

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, OCTOBER 24, 2023

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Regular Meeting** of the Show Low Planning and Zoning Commission will be held on Tuesday, October 24, 2023, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. **NEW BUSINESS:**
 - A. Consideration of Preliminary Development Plan Submitted by Bison Ridge Twin Homes LLC for a Seven Building, 14 Unit Twin Home Development to be Called, "Bison Ridge Twin Homes". (Justen Tregaskes)
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 September 12, 2023
8. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director
9. **ADJOURNMENT:**

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning 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 accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

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.

I, Katie Fechtelkotter, do hereby certify that the foregoing notice was posted on October 20, 2023.

Katie Fechtelkotter

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Preliminary Development Plan Submitted by Bison Ridge Twin Homes LLC for a Seven Building, 14 Unit Twin Home Development to be Called, "Bison Ridge Twin Homes". (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to recommend approval of the Preliminary Development Plan Submitted by Bison Ridge Twin Homes LLC for a Seven Building, 14 Unit Twin Home Development to be Called, "Bison Ridge Twin Homes", subject to the conditions of approval specified by staff and forward this recommendation to the City Council.

BACKGROUND

Bison Ridge Twin Homes LLC has submitted a preliminary development plan for a development to be known as Bison Ridge Twin Homes. This development is proposed to be constructed within the Bison Ridge Planned Unit Development (PUD. As submitted, this development is proposed to consist of a total of seven buildings with two units per building, for a total of 14 units. The subject property is approximately 3.42 acres, with 2.29 acres designated as open space, utility easements, and landscaping. Maintenance of the common area would be by the Homeowners Association.

The subject property was previously approved by the city council for eight buildings, each consisting of eight condominium units, for a total of 64 units. This plat was withdrawn by the owner and was ultimately abandoned and reverted to acreage.

Staff has reviewed the submitted plat for Bison Ridge Twin Homes and has found that it meets the requirements of city code and the Bison Ridge Planned Unit Development. In addition, a letter of support from the Bison Ridge Homeowners Association has been provided.

ATTACHMENTS

1. Bison Twin Homes- Findings of Facts
2. Bison Twin Homes- Subj Prop
3. Bison Twin Homes- Application
4. Bison Twin Homes- Preliminary Development Plan
5. Bison Twin Homes- Bison Master Plan

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Bison Ridge Twin Homes LLC has submitted a Preliminary Development Plan for the Bison Ridge Twin Homes at Bison Ridge. This portion of the development is proposed to consist of seven twin homes with two units each, for a total of 14 units. The subject property is approximately 3.42 acres in size.
2. The submitted preliminary development plan is a replat of a previously approved development within Bison Ridge. The previously approved development allowed eight condominium buildings, with eight units within each building, for a total of 64 units. This previously approved development was ultimately withdrawn by the applicant and the plat was reverted to acreage.
3. The newly submitted preliminary development plan indicates a total of seven buildings, with two units in each building, for a total of 14 units. Approximately 2.29 acres will be dedicated for use as open space, utility easements, landscaping, and drainage. Total density is 4.1 units per acre.
4. The developer has indicated that the residential units will be privately owned. The common area will be maintained by the Homeowners Association.
5. Public utility easements are shown on the preliminary development plan. These easements are required to be dedicated to the public and meet minimum width requirements.
6. This area is shown on the approved conceptual plan for Bison Ridge as residential. The approved project narrative for Bison Ridge indicates that, "The Resort and Commercial PUD areas shall allow all Residential and C-2 uses". No residential unit count was included as part of the commercial areas.
7. Current land uses within the Bison Ridge Development include:

NAME	UNITS	LAND USE DESIGNATION
Bison Ridge Unit 1	49	Residential
Bison Ridge Unit 2	77	Residential
Bison Ridge Unit 3	14	Residential
Bison Ridge Resort Cabins	13	Residential
The Cottages at Bison Ridge	49	Residential
The Overlook at Bison Ridge	36	Commercial
Bison Pass	16	Commercial
The Heights at Bison Ridge	13	Resort Units
Tatanka Villas	29	Resort Units

As indicated by the project narrative, the maximum allowed number of units in areas labeled residential or resort units on the conceptual plan is 325. A total of 244 units have been or are currently under development in the residential areas of Bison Ridge. Units located within The Overlook at Bison Ridge and Bison Pass are not counted against the total number of residential units because they are located in a Commercial PUD area within the Bison Ridge Development.

8. The current zoning of the surrounding properties includes:

North: P.U.D. (Planned Unit Development)
South: P.U.D. (Planned Unit Development), MH (Manufactured Homes)
East: R1-7 (Single Family Residential, 7,000 square feet), C-1 (Neighborhood Commercial)
West: P.U.D. (Planned Unit Development)

9. The current land uses of the surrounding properties includes:

North: Bison Ridge Subdivision
South: Bison Ridge Subdivision, Fairway Park
East: Vacant Residential, Vacant Commercial
West: Bison Ridge Subdivision

10. Transmittal memos were sent to all affected agencies. No applicable comments were received.

11. A letter of support from the Bison Ridge HOA was submitted to staff. No other public comment has been received regarding this proposed development.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the City of Show Low zoning ordinance, the P.U.D. zoning for the Bison Ridge development, 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 the Preliminary Development Plan submitted by Bison Ridge Twin Homes LLC for the Bison Ridge Twin Homes at Bison Ridge with the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements.
2. All easements shall meet minimum easement width requirements. Easements and bearings shall be shown on the final plat.

STANDARDS OF REVIEW

SUBJECT: Bison Ridge Twin Homes LLC has submitted a Preliminary Development Plan for a seven building, 14 unit twin home development to be called the Bison Ridge Twin Homes.

GENERAL PLAN

Land Use

- Preserve natural surroundings and the rural, hometown atmosphere.

Objective Require master planning of large expanses of lands slated for private development.

Housing

- Integrate open space and parks into housing developments.
- Preserve trees and natural surroundings in residential areas.

Objective Advocate master planned communities.

Public Facilities/Services

- Extend municipal services.

Growth Area Management

- Illustrate master planned community concepts.
- Promote flexible growth management.

Objectives Invite creative, high quality development proposals. Adapt planned development standards to fit the character of the land.

ZONING ORDINANCE

Chapter 19.80 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.

- (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. 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. 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 tentative 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. 1976 Code § 15-1-47(G))

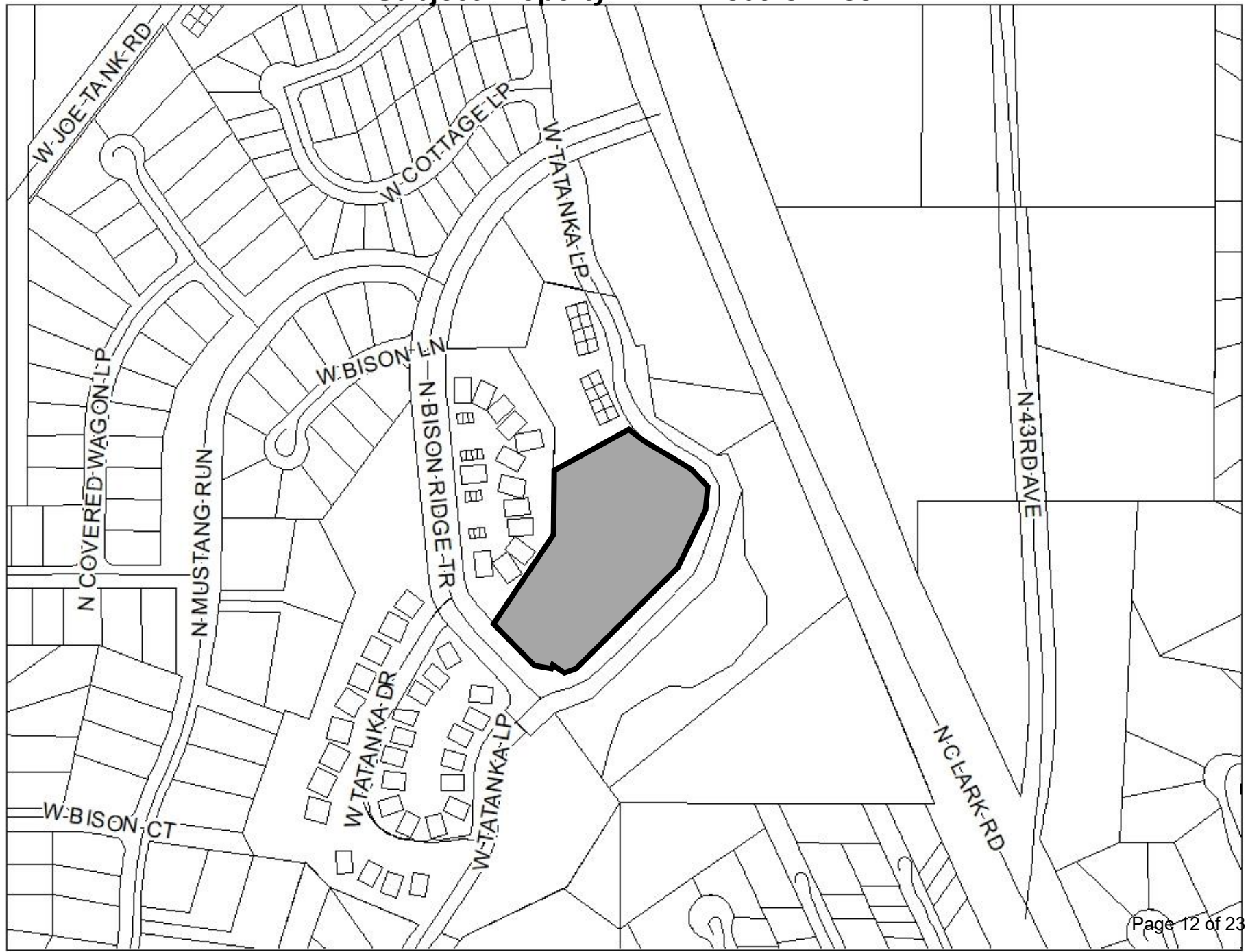
19.80.080 Review of preliminary development plan.

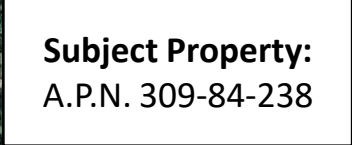
The preliminary development plan shall be reviewed by city staff and any other agencies deemed appropriate by the staff. The plan shall then be submitted to the planning and zoning commission and the city council for approval. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No.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







City of Show Low Planning & Zoning

180 N. 9th Street, Show Low, AZ 85901
(928) 532-4040

Preliminary Plat Application

(Filing Fee: see page 3)

For Office Use Only

Date received: 9-8-23
Time received: 8:45 (AM/PM)
Received by: KBT

Title 17.15.030 of the Land Development Ordinance

Please complete this application after a review of the referenced section of the Land Development Ordinance. Incomplete applications will not be considered accepted and may delay consideration of your project by the Planning and Zoning Commission. If you have questions regarding the process or requirements, please contact the Planning and Zoning Department at (928) 532-4042.

Date of REQUIRED preapplication conference: _____

OWNER INFORMATION

Name: Bison Ridge Twin Homes LLC (attn: Jack Hooper)

Address: 2547 E Jensen Circle
Street Address

<u>Mesa</u> City	<u>AZ</u> State	<u>85213</u> Apartment/Unit# ZIP Code
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Phone: 480-232-3428 Email: unicorn85213@gmail.com

APPLICANT INFORMATION (If different)

Name: Carl Strunk

Address: 2547 E Jensen Circle
Street Address

<u>Mesa</u> City	<u>AZ</u> State	<u>85213</u> Apartment/Unit# ZIP Code
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Phone: 480-432-1312 Email: ccarlstrunk@gmail.com

PROPERTY INFORMATION

Address of Property: N/A Parcel Number: 309-84-238

Legal Description of Property: Parcel "A" Per Survey Abandonment (2021-10630)

PROPOSAL

Name of proposed subdivision: Bison Ridge Twin Homes Number of proposed lots: 14

Current Zoning Classification: PUD Is a zone change proposed or required? ☐ Yes ☒ No

Provide a brief description of the proposed land development: Construct 7 Twin Home structures on a previously abandoned development along Tatanka Loop in Bison Ridge PUD

AUTHORIZED REPRESENTATIVES

PLEASE NOTE: In accordance with City Code, Title 19.15.010 D and E, 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.

Carl Strunk

Jack Hooper

Bruce Ironside

CERTIFICATION

I certify that the information on this application form and attachments are true and correct to the best of my knowledge.

Signature of
Owner(s):

Jack Hooper

Date: 9-6-23

Signature of
Owner(s):

Date: _____

Signature of
Applicant:

Date: _____

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, Bison Ridge Twin Homes LLC, the owner of the property described as A.P.N. 309-84-238 Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a PRELIMINARY PLAT. Further, I agree to defend, indemnify and hold harmless the City of Show Low, its officers, employees, and agents from and against any and all such claims for diminution in value to my property as defined in A.R.S. § 12-1134 arising out of my application or request for the applicable land use action as described above.

DATED this 6th day of September, 2023

Jack Hooper
Signature of Property Owner

STATE OF ARIZONA)

) ss.

County of Maricopa)

SUBSCRIBED AND SWORN before me this 6th day of September, 2023,
by Jack Hooper

Name of Signer

Gregory Bolden
Notary Public

Maricopa County, Arizona
My Comm. Expires 06-23-26
Commission No. 631456

[Notary Seal]

Gregory Bolden
Notary Public

Bison Ridge Twin Homes, LLC

This is a new plat which creates seven single story structures with each structure containing two twin homes for a total of 14 units. Each twin home will have its own attached 2 car garage. The plat is being filed by Bison Ridge Twin Homes, LLC, an Arizona Corporation.

This parcel is the last large vacant parcel within Bison Ridge HOA, located on the southern end of the subdivision. This parcel has changed hands several times over the years and at one time was originally platted for seven two-story structures each containing eight condo units. This plat was officially abandoned by the city in 2021. The original developer installed the utilities across the entire parcel. The utilities will be relocated as needed to accommodate the new layout. The parcel is bordered by North Bison Ridge Trail, a public street and Tatanka Loop, a private street.

On the preliminary development plan, we have shown locations of the seven structures along with proposed landscaping.

Bison Ridge Twin Homes will have the same architecture and styling as the existing properties within Bison Ridge HOA. Exterior colors will be in compliance with HOA guidelines. Our goal in preparing this plan is to have our project blend in with and become an integral part of the overall subdivision.

It is the intention of Bison Ridge Twin Homes to immediately begin construction simultaneously on two of the structures as soon as permits are obtained. Construction times for the first two structures will be largely dictated by winter weather, but we project completion to be in Q2 of 2024, with the remaining structures completed by end of Q3 or the beginning of Q4, 2024.

Each structure will be approximately 3000 square feet of living area plus a two-car garage. Each structure will be split into two identical units. Features will include metal roofs, composite siding, heating and cooling, and quality interior finishes. Roofing and siding colors will be selected to blend in with the Bison Ridge community. Driveways will be traditional concrete. Landscaping around each structure will be in keeping with the overall feel and requirements of the subdivision.



September 5, 2023

TO: Show Low Planning and Zoning Engineer

Re: HOA Support Letter of development of Parcel A

The Bison Ridge HOA has reviewed and is in full support of the development of Parcel A in our community as proposed by Mr. Jack Hooper, of Hooper Realty Investments LLC, in the attached provided Preliminary Development Plan. The proposal is for 7 Twin Homes (14 units).

Sincerely,

Donna Slowik

President, Bison Ridge HOA

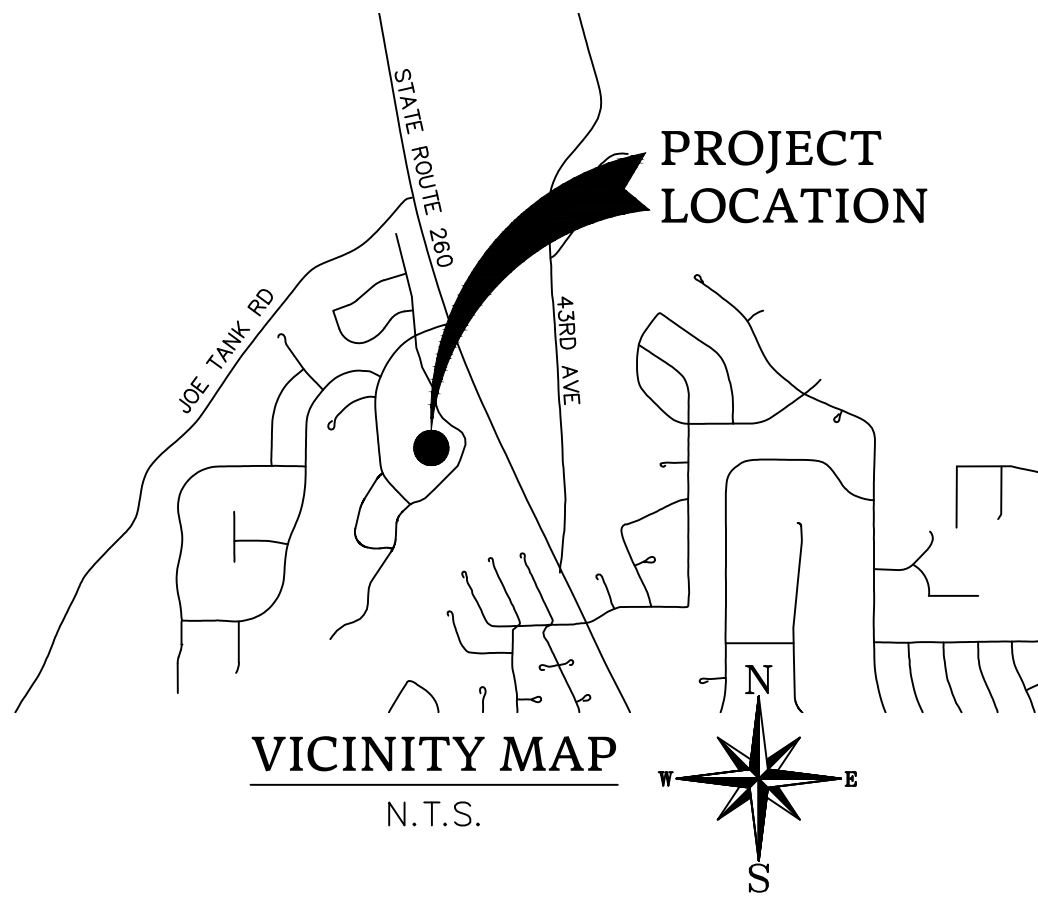
Frank M. Smith, Property Manager

Samantha Riepel

Cell: 928-242-4743

4756 Buck Springs Road

Pinetop, AZ 85935



PRELIMINARY DEVELOPMENT PLAN FOR BISON RIDGE TWIN HOMES

A PLANNED UNIT DEVELOPMENT SUBDIVISION

LOCATED WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 21 EAST,
G. & S.R.M., CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA

BASIS OF BEARINGS (B.O.B.)

THE BASIS OF BEARINGS IS THE BASIS FOR THE TATANKA RESORT CASITAS AT BISON RIDGE FINAL PLAT (BOOK 26 OF PLATS, PAGES 11 & 12, NAVAJO COUNTY RECORDS)

FLOODPLAIN

NO PORTION OF THE DEVELOPMENT IS WITHIN A FLOODPLAIN PER FEMA FIRM MAP #04017C4489, SEPTEMBER 26, 2008. NEARBY FLOOD PLAIN AREAS PER SAID FEMA FIRM MAP ARE SHOWN HEREON.

OWNER/REPRESENTATIVE

BISON RIDGE TWIN HOMES LLC
2547 E JENSEN CIR
MESA AZ 85213
928-205-5070

ENGINEER

IRONSIDE ENGINEERING & DEVELOPMENT, INC.
P.O. BOX 1358
SHOW LOW, ARIZONA 85902
928-532-0880

LAND DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 21 E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA;

BEGINNING AT THE SOUTHWEST CORNER OF TRACT B OF "TATANKA RESORT CASITAS AT BISON RIDGE" AS RECORDED IN BOOK 26 PAGE 11 & 12 AND COMMON TO THE MOST SOUTHERLY CORNER OF "THE HEIGHTS AT BISON RIDGE" AS RECORDED IN BOOK 24 PAGE 45 BOTH RECORDED AT THE OFFICE OF THE NAVAJO COUNTY, ARIZONA, ALSO BEING THE POINT OF BEGINNING. SAID POINT OF BEGINNING ALSO LIES S53°59'04"E E 451.73 FEET FROM THE W1/4 CORNER OF SAID SECTION 14.

THENCE N33°45'31"E 240.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT B;

THENCE N01°27'24"E 170.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID TRACT B;

THENCE N67°02'13"E 190.87 FEET TO A POINT ON THE EASTERLY BOUNDARY SAID TRACT B;

THENCE SOUTHEASTERLY 95.40 FEET ALONG THE EASTERLY BOUNDARY OF SAID TRACT B ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 220.0 FEET, A CENTRAL ANGLE OF 24°50'46", AND A CHORD WHICH BEARS S49°25'36"E 94.66 FEET;

THENCE ALONG THE BOUNDARY OF SAID TRACT B FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

THENCE S61°50'59"E 72.50 FEET;

THENCE S40°39'48"E 46.98 FEET;

THENCE S01°42'35"W 46.98 FEET;

THENCE S22°53'46"W 152.95 FEET;

THENCE S46°11'33"W 331.28 FEET;

THENCE S68°19'05"W 61.17 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY BOUNDARY OF A PUBLIC STREET KNOWN AS BISON RIDGE TRAIL;

THENCE NORTHERLY 13.07 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 29°57'29", AND A CHORD WHICH BEARS N57°56'48"W 12.92 FEET;

THENCE N42°57'31"W 164.50 FEET ALONG SAID BISON RIDGE TRAIL TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND DESCRIBED HEREIN CONTAINS 3.42 ACRES, MORE OR LESS.

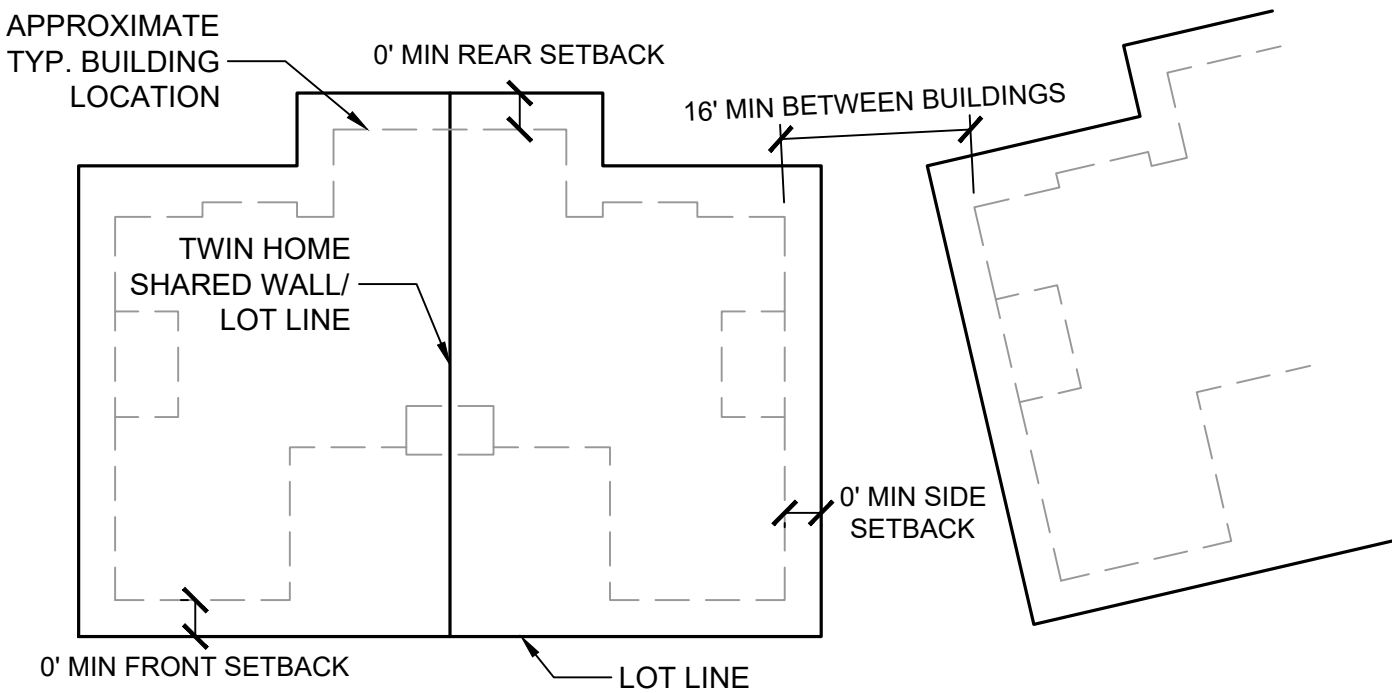
LEGEND

LINETYPES

	PROJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING CONTOUR LINE
	EXISTING FLOODPLAIN
	PROPOSED SETBACK LINE
	PROPOSED EASEMENT

HATCH PATTERNS

	EXISTING PAVEMENT AREA
	PROPOSED PAVEMENT AREA
	PROPOSED PAVEMENT REMOVAL AREA



TYPICAL BUILDING LOT SETBACKS

N.T.S.

SITE DATA

EXISTING/PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
(COSL ORDINANCE #509, 5-22-02)

TOTAL DEVELOPMENT AREA ACREAGE: ±3.42 ACRES

NUMBER OF LOTS: 14 UNITS

PROPOSED LOT SIZE: ±3,506 SF

RESIDENTIAL DENSITY: 4.10 UNITS/ACRE

TRACT 'A': ±2.29 ACRES

FOR USE INCLUDING OPEN SPACE, PRIVATE INGRESS/EGRESS, PRIVATE COMMON USE PARKING, PRIVATE UTILITIES, PUBLIC UTILITIES WITHIN DESIGNATED EASEMENTS, LANDSCAPING, AND DRAINAGE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.

PARCEL LINE DATA

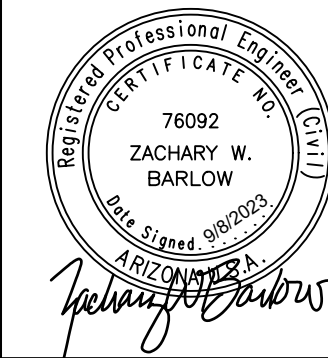
SEGMENT	LENGTH	DIRECTION
L1	64.64	S22° 57' 47"E
L2	29.99	N67° 02' 13"E
L3	10.00	S22° 57' 47"E
L4	20.99	S67° 02' 13"W
L5	20.99	S67° 02' 13"W
L6	10.00	N22° 57' 47"W
L7	29.99	N67° 02' 13"E
L8	64.64	N22° 57' 47"W
L9	50.98	N67° 02' 13"E
L10	50.98	N67° 02' 13"E
L11	74.64	S22° 57' 47"E
L12	64.64	N67° 02' 13"E
L13	29.99	N22° 57' 47"W
L14	10.00	N67° 02' 13"E
L15	20.99	S22° 57' 47"E
L16	20.99	S22° 57' 47"E
L17	10.00	S67° 02' 13"W
L18	29.99	N22° 57' 47"W
L19	64.64	S67° 02' 13"W
L20	50.98	N22° 57' 47"W
L21	50.98	N22° 57' 47"W
L22	74.64	N67° 02' 13"E
L23	64.64	S73° 35' 33"E
L24	29.99	N16° 24' 27"E
L25	10.00	S73° 35' 33"E
L26	20.99	N16° 24' 27"E
L27	20.99	N16° 24' 27"E
L28	10.00	N73° 35' 33"W
L29	29.99	N16° 24' 27"E
L30	64.64	N73° 35' 33"W
L31	50.98	N16° 24' 27"E
L32	50.98	N16° 24' 27"E
L33	74.64	S73° 35' 33"E
L34	64.64	S43° 48' 27"E
L35	29.99	N46° 11' 33"E
L36	10.00	S43° 48' 27"E
L37	20.99	N46° 11' 33"E
L38	20.99	N46° 11' 33"E
L39	10.00	N43° 48' 27"W

PARCEL LINE DATA

SEGMENT	LENGTH	DIRECTION
L40	29.99	N46° 11' 33"E
L41	64.64	N43° 48' 27"W
L42	50.98	N46° 11' 33"E
L43	50.98	N46° 11' 33"E
L44	74.64	S43° 48' 27"E
L45	64.64	S43° 48' 27"E
L46	29.99	N46° 11' 33"E
L47	10.00	S43° 48' 27"E
L48	20.99	N46° 11' 33"E
L49	20.99	N46° 11' 33"E
L50	10.00	N43° 48' 27"W
L51	29.99	N46° 11' 33"E
L52	64.64	N43° 48' 27"W
L53	50.98	N46° 11' 33"E
L54	50.98	N46° 11' 33"E
L55	74.64	S43° 48' 27"E
L56	64.64	S40° 51' 37"E
L57	29.99	S49° 08' 23"W
L58	10.00	S40° 51' 37"E
L59	20.99	N49° 08' 23"E
L60	20.99	N49° 08' 23"E
L61	10.00	N40° 51' 37"W
L62	29.99	S49° 08' 23"W
L63	64.64	N40° 51' 37"W
L64	50.98	N49° 08' 23"E
L65	50.98	N49° 08' 23"E
L66	74.64	N40° 51' 37"W
L67	64.64	S25° 54' 11"W
L68	29.99	S64° 05' 49"E
L69	10.00	S25° 54' 11"W
L70	20.99	N64° 05' 49"W
L71	20.99	N64° 05' 49"W
L72	10.00	N25° 54' 11"E
L73	29.99	S64° 05' 49"E
L74	64.64	N25° 54' 11"E
L75	50.98	S64° 05' 49"E
L76	50.98	S64° 05' 49"E
L77	74.64	S25° 54' 11"W



IRONSIDE
ENGINEERING & DEVELOPMENT



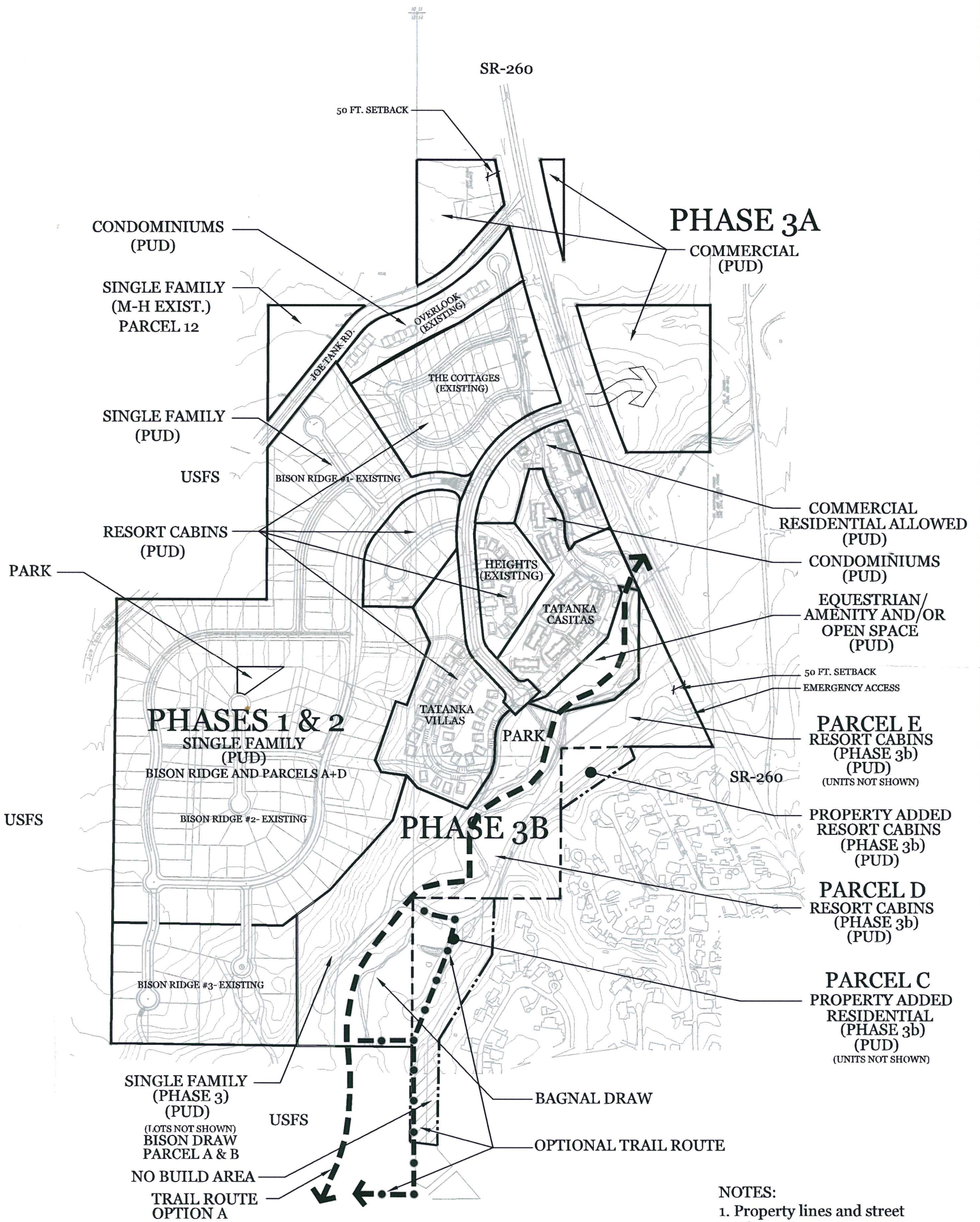
PRELIMINARY DEVELOPMENT PLAN
For A Portion Of The Planned Unit Development
City of Show Low, AZ

BISON RIDGE TWIN HOMES

CLIENT: BISON RIDGE TWIN HOMES LLC	DRAWN BY: ZWB	DESIGNER: ZWB	REVIEWER: BJJ	PROJECT #: 43401
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SHEET
PDP1
01 OF 01

*ALL EXISTING TRACTS SHOWN HEREON ARE ZONED PUD AND ARE OWNED BY THE BISON RIDGE OWNERS ASSOCIATION



NOTES:
1. Property lines and street configurations are approximate and are subject to change.

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, SEPTEMBER 12, 2023, 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.

Commission Members Present: Chairman Barlow, Commissioner Roberts, Commissioner Schnepf, Commissioner Whipple, Commissioner Hatch, Commissioner Wilson

Commission Members Absent: None.

Staff Members: Planner; Katie Fechtelkotter, City Attorney; Anna Atencio, Ashley Duncan

Guests: Gary Martinson

3. Invocation.

Commissioner Roberts gave the invocation.

4. Pledge of Allegiance.

Commissioner Wilson led the Commission and audience in the pledge of allegiance.

5. **NEW BUSINESS:**

- A. Consideration of Conditional Use Permit 602-04-263 submitted by Gary Martinson to allow a microbrewery and an event center serving alcohol located behind 400 North Clark Road at A.P.N. 309-52-028F (Katie Fechtelkotter)

Ms. Fechtelkotter read the staff summary report Gary Martinson has submitted plans for a hotel, offices, microbrewery, and an event center that will serve alcohol located behind 400 North Clark Road on A.P.N. 309-52-028F. This property is approximately 1.24 acres in size and is located directly behind the new Buffalo Bill's Tavern and Museum. The subject property is zoned C-2 (General Commercial), microbreweries and facilities that serve alcohol require a Conditional Use Permit (CUP) in the C-2 zone.

On December 14, 2021, the Planning and Zoning Commission approved a CUP to allow for grading, a restaurant serving alcohol and multi-family housing on a portion of the subject property (original conditions are attached). Since the previous CUP did not include a microbrewery or an event center serving alcohol, a new CUP is required. A site plan and elevations of the proposed development has been attached for review.

FINDINGS OF FACT

1. At its regular meeting of June 7, 2022, the City Council approved the final plat for Silver City at Buffalo Bill's. This development consisted of a chapel, barn and eight two-story residential units with three bedrooms, two baths and a two-car garage underneath. The proposed development is zoned C-2 (General Commercial).
2. The gross area of the amended final plat is the same size as the original final plat at approximately 1.24 acres with a minimum lot size of 1,600 square feet, maximum lot size of 44,431 square feet and an average lot size of 4,713 square feet with an overall density of 5.6 units per acre. The previous final plat had an overall density of 6.41 units per acre. Tract A1 through A5 consists of 20,793 square feet of common area, ingress/egress, open space and private drainage. The developer has indicated that the units will be sold and individually owned. Parking areas and driveways will be owned and maintained by the Property Owner's Associations.
3. Gary Martinson has submitted an amended final plat which would reduce the number of residential units from eight to four and add three additional commercial lots. The chapel and barn have been removed and will be replaced with a brewery, an event center, and a small hotel. At their meeting of September 12, 2023, the Planning and Zoning Commission approved CUP 602-04-263 to allow for a microbrewery and an event center serving alcohol. All other portions of the development remain unchanged. Staff has reviewed the final plat and improvement plans and have found that all requirements of City Code have been met.
4. Current zoning of the surrounding properties include.
 - North: C-2 (General Commercial)
 - South: RCD (Recreation Community District)
 - East: C-2 (General Commercial)
 - West: C-2 (General Commercial)
5. The current land uses of the surrounding properties include.
 - North: Circle K
 - South: Trailhead at Torreon subdivision
 - East: Buffalo Bill's Tavern & Museum
 - West: Buffalo Bill's Resort Villas
6. Transmittal memos were sent to all affected agencies. No applicable comments have been received.
7. No public comment has been received regarding the proposed development.

Commissioner Wilson asked how many home owners were notified of the requested change.

Mrs. Fechtelkotter stated that roughly 10 notices were sent.

Commissioner Wilson asked if staff had any noise concerns.

Mrs. Fechtelkotter stated they did not.

Chairman Barlow requested clarification on what the amount of residential unit reductions were.

Mrs. Fechtelkotter stated that the applicant submitted an amended final plat where the residential units were reduced by 4 as well as removing the chapel and barn for intended commercial property. She further stated the applicant could further explain the removal if wanted.

Chairman Barlow called the applicant forward.

Gary Martinson 720 N Retreat Way.

Chairman Barlow asked why the change between the resident units and the chapel to an events center and micro-brewery.

Mr. Martinson stated the change was made in the belief of supporting the Buffalo Bills as the restaurant was not intended to hold large events like the proposed project would do.

COMMISSIONER ROBERTS MOVED TO APPROVE CUP 602-04-263 SUBMITTED BY GARY MARTINSON TO ALLOW A MICROBREWERY AND EVENT CENTER SERVING ALCOHOL LOCATED BEHIND 400 NORTH CLARK ROAD ON A.P.N. 309-52-028F, SUBJECT TO STAFF RECOMMENDATIONS; SECONDED BY COMMISSIONER WILSON; PASSED 6 TO 0 WITH ALL VOTING IN FAVOR.

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.

A. Planning and Zoning Commission Regular Meeting of August 22, 2023

COMMISSIONER WILSON MOVED TO APPROVE THE MINUTES FOR THE PLANNING AND ZONING COMMISSION REGULAR MEETING OF AUGUST 22, 2023; SECONDED BY COMMISSIONER ROBERTS; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER WHIPPLE, COMMISSIONER WILSON, COMMISSIONER SCHNEPF, COMMISSIONER HATCH VOTING IN FAVOR.

B. Planner

Mrs. Fechtelkotter stated this was Ms. Duncan's last meeting with the city of Show Low and thanked her for her service.

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 SEPTEMBER 12, 2023, AT 7:15 P.M.**

ATTEST:

APPROVED:

Planning and Zoning Director

Zachary Barlow, Chairman

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Planning and Zoning Commission of Show Low held on September 12, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Katie Fechtelkotter, Planner