

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.

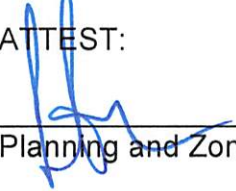
B. Planner

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:



Planning and Zoning Director

APPROVED:



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 24th day of October, 2023.



Katie Fechtelkotter, Planner