

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, NOVEMBER 14, 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, November 14, 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 Conditional Use Permit 602-04-264 submitted by Show Low Pizza Boyz, LLC to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158. (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 October 24, 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 November 9, 2023.

Katie Fechtelkotter

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-264 submitted by Show Low Pizza Boyz, LLC to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158. (Justen Tregaskes)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-264 submitted by Show Low Pizza Boyz, LLC to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158, subject to staff recommendations.

BACKGROUND

Guy Cannon of Show Low Pizza Boys, LLC has submitted a Conditional Use Permit (CUP) to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158. The subject property is zoned C-2 (General Commercial). Drive-through restaurants require a CUP in the C-2 zone.

The subject property is considered an out-parcel of the Park Pineway Shopping Center and was previously utilized by the Arizona Central Credit Union. The applicant is proposing to utilize the existing drive-through lane for a Papa Murphy's Take and Bake Pizza Store. The applicant has indicated that there will be sufficient parking for the shopping center with the additional development. Access to the subject property will be from within the existing Park Pineway Shopping Center, there will be no driveway access directly onto S. White Mountain Rd.

At their regular meeting of January 24, 2023, the Planning and Zoning Commission approved a similar request for property located at 4421 S. White Mountain Road. This location is no longer being pursued by the applicant. The conceptual site plan and proposed building elevations for the new proposed location have been attached for your review.

ATTACHMENTS

1. 602-04-264- CUP- Findings of Fact
2. 602-04-264- CUP- Subj Prop Maps
3. 602-04-264- CUP- Attachments

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Guy Cannon of Show Low Pizza Boys, LLC has submitted a Conditional Use Permit (CUP) to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158. The subject property is zoned C-2 (General Commercial). Drive-through restaurants require a CUP in the C-2 zone.
2. The subject property is considered an out-parcel of the Park Pineway Shopping Center and was previously utilized by the Arizona Central Credit Union. The applicant intends to utilize the existing drive-through.
3. The applicant has indicated that there will be sufficient parking for the shopping center with the additional development. Access to the subject property will be from within the existing Park Pineway Shopping Center, there will be no driveway access directly onto S. White Mountain Rd.
4. As indicated on the attached application, a Papa Murphy's Take and Bake Pizza is proposed for this location. The conceptual site plan and proposed building elevations have been attached for your review.
5. Current zoning of the surrounding properties include.

North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
6. The current land uses of the surrounding properties include.

North: Meixler Investments
South: Denny's
East: Park Pineway Shopping Center
West: Pizza Hut/Goodwill
7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. No public comment has been received regarding the proposed development at the time the staff summary report was prepared.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-264 submitted by Guy Cannon of Show Low Pizza Boys, LLC has submitted a Conditional Use Permit (CUP) to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158 subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements, including permit, sign, fire code, and Arizona Department of Transportation (ADOT) requirements. Any electronic message board signs shall meet applicable city code including brightness levels and time between messages.
2. The applicant shall coordinate with the Public Works Department to ensure that adequate backflow protection is installed.
3. Parking and lighting shall meet all requirements of City Code Chapter 19.105.
4. This conditional use permit shall remain effective as long as a building permit has been issued within one (1) year of CUP approval.

STANDARDS FOR REVIEW

Project: Conditional Use Permit 602-04-264 submitted by Guy Cannon of Show Low Pizza Boys, LLC to allow for a drive-through restaurant located at 4451 S. White Mountain Rd., Ste D, that being A.P.N. 212-03-158.

General Plan

Land Use

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

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

Economic Development

Goal: Provide more commercial opportunities and options.

Objective: Attract a variety of restaurants.

Zoning Ordinance

Chapter 19.20 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. 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. 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 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. 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. 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. 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))

Article II. C-2 Zone – General Commercial

19.70.090 Purpose.

The purpose of this district is to provide for General Commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive and compatible commercial development in the city. Single-family residential development shall be prohibited in the General Commercial zone. 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. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(A))

19.70.100 Permitted uses.

(A) All uses identified as “permitted uses” in the Neighborhood Commercial zone.

(B) Merchandise must be sold on site. Uses permitted under this category shall include, but are not limited to, the following:

Aerobics studios;
Antique dealers;
Artificial limbs and braces, sales and manufacturing;
Assayers;
Assembly halls and auditoriums;
Auction halls with goods stored and auctioned within a building;
Automobile parts and supplies, retail sales;
Automobile sales, licensed franchise dealers;
Automobile rental and leasing;
Awnings, custom, retail sales and fabrication (indoor only);
Balls and bearings, retail sales;
Barber and beauty supply and equipment, retail sales;
Beer, ale and wine distributors (no bottling);
Blood and plasma centers;
Boat sales and service;
Bottled fuel, storage and distribution (no bulk storage, 500-gallon maximum capacity);
Bowling alleys;
Building materials, retail sales (indoor only);
Burglar alarm equipment, sales, service and monitoring;
Camper sales;
Candy, retail and wholesale sales and distribution;
Carpet, rug, and furniture cleaners;
Cesspool builders and service (offices only);
Charitable institutions;

Christian Science reading rooms;
Cigarette vending service;
Clothing, retail sales and alterations;
Coin machines, rental and service;
Collection agencies;
Computer sales;
Contractors' offices;
Cosmetics, retail sales;
Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
Electrical contractors' shops;
Electrical equipment, retail sales;
Engravers;
Entertainment bureaus;
Express, messenger and courier companies, office and dispatch only;
Feed, retail sales, office;
Financial institutions, drive through permitted;
Fire protection equipment, retail sales and service;
Fish markets, retail sales;
Floor coverings and refinishing;
Food products, sales and warehousing;
Furnaces, retail sales and repair;
Furniture, retail sales, repair and refinish;
Garage equipment, retail sales;
Garages (parking, public);
Gas appliances, retail sales and service;
Gas companies, offices only;
Gas regulating equipment, sales and service;
Glass and mirror sales, installation and repair;
Groceries, retail sales;
Guns, retail sales and repairs;
Gymnasiums, private and commercial;
Hardware, retail sales;
Hats, retail sales and repair;
Headstone (tombstone) sales and display;
Health clubs;
Health food products, retail sales;
Heating, ventilating and air conditioning equipment, retail sales;
Historical museums;
Hobby shops;
Home appliance sales and service;

Home electronics, general sales and service;
Home improvement sales, within an enclosed building;
Hospital service organizations;
Hotel equipment and supplies, retail sales;
Hotels and motels;
House furnishings, retail sales;
Janitorial supplies, retail sales;
Laboratories, clinical and dental (accessory to medical offices);
Lawnmower repair shops;
Leather goods, custom;
Libraries, private, rental;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;
Monuments, retail sales and display;
Mortuaries;
Motion picture equipment, retail sales and display;
Motion picture theaters;
Motor freight companies, offices only;
Motorcycles, sales and service;
Musical instruments, repairing, service, retail sales;
Music studios;
News services;
Office furniture, equipment and supplies, retail sales and showroom;
Oil burner, retail sales;
Painting equipment and supplies, retail sales;
Parking lots, commercial;
Pet shops, retail sales;
Pharmaceuticals, distribution and sales;
Photographic developing;
Physical therapy equipment, retail and wholesale;
Playground equipment, retail sales;
Plumbing fixtures and supplies, display and retail sales;
Printers;
Printer's equipment and supplies, sales;
Produce, retail sales;
Public transportation depot;
Radio and television studios;
Record retention center;
Restaurants, alcoholic beverages prohibited;
Restaurant equipment, retail sales;
Safes, repair and sales;
Saw sharpening shops;
School equipment and supplies, retail and wholesale;
Sewing machines, retail sales and repair;

Shoe repairing equipment and supplies, sales;
Skating rinks;
Soaps, retail sales;
Soda fountain supplies, retail;
Sound systems and equipment, retail sales and repairs;
Sporting goods, retail and wholesale;
Swimming pool supplies;
Tack shops;
Theaters;
Tobacco sales;
Vacuum cleaners, retail sales and service;
Variety stores, retail sales;
Vehicle service;
Veterinarians, retail sales and supplies;
Video sales and rental;
Window cleaning service;
Window display installation, studio and shop;
Woodworking equipment, retail sales.

(C) *Multiple-Family Dwellings*. Up to ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes are excluded. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(B))

19.70.110 Conditional uses.

(A) Acoustical material, sales;

Agricultural implements, distributions and display, retail sales;
Ambulance service;
Amusement park;
Automobile, body and fender shops;
Automobile radiator shops;
Automobile sales, used;
Bars, taverns, cocktail lounges;
Building materials (outdoor storage yard);
Cabinetmaker;
Carbide sales and distribution;
Car wash;
Clothing manufacturing;
Cold storage (no slaughtering);
Cosmetics, compounding, packaging and storage;
Crematorium;
Dairy products manufacturing;
Dance halls;
Drive-in theaters;

Drive-through restaurants;
Equipment rental (indoor storage only);
Express companies, warehouses and garages;
Exterminators;
Family game centers;
Farm implements and machinery, retail sales;
Firewood storage;
Food processing;
Frozen foods processing;
Frozen foods, wholesale storage and distribution;
Fuel dispensing (retail only);
Furniture, wholesale and storage;
Golf or baseball driving ranges;
Groceries, wholesale and warehouse;
Heliport (medically related);
Homeless shelters;
Horseshoeing;
Hospitals;
Imported goods, wholesale, warehouse;
Indoor shooting range;
Ink, compounding, packaging, sales and storage;
Laboratories, testing and research;
Liquidators;
Liquor stores;
Lubricating compounds, wholesale, storage;
Lumber, sales;
Machine shops;
Machine tools, sales and storage;
Machinery dealers, retail sales and showrooms;
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;
Massage establishments;
Material handling;
Microbrewery;
Miniature golf;
Mini-storage facilities (personal use only). No unit greater than five hundred (500) square feet;
Missions, religious;
Monument works. No outdoor sandblasting;
Multiple-family dwellings, beyond ten (10) units (must meet the standards of the R2-7 zone).
Manufactured homes excluded;
Newspaper printing;
Nonchartered financial institutions;
Nursing homes;
Oil burners, service and repair;
Painting equipment and supplies, wholesale storage;

Paper products, wholesale and storage;
Pawnbroker, pawnshop;
Plant nurseries;
Plumbing fixtures and supplies, wholesale, storage;
Pool and billiard halls;
Produce, wholesale, storage;
Public and civic uses serving alcoholic beverages;
Public storage garages;
Public/private utility structures, and appurtenances thereto for public service use;
Quick freeze plants;
Radio and television broadcasting stations;
Recreational vehicle parks or campgrounds subject to the regulations in Section [19.25.200](#);
Recreational vehicle sales and service (licensed franchise dealers);
Recreational vehicle sales (used);
Refrigerators (wholesale and storage);
Rehabilitation centers;
Restaurants serving alcoholic beverages;
Secondhand goods;
Sheet metal work;
Sign shops, fabrication and painting;
Soaps, compounding, packaging, storage;
Surplus stores;
Taxicab garages;
Taxidermists;
Tire repairing equipment and supplies;
Toiletries, compounding, packaging, storage;
Trailer rental;
Trailer sales;
Vehicle repair;
Veterinary clinics that board animals;
Wine bottling.

(B) *Manufacturing.* Manufacturing incidental to a permitted sales or service shall be permitted through a conditional use permit subject to the following:

(1) Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building devoted to the permitted use.

(2) All such manufacturing 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. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(C))

19.70.120 Property development standards.

(A) *Minimum Lot Area.* Five thousand (5,000) square feet.

(B) *Minimum Lot Width.* Fifty (50) feet.

(C) *Minimum Front Yard.* Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.

(D) *Minimum Side Yard.* None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.

(E) *Minimum Rear Yard.* Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or 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 forty-five (45) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the General 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 C-2 (General Commercial) zoning district shall be accompanied with a landscaping plan. This landscaping plan shall incorporate the following:

(1) An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for

driveways) with a minimum distance of three (3) feet from the front property line and the street side property line, extending the developed length of the property (except for driveways), shall be landscaped.

(2) 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.

(3) 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. 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. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding twenty thousand (20,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.

(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 shall be built, or sight-obscuring landscaping fence shall be planted, and maintained around the perimeter of the outdoor storage area. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(D))

19.70.130 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(E))

19.70.140 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(F))

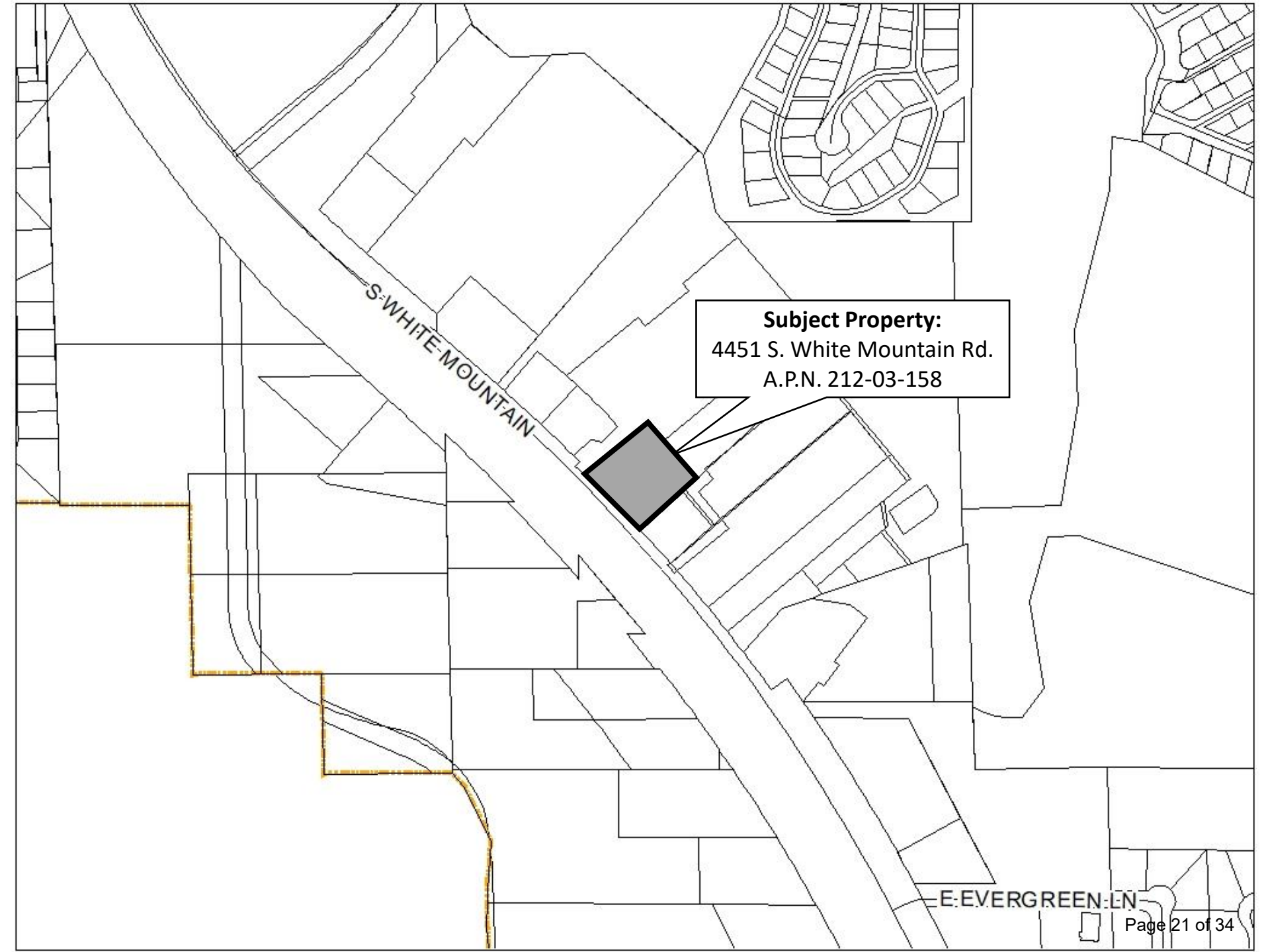
19.70.150 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(G))

19.70.160 Plan review.

The provisions of Chapter [19.15](#) shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(H))



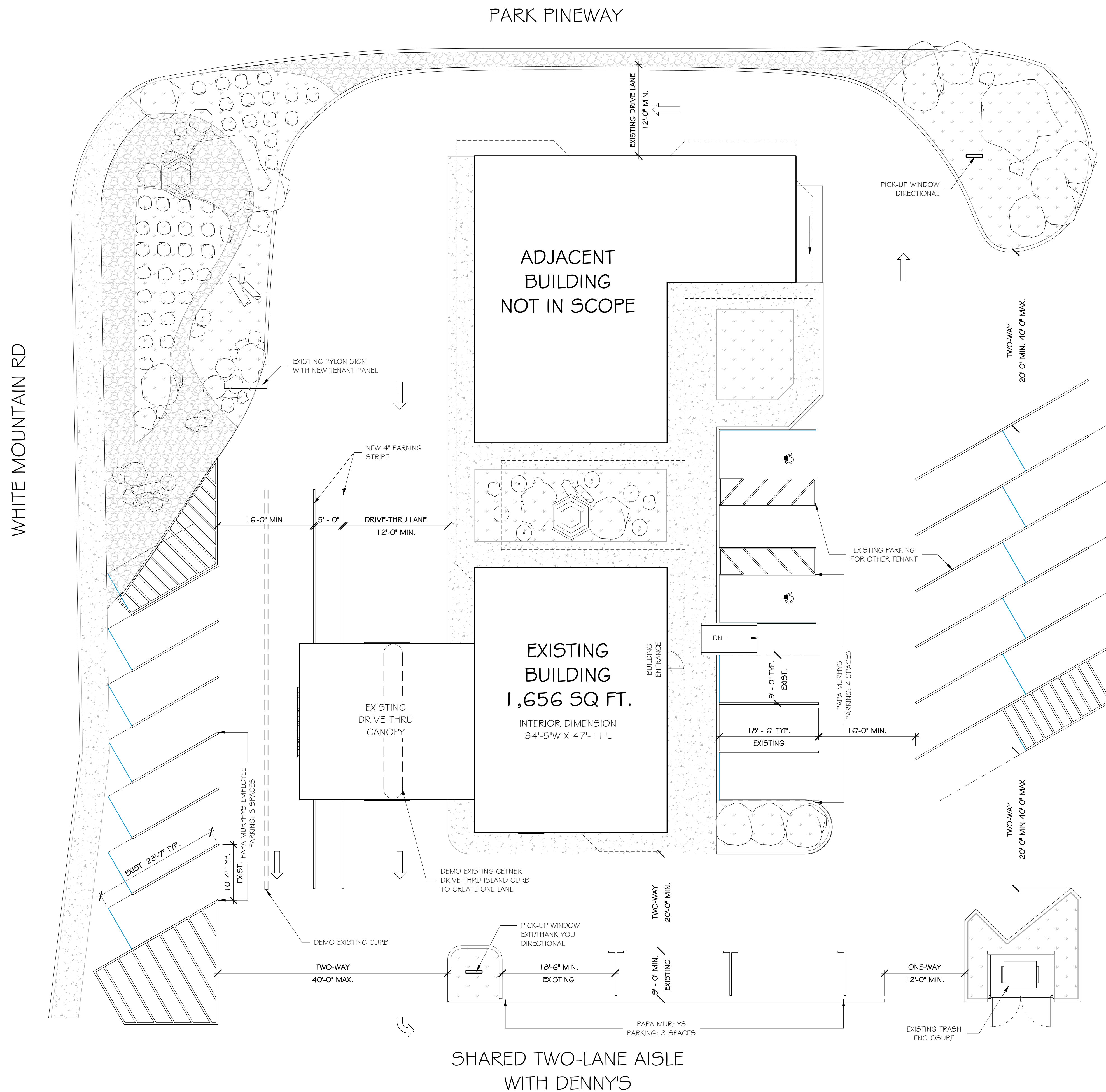


The map shows a residential neighborhood with various lots and streets. A specific lot is highlighted with a thick black border and filled with a gray diamond pattern. This lot is situated on the east side of S White Mountain Rd, just north of its intersection with E Evergreen Ln. The surrounding area includes other residential lots, some with internal lot divisions, and a road that runs diagonally from the top left to the bottom right. A callout box points to the highlighted lot, providing its address and A.P.N. number.

Subject Property:
4451 S. White Mountain Rd.
A.P.N. 212-03-158

S WHITE MOUNTAIN

E EVERGREEN LN



PARKING MATRIX

PARKING STYLE	QTY.
ACCESSIBLE SPACES	1
STANDARD SPACES (6 CUSTOMER, 3 EMPLOYEE)	9
TOTAL	10



PAPA MURPHY'S INT'L
8000 N.E. PARKWAY
DRIVE
SUITE #350
VANCOUVER, WA 98662
360.260.7272

SHOW LOW, AZ115

SITE PLAN

DRAWN BY
JM

CHECKED BY

ORIGINAL ISSUE:
11/07/23

REVISIONS:

DRAWING FILE

SCALE: As indicated

A1.00

Show Low AZ115

Site Plan



Show Low AZ115

Existing Conditions



Entrance



Building Southeast Side



Pick-up Window



Building Northwest Side

Show Low AZ115

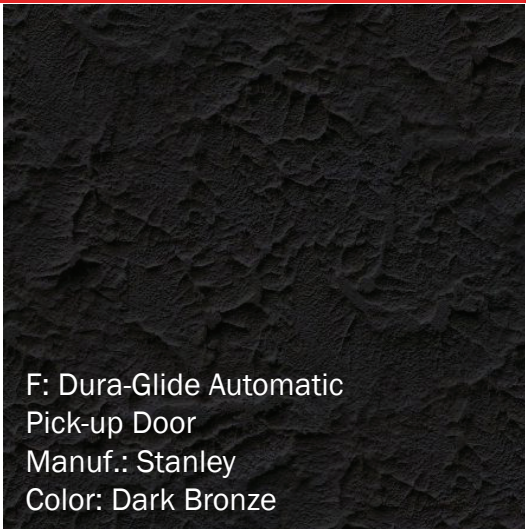
Material Board



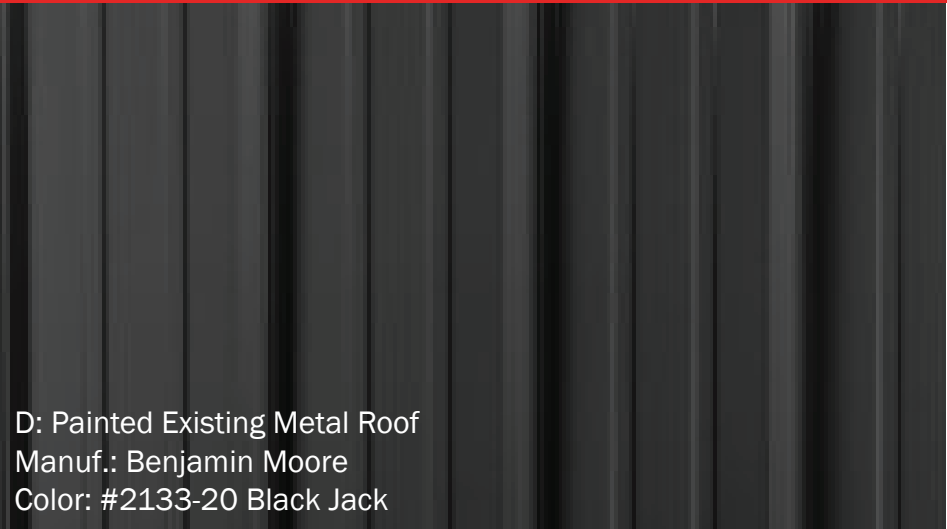
A: Painted Existing Stucco Siding
Manuf.: Benjamin Moore
Color: #AC-28 Smoke Embers



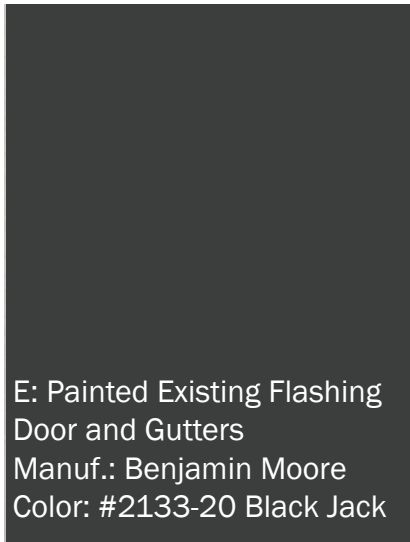
LT-1: Wall Pack
Manuf.: TBD
Color: TBD



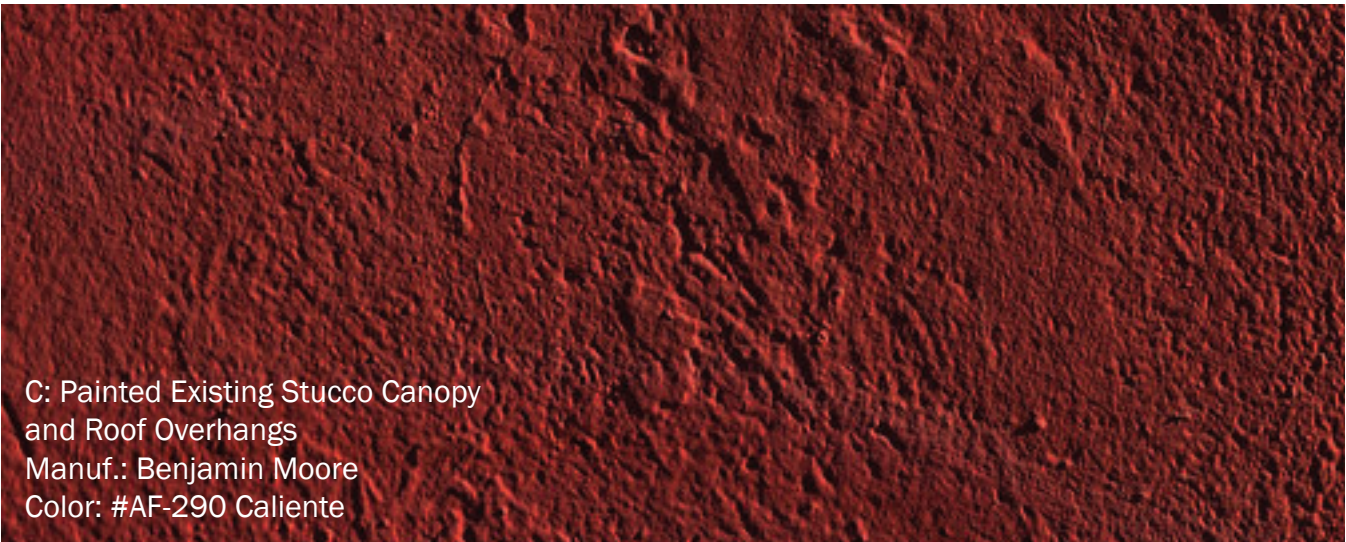
F: Dura-Glide Automatic Pick-up Door
Manuf.: Stanley
Color: Dark Bronze



D: Painted Existing Metal Roof
Manuf.: Benjamin Moore
Color: #2133-20 Black Jack



E: Painted Existing Flashing Door and Gutters
Manuf.: Benjamin Moore
Color: #2133-20 Black Jack



C: Painted Existing Stucco Canopy and Roof Overhangs
Manuf.: Benjamin Moore
Color: #AF-290 Caliente



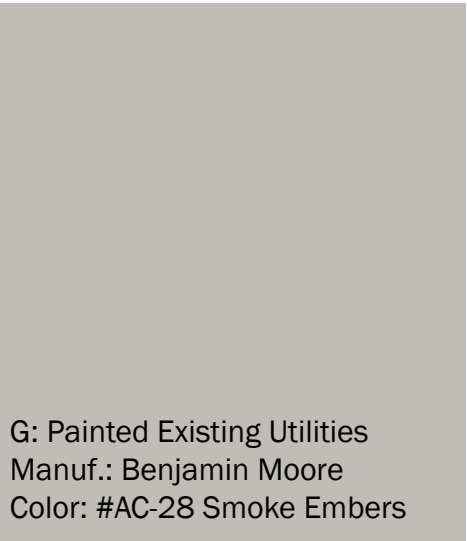
B: Existing Stone Facade
Manuf.: N/A
Color: Existing



LT-2: Trimless Down Light
Manuf.: Genesis
Color: Haze



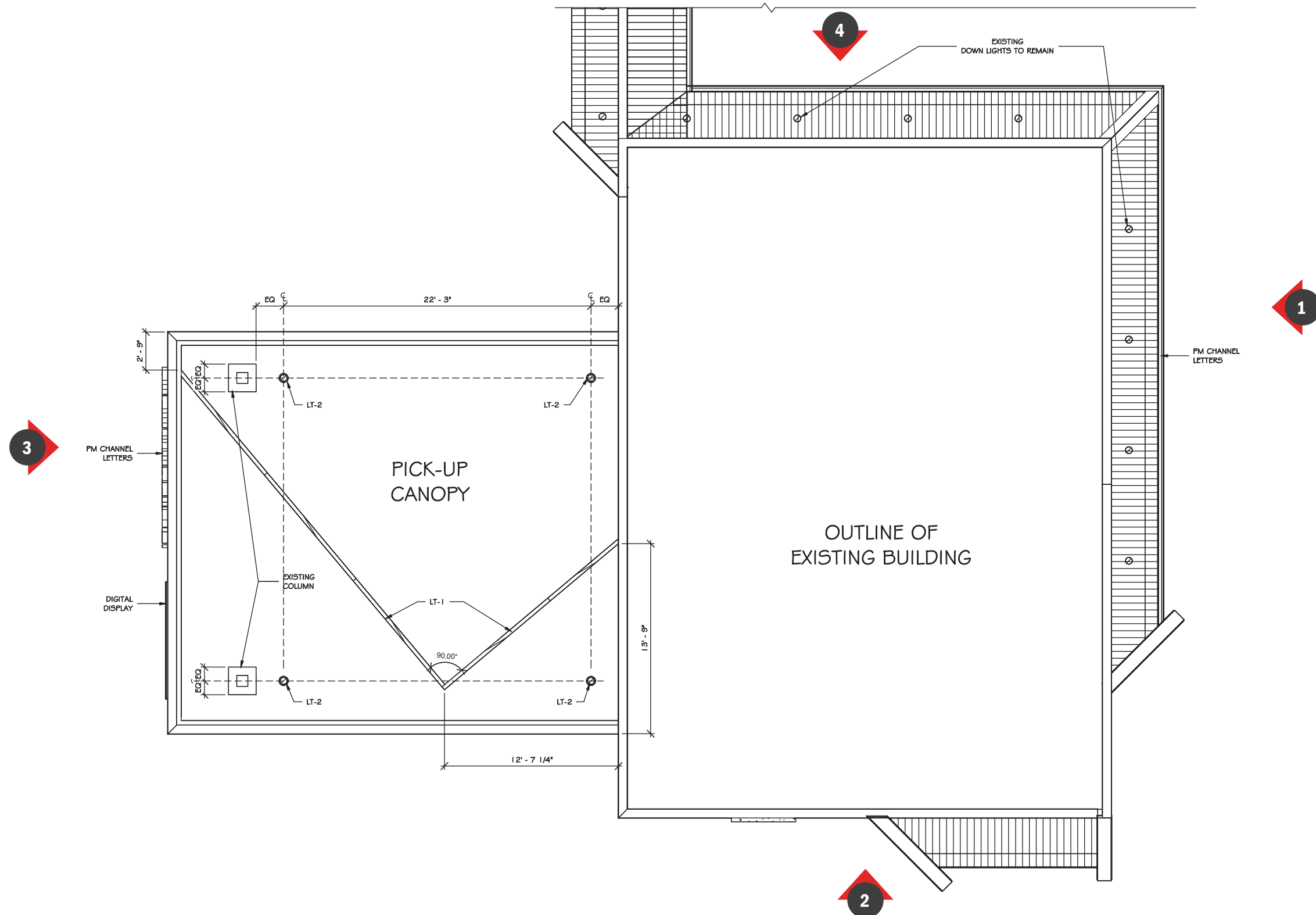
H: Dura-Glide Automatic Pick-up Door
Manuf.: Stanley
Color: Dark Bronze



G: Painted Existing Utilities
Manuf.: Benjamin Moore
Color: #AC-28 Smoke Embers

Show Low AZ115

Key Plan



View Markers

- 1. Elevation: Front
- 2. Elevation: Left
- 3. Elevation: Pick-Up
- 4. Elevation: Right

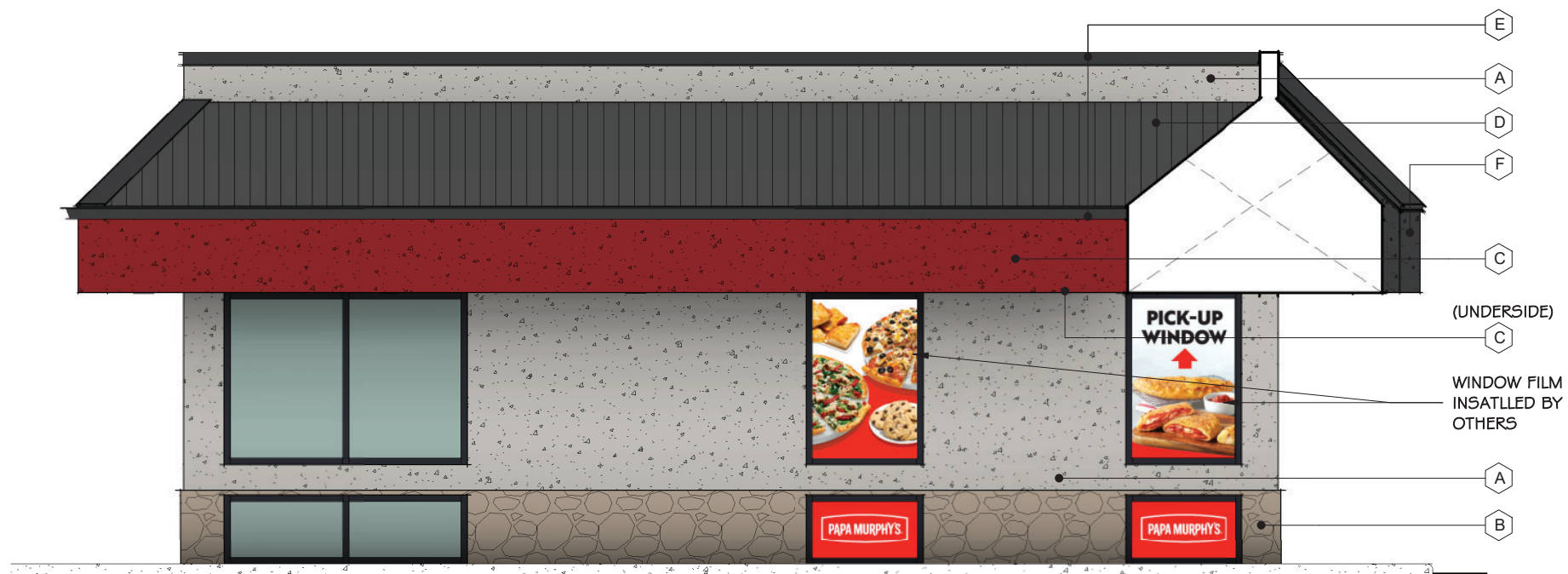
Show Low AZ115

Exterior Elevations



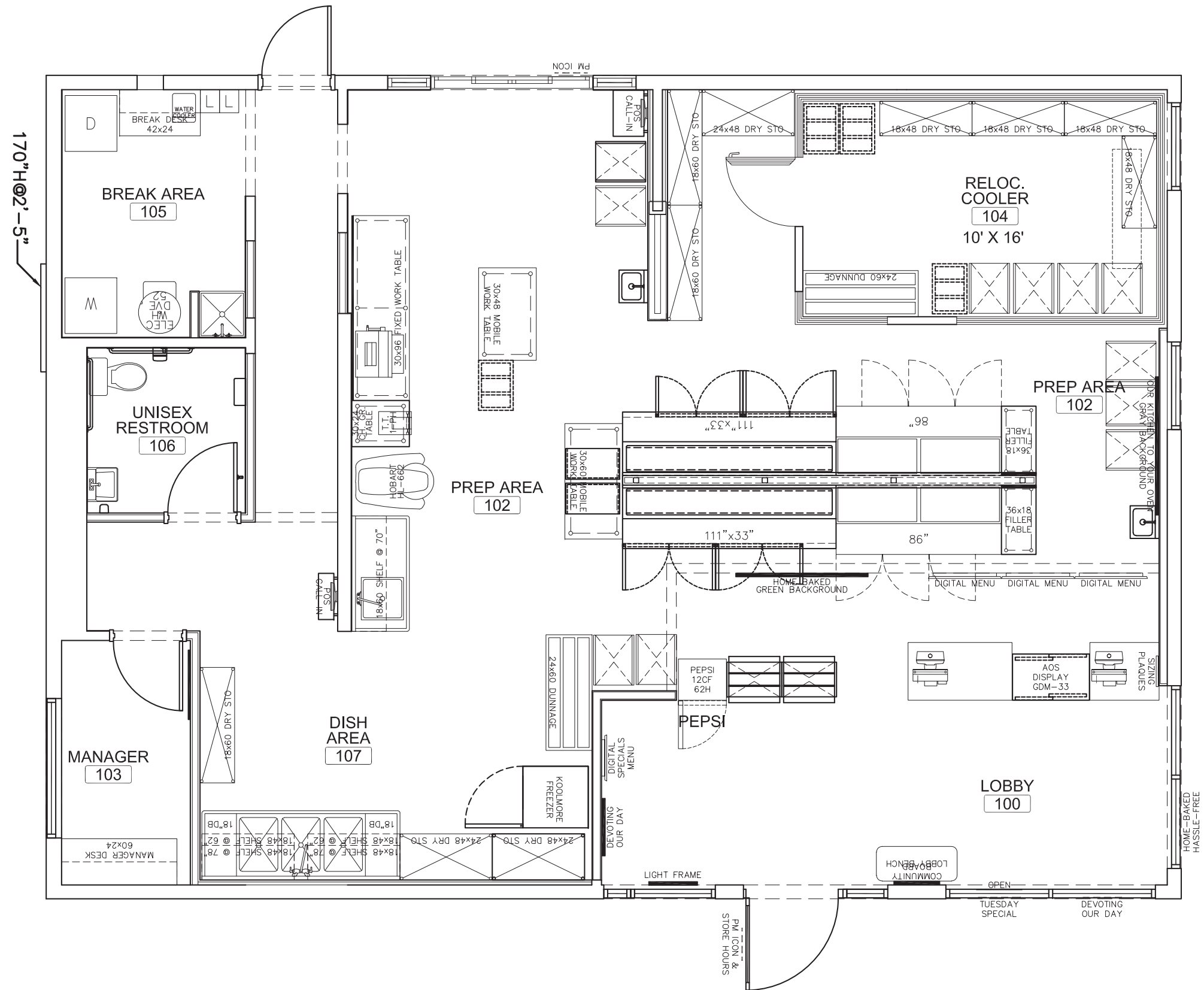
3

EXTERIOR ELEVATION - PICKUP



4

EXTERIOR ELEVATION - RIGHT



MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, OCTOBER 24, 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.

COMISSION MEMBERS PRESENT: Chairman Barlow, Commissioner Roberts, Commissioner Schnepf, Commissioner Whipple, Commissioner Hatch, and Commissioner Wilson.

COMMISSION MEMBERS ABSENT: None.

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

GUESTS: Bruce Ironside, Curtis Fernau and others.

3. Invocation.

Commissioner Whipple 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 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).

Chairman Barlow and Commissioner Hatch declared a conflict of interest and left the Council Chambers.

Commissioner Roberts took over the meeting for Chairman Barlow.

Director Tregaskes read the staff summary report. 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.

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
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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

8. 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.

9. 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)

10. 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

11. 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.

Director Tregaskes said staff as well as the applicant are available for questions.

Commissioner Roberts said that with the significant reduction of unit count, he does not see any issues with this project. Commissioner Wilson agreed.

COMMISSIONER WILSON MOVED TO RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN SUBMITTED BY BISON RIDGE TWIN HOMES LLC, FOR A SEVEN BUILDING, 14 UNIT TWINHOME 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; SECONDED BY COMMISSIONER WHIPPLE; PASSED 4 TO 0 WITH COMMISSIONER ROBERTS, COMMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, AND COMMISSIONER WILSON VOTING IN FAVOR.

Director Tregaskes said this item would be considered at the next City Council Meeting, which is on November 7, 2023, in the Council Chambers at 7:00PM.

Chairman Barlow and Commissioner Hatch returned to the Council Chambers.

6. CALL TO THE PUBLIC:

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

None.

7. APPROVAL OF MINUTES:

- A. Planning and Zoning Commission Regular Meeting of September 12, 2023.

COMMISSIONER ROBERTS MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 12, 2023, PLANNING AND ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER WILSON; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER WILSON COMMISSIONER WHIPPLE, COMMISSIONER SCHNEPF, AND COMMISSIONER HATCH VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS:

A. Commission Members

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

Commissioner Schnepf had nothing to report.

Commissioner Whipple said the Show Low High School girls' soccer team is still undefeated. They have a home game on Thursday, October 26, 2023, at 6:00 PM. If they win that game, they will be heading to the state championship game on Saturday. He encouraged the community to support the players and attend the game on Thursday night.

Commissioner Wilson thanked the people who come every Tuesday and welcomed others in the community to attend the meetings as they are open to the public.

Commissioner Roberts welcomed Director Tregaskes back and thanked Ms. Fechtelkotter for her assistance during his absence. He also wanted to remind everyone, even though it is no longer summer, to be careful when driving around town because he has seen several accidents recently.

Chairman Barlow had nothing to report.

B. Planning and Zoning Director

Director Tregaskes said that it is good to be back. He also said that the Annual Trunk or Treat will be this weekend on Saturday, October 27 and it will not be held in the Downtown area as it has in years past. This year, the location has changed and instead it will be held at Hatch Toyota in the Northern Arizona Automall. Finally, he reminded the public to be cautious of children in costumes when driving because of Halloween.

9. ADJOURNMENT:

There being no further business to be brought before the Commission, **CHAIRMAN BARLOW ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING & COMMISSION MEETING OF OCTOBER 24, 2023, AT 7:14 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 October 24, 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