

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, NOVEMBER 14, 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, Commissioner Wilson

COMMISSION MEMBERS ABSENT: None.

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

GUESTS: Guy R. & Laura Cannon, and Mike & Lisa Neagle.

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 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)

Director Tregaskes said that he wanted to clarify that although it said this was for a drive-through restaurant, there will be no on-site consumption of food at this location. He said that a drive-through restaurant was the closest to this use.

Director Tregaskes read the staff summary report. 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.

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 was received regarding the proposed development at the time the staff summary report was prepared.

Director Tregaskes said that after the staff summary report was prepared that a call was received from Denny's regarding general questions related to the project, including the routing of the drive-through lane. Director Tregaskes said that the drive-through lane would use the existing configuration and should not affect Denny's.

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.

Commissioner Roberts asked if there would be a walk-in service in addition to the drive-through and wanted to clarify that there would be no seating or on-site consumption at the location.

The applicant, Guy Cannon of 401 Paintbrush Dr, Show Low, AZ, said that there would be walk-in service and confirmed there would be no seating or on-site consumption at the location.

Chairman Barlow said that he appreciated that they will be using an existing building since there are so many available.

Commissioner Wilson agreed with Chairman Barlow.

COMMISSIONER WILSON MOVED 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.; SECONDED BY COMMISSIONER ROBERTS; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

Director Tregaskes said that there is a seven-day appeal period and that if no appeal is received within seven-days this Conditional Use Permit will become effective.

6. CALL TO THE PUBLIC:

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and

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

None.

7. APPROVAL OF MINUTES:

A. Planning and Zoning Commission Regular Meeting of October 24, 2023.

COMMISSIONER ROBERTS MOVED TO APPROVE THE MINUTES OF THE OCTOBER 24, 2023, PLANNING AND ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER SCHNEPF; PASSED 6 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS:

A. Commission Members

Commissioner Wilson wanted to remind everyone, due to the Thanksgiving Holiday, that this was the only Planning & Zoning Commission meeting for November, but welcomed the community to attend the Planning and Zoning Commission meetings. She said the next meeting will be on December 12, 2023 at 7:00 PM in the Council Chambers.

Commissioner Whipple said that tickets for the Show Low High School Choir's Feast of Carols are on sale and encouraged the community to attend and support the students.

Commissioner Schnepf added that the Feast of Carol will be held at the end of the month.

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

Commissioner Roberts wanted to remind people about the Community Fast that is happening this week. He encouraged everyone to fast one or two meals and donate the proceeds from those meals to the Annual Community Fast. He said that donations are accepted at any bank in Show Low, at Show Low City Hall or online and thanked those who made donations in the past or have already donated.

Chairman Barlow wanted to wish everyone a Happy Thanksgiving and reminded everyone to be safe if they are traveling for the holiday.

B. Planning and Zoning Director

Director Tregaskes said that the Annual Fast of Compassion is this week. He encouraged everyone who can fast, one or two meals and donate the cost of the meal. He said that this is a unique program, since 100 percent of the proceeds goes directly to those in need and stays in the community. Director Tregaskes also reminded the community that the Annual Holiday Light Parade will be held on Saturday, December 2 at 6:00 PM along the Deuce of Clubs. Finally, he wished everyone a Happy Thanksgiving.

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 NOVEMBER 14,
2023, AT 7:14 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 November 14, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of December, 2023.



Katie Fechtelkott