places of worship, fraternal and social facilities, meeting halls and similar uses;  
Pool and billiard halls;  
Public and civic uses serving alcoholic beverages;  
Public parking, garage;  
Public/private utility structures and appurtenances thereto for public service;  
Recreation and health club centers;  
Restaurants serving alcoholic beverages other than beer and wine;  
Schools, including, but not limited to, academic, beauty, business, dancing, martial arts, vocational-technical;  
Single-family residence in conjunction with and attached to a commercial use;  
Skating rinks;  
Theaters, motion picture and live performance;  
Tobacco sales. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-58(C))

### **19.65.040**

#### **Property development standards.**

(A) *Minimum Lot Area.* None.

(B) *Minimum Lot Width.* None.

(C) *Minimum Street Side Setback.* None. Requirements for separation as outlined in the International Building Code shall be met.

(D) *Minimum Side Yard.* None, except where a side lot line joins residentially zoned property, in which case the minimum side yard setback shall be at least twenty (20) feet or equal to the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.

(E) *Minimum Rear Yard.* None, except where a rear lot line joins residentially zoned property, in which case the minimum rear yard setback shall be at least twenty (20) feet or equal to 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 thirty-five (35) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the Downtown Commercial zoning district shall comply with the following:

(1) 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.

(2) 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.

(3) All roof overhangs shall be a minimum of twelve (12) inches in width.

(4) No metal siding utilizing vertical seams shall be allowed.

(G) *Landscaping.* All development located within the DC (Downtown Commercial) zoning district shall be accompanied with a landscaping plan. All open areas not designated for parking shall be landscaped in accordance with the Show Low City Code. This landscaping plan shall incorporate the following:

(1) 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.

(2) 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. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding five thousand (5,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.

(3) 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.

(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 or wall of consistent materials and nature to the primary structure(s) on the property shall be installed or a mature landscape wall that obscures view shall be planted and maintained around the perimeter of the outdoor storage area. A conditional use permit shall be required for the use of chain link fencing for sight-obscuring purposes.

(3) Screening shall not be located closer to the primary street side of the property than the front of the building.

(I) *General Provisions.* The provisions of Chapter 19.25 shall apply.

(J) *Signs.* The provisions of Chapter 19.100 shall apply.

(K) *Parking.* The provisions of Chapter 19.105 shall apply.

(L) *Plan Review.* The provisions of Chapter 19.15 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-58(D))

### **19.25.060 Yard, lot, and area requirements.**

(A) *Application.* No building shall be erected, nor shall any existing buildings be altered, enlarged, moved, or rebuilt, nor shall any open space surrounding any building be encroached upon or reduced in any manner, except in conformity with the yard, lot, area and building location regulations hereinafter designated for the zone in which such building or open space is located, except as otherwise specifically provided.

(B) *Yards.* Except as provided herein, every part of a required yard shall be open to the sky and unobstructed. Trees, shrubbery, etc. and accessory structures, as allowed in this title, shall not be considered obstructions. No yard or other open space provided about any building for the purpose of complying with the provisions of these restrictions shall be considered as a yard or open space for any other building; and no yard or other open space on one (1) lot shall be considered as a yard or open space for a building on any other lot.

(C) *Projections Over and Into Required Yards.*

(1) Awnings, open fire escape balconies, fire escape stairs, window-type refrigeration units, suspended or roof evaporative coolers, and similar features, may project not more than five (5) feet over any required yard; provided, that they shall be no closer than three (3) feet from any lot line.

(2) Architectural details such as cornices, sills, leaders, belt courses, cantilevered bay windows, fire boxes, similar ornamental features, and eaves may project not more than two (2) feet over any required yard; provided, that they shall be no closer than two (2) feet from any lot line.

(D) *Patios and Steps.* Unroofed terraces, decks, patios, steps or similar features not over thirty (30) inches in height above grade may project into a required side or rear yard; provided, that they shall be no closer than two (2) feet from any lot line. Encroachment into a required street yard setback may be permitted up to ten (10) feet or fifty (50) percent of required street yard setback, whichever is less.

(E) *Accessory Buildings (Attached).* A private automobile garage, carport or accessory building having any part of a wall in common with a dwelling shall be considered an integral part of the main building in determining yard, lot, and area requirements.

(F) *Accessory Buildings (Detached) Including Garages and Carports.* Any detached accessory building, garage or carport located in any zone shall not be located in the required street side setback. Allowed heights and setbacks are as follows:

(1) Detached accessory buildings located five (5) feet from any side or rear property line and meeting street side setbacks shall be limited to a maximum of fifteen (15) feet in height, or the height of the main structure, whichever is less.

(2) Detached accessory buildings shall be located a minimum of five (5) feet from any structure (measured from structure wall to structure wall).

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

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

(5) Portable parking structures shall require the issuance of a City of Show Low building permit. No encroachment shall be permitted into any required yard setbacks.

(G) *Temporary Accessory Structures*. Including any detached portable shelter or temporary parking structure shall be permitted; provided, that required yard setbacks are met, as well as the following additional requirements:

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

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

(H) *Sea Containers (Utilized as Storage Units)*.

**(1) Are permitted for temporary and permanent storage purposes in the I-1 and I-2 zoning districts, provided they are not placed within any required yard setbacks.**

**(2) Are permitted in any zoning district for a period of up to twelve (12) months for temporary storage in conjunction with a valid building permit. Sea containers placed prior to or without a valid building permit may be subject to enforcement, regardless of whether a building permit is issued after placement. May be approved as an accessory use for permanent storage purposes in commercial zoning districts through a conditional use permit. Placement in these districts requires a minimum one hundred (100) foot setback from any public right-of-way, and satisfactory screening.**

**(3) Are not permitted in any residential district except for a time period of up to twelve (12) months in conjunction with a valid building permit.**

(I) *Truck Bodies/Trailers (Utilized as Temporary Units)*. May be used for temporary purposes in any zoning district in conjunction with a valid building permit issued by the City of Show Low. In this instance placement shall be restricted to no longer than one (1) year, or the issuance of a temporary certificate of occupancy.

(J) *Solar Units*. Solar heating and solar cooling units, solar greenhouses and associated apparatus may, notwithstanding any other provisions of this title, be located in a rear or side yard; provided, that such apparatus does not cover more than thirty (30) percent of that side or rear yard and shall be no closer than two (2) feet to any lot line.

(K) *Service Station Pumps*. No automobile service station pump shall be located closer than twelve (12) feet to a street property line.

(L) *Satellite Dishes*. Satellite dishes over thirty (30) inches in diameter shall conform to the detached building setback requirements of the zone in which the satellite dish is located. (Ord. No. 2009-01, §§ 1,

2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-44(F))

N-9-TH-S

Subject Property: APN 210-16-044, -047, and -170B

N-11-TH-S-T

DC

E-HUNING

Subject Properties:  
APN 210-16-044, -047, and -0170B

N-9TH-S

PVC-15

N-11

PVC-9

DC

VCP-6

EHUNING



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:	3-16-26
Time received:	3:18 AM/PM
Received By:	MS

**OWNER INFORMATION**

Name: David Owens

Address: \_\_\_\_\_  
Mailing Address Apartment/Unit#

\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**APPLICANT INFORMATION (if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
Mailing Address Apartment/Unit#

\_\_\_\_\_ \_\_\_\_\_  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Address of Property: 1040E Huring Parcel Number (A.P.N.): 210-16-044

Legal Description of Property: see attached -047  
-170B

Zoning Classification: DC Applicant's interest in Land: Owner

What is the Nature of the Request? Adequately screen shipping containers on the north-east side of the property.

**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:

I just need to adequately screen  
shipping containers. I have already  
moved container off city property. It  
was not on city property until the city did a new sign

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.

Just block the view on the ~~North East~~  
corner of the 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.

None

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.

David Owens

---

Vickey Owens

---

Carolyn Brewer

---

Grant Brewer

---

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.

David Owens  
David Owens

---

Signature of Owner (s)

3/13/2026

---

Date

Signature of Owner (s)

---

Date

---

Signature of Applicant (If other than owner)

---

Date

---

## Legal Description

Parcel 210-16-044

SEC 20, T10N, R22E: SHOW LOW TOWNSITE: E2 OF S 36' OF LOT 2, BLK 5

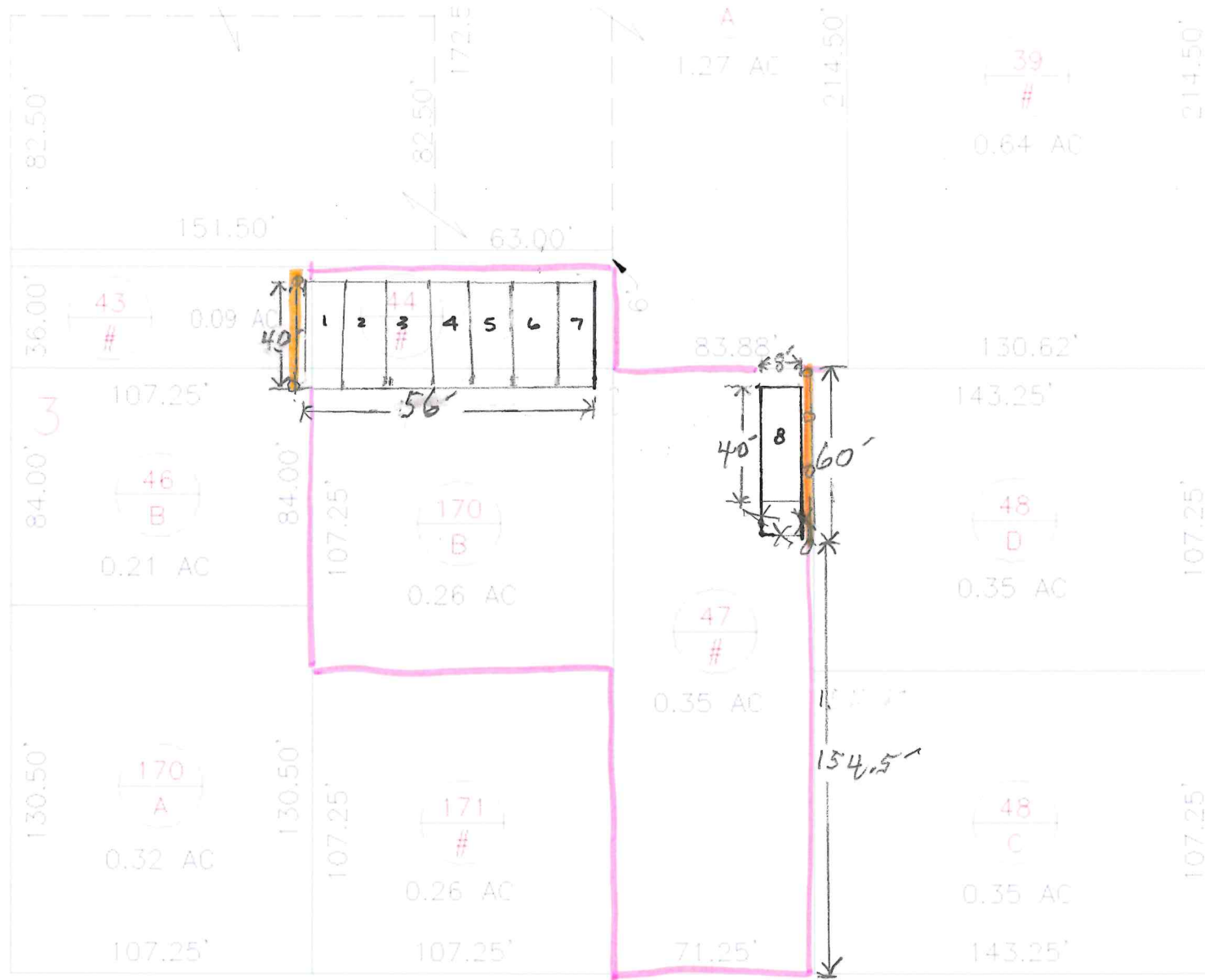
Parcel 210-16-047

SEC 20, T10N, R22E: SHOW LOW TOWNSITE: W 71.25' LOT 4, BLOCK 5...AKA: W 1/3 LOT 4.

Parcel 210-16-170B

SEC 20, T10N, R22E: SHOW LOW TOWNSITE: N2 OF E2 OF LOT 3, BLOCK 5

9th STREET

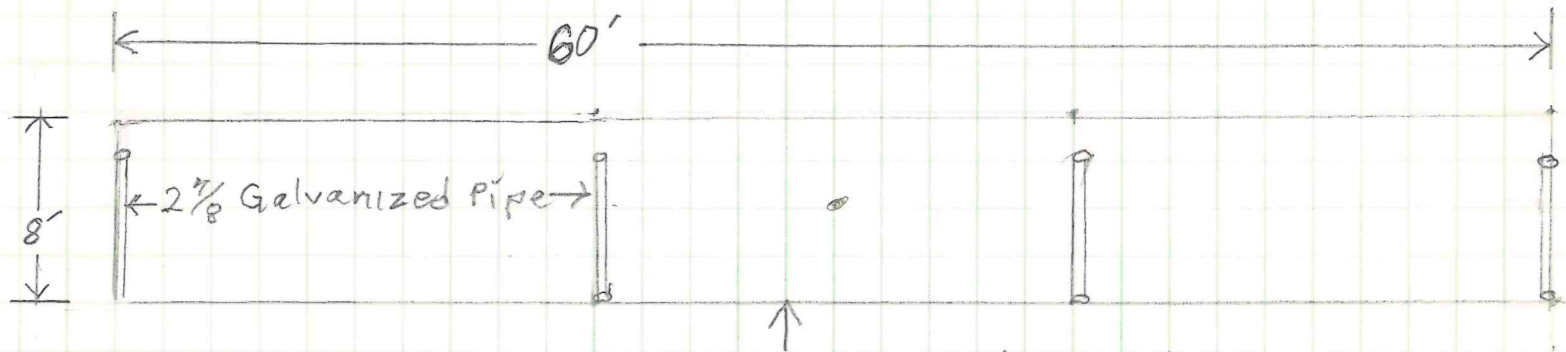


Fence

Property Line

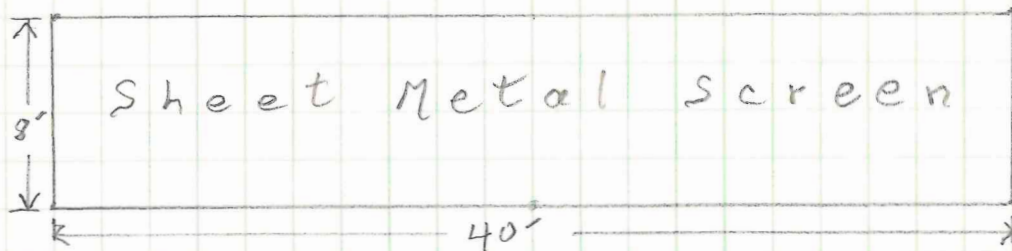
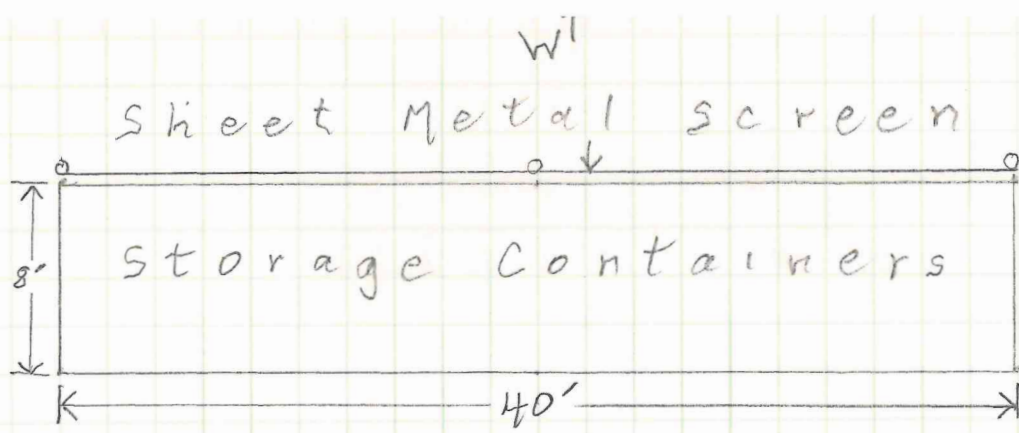
11th STREET

HUNING STREET



1 square = 2'

White Sheet Metal  
Screen for shipping container



$$1 \text{ square} = 2'$$

**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, FEBRUARY 10, 2026, AT 7:00 PM 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.

**COMISSION MEMBERS PRESENT:** Commissioner Schnepf, Commissioner MacGregor, Commissioner Adams, Commissioner Whipple, Commissioner Clark, Vice Chair Wilson, and Chairman Barlow.

**STAFF MEMBERS PRESENT:** Planning and Zoning Director; Justen Tregaskes, Planer: Moriah Saline, Planner; Katie Fechtelkotter, City Attorney; Anna Atencio and Public Works Director Shane Hemesath.

**GUESTS:** Peter Wulff, Hylan Levos, Doug Roberts, Scott Quinn, Scott Hopper, Bruce Ironside, Jacie Pyles and others.

3. Invocation.

Commissioner Schnepf gave the invocation.

4. Pledge of Allegiance.

Vice Chair Wilson led the Commission and audience in the pledge of allegiance.

5. **NEW BUSINESS:**

A. Consideration of Election of Officers.

Director Tregaskes said since this is the first meeting of 2026, the Commission needs to elect new officers and explained the process.

**COMMISSIONER ADAMS MOVED TO NOMINATE ZACH BARLOW FOR THE POSITION OF CHAIRMAN; SECONDED BY VICE CHAIR WILSON; PASSED 7 TO 0 WITH, COMISSIONERS CLARK, MACGREGOR, SCHNEPF, WHIPPLE, ADAMS, VICE CHAIR WILSON, AND CHAIRMAN BARLOW VOTING IN FAVOR.**

**COMMISSIONER SCHNEPF MOVED TO NOMINATE DAWN WILSON FOR THE POSITION OF VICE CHAIR; SECONDED BY COMMISSIONER WHIPPLE; PASSED 7 TO 0 WITH, COMISSIONERS CLARK, MACGREGOR, SCHNEPF, WHIPPLE, ADAMS, VICE CHAIR WILSON, AND CHAIRMAN BARLOW VOTING IN FAVOR.**

B. Consideration of Conditional Use Permit 602-04-279 submitted by Scott Hopper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for an 85-foot mono-pine cell tower located at 200 West McNeil.

Ms. Saline said that there was an error and clarified name from Scott Hooper to Hopper.

Scott Hopper of Pinnacle Consulting, Inc, on behalf of T-Mobile has submitted an application for a Conditional Use Permit to allow for an 85-foot mono-pine cell tower located at 200 West McNeil.

The subject property is currently utilized as the Arizona Department of Transportation (ADOT) road yard and Arizona Department of Public Safety (DPS) Show Low office; it is zoned C-1 (Neighborhood Commercial) and C-2 (General Commercial). Placement of a wireless telecommunication tower requires a CUP at this location.

At the regular scheduled meeting held on June 19, 2019, the Planning and Zoning Commission granted a CUP for an 80-foot mono-pine cell tower at this site; however, the tower was never constructed and that CUP has now expired.

The applicant proposes to lease 2,057 sq ft of the ADOT property and place an 85-foot-tall mono-pine cell tower. There is a 15-foot-wide access and utility easement that will be utilized by the applicant. The mono-pine will be approximately 473 feet from the North property line, 745 feet from the East property line 397 feet from the South property line and 231 feet from the West property line.

The entire subject property is currently surrounded by a six-foot-high chain-link fence, and the applicant has proposed a 40 by 53 foot long, six-foot-tall fence to surround the mono-pine and associated equipment. No additional lighting is required according to the assessment outlined in the FAA 7460 report submitted by the applicant.

City Code section 19.115.070(B)(5)(a) states; "Separation from all residentially zoned properties' shall be a minimum of 100 feet, or the fall zone as certified by an engineer, whichever is greater." From the proposed site for the mono-pine, there are two neighboring subdivisions: C.K. Peterson and Hugh Whipple. The C.K. Peterson subdivision is about 520 feet away, while the Hugh Whipple subdivision is roughly 310 feet.

The applicant stated that the installation of the tower is necessary at this location because of connectivity needs, equipment specifications, and to address coverage gaps. Alternative sites nearby were evaluated but deemed impractical by the applicant.

### FINDINGS OF FACT

1. Scott Hopper of Pinnacle Consulting, Inc on behalf of T-Mobile, has submitted a Conditional Use Permit (CUP) to allow for a 85-foot mono-pine cell tower located at 200 W McNeil.
2. Currently, the site proposed is utilized by Arizona Department of Transportation and Arizona Department of Public Safety. The proposed lease area of the mono-pine will be 2,057 sq ft.
3. The property currently contains a non-public tower that is exclusively utilized by ADOT and DPS.
4. On June 19, 2019, the Planning and Zoning Commission granted a CUP for an 80-foot mono-pine cell tower at this site; however, the tower was never constructed and that CUP has now expired.
5. The nearest residential property line is approximately 310 feet away, with the C.K. Peterson subdivision about 520 feet from the proposed mono-pine.
6. Other locations in the vicinity were considered; however the other locations were determined to be unfeasible by the applicant.
7. Current zoning of the surrounding properties include.
  - North: MH (Manufactured Housing)
  - South: C-2 (General Commercial)
  - East: C-1 (Neighborhood Commercial) and C-2 (General Commercial)
  - West: MH (Manufactured Housing) and R2-7 (Single Family and Multi-Family Residential 7,000 square feet.)
8. The current land uses of the surrounding properties include.
  - North: Residential
  - South: Home Auto
  - East: KC Motel and Horseshoe Trailer Park
  - West: Residential
9. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
10. The property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. No phone calls were received.

### STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Zoning Ordinance, 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 602-04-279 submitted by Scott Hopper of Pinnacle Consulting, Inc on behalf of T-Mobile to allow for a 85-foot mono-pine cell tower located at 200 W McNeil.

1. All development shall comply with all applicable federal, state and local requirements, including; Federal Communications Commission (FCC), Federal Aviation Administration (FAA) and building permit requirements.
2. The tower shall be in conformance with the submitted site plan. No further height extensions are allowed unless approved through future Conditional Use Permits.
3. A new CUP will be required if there is a change in ownership of the subject property.

Commissioner Adams asked, other than the additional height, were there any other changes to the CUP approved in 2019.

Director Tregaskes said it is mostly consistent with what was approved in 2019. As noted, they are requesting an additional five feet beyond what was previously approved. However, the proposed location and design of the mono-pine is consistent with what was previously approved.

Chairman Barlow asked about the location and height of the existing tower utilized by ADOT.

Director Tregaskes said the existing tower is a lattice- type tower, located near the southeast corner of the property, very near to the property line, but was not sure of the height of the tower.

Vice Chair Wilson asked where the fence would be.

Director Tregaskes said they are proposing a fence around the tower base. He said the tower will be setback about 231 feet from the nearest property line along 4th Avenue.

Scott Quinn of Pinnacle Consulting explained that the proposed site has been planned for years but was delayed by COVID. It is needed to improve T-Mobile and Verizon coverage in areas with difficult terrain. The existing 123-foot lattice tower would require structural modifications to handle more equipment, and emergency agencies often prefer exclusive use of their own towers, so it was determined to not be feasible to utilize. The new mono-pine tower will be slightly taller due to the camouflage branches, with the main steel portion at 80 feet and antennas centered at 75 feet

Commissioner Adams asked about the long delay as it's been a while since COVID, what would be different this time and what assurances can they give that the tower would be built this time.

Mr. Quinn described how the industry had transitioned to the 5G generation, making this technology standard. Due to growing consumer and emergency 911 demands, installing 5G infrastructure has now become essential for the area. Under the previous CUP T-Mobile was responsible for the construction; however, Sun State Tower was contracted to handle this.

Vice Chair Wilson asked if any other carriers would be able to utilize the tower.

Mr. Quinn said yes.

Chairman Barlow opened the public comment portion for this item.

Jackie Pyles, a nearby neighbor said her concern is health reasons, risks, and property value of her home.

Mr. Quinn said health concerns about cell towers have been widely debated, but current regulations, specifically the Telecommunications Act, prohibit health considerations from being used to approve or deny cell tower sites. He said numerous studies have found no proven health issues related to cell tower emissions, which use non-ionizing frequencies similar to baby monitors and other common wireless devices. Ionizing frequencies, like those from X-rays, are more harmful, but cell towers do not use these. Regarding property values he said there is no evidence that cell towers reduce property values; in some cases, they may even enhance them by improving infrastructure and internet access, which can add value to homes. He said the chosen location is considered optimal for minimizing negative impacts on surrounding property owners.

Director Tregaskes said if the towers comply with FCC regulations on transmission frequencies and strengths, these concerns cannot be used as a reason for denial of the CUP. He said the applicant has provided documentation confirming compliance with these requirements. He also said as far as property values go, that not something the commission can get into.

Attorney Atencio wanted to point out that the Telecommunications Act of 1996 does preclude the city from using perceived environmental effects of radio frequencies as a basis to deny an application.

Chairman Barlow said he appreciates the site of the tower in the middle of a large parcel that's already used as industrial area.

**COMMISSIONER ADAMS MOVED TO APPROVE CUP 602-04-279 SUBMITTED BY SCOTT HOPPER OF PINNACLE CONSULTING, INC ON BEHALF OF T-MOBILE TO ALLOW FOR AN 85-FOOT MONOPINE CELL TOWER LOCATED AT 200 WEST MCNEIL, SUBJECT TO STAFF RECOMMENDATIONS.; SECONDED BY COMMISSIONER CLARK; PASSED 7 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER SCHNEPF, VICE CHAIR WILSON, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK AND COMMISSIONER MACGREGOR VOTING IN FAVOR.**

Director Tregaskes said there is a seven-day appeal period, if no appeal is received by the City Clerk from an aggrieved individual, then the CUP would become effective.

C. Consideration of Conditional Use Permit 602-04-280 submitted by The City of Show Low to allow for the construction of a building taller than the existing height limit of 45 feet on property identified as A.P.N. 210-28-040A.

At 7:25 PM Chairman Barlow said he had to recuse himself due to his involvement in the design of the project and left the Council Chambers.

Ms. Saline said the City of Show Low has submitted a Conditional Use Permit application seeking to allow the construction of a building exceeding 45 feet in height. The CUP is for the proposed event center on the subject property.

This property is in the Show Low Bluff Planned Unit Development (PUD), designated as mixed-use. This mixed-use zoning permits public and civic use, such as parks, recreational areas and centers, which are detailed on pages 19 to 22 of Exhibit E in the Technical Master Plan for Show Low Bluff. The approval for the Show Low Bluff PUD was granted on February 4, 2004.

Based on the submitted architectural drawings, the proposed event center is set to be located at the southeast corner of the subject property and is approximately 500 feet away from the nearest residential lot. The intended structure will be between 55 and 60 feet from its finished floor level to the peak of its main ridgeline. Under the PUD's Mixed-Use zoning regulations, buildings may surpass 45 feet if they obtain a conditional use permit.

Examples of previously constructed commercial establishments that received approval through CUPs to exceed height limitations include Summit Regional Medical Center at 72 feet, the Marriott Hotel at nearly 50 feet (49 feet 11 inches), and Hampton Inn reaching a height of 46 feet.

The application provided has been reviewed and complies with all required standards.

### FINDINGS OF FACT

1. The City of Show Low has submitted a Conditional Use Permit application seeking to allow the construction of a building exceeding 45 feet in height.
2. The zoning classification for this property is Planned Unit Development (PUD). The Show Low Bluff master plan designated the subject property for mixed-use, permitting public and civic use, such as parks, recreational areas and centers. The approval for the Show Low Bluff PUD was granted on February 4, 2004.
3. The proposed event center is set to be located at the southeast corner of the subject property, approximately 500 feet away from the nearest residential lot.
4. Submitted elevations indicate that the building height will be between 55 and 60 feet from finished floor elevation.
5. The current zoning of the surrounding properties includes:
  - North: Planned Unit Development (PUD)
  - South: Planned Unit Development (PUD)
  - East: Planned Unit Development (PUD)
  - West: Planned Unit Development (PUD)
6. The current land uses of the surrounding properties includes:
  - North: Vacant Commercial
  - South: Vacant Commercial
  - East: Vacant Commercial
  - West: Vacant Commercial
7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. The property was posted and letters were sent to all property owners within 300 feet of the subject property. A public meeting outlining the project was held on February 3, 2026. General comments received included funding, traffic, the type of facility, the type of events envisioned, the construction schedule, and the schedule of the additional outdoor fields. Two area neighbors had questions regarding the nature of the request, no opposition to the project was received.

## STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Findings of Fact, Discussions with the applicant, and the Show Low General Plan, staff recommends that the planning and zoning commission approve subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements including screening, landscaping, signage, and lighting requirements.
2. Maximum building height shall not exceed sixty (60) feet.
3. Completion date of the building shall be no later than June 30, 2028.

Director Tregaskes clarified that the Commission is only discussing whether the building's height should exceed forty-five feet, since the location is already determined. He pointed out that the land to the west, described as vacant commercial, includes a residential area with a significant open space buffer between developments. The property was properly posted and public comments are expected.

Commissioner Adams asked staff to provide a brief history on the project.

Public Works Director Hemesath said the concept for a commercial hub with an event center has been part of the City's master plan since 2004, with several studies on the type and size of venue needed, including uses beyond sports. After years of planning, the project is now halfway through schematic design, with the next design phase finishing by the end of May and final construction documents ready by fall. The design-build approach allows for early contracting, so groundbreaking could happen as early as this fall. Construction is expected to take about 14 months, depending on weather.

Director Tregaskes explained that the proposed building elevations are displayed with a red line indicating the 45-foot height limit, so any part of the structure above this line exceeds that height. To provide context, the auditorium at the junior high/high school complex, which is familiar to many and was built in the 1970s has a peak roof height of about 60 feet from ground level. The proposed building's maximum height would match this 60-foot measurement.

Peter Wolfe, an area resident, had a concern about the height. He said the hotels are in a commercial zone that are 50 feet high. He said 60 versus 45 feet high is a 33 percent increase in height in a mixed-use residential area. He feels it will be a sore thumb on the horizon.

Commissioner Adams thanked City Council and staff for the work on this project. He knows it's been twenty years in the making and as a life-long City of Show Low resident he is excited to see something like this in the community.

Commissioner Schnepf asked if the Woolford Road extension would be built in conjunction with this project.

Director Hemesath said the current design-build contract is limited to the event center property only, but there are plans to extend and develop Woolford Road as part of the overall project. The City is working with the state legislature to secure \$6.5 million in funding to complete Woolford Road from the creek up to Penrod Road. While funding was nearly approved last year, there is optimism that it will be included in this year's state budget, enabling the road's completion, staff will find out if it is funded in the summer.

**COMMISSIONER WHIPPLE MOVED TO APPROVE CUP 602-04-280 SUBMITTED BY THE CITY OF SHOW LOW TO ALLOW FOR THE CONSTRUCTION OF A BUILDING TALLER THAN THE PERMITTED HEIGHT LIMIT OF 45 FEET IN HEIGHT ON PROPERTY IDENTIFIED AS A.P.N. 210-28-040A, SUBJECT TO STAFF RECOMMENDATIONS; SECONDED BY COMMISSIONER ADAMS; PASSED 6 TO 0 WITH COMMISSIONERS CLARK, MACGREGOR, SCHNEPF, WHIPPLE, ADAMS AND VICE CHAIR WILSON VOTING IN FAVOR.**

Director Tregaskes said there is a seven-day appeal period, if no appeal is received by the City Clerk from an aggrieved individual, then the CUP would become effective.

At 7:41 PM Chairman Barlow returned to the meeting.

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.

None.

7. **APPROVAL OF MINUTES:**

A. Planning and Zoning Commission Regular Meeting of October 28, 2025

**VICE CHAIR WILSON MOVED TO APROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF OCTOBER 28, 2025; SECONDED BY COMMISSIONER WHIPPLE; PASSED 7 TO 0 WITH COMISSIONERS SCHNEPF, CLARK, MACGREGOR, WHIPPLE, SCHNEPF, ADAMS, CHAIR WILSON AND CHAIRMAN BARLOW VOTING IN FAVOR.**

8. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Whipple said he loves living on the Mountain and the City of Show Low. He said summer is just around the corner and people are starting to come back already and to drive carefully.

Commissioner Adams welcomed Commissioner MacGregor and was glad to have her on the Commission. He thanked City staff for their work putting together the agenda items for the meeting. He also said the Daddy Daughter Dance was recently held and heard lots of great feedback about it and thanked the recreation staff for their work putting together the dance.

Vice Chair Wilson welcomed Commissioner MacGregor and congratulated Gentry Hatch on being appointed to the City Council.

Chairman Barlow also welcomed Commissioner MacGregor. He is happy to have all the Commission seats filled and people willing to participate in meetings.

B. Planning and Zoning Director

Director Tregaskes welcomed Commissioner MacGregor.

9. **ADJOURNMENT:**

There being no further business to be brought before the Commission, **CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING & ZONING COMMISSION MEETING OF FEBRUARY 10, 2026, AT 7:44 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Zach Barlow, Chairman

\_\_\_\_\_  
Planning and Zoning Director

**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 February 10, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

Katie Fechtelkotter