

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, AUGUST 25, 2026

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public that a **Regular Meeting** of the Show Low Planning and Zoning Commission will be held on Tuesday, August 25, 2026, at 7:00 PM in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona. The agenda for this meeting is as follows:

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. **NEW BUSINESS:**
 - A. Consideration of Conditional Use Permit 602-04-283 submitted by Calvin Clines to allow for a shipping container on property located at 1180 E. Owens identified as APN 210-16-089. (Moriah Saline)
 - B. Consideration of Conditional Use Permit (CUP) 602-04-284 submitted by Stephen Hair on behalf of Maranatha Bible Church to allow the construction of a church on property located at 900 S. Central, that being A.P.N. 210-30-013. (Moriah Saline)
6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.
7. **APPROVAL OF MINUTES:**
 - A. Planning and Zoning Commission Regular Meeting of Tuesday, April 28, 2026
8. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director

9. ADJOURNMENT:

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Show Low makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Show Low Planning and Zoning Commission regular meetings are recorded and may be viewed on the City of Show Low's website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Pursuant to the Americans with Disabilities Act (ADA), the Planning and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodations for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting to arrange accommodations.

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

Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Friday, August 21, 2026.

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit 602-04-283 submitted by Calvin Clines to allow for a shipping container on property located at 1180 E. Owens identified as APN 210-16-089. (Moriah Saline)

RECOMMENDATION

In accordance with Title 19.20.070, the Commission may:

1. **APPROVE** CUP 602-04-283 submitted by Calvin Clines to allow for a shipping container on property located at 1180 E. Owens identified as APN 210-16-089, subject to staff recommendations.

OR

2. **AMEND** conditions of approval and approve CUP 602-04-283 submitted by Calvin Clines to allow for a shipping container on property located at 1180 E. Owens identified as APN 210-16-089, with amendments to the conditions of approval.

OR

3. **DENY** CUP 602-04-283 submitted by Calvin Clines to allow a shipping container on property located at 1180 E. Owens identified as APN 210-16-089. Any motion to deny must state the reason for doing so.

BACKGROUND

Calvin Clines has submitted a Conditional Use Permit (CUP) application to allow for a shipping container located at 1180 E Owens identified as APN 210-16-089. The applicant's property is located within the C-1 (Neighborhood Commercial) zone.

City code section 19.25.060(H)(2) specifies that shipping containers located in a commercial zoning district must maintain a minimum 100-foot distance from any right-of-way, have satisfactory screening and receive a Conditional Use Permit (CUP). To adhere to these requirements, the applicant has proposed installing wood siding or similar material subject to the Commission's approval to provide suitable screening. The shipping container is approximately 101 feet from the public roadway which meets the necessary minimum setback. A site plan and 4 (four) separate treatment options have been included for review.

According to Title 19.20.070, the Commission may approve this conditional use permit in accordance with staff's recommendation or approve the CUP and amend the conditions of approval. Alternatively, the Commission may deny, however, must specify the reason for the denial.

ATTACHMENTS

None

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FINDINGS OF FACT

1. Calvin Clines has submitted a Conditional Use Permit (CUP) application to allow for a shipping container located at 1180 E. Owens identified as APN 210-16-089. The subject property is in the Neighborhood Commercial zone.
2. City code section 19.25.060(H)(2) states that shipping containers in commercial zones require a minimum 100-foot distance from any right-of-way, have satisfactory screening and receive a Conditional Use Permit (CUP).
3. The owner has proposed wood siding or similar material for proper screening. The container is approximately 101 feet from the right-of-way and meets the required setback.
4. The current zoning of the surrounding properties includes:

North:	C-1 (Neighborhood Commercial)
South:	C-1 (Neighborhood Commercial)
East:	C-1 (Neighborhood Commercial)
West:	C-1 (Neighborhood Commercial)
5. The current land uses of the surrounding properties includes:

North:	Residential
South:	Residential
East:	Residential
West:	Residential
6. Transmittal memos were sent to all affected agencies. No applicable comments were received.
7. The property was posted and letters were sent to all property owners within 300 feet of the subject property. No comments were received.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Findings of Fact, discussions with the applicant, and the Show Low General Plan, staff recommends that the planning and zoning commission approve Conditional Use Permit 602-04-283 submitted by Calvin Clines to allow for a shipping container on property located at 1180 E. Owens identified as APN 210-16-089, subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements including compliance with Section 19.25.060(H)(2) of city code.
2. The screening shall be maintained and kept in good repair.

STANDARDS FOR REVIEW

Project: Consideration of Conditional Use Permit 602-04-283 submitted by Calvin Clines to allow a shipping container on property located at 1180 E Owens identified as APN 210-16-089.

GENERAL PLAN

LAND USE

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

ZONING ORDINANCES

CONDITIONAL USE PERMITS

19.20.010 Purpose.

Every zoning district contains certain uses of land which are normal and complementary to permitted uses in the district, but which, by reason of their typical physical or operational characteristics, influence on the traffic function of adjoining streets, or similar conditions, are potentially incompatible with adjacent activities and uses. It is the intent of this chapter to permit conditional uses if the use can be designed and developed in a manner which assures maximum compatibility with adjoining uses. It is the purpose of this chapter to establish principles and procedures essential to proper guidance and control of such uses. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(A))

19.20.020 General regulations.

(A) Zoning district regulations established elsewhere in this chapter specify that certain uses of land may be allowed by the commission as conditional uses in a given district subject to the provisions of this section and the requirements set forth in district regulations. The planning and zoning commission is empowered to grant or to deny applications for conditional use permits and to impose conditions upon them.

(B) Any use, legally established and in compliance with the rules and regulations of the state of Arizona and the City of Show Low, that is existing on the effective date of the ordinance codified in this chapter which is reclassified as a conditional use by this chapter for the district in which it is located shall be considered as meeting the conditions which would otherwise be imposed upon such use by this chapter, and its continuance shall not be subject to issuance of a conditional use permit; provided, however, that to the extent that such use fails to conform to the requirements of this chapter, it shall be considered nonconforming as described in Chapter 19.95, and its continuance shall be governed by all nonconforming use regulations applicable thereto.

(C) Every conditional use permit issued shall be applicable only to the specific conditional use and to the specific property for which it is issued and shall run with the property until revoked or until such time as the use is discontinued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(B))

19.20.030 Application process.

(A) Authorized Applicant. An applicant for a conditional use permit shall be one (1) of the following:

- (1) The owner(s) and/or authorized agent of the property;
- (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.

(B) Submittal Requirements. Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter 19.15, and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.

(C) Mandatory Applicant Attendance. Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) Representations of Applicant Binding. All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

(E) Diminution of Fair Market Value Waiver Required. An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § 12-1134 arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040 Staff review.

An application for a conditional use permit shall be submitted to the planning and zoning director at least twenty-one (21) days prior to the public meeting. The required twenty-one (21) day period shall commence once a complete application has been received as deemed by the planning and zoning director or designee and shall not include the day of submittal, nor shall it include the day of the meeting. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public meeting. The recommendation shall set forth whether the conditional use permit should be granted, granted with conditions, denied, or set for a public hearing. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(D))

19.20.050 Standards for reviewing conditional use permits.

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

- (A) The application shall be consistent with and conform to the general plan and any other adopted plans;
- (B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and
- (C) The proposed change would not be detrimental to the public health, safety and general welfare of the persons or property in the surrounding area, nor to the community in general. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(E))

19.20.060 Notification requirements.

Notice of the nature of the conditional use permit application and the date of the meeting at which it will be considered shall be posted on the property and shall be mailed to the owners of all real property within three hundred (300) feet of the property for which application is made at least ten (10) days prior to the meeting. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(F))

19.20.070 Commission action.

Based on the application, site plan, standards of review, staff's recommendation and any other presented information the commission has the following options in rendering a decision:

- (A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.
- (B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed to the applicant at the address shown in the application, and the commission shall report its actions to the city council.
- (C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.

(D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080 Appeals.

(A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. This appeal shall outline the specific nature of the concern, the impacts on neighboring properties, and the city as a whole, and the individual's standing as an aggrieved person. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.

(B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section 19.20.070(C). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) Council Action.

(1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section 19.20.070(C).

(2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.

(3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.

(4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(H))

19.20.090 Time limits.

(A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.

(B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.

(C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.

(D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.

(E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.

(F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

(G) No person shall reapply for the same or substantially the same use permit on the same or substantially the same plot, lot, or parcel of land within a period of one (1) year from the date of denial or revocation of said use permit. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(I))

19.20.100 Revocation and enforcement.

(A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.

(B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section 19.10.080. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

Neighborhood Commercial - C-1 ZONE

19.70.010 Purpose.

The purpose of this district is to provide for neighborhood retail and service uses which serve the needs of adjoining residential neighborhoods and provide for medical and professional uses that accommodate regional medical service needs. The property development standards are designed to ensure compatibility between these uses and nearby residential uses. 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, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(A))

19.70.020 Permitted uses.

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

All uses identified as “permitted uses” in the downtown commercial zone;

Antique dealers;

Caterers;

Contractors’ offices (inside storage only);

Convenience stores, no fuel sales;

Dairy products, retail sales;

Day care centers;

Delivery service, office;

Dry goods;

Employment agencies;

Financial institutions (drive through accessibility prohibited);

Jewels (retail sales and repairs);

Laundries (collecting shops/self service);

Nail salons;

Office: Administrative and professional, including, but not limited to, architect, accountant, attorney, dentist, doctor, engineer, finance and other similar professions;
Optical goods (retail sales);
Pet grooming;
Pharmacies;
Plant nurseries, indoor (retail sales);
Recreation and health club centers;
Restaurants, beer and wine only (no drive through);
Schools, including, but not limited to, academic, beauty, business, dancing, martial arts, vocational-technical;
Tailors, custom;
Variety stores (retail sales);
Video sales and rental;
Watches, sales and repairing;
Weaving, handicraft and custom.

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

- (1) All products incidental to a permitted use that are stored on the premises shall be sold at retail only and on the premises only.
- (2) All such storage shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc.

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

Government offices;
Publicly owned and operated parks and recreation areas and centers;
Schools, public or private elementary and high schools, colleges and universities;
Places of worship, fraternal and social facilities, meeting halls and similar uses;
Cemeteries. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(B))

19.70.030 Conditional uses.

Bed and breakfast;
Fuel dispensing (retail only). No auto or truck repair;
Heliport (medically related);
Hospitals;
Hotels and motels;
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;
Microbrewery with restaurant;
Multiple-family dwellings (must meet the standards of the R2-7 zone). Manufactured homes are excluded;
Nursing homes;
Overnight boarding of animals (indoor only – no livestock);
Public and civic uses serving alcoholic beverages;
Public/private utility structures and appurtenances thereto for public service use;
Recreational vehicle park or campground in accordance with Section [19.25.200](#);
Restaurants serving alcoholic beverages other than beer or wine;
Restaurants, drive-through;
Single-family residential subject to development standards of the R1-10 zone;
Veterinary clinic. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(C))

19.70.040 Property development standards.

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

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

(C) *Minimum Street Side Setback.* 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 thirty-five (35) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the Neighborhood 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-1 (Neighborhood 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 ten thousand (10,000) 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.* 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.

(I) *Outdoor Storage.* All outdoor storage is prohibited. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-59(D))

19.70.050 General provisions.

The provisions of Chapter [19.25](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(E))

19.70.060 Signs.

The provisions of Chapter [19.100](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(F))

19.70.070 Parking and loading.

The provisions of Chapter [19.105](#) shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(G))

19.70.080 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, § 3, 4-19-05; Ord. No. 2006-07, § 6, 3-7-06; Ord. No. 2006-20, § 2, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-59(H))

The Show Low City Code is current through Ordinance 2026-05, passed June 16, 2026.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

19.25.060 Yard, lot, and area requirements.

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

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

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

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

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

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

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

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

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

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

(3) Detached accessory buildings may exceed fifteen (15) feet in height, provided they do not exceed the height of the main structure. Detached accessory buildings shall meet street side setbacks. Side and rear

setbacks shall be equal to or greater than the height of the accessory building. Any encroachment into these permitted side and rear setbacks shall require a conditional use permit.

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

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

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

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

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

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

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

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

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

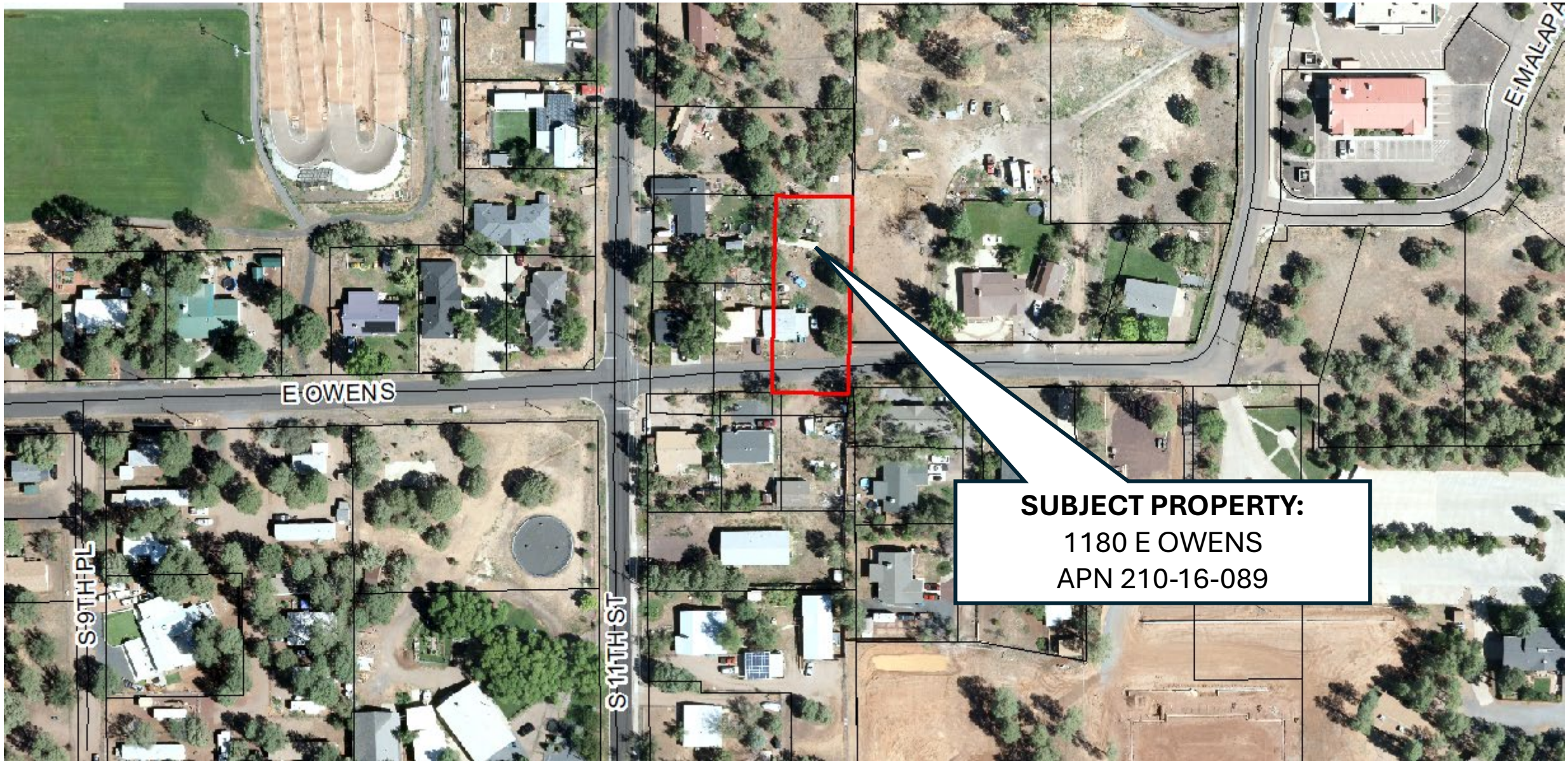
(I) *Truck Bodies/Trailers (Utilized as Temporary Units)*. May be used for temporary purposes in any zoning district in conjunction with a valid building permit issued by the City of Show Low. In this instance placement shall be restricted to no longer than one (1) year, or the issuance of a temporary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

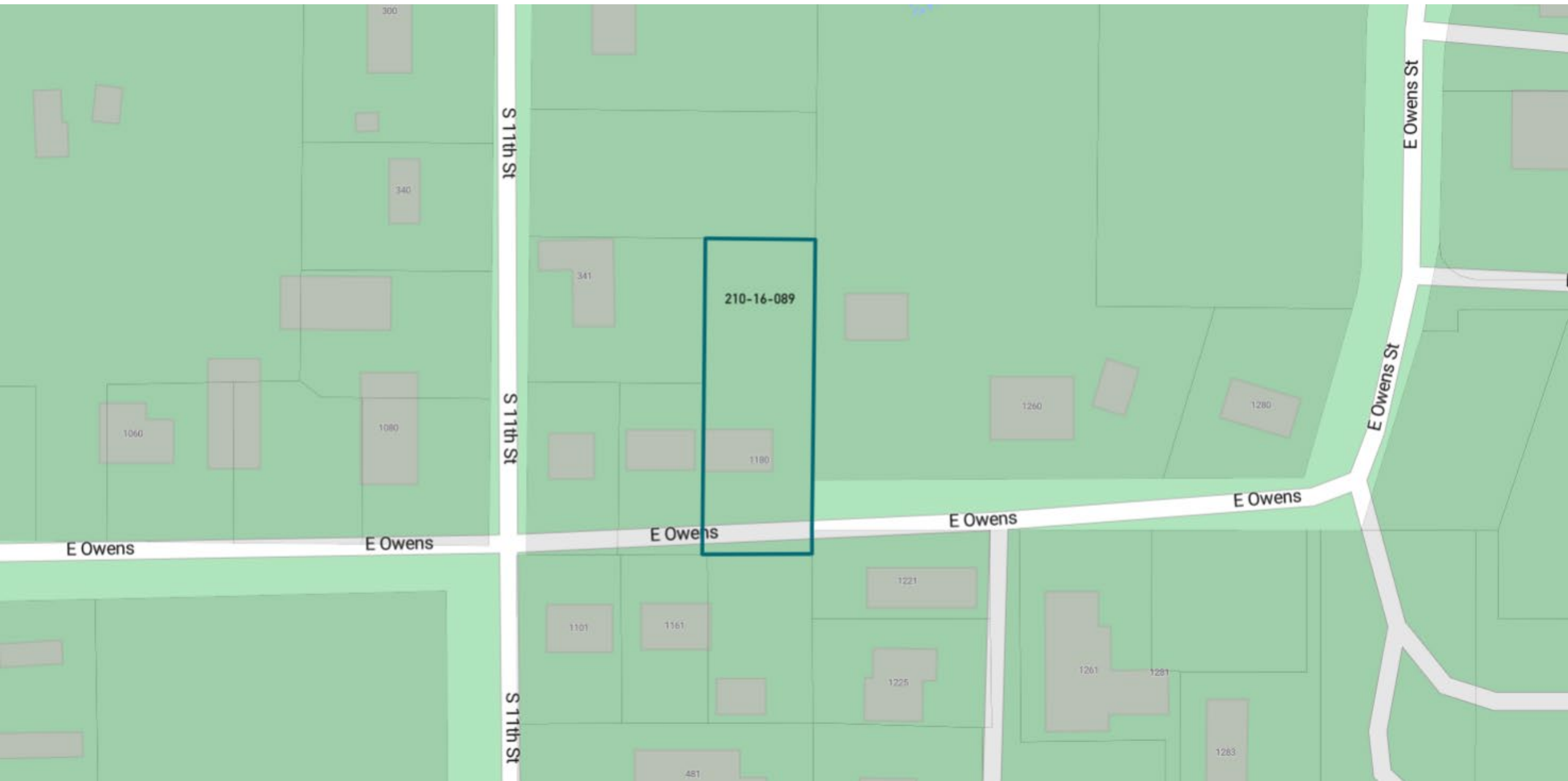
(J) *Solar Units*. Solar heating and solar cooling units, solar greenhouses and associated apparatus may, notwithstanding any other provisions of this title, be located in a rear or side yard; provided, that such apparatus does not cover more than thirty (30) percent of that side or rear yard and shall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

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

(L) *Satellite Dishes*. Satellite dishes over thirty (30) inches in diameter shall conform to the detached building setback requirements of the zone in which the satellite dish is located. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2017-04, §§ 1, 2, 3-7-17; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-44(F))









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

Conditional Use Permit Application
(Filing Fee: \$150.00)

For Office Use Only

Date received: 7-8-26
Time received: 10 (AM/PM)
Received By: MS

OWNER INFORMATION

Name: Calvin elies
Address: 1180 E Owens
Mailing Address: _____ Apartment/Unit#: _____
City: _____ State: _____ ZIP Code: _____
Phone: _____ Email: _____

APPLICANT INFORMATION (if different)

Name: _____
Address: _____
Mailing Address: _____ Apartment/Unit#: _____
City: _____ State: _____ ZIP Code: _____
Phone: _____ Email: _____

PROPERTY INFORMATION

Address of Property: 1180 E Owens Parcel Number (A.P.N.): 21016089
Legal Description of Property: 20, T10N, R22E, Beg S4 cor section 20
Zoning Classification: C-1 Applicant's interest in Land: I own the land
What is the Nature of the Request? Request is for a permit to
keep the shipping container for storage

APPLICATION REQUIREMENTS

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) **All maps must be drawn to scale and shall include:**

- ☐ Lot dimensions.
- ☐ Location, size, height, use and exterior materials of all buildings and structures.
- ☐ Size and dimensions of yards and space between buildings.
- ☐ Location and height of walls and fences.
- ☐ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
- ☐ Location, dimensions area, materials, and lighting of signs.
- ☐ Location and general nature of exterior lighting.
- ☐ Street dedications and improvements.
- ☐ Existing and proposed grades and drainage systems.
- ☐ Size and location of all existing and proposed public and private utilities. All easements must be shown.
- ☐ Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
- ☐ Landscaping, including all surfacing material around buildings and in all open spaces.
- ☐ A vicinity sketch showing the location of the site in relation to the surrounding street system.
- ☐ Adjacent properties and their uses shall be identified.
- ☐ A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
- ☐ Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.

2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

I.T will keep my belongings in order and out of sight
reuse of old buildings

3. A statement as to what steps will be taken to avoid and minimize any adverse impact on the public health, peace, convenience, comfort, safety and general welfare of the surrounding property owners and users as well as the general welfare of the City.

no impact in the last 22 years

4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

no utilities needed

5. **PLEASE NOTE:** In accordance with City Code, Title 19.20.030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Dolores Solomon

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.


Signature of Owner (s)

6-19-26
Date

Signature of Owner (s)

Date

Signature of Applicant (If other than owner)

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, calvin cline, the owner of the property described as A.P.N. 21016089

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 CONDITIONAL USE PERMIT. 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 6 day of JULY, 2026.

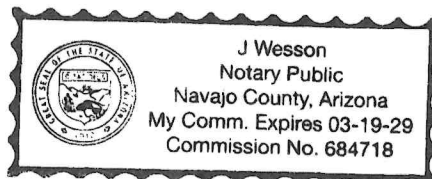
[Signature]
Signature of Property Owner

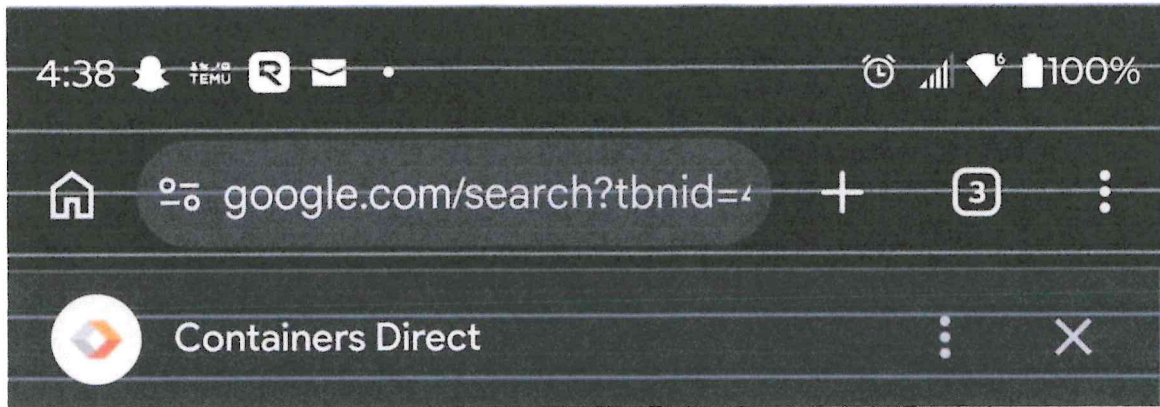
STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 6 day of July, 2026
by Calvin Cline
Name of Signer

[Signature]
Notary Public

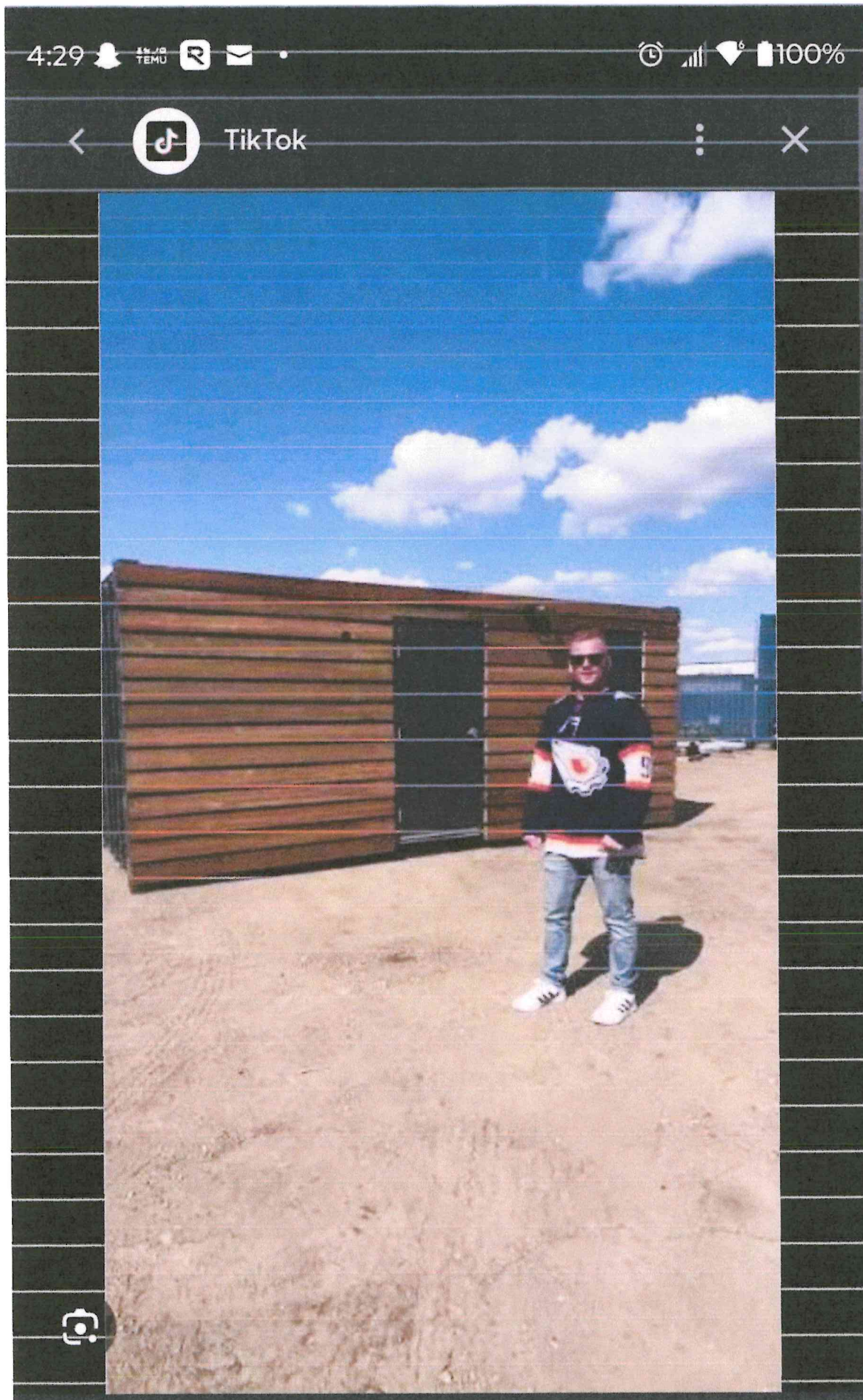
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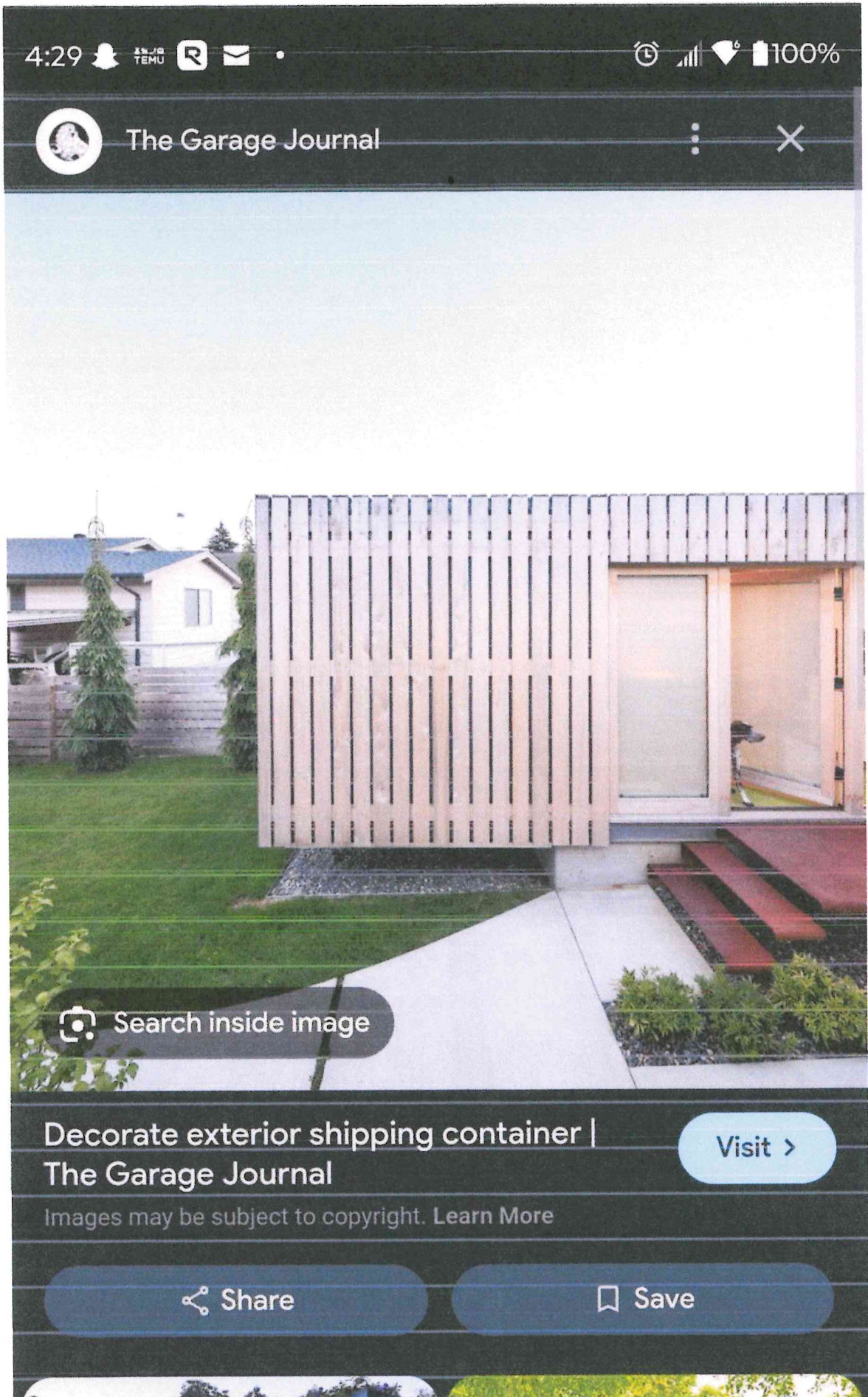


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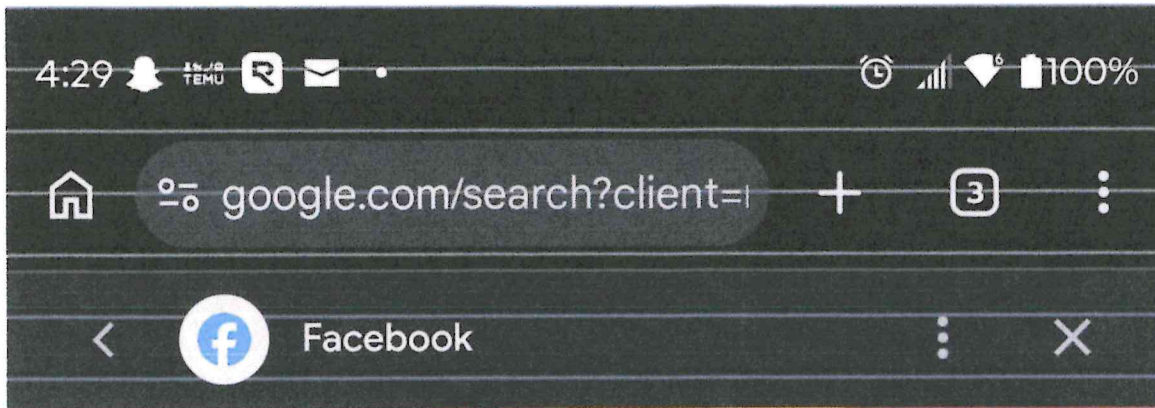




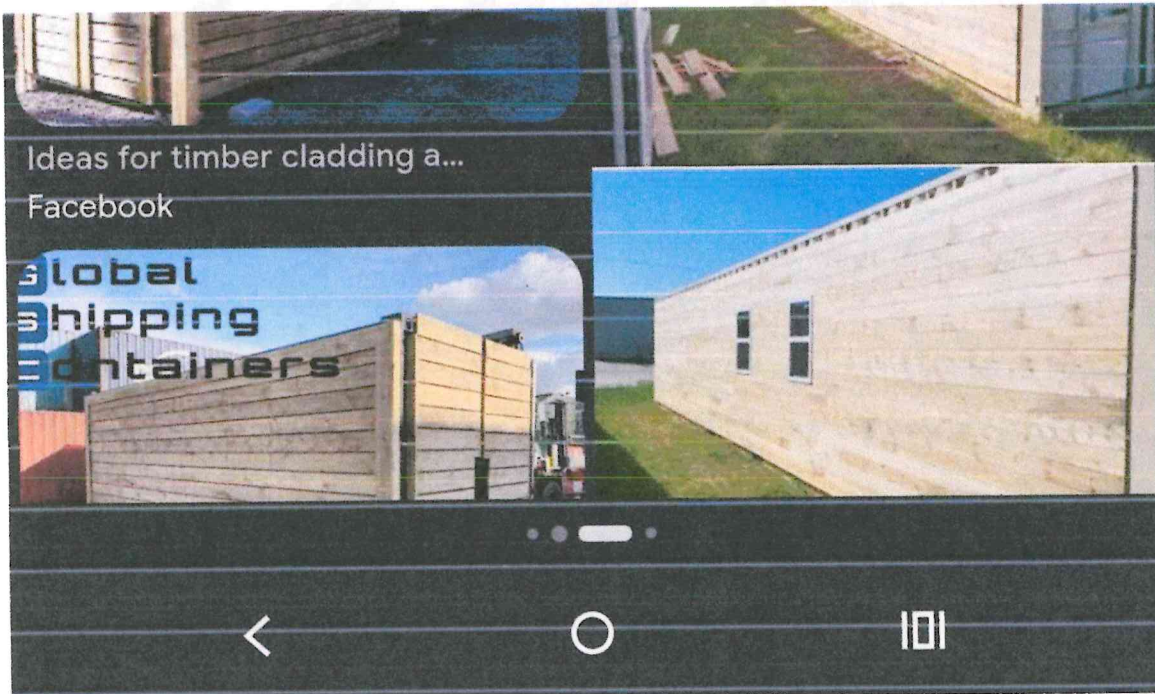
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OPTION
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OPTION
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OPTION
4

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Consideration of Conditional Use Permit (CUP) 602-04-284 submitted by Stephen Hair on behalf of Maranatha Bible Church to allow the construction of a church on property located at 900 S. Central, that being A.P.N. 210-30-013. (Moriah Saline)

RECOMMENDATION

I **MOVE** to approve CUP 602-04-284 submitted by Stephen Hair on behalf of Maranatha Bible Church to allow the construction of a church on property located at 900 S. Central, that being A.P.N. 210-30-013, subject to staff recommendations.

BACKGROUND

During its scheduled meeting on August 22, 2023, the Planning and Zoning Commission approved CUP 602-04-262 permitting grading of the subject property prior to obtaining a building permit. Condition eight (8) of that CUP specified that a new CUP should be obtained prior to the commencement of construction of the church building.

As a result, Stephen Hair on behalf of Maranatha Bible Church has submitted a CUP to allow for the construction of a church. The proposed site will be located at 900 S. Central identified as A.P.N. 210-30-013 and falls under the MH (Manufactured Housing) zone. Churches and similar places of worship are considered a conditional use in the MH zoning district.

The applicant has submitted plans for one building that is approximately 29 feet in height and spans 6,318 square feet. A total of 71 parking spaces will be provided, including six (6) ADA-designated spaces. The building elevations indicate the design consists of board and batten siding with a stone façade and a metal roof. A landscaping plan was not provided but will be required when the applicant applies for the building permit. Currently, access to the property will remain at the current entrance of S. Central. No other access points are proposed.

On February 14, 2006, the Planning and Zoning Commission approved a CUP to build a church on property located at 201 E. Whipple located in the R1-7 (Single Family Residential 7,000 square feet) zone. That church is approximately 400 feet to the east of the subject property. Conditions of that CUP are provided in the packet. Additionally, the conceptual layout of the lot and building plans have been supplied by the applicant and are included for review.

ATTACHMENTS

None

FISCAL IMPACT

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FINDINGS OF FACT

1. During its scheduled meeting on August 22, 2023, the Planning and Zoning Commission approved CUP 602-04-262 which permitted grading of the subject property without a building permit.
2. Condition eight (8) of that CUP specified that a new CUP should be obtained prior to the commencement of construction of the church building.
3. Stephen Hair on behalf of Maranatha Bible Church has submitted a CUP application to allow for the construction of a church. The proposed site will be located at 900 S. Central identified by A.P.N. 210-30-013 and falls under the MH (Manufactured Housing) zone.
4. The submitted plans indicate the church building will be approximately 29 feet in height and is 6,318 square feet in size with a total of 71 parking spaces, including six (6) ADA-designated spaces.
5. According to the plans, the building design consists of board and batten with a stone façade and a metal roof.
6. The Planning and Zoning Commission approved another church building located at 201 E. Whipple on February 14, 2006. This property is approximately 400 feet to the east of the subject property.
7. The current zoning of the surrounding properties includes:
 - North: R1-7 (Single-Family Residential, 7000 square feet)
 - South: MH (Manufactured Housing)
 - East: R1-15 (Single-Family Residential, Manufactured Homes Excluded 15,000 square feet)
 - West: MH (Manufactured Housing)
8. The current land uses of the surrounding properties includes:
 - North: Residential
 - South: Vacant – Future Public Park for City of Show Low
 - East: Residential
 - West: Residential
9. Transmittal memos were sent to all affected agencies. No applicable comments were received.
10. The property was posted, and letters were sent to all property owners within three hundred (300) feet of the subject property. No applicable comments were received.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Zoning Ordinance, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-284 submitted by Stephen Hair on behalf of Maranatha Bible Church to allow the construction of a church on property located at 900 S. Central, that being A.P.N. 210-30-013, subject to the following conditions:

1. All development shall comply with all applicable federal, state and local requirements.
2. This conditional use permit authorizes only the specified use. Separate approvals shall be obtained for the site plan, landscaping, engineering, and building permits. The project must substantially conform to the submitted conceptual plans.
3. Expanding the use beyond those specified would require the applicant to appear again before the Planning and Zoning Commission.

STANDARDS OF REVIEW

Project: Consideration of Conditional Use Permit (CUP) 602-04-284 submitted by Stephen Hair on behalf of Maranatha Bible Church to allow the construction of a church on property located at 900 S. Central, that being A.P.N. 210-30-013.

General Plan

Land Use

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

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

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 and shall run with the property until revoked or until such time as the use is discontinued. The maintenance of special conditions imposed by the permit, as well as the compliance with other provisions of this chapter, shall be the responsibility of the property owner. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(B))

19.20.030

Application process.

(A) *Authorized Applicant.* An applicant for a conditional use permit shall be one (1) of the following:

- (1) The owner(s) and/or authorized agent of the property;
- (2) Any person with a potential interest in the property, together with the name, address and signature of the owner and/or authorized agent of the property.

(B) *Submittal Requirements.* Application for a conditional use permit shall be filed with the planning and zoning department on a form provided by the planning and zoning department. The applicant shall provide the planning and zoning director with a detailed site plan with the information requested in Chapter 19.15, and the narrative information as requested on the application form. An applicant shall also furnish the commission any additional information the planning and zoning director may consider relevant.

(C) *Mandatory Applicant Attendance.* Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.

(D) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

(E) *Diminution of Fair Market Value Waiver Required.* An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § 12-1134 arising out of the subject application shall be submitted. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(C))

19.20.040

Staff review.

An application for a conditional use permit shall be submitted to the planning and zoning director at least twenty-one (21) days prior to the public meeting. The required twenty-one (21) day period shall commence once a complete application has been received as deemed by the planning and zoning director or designee and shall not include the day of submittal, nor shall it include the day of the meeting. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public meeting. The recommendation shall set forth whether the conditional use permit should be granted, granted with conditions, denied, or set for a public hearing. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(D))

19.20.050**Standards for reviewing conditional use permits.**

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

- (A) The application shall be consistent with and conform to the general plan and any other adopted plans;
- (B) There shall be no significant adverse or intrusive effect upon property within three hundred (300) feet of the external boundaries of the subject property as a result of the proposed use; and
- (C) The proposed change would not be detrimental to the public health, safety and general welfare of the persons or property in the surrounding area, nor to the community in general. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(E))

19.20.060**Notification requirements.**

Notice of the nature of the conditional use permit application and the date of the meeting at which it will be considered shall be posted on the property and shall be mailed to the owners of all real property within three hundred (300) feet of the property for which application is made at least ten (10) days prior to the meeting. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(F))

19.20.070**Commission action.**

Based on the application, site plan, standards of review, staff's recommendation and any other presented information the commission has the following options in rendering a decision:

- (A) The commission may grant a conditional use permit with conditions the commission deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the commission may desire.
- (B) Deny the conditional use permit. If the commission finds that the application and supporting data do not indicate that all applicable conditions and requirements of this section will be met, it shall deny the permit. Notice of denial, including reasons therefor, shall be mailed to the applicant at the address shown in the application, and the commission shall report its actions to the city council.
- (C) At its discretion, set the matter for a public hearing. If the commission does set the matter for public hearing, notice thereof shall be given to the public by publication of a notice in the official newspaper of the city and by posting the property included in the application not less than fifteen (15) days prior to the hearing. The notice shall set forth the time and place of the hearing and include a general explanation of the matter to be considered and a general description of the area affected.
- (D) Continue the matter one (1) time to a specific date not to exceed thirty (30) days from the original meeting date. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(G))

19.20.080**Appeals.**

(A) Any aggrieved person may file an appeal with the city council regarding any decision of the planning and zoning commission regarding the commission's action on a conditional use permit by filing a written notice of appeal with the city clerk specifying the request. This appeal shall outline the specific nature of the concern, the impacts on neighboring properties, and the city as a whole, and the individual's standing as an aggrieved person. If no appeal is filed with the council within seven (7) days after commission action, the action of the commission shall be considered final.

(B) When an appeal is filed with the city clerk, the planning and zoning director shall place the item on the next available regular city council meeting agenda, or, in the alternative, the planning and zoning director may set the matter for public hearing before the council as per the notification requirements outlined in Section 19.20.070(C). Notice shall be given to the planning and zoning commission of such appeal and the commission shall submit a report to the council prior to the hearing setting forth the reasons for its action taken. The commission shall be represented at the hearing by the commission chairman or his designee.

(C) Council Action.

(1) May grant or deny it; the council may elect to set the matter for a public hearing, and the latter action shall require notification as outlined in Section 19.20.070(C).

(2) The council shall, within fifteen (15) days of the public hearing, either uphold the decision of the planning and zoning commission or make a decision of its own. The council is not bound by the record of the commission's findings and/or decision in reaching its decision.

(3) The council may grant a conditional use permit with conditions the council deems necessary to secure the intent and purpose of this section and require such guarantees and evidence that such conditions are being, or will be, complied with as the council may desire.

(4) The council's decision shall be final and shall become effective immediately. Notice of the decision shall forthwith be mailed to the applicant at the address shown in the application. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-32(H))

19.20.090

Time limits.

(A) Conditional use permits become effective seven (7) days after approval by the planning and zoning commission, but in the event an appeal is filed, said permit shall not become effective until a decision upholding granting of the permit is arrived at by the council.

(B) The construction of any improvements allowed by a conditional use permit shall commence within twelve (12) months or as otherwise stipulated by the commission and must be completed within eighteen (18) months or as otherwise stipulated by the commission in accordance with the development plan, unless extended by the planning and zoning commission, otherwise the conditional use permit shall become null and void.

(C) The commission may establish a time limitation for specific conditional use permits and prior to the termination of this time limit, the commission may reconsider said use permit to determine if the permit should be reissued for an additional time period or be terminated.

(D) A conditional use permit shall not be effective until the conditions of the permit are fulfilled unless specific clarifications on the conditional use permit as to timing of compliance are present.

(E) If a time limit is not established by the commission, and the conditional use is discontinued for more than twelve (12) months, a new conditional use permit shall be required.

(F) An applicant may submit a master plan of a proposed development which requires a conditional use permit and have the development approved by the commission. No further conditional use permit process will be necessary to implement this plan as long as it is in substantial compliance with the master plan and is completed within the time period established by the commission.

(G) No person shall reapply for the same or substantially the same use permit on the same or substantially the same plot, lot, or parcel of land within a period of one (1) year from the date of denial or revocation of said use permit. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(I))

19.20.100

Revocation and enforcement.

(A) Use permits granted in accordance with the provisions of this chapter may be revoked if any of the conditions or terms of the permit are violated or if any law or division is violated in connection therewith. The planning and zoning director shall notify the permittee of a violation of a conditional use permit. If the violation is not remedied or the remedy is not substantially begun in the opinion of the planning and zoning director, the permittee shall be served with a notice that the planning and zoning commission will consider revocation of the conditional use permit at a commission meeting specified in the notice. This commission meeting shall not be held less than ten (10) days after the notice is mailed by certified mail or by personal delivery. If the commission decides to revoke the permit, the property owner shall cease the use for which the conditional use permit was issued.

(B) Failure to comply with the conditional use permit or the standards of this chapter may result in a complaint being filed in the magistrate court as per Section 19.10.080. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 3, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-32(J))

The Show Low City Code is current through Ordinance 2024-12, passed December 3, 2024.

MH - MANUFACTURED HOUSING ZONE

19.60.010

Purpose.

This district is intended to promote orderly planned development of manufactured housing and related accessory uses. Regulations are designed to preserve and protect the residential character of the district and to ensure compatibility with adjacent districts. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(A))

19.60.020

Permitted uses.

- (A) One (1) single-family dwelling or manufactured home per lot or parcel.
- (B) One (1) single-family dwelling, manufactured home, motor home, travel trailer or park model trailer per lot in a recreational vehicle subdivision.
- (C) Customary accessory uses and buildings provided such uses are incidental to the principal use.
- (D) Temporary buildings for uses incidental to construction work, which buildings shall be removed from completion or abandonment of the construction work.
- (E) Publicly owned and operated schools, parks and recreation areas and centers, and recreational facilities incidental to the manufactured home park or subdivision.
- (F) Home occupations.
- (G) Attached guest units in accordance with Section 19.25.230(A).
- (H) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(B))

19.60.030

Conditional uses.

- (A) Manufactured home parks.
- (B) Churches and similar places of worship.
- (C) Private schools.
- (D) Public utility buildings, structures, or appurtenances thereto for public service use.
- (E) Recreational vehicle subdivisions.
- (F) Bed and breakfast.
- (G) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (H) Cemeteries and public or quasi-public facilities.
- (I)
 - (1) One (1) additional single-family dwelling for use as a guest house not to exceed fifty (50) percent of the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of seven thousand five hundred (7,500) square feet of lot area per dwelling unit; or
 - (2) One (1) additional single-family dwelling for use as a guest house not to exceed the total living area of the main dwelling, provided the total intensity of land use shall be a minimum of ten thousand (10,000) square feet of lot area per dwelling unit.
- (J) Multifamily dwellings in accordance with Section 19.55.040. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(C))

19.60.040

Property development standards.

- (A) Minimum Lot Area. Five thousand (5,000) square feet.
- (B) Minimum Average Lot Width. Fifty (50) feet.

- (C) Minimum Lot Frontage. Thirty (30) feet.
- (D) Maximum Lot Coverage. Forty (40) percent.
- (E) Minimum Front Yard. Twenty (20) feet.
- (F) Minimum Side Yard. Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) Minimum Rear Yard. Ten (10) feet.
- (H) Minimum Manufactured Home Size. Five hundred (500) square feet.
- (I) Maximum Building Height. Not to exceed thirty-five (35) feet.
- (J) Skirting. All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(D))

19.60.050

Property development standards for R.V. subdivisions.

- (A) Minimum Lot Area. Five thousand (5,000) square feet.
- (B) Minimum Average Lot Width. Fifty (50) feet.
- (C) Minimum Lot Frontage. Thirty (30) feet.
- (D) Maximum Lot Coverage. Forty (40) percent.
- (E) Minimum Street Side Setback. Twenty (20) feet.
- (F) Minimum Side Yard. Eight (8) feet, except that where a side yard lot line abuts a street, there shall be a side yard of not less than twenty (20) feet.
- (G) Minimum Rear Yard. Ten (10) feet.
- (H) Maximum Building Height. Not to exceed twenty (20) feet.
- (I) Skirting. All manufactured homes and recreational vehicles shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2024-06, § 1, 6-4-24. 1976 Code § 15-1-57(E))

19.60.060

Property development standards for manufactured home parks.

- (A) Minimum manufactured home park size: One and one-half (1-1/2) acres.
- (B) Minimum lot area: A minimum lot average of three thousand five hundred (3,500) square feet, and a minimum lot area of three thousand (3,000) square feet.
- (C) Minimum setback of any building or manufactured home from any public street line: Twenty (20) feet.
- (D) Minimum setback of any building or manufactured home from district boundary line: Twenty (20) feet.
- (E) Minimum setback of any building or manufactured home from manufactured home park boundary: Fifteen (15) feet.
- (F) Placement of Manufactured Home or Building on Individual Site.
 - (1) Minimum setback from private access street: Ten (10) feet.
 - (2) Minimum distance between manufactured homes and/or attached structures:
 - (a) Between two (2) opposing sides, and between a side and an opposing end: Sixteen (16) feet.
 - (b) Between two (2) opposing ends: Twelve (12) feet.
- (G) Minimum manufactured home size: Four hundred (400) square feet.
- (H) Maximum building height: Not to exceed twenty (20) feet.
- (I) Recreation Area.
 - (1) Five hundred (500) square feet of usable open space shall be provided for each dwelling unit. "Usable open space" shall mean space that can be enjoyed by people. This could include landscaped plazas, grass and trees, fountains, sitting areas, etc., which is meant to provide an open garden atmosphere. Usable open space does not include any required yards less than ten (10) feet in width, parking areas, vacant or undeveloped lots or any other space which does not contribute to the quality of the environment.
 - (2) Where a centralized recreation area is provided, the usable open space may be reduced up to two hundred fifty (250) square feet per manufactured home at the following ratio: For each square foot of recreational area, open space requirements may be reduced by three (3) square feet. Recreational areas may include community use facilities, indoor recreational areas, swimming pools, hobby shops, etc.

(J) Screening. All manufactured home parks shall be screened with a solid material fence six (6) feet in height as defined in Chapter 19.25, or as otherwise required by the planning and zoning commission.

(K) Driveways and Vehicular Access.

(1) Manufactured home parks shall be located on or have direct access to a public street, except that no individual manufactured home space within the manufactured home park may have direct access to a public street.

(2) All driveways shall have a minimum width of twenty-four (24) feet, except when a driveway is located between trailer parking spaces it shall have a minimum width of thirty (30) feet.

(3) All driveways and interior streets shall be surfaced and maintained with a compacted aggregate base and surfaced with reclaimed asphalt or a material of equal or better strength and durability which meets the city engineer's minimum standards, weather permitting, on the type of requested by the property owner. All surface water run-off shall be retained on site or drained into a drainage system approved by the city engineer, and shall be maintained by the property owner.

(4) All plans and traffic engineering shall be subject to approval of the development review board and shall be based upon the spacing and maneuverability requirements for sixty (60) foot-long trailers.

(L) Skirting. All manufactured homes shall be skirted and maintained with a material that is not susceptible to rapid weathering. No untreated "earth to wood" contact (as defined by applicable building codes) shall be permitted.

(M) Public Utilities. All utilities shall be in compliance with applicable codes, and all utility distribution and service lines shall be installed underground. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(F))

19.60.070

General provisions.

The provisions of Chapter 19.25 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(G))

19.60.080

Signs.

The provisions of Chapter 19.100 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(H))

19.60.090

Parking and loading.

The provisions of Chapter 19.105 shall apply. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(I))

19.60.100

Plan review.

The provisions of Chapter 19.15 shall apply to all uses. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-57(J))

The Show Low City Code is current through Ordinance 2026-05, passed June 16, 2026.

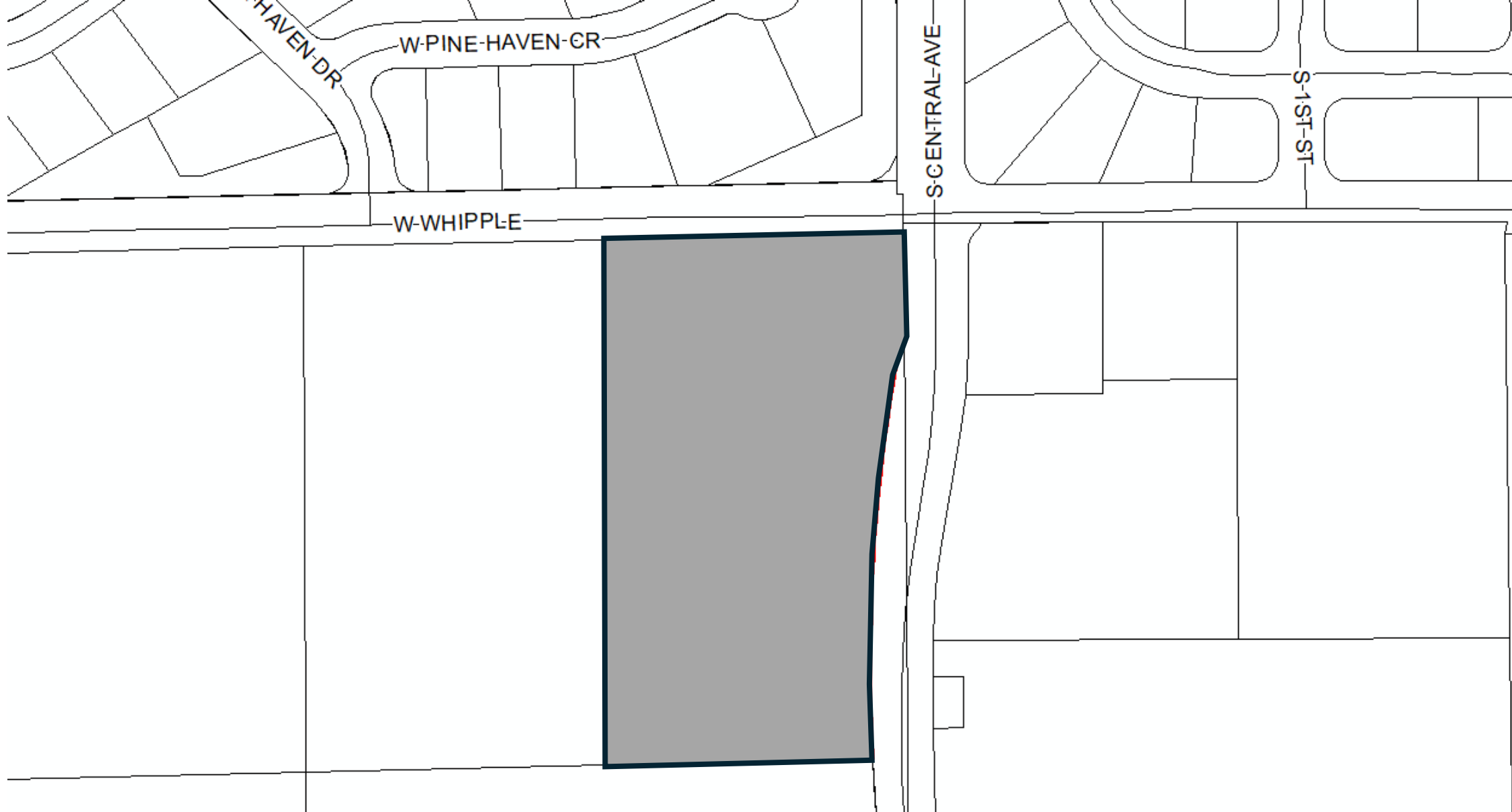
Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.showlowaz.gov

Hosted by ICC Code Solutions.



SUBJECT PROPERTY:
900 S Central Ave
APN 210-30-013



SUBJECT PROPERTY: 900 S Central Ave - APN 210-30-013



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

Conditional Use Permit Application
(Filing Fee: \$150.00)

For Office Use Only

Date received: 7.23.20
Time received: 9:30 ☒ AM ☐ PM
Received By: KBF

OWNER INFORMATION

Name: Maranatha Bible Church
Address: _____
Mailing Address _____ Apartment/Unit# _____
City _____ State _____ ZIP Code _____
Phone: _____ Email: _____

APPLICANT INFORMATION (if different)

Name: Stephen Hair (contact)
Address: _____
Mailing Address _____ Apartment/Unit# _____
City _____ State _____ ZIP Code _____
Phone: _____ Email: _____

PROPERTY INFORMATION

Address of Property: 900 S Central Parcel Number (A.P.N.): 3861830
Legal Description of Property: N/E of section 30, Township 10 NORTH, Range 22 EAST,
Gila & Salt Base & Meridian
Zoning Classification: MH Applicant's interest in Land: Building a Church Home
What is the Nature of the Request? CUP for Church bldg.

APPLICATION REQUIREMENTS

1. One (1) copy of 24" X 36" map and one (1) copy of the same map in 11" X 17" (additional maps may be required if requested by Staff) **All maps must be drawn to scale and shall include:**

- ☒ Lot dimensions.
- ☒ Location, size, height, use and exterior materials of all buildings and structures.
- ☒ Size and dimensions of yards and space between buildings.
- ☒ Location and height of walls and fences.
- ☒ Location, number of spaces, dimensions, circulation patterns, and surface materials for all off- street parking and loading areas, driveways, access ways and pedestrian walkways.
- ☒ Location, dimensions area, materials, and lighting of signs.
- ☒ Location and general nature of exterior lighting.
- ☒ Street dedications and improvements.
- ☐ Existing and proposed grades and drainage systems. *completed*
- ☒ Size and location of all existing and proposed public and private utilities. All easements must be shown.
- ☒ Natural features such as mesas, rock outcroppings, or streams and manmade features such as existing roads and structures, with indication as to which are to be retained and which are to be removed or altered.
- ☐ Landscaping, including all surfacing material around buildings and in all open spaces. *meet & exceed city requirements*
- ☒ A vicinity sketch showing the location of the site in relation to the surrounding street system.
- ☒ Adjacent properties and their uses shall be identified.
- ☒ A legal description of the land included in the site plan and of the lot; the name, address and telephone number of the owner, developer and designer.
- ☐ Any information which the zoning administrator may find necessary to establish compliance with this and other ordinances.

2. A statement of how this proposed project or use will comply with the goals and objectives of the Show Low General Plan:

To support & encourage healthy, vibrant community for faith based - & generally family friendly...

3. A statement as to what steps will be taken to avoid and minimize any adverse impact on the public health, peace, convenience, comfort, safety and general welfare of the surrounding property owners and users as well as the general welfare of the City.

Passionate regard for developing property promoting the most favorable & pleasant aesthetic impact - enhancing the natural ability beauty

4. Explain what utility demands are going to be required and what steps, if any, will have to be made to meet your utility demands.

Utility needs are well along the way -
Water is provided by the city - installed already
Septic is in & approved already: *Unisource -*
APS = power - APS has -2- already been contacted - *UES - Gas will be provided - already contacted & proposed*
plan is in place - power will come from corner of ABC property *come & marked where gas will come into new bldg*

5. **PLEASE NOTE:** In accordance with City Code, Title 19.20.030(C) and (D), you or your authorized representative must be present at all Planning and Zoning Commission and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Tom Mosier

Jeff Bevers

Stephen Hair

Caleb Hair

I certify that the information on this application form and attachments are true and correct to the best of my knowledge. I realize that any incorrect information may lead to the cancellation of any proceedings and the Conditional Use Permit if a Conditional Use Permit has been issued.

Stephen Hair - Representative
Signature of Owner (s)

07-22-2026
Date

Signature of Owner (s)

Date

Signature of Applicant (If other than owner)

Date

WAIVER OF CLAIMS UNDER ARIZONA REVISED STATUTES § 12-1134

I, Thomas L. Mosier, the owner of the property described as A.P.N. 21030013

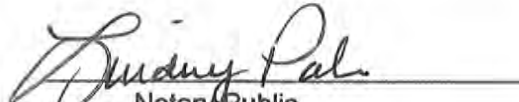
Show Low, Arizona, hereby waive any and all claims for diminution in value to my property which may arise under A.R.S. § 12-1134 as a result of my request and application for a CONDITIONAL USE PERMIT. Further, I agree to defend, indemnify, and hold harmless the City of Show Low, its officers, employees, 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.

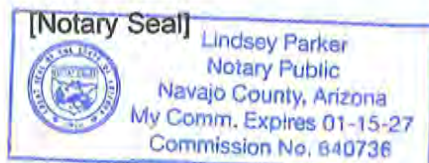
DATED this 24th day of July, 2026


Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 24th day of July, 2026
by Thomas Mosier
Name of Signer


Notary Public



PROJECT DATA

ADDRESS:

900S central show low, AZ 85901

LEGAL DESCRIPTION:

APN # 3861830
TRACT 1017
LOT AREA - 10,669 SQ FT
CONSTRUCTION TYPE - V-B
ZONE - R-1-10 SS (RESIDENTIAL)
OCCUPANCY R (RESIDENTIAL) / U (GARAGE)

ZONING:

SETBACKS: FRONT (25FT), SIDE (10FT), REAR (25FT)
LOT COVERAGE: 60% OF NET SITE AREA = 4,401.4 SF ALLOWED
BUILDING HEIGHT: NO CHANGE
FLOOR AREA ALLOWANCE: 3,200 SF PLUS 170 SF PER 1,000 SF OVER 10,000 SF. **3,200 SF ALLOWED**

Total Square Footage	
Name	Area
1. First Floor Heated Area	6318 SF
Total Area	6318 SF

PROJECT DIRECTORY

DESIGNER

OWNER

MARANATHA BIBLE CHURCH
PO Box 2803
show low, AZ 85902

SCOPE OF PROJECT

NEW CONSTRUCTION DRAWINGS

BUILDING CODE:

THESE PLANS ARE DRAWN AND REFERENCES TO:

1. 2008 NATIONAL GREEN BUILDING STANDARD (NGBS) WITH 2011 AMENDMENTS

2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH 2020 SUPPLEMENTS & AMENDMENTS

3. 2017 EDITION OF THE NATIONAL ELECTRICAL CODE

4. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH 2020 AMENDMENTS

5. 2018 INTERNATIONAL FIRE CODE (IFC)

6. 2018 INTERNATIONAL FUEL GAS CODE (IFGC) WITH 2020 AMENDMENTS

7. 2018 INTERNATIONAL GREEN CONSTRUCTION CODE

8. 2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH 2020 AMENDMENTS

9. 2018 INTERNATIONAL PERFORMANCE CODE FOR BUILDINGS AND FACILITIES

10. 2018 INTERNATIONAL PLUMBING CODE (IPC) WITH 2020 AMENDMENTS

11. 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE- AND TWO-FAMILY DWELLINGS, WITH 2020 AMENDMENTS

ARCHITECTURAL SYMBOLS LEGEND

D2
A-512

D2
A-512

DETAIL INDICATOR - REFERENCE & DETAIL INDICATOR - ITEM

B3
A-501

B3
A-501

DETAIL INDICATOR - SECTION & DETAIL INDICATOR - SECTION ITEM

B3
A-301

D2
A-512

SECTION INDICATOR - PARTIAL BUILDING/WALL & DETAIL INDICATOR - AREA

A2
A-303

A2
A-303

SECTION INDICATOR - BUILDING

A4
A-201

ELEVATION INDICATOR - EXTERIOR

A2
A-202

A2
A-202

A4
A-202

A3
A-202

ELEVATION INDICATOR - INTERIOR, SINGLE & MULTIPLE VIEW

MATCH LINE
SEE XX / X-XXX

MATCHLINE INDICATOR

1
A

REFERENCE GRID WITH REFERENCE GRID LINES

22

REVISION INDICATOR & REVISION CLOUD

ROOM NAME
101

ROOM IDENTIFIER WITH ROOM NAME & NUMBER

LEVEL 1
100'-0"

TOC 98'-8"

ELEVATION INDICATOR - LEVEL & SPOT

10

WINDOW OR LOUVER IDENTIFIER

22

KEYNOTE INDICATOR

PLAN NORTH

PLAN NORTH & TRUE NORTH INDICATOR

Sheet List

Sheet Name	Sheet Number
COVER SHEET	A-0.0
GENERAL NOTE & DESIGN DATA	A-1.0
FIRST FLOOR PLAN	A-1.1
ELEVATION	A-4.0
ELEVATION	A-5.0
BUILDING SECTION-1 & 2	A-6.0
ROOF PLAN	A-7.0
REFLECTIVE CEILING PLAN	A-8.0
MECHANICAL PLAN	M-1.0
ELECTRICAL PLAN	E-1.0
SEPTIC PLAN	P-0.0
PLUMBING DESIGN	P-0.1
FIRE SAFETY PLAN	P-0.2
FOUNDATION PLAN & DETAILS	S-1.0
ROOF FRAMING	S-1.3
FLOOR FRAMING	S-1.4
DETAILS-1	S-1.7
DETAILS -2	S-1.8
DETAILS -3	S-1.9
DETAILS -4	S-1.10
TYPICAL FRAMING DETAILS	S-2.0

MARANATHA BIBLE CHURCH

900S central show low, AZ 85901

VICINITY MAP

PROJECT LOCATION

1

3D VIEW FRONT

2

3D VIEW REAR

GENERAL NOTES:

MINIMUM INSULATION VALUES:
A. R-19 EXTERIOR WALLS (BATTS OR CLOSED CELL FOAM)*
B. R-30 ROOF AREAS (BLOWN/BATTS/OR CLOSED CELL FOAM)
D. R-30 CANTILEVERS AND FLOOR OVER
E. R-16 CRAWL WALLS (RIGID INSULATION)
WHERE NECESSARY OR AS DIRECTED BY CONTRACTOR, PROVIDE EXTRUDED POLYSTYRENE IN LIEU OF BATT INSULATION, BEHIND, BENEATH, OR ADJACENT TO PLUMBING, MECHANICAL, AND ELECTRICAL SUPPLIES, RETURNS, AND OTHER DISTRIBUTION LINES AND FIXTURES TO ENSURE MINIMUM INSULATION VALUES ARE STRICTLY ADHERED TO IN ALL LOCATIONS. IN ALL INACCESSIBLE OR ENCLOSED AREAS OR AREAS THAT MAY BE INACCESSIBLE OR MAY BE ENCLOSED, PLACE EXTRUDED POLYSTYRENE INSULATION IMMEDIATELY PRIOR TO PLACING THE PLUMBING, MECHANICAL, AND ELECTRICAL RUNS.
INSULATE ALL CANTILEVERED FLOORS WITH BATT INSULATION AND SHEATH UNDERSIDE WITH HARDBOARD OVER APPROVED VAPOR BARRIER.
SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS IN ACCORDANCE WITH ASSE/ANSI 1016 OR CSA B125. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM 120F PER 2021 IRC SEC. P2708.3
CONCRETE TILES AND ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTENERS REQUIRED BY MANUFACTURER.
STAIR CONSTRUCTION
A. 7-3/4" RISERS MAX. (NOT TO VARY MORE THAN 3/8")
B. 10" TREADS MIN.
C. WIDTH - NOT LESS THAN 36" CLEAR
D. HEADROOM - NOT LESS THAN 6'-8" CLEAR TO ALL OBSTRUCTIONS.
E. HANDRAILS - BETWEEN 34" TO 38" A.F.F. DIMENSION SHOULD BE BETWEEN 1 1/2" - 2" DIAMETER, W/ INTERMEDIATE BALUSTERS/RAILS PER "G" BELOW.
F. GUARDRAILS - NOT LESS THAN 36" A.F.F. AND BALUSTERS CONSTRUCTED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH (EXCEPT WHERE AT THE OPEN SIDE OF A STAIR, +34" - +38", SEE "G" FOR BALUSTERS.
G. INTERMEDIATE BALUSTERS/RAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4-3/8" IN DIAMETER CANNOT PASS THROUGH, EXCEPT AT TRIANGULAR AREAS FORMED BY A RISER AT THE BOTTOM OF A GUARD, SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.
H. INTERMEDIATE LANDING MUST EQUAL STAIR WIDTH WHERE STAIR RUN CHANGES DIRECTION.
PROVIDE 36" MINIMUM CLEAR SPACE FOR ALL LANDINGS @ EXTERIOR DOORS.
ANY STAIR WITH ENCLOSED USABLE SPACE UNDERNEATH SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD
MINIMUM CORRIDOR WIDTH IS TO BE 36" CLEAR.
PROVIDE FLOOR, WALL, ROOF AND FIRE BLOCKING PER R302.11 & R302.12
FIRESTOP ALL POCKET DOORS AND FLUES PER R302.11 & R302.12
SMOKE DETECTORS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER CODE. LINK THE AUDIO SIGNAL TO ALL UNITS.
IN BATHROOMS CONTAINING A BATHTUB OR SHOWER OR COMBINATION THEREOF, LAUNDRY ROOMS AND SIMILAR ROOMS THAT DO NOT HAVE ACCESS TO NATURAL VENTILATION, A MECHANICAL VENTILATION SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE IS TO BE PROVIDED.
IN BATHROOMS THAT ONLY CONTAIN A WTER CLOSET OR LAVATORY OR COMBINATION THEREOF AND SIMILAR ROOMS THAT DO NOT HAVE NATURAL VENTILATION, A MECHANICAL RECIRCULATING FAN IS TO BE PROVIDED.
WHERE RECESSED LIGHT FIXTURES ARE ADJACENT TO COMBUSTIBLE INSULATION, PROVIDE CLEARANCES PER CODE.
SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EGRESS WINDOW FOR EMERGENCY ESCAPE IN ACCORDANCE WITH I.R.C. REQUIREMENTS.
ALL WINDOWS ARE TO BE WEATHER-STRIPPED AND DOUBLE GLAZED. FRAME MATERIAL PER GC.
ALL EXTERIOR DOORS AND WINDOWS LEADING TO UNHEATED AREAS, ABOVE GRADE, ARE TO BE WEATHER STRIPPED.
GALVANIZED DOWNSPOUTS TO HAVE 5'-0" ADJUSTABLE EXTENDERS OR PER LOCAL CODES. DISTANCE FROM END OF EXTENDER TO ADJACENT PROPERTY LINE SHOULD BE 3-5 FEET. EXTENDERS SHOULD BE 4" IN DIAMETER OR EQUIVALENT. PROVIDE EXTENDERS UNLESS OTHERWISE NOTED AS SPLASHBLOCKS ON SITE PLAN, THEN PROVIDE SPLASHBLOCKS ONLY.
PROVIDE THERMOPLY OR APPROVED EQUIVALENT AIR BARRIER AT VERTICAL EXTERIOR (COLD) SIDES OF ALL TUB ENCLOSURES, BUILT-INS, BETWEEN JOISTS/FRM BOARDS, AND TRUSS STEPS. ALL BATT INSULATION SHALL HAVE FULL ENCLOSURE, EXCEPT ATTICS.
ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURERE'S APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES.
PROVIDE DAM PROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR IRC SPECIFICATIONS.
SLOPE ALL CONCRETE EXTERIOR FLATWORK 1/4" PER FOOT (MIN) AWAY FROM THE STRUCTURE TO PROVIDE PROPER DRAINAGE.
T.O. FOUNDATION ELEVATIONS FOR HOUSE SHALL BE VERIFIED IN FIELD BY G.C. PRIOR TO CONCRETE POUR. SET T.O. FOUNDATION SO THAT FINISH GRADE CAN SLOPE AWAY @ 10% FOR 10 FEET FROM FOUNDATION OR TO PROPERTY LINE, OR PER SOILS REPORT. VERIFY THAT EXTERIOR MATERIALS OTHER THAN MASONRY/CONCRETE WILL BE 8" ABOVE FINISH GRADE, OR PER LOCAL CODES. WHERE CONCRETE PORCH, PATIO, OR DRIVE IS LESS THAN 8" BELOW T.O. FOUNDATION, PROVIDE FLASHING/WTERPROOFING PER CODE. SITE PLAN IS PROVIDED FOR COMPLIANCE WITH ZONING ORDINANCES ONLY. GC. IS SOLELY RESPONSIBLE FOR SITE DRAINAGE.

NO. DESCRIPTION

BY

DATE

SHEET TITLE:

COVER SHEET

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

Maranatha Bible Church

900S central show low, AZ 85901

DRAWN BY:

SA

CHECKED BY:

SA

DATE

01/21/2026

SCALE

As indicated

SHEET

A-0.0

Page 43 of 63

IMPROVEMENT PLANS
FOR
MARANATHA BIBLE CHURCH

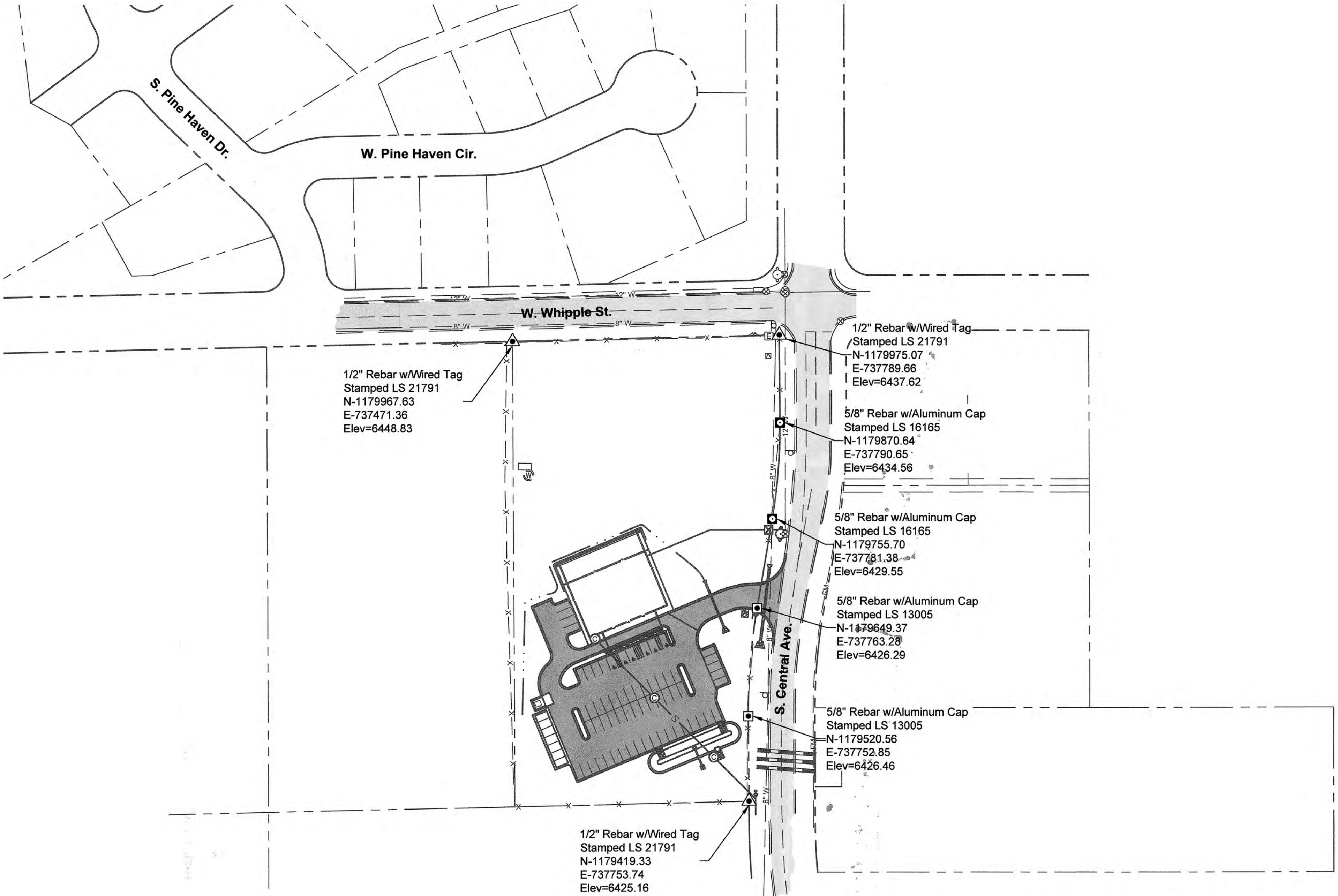
LOCATED IN THE NE 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 22 EAST, GILA & SALT RIVER BASE & MERIDIAN,
CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



LEGEND

- Existing**
- 12" W — Exist 12" Water
 - 4" S — Exist 4" Sewer
 - 8" S — Exist 8" Sewer
 - — — — — Exist Right-of-Way
 - o — o — Exist Chain Link Fence
 - x — x — Exist Barbed Wire Fence
 - OHU — Exist Overhead Utilities
 - G — Exist Gas
 - T — Exist Telephone
 - TV — Exist Television
 - FO — Exist Fiber Optic
 - SD — Exist Storm Sewer
 - — — — — Exist Culvert
 - ⊙ — Exist Sewer Manhole
 - ⊙ — Exist Sewer Cleanout
 - ⊙ — Exist Storm Drain Manhole
 - ⊙ — Exist Monitoring Well
 - ⊙ — Exist Water Valve
 - ⊙ — Exist Fire Hydrant
 - ⊙ — Exist Water Meter
 - ⊙ — Exist Gas Meter
 - ⊙ — Exist Gas Valve
 - ⊙ — Exist Telephone Pedestal
 - ⊙ — Exist Transformer
 - ⊙ — Exist Utility Pole
 - ⊙ — Exist Down Guy
 - ⊙ — Exist Light
 - ⊙ — Exist Irrigation Control Valve
 - ⊙ — Exist Sign
 - ⊙ — Exist Pavement

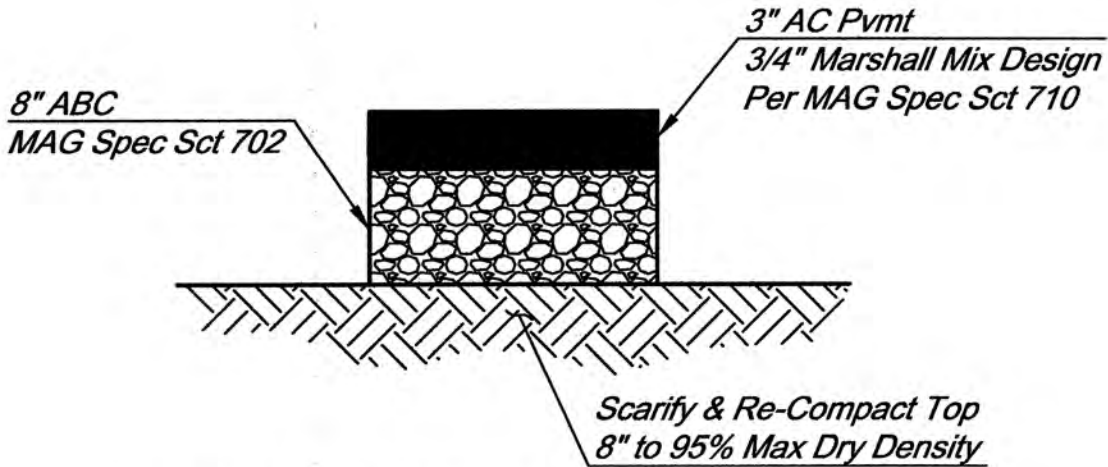
- Proposed**
- 8" W — Prop 8" Water
 - 4" S — Prop 4" Sewer
 - 8" S — Prop 8" Sewer
 - — — — — Prop Flow Line
 - — — — — Prop Right-of-Way
 - ⊙ — Prop Sewer Manhole
 - ⊙ — Prop Sewer Cleanout
 - ⊙ — Prop Sewer Flow Arrow
 - ⊙ — Prop Storm Drain Manhole
 - ⊙ — Prop CMP/Storm Drain Pipe
 - ⊙ — Prop Water Valve
 - ⊙ — Prop Water Meter
 - ⊙ — Prop Fire Hydrant
 - ⊙ — Prop Blow Off
 - ⊙ — Prop Fire Department Connection
 - ⊙ — Prop Reducer
 - ⊙ — Prop Air Release Valve
 - ⊙ — Prop Gas Meter
 - ⊙ — Prop Telephone Pedestal
 - ⊙ — Prop Transformer
 - ⊙ — Prop Electric Meter
 - ⊙ — Prop Electric Vault
 - ⊙ — Prop Light
 - ⊙ — Prop Sign
 - ⊙ — Slope Arrow
 - ⊙ — Drainage Flow Direction
 - ⊙ — Prop Pavement



LOCATION MAP

NTS

C-104 = Sewer Plan & Profile Sheet Number



PAVEMENT STRUCTURAL SECTION

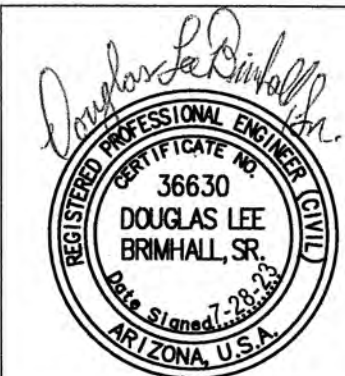
NTS

UTILITY PROVIDERS

- | | |
|------------------|-----------------------------|
| Sewer: | City of Show Low |
| Water: | City of Show Low |
| Electric: | Navopache Electric |
| Telephone: | Frontier Communications |
| Television: | Sparklight |
| Fire Protection: | Timber Mesa Fire Department |
| Solid Waste: | Waste Management |

SHEET INDEX

- | | |
|---------------|-----------------|
| G-500 | COVER SHEET |
| G-501 | ABBREVIATIONS |
| G-502 | GENERAL NOTES |
| G-503 - G-508 | PROJECT DETAILS |
| C-101 | SITE PLAN |
| C-102 | GRADING PLAN |
| C-103 | UTILITY PLAN |



PROJECT LOCATION: CLIENT INFORMATION:

Show Low, Arizona
Maranatha Bible Church
PO Box 2803
Show Low, AZ 85902

PROJECT NO: CLIENT PROJECT NO:

1801840-22001

PROJECT NOTES:

ISSUED:

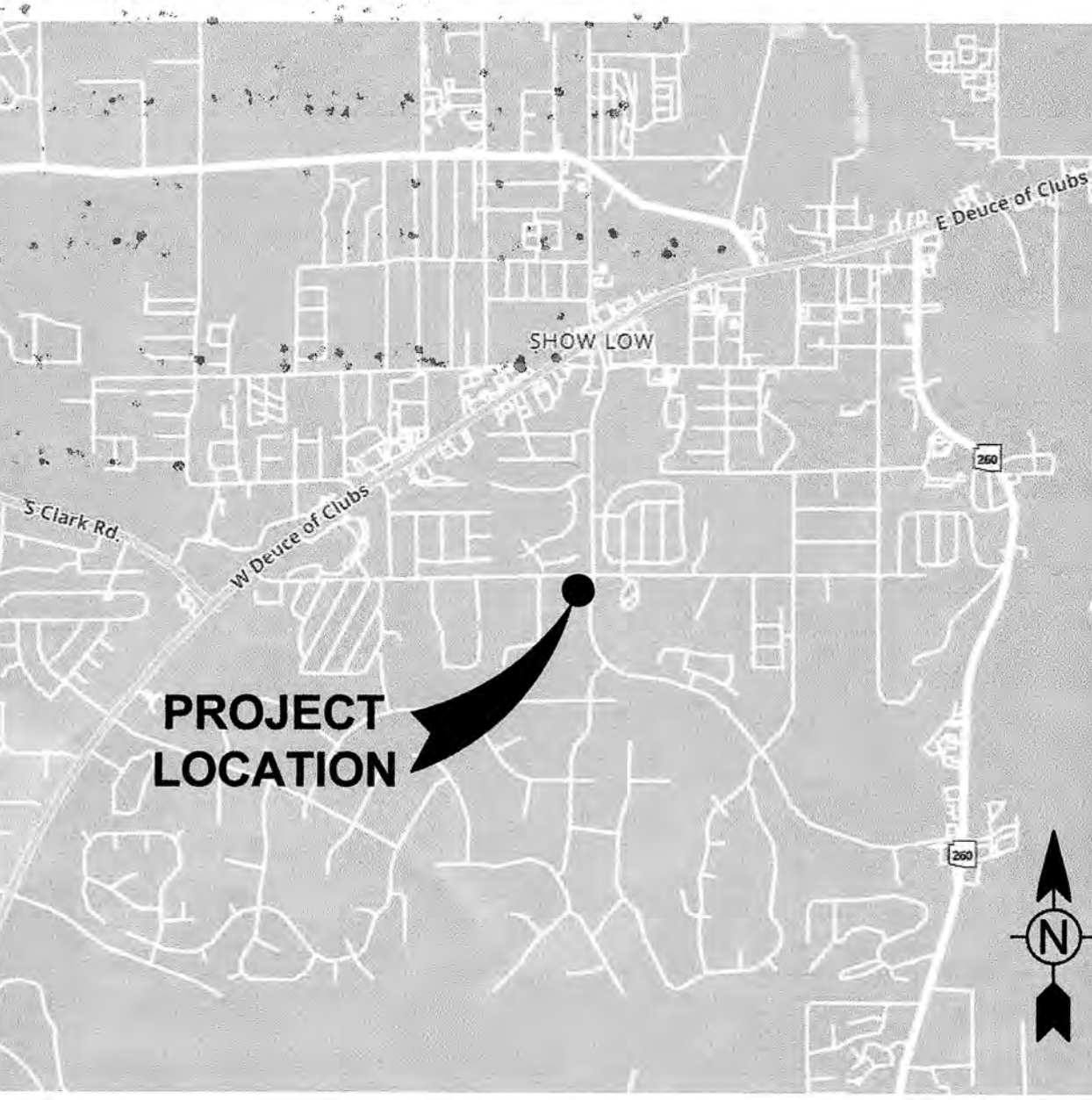
12/01/2023 - City of Show Low Comments

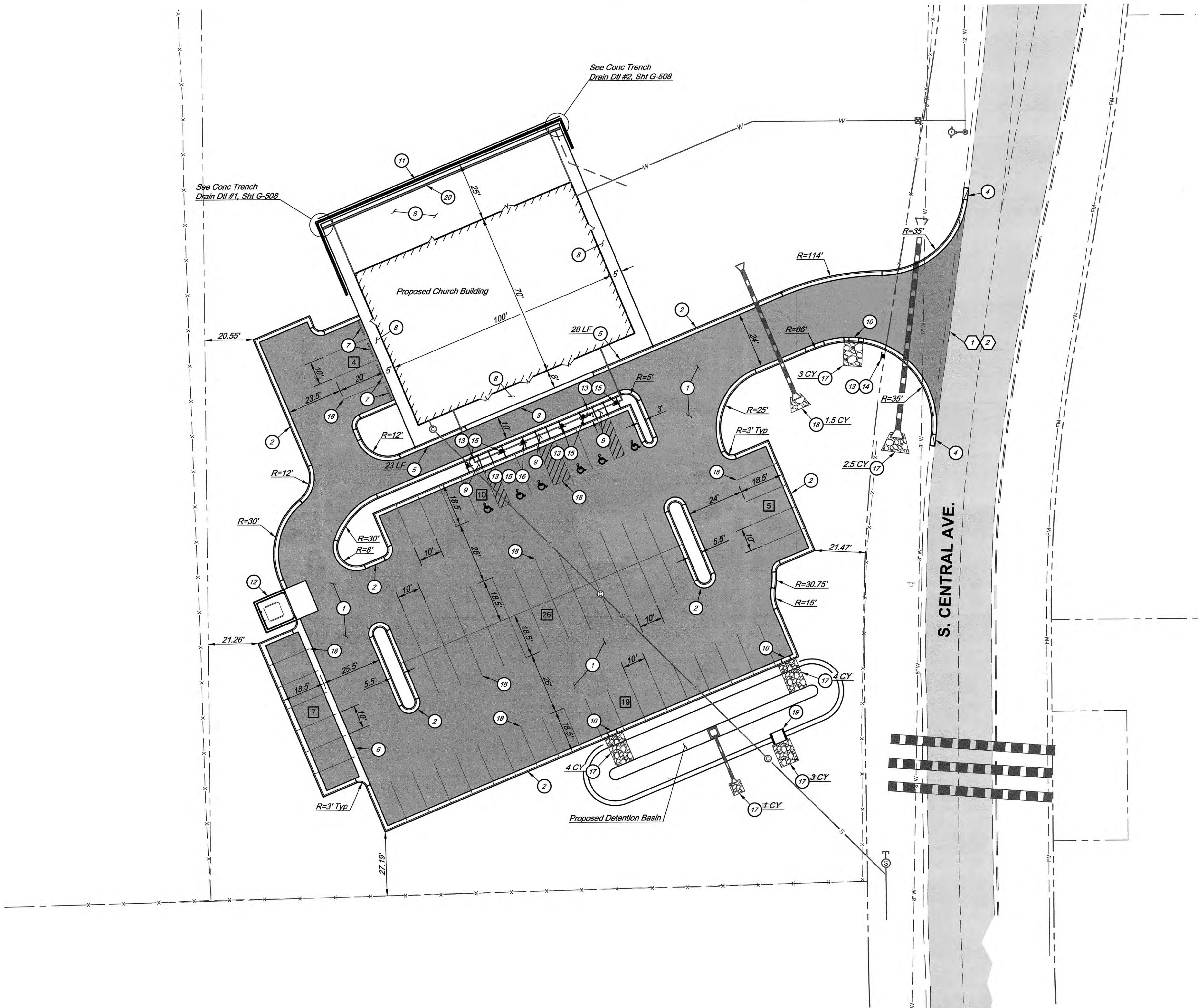
Painted Sky Engineering and Surveying, LLC

176 N. Main Street
Snowflake, AZ 85937
Ph: (928) 537-7218 Fax: (928) 537-8422

<http://www.paintedskyes.com>

VICINITY MAP:



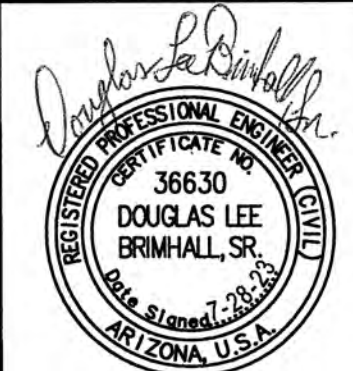
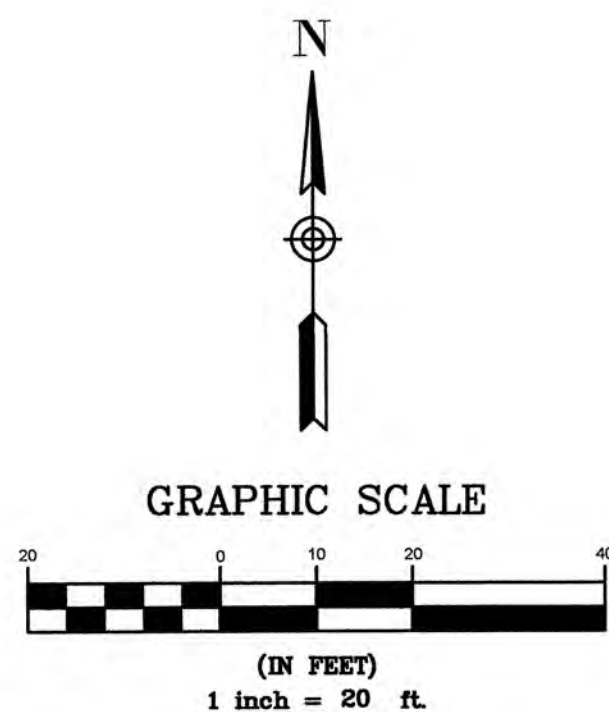


CONSTRUCTION NOTES

- 1 Install Pymt Structural Section Per Structural Section #1, Cover Sheet, 3,600 SY
- 2 Construct Conc Curb & Gutter Per MAG Std Dtl 220-1, Type 'A', Slope of Gutter Pan to Match Roadway Cross Slope, 1,550 LF
- 3 Construct Conc Ribbon Curb Per MAG Std Dtl 220-1, Type 'B', 59 LF
- 4 Construct 5' Transition From Vert Curb & Gutter to Ribbon Curb, 2 Ea (NPI)
- 5 Construct 5' Transition From Vert Curb & Gutter to Ribbon Curb, 2 Ea (NPI)
- 6 Construct Conc Valley Gutter Per MAG Std Dtl 240, Modified to 3' Wide, 212 SF
- 7 Install 7" Conc Parking Block, 4 Ea
- 8 Construct Conc Sidewalk Per Dtls, Sht G-503, 4,330 SF
- 9 Construct Conc Accessible Ramp Per Dtls, Sht G-503, 3 Ea
- 10 Construct 4' Curb Opening w/2' Curb Terminations, 3 Ea (NPI)
- 11 Construct CMU Retaining Wall Per Dtls, Sht G-504, 161 LF
- 12 Construct Trash Dumpster Enclosure Per Dtls, Sht G-504, 1 Ea
- 13 Install Street Sign Base & Post Per COSL Std Dtl P-03, 7 Ea
- 14 Install R1-1-30 'STOP' Sign, Location Per MUTCD Requirements, 1 Ea
- 15 Install R7-8 'RESERVED PARKING' Sign, 6 Ea
- 16 Install R7-8P 'VAN ACCESSIBLE' Sign, 1 Ea
- 17 Install Dumped RipRap, $D_{50}=6"$, 12" Thick Over High Survivability Filter Fabric Per ADOT Spec Sct 913-2.05, 18 CY.
- 18 Install Handicap & Non-Handicap Parking Lot Striping Per Dtl, Sheet G-503, 1 Ea
- 19 Install Conc Weir Per Dtls, Sheet G-504, 1 Ea
- 20 Construct Conc Trench Drain w/ADA Compliant Grate Per Dtls, Sheet G-508, 110 LF

REMOVAL NOTES

- 1 Remove Exist Conc Ribbon Curb, 111 LF
- 2 Saw Cut Exist Pymt to Neat Edge Along Lip of Exist Curb, 111 LF



MARK	DATE	DESCRIPTION
JRM	12/01/23	CITY COMMENTS

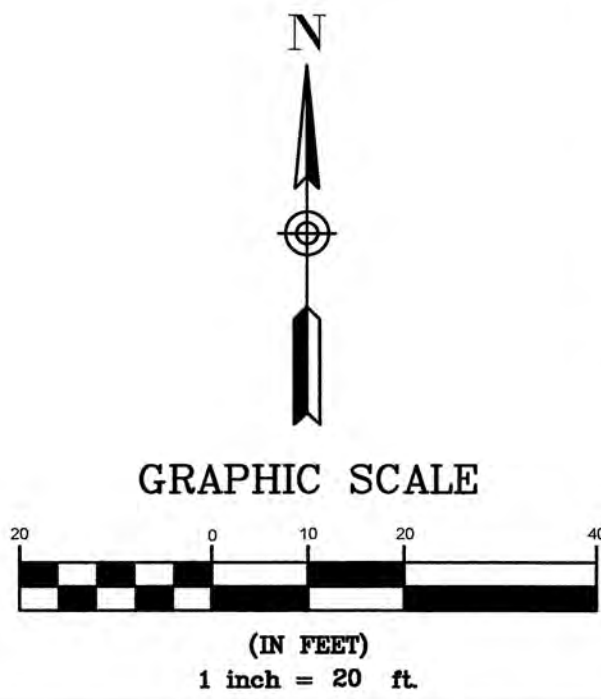
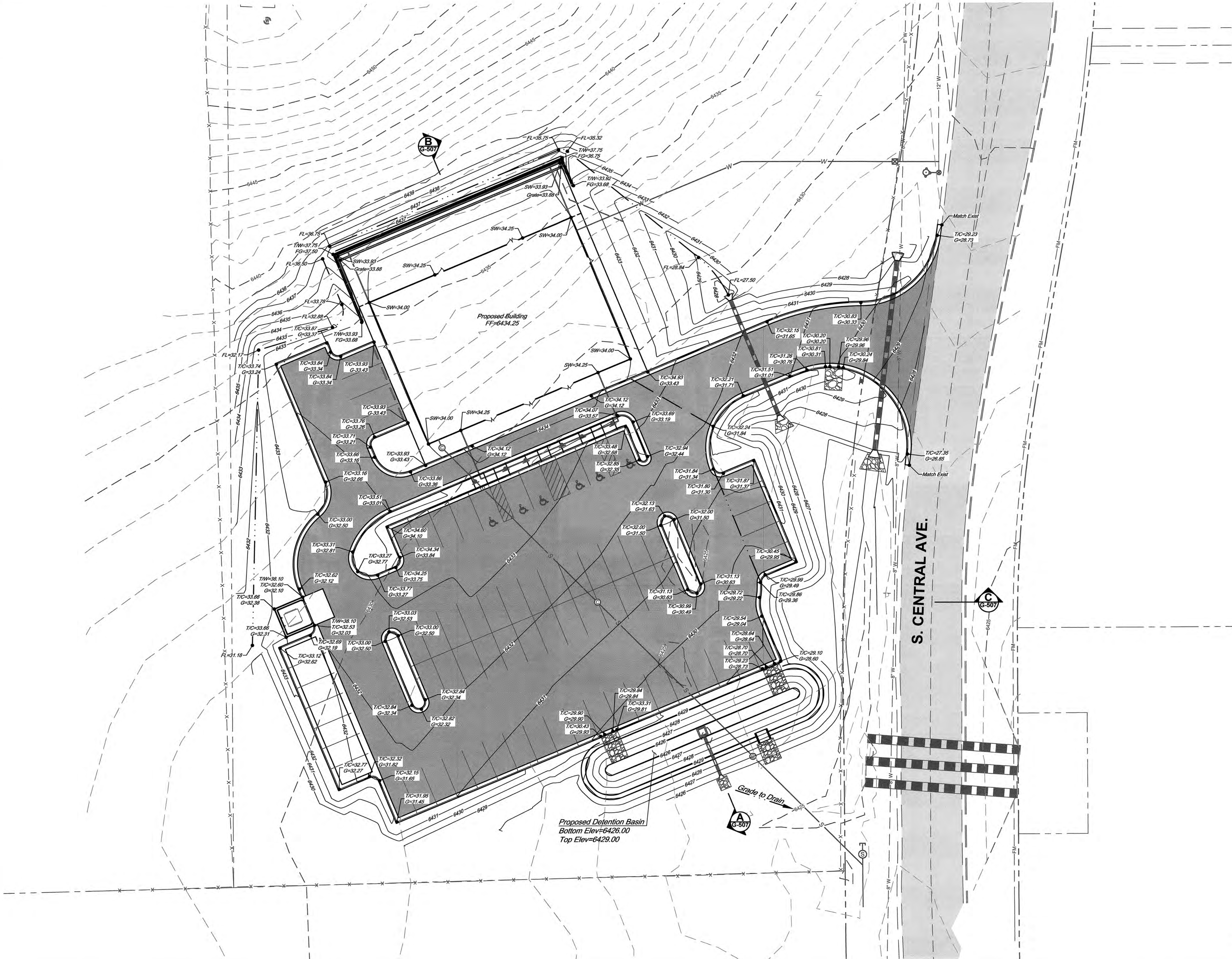
MARANATHA BIBLE CHURCH
Improvement Plans
SITE PLAN

Project No.: 180184-22001
Designed By: JRM
Drawn By: JRM
Checked By: DLB

C-101

Bar Measures 1 inch

12/6/2023 9:08:51 AM - P:\SNOWFLAKE P DRIVE\180184\180184-22001\CAD\SHEETFILES\C-102 - GRADING PLAN.DWG - JIM MASON



MARANATHA BIBLE CHURCH
Improvement Plans

Project No.: 180184-22001
Designed By: JRM
Drawn By: JRM
Checked By: DLB

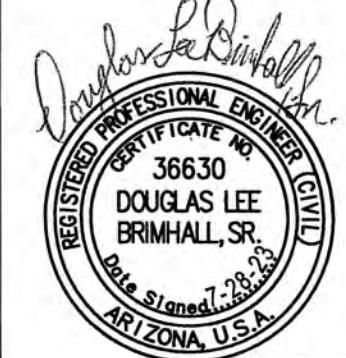
C-102

Bar Measures 1 inch

MARK DATE DESCRIPTION BY

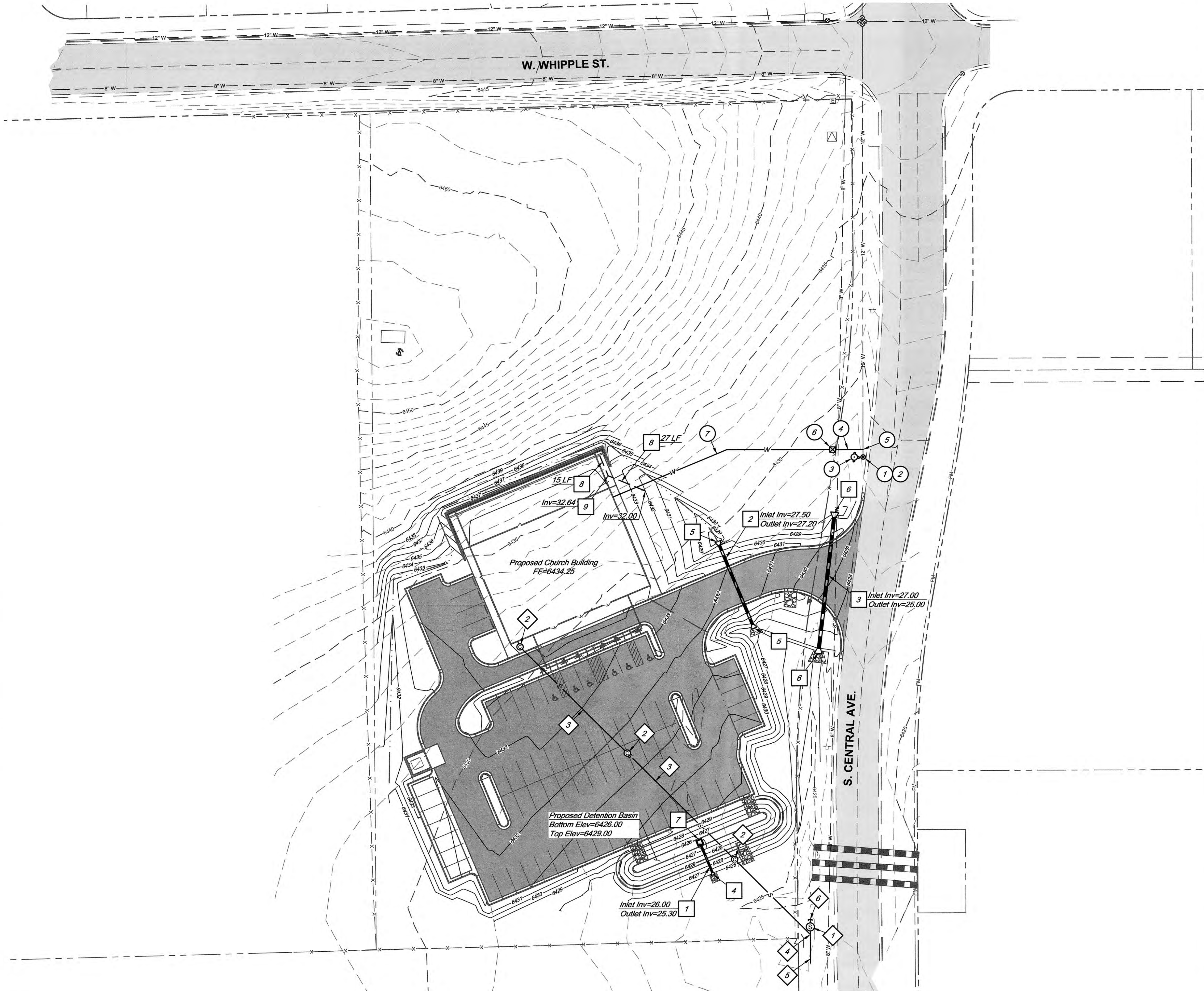
12/01/23 CITY COMMENTS

JRM



PAINTED SKY
Engineering & Survey, LLC
www.paintedskys.com
178 N. Main Street
Snowflake, AZ 85937
(928) 537-1216

12/6/2023 10:11:02 AM - P:\SNOWFLAKE P DRIVE\180184\180184-22001\CAD\SHEETFILES\C-103 - UTILITY PLAN.DWG - JIM MASON



WATER NOTES

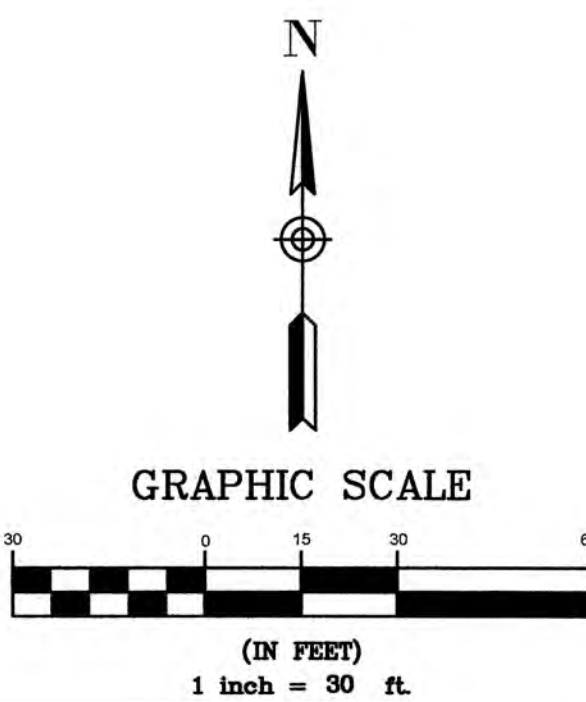
- 1 Remove Exist Blow Off Device. Install 12"x6" Tee, 1 Ea. See Dtl, Sht G-506 for Restrained Joint Lengths
- 2 Install 12" Blind Flange, 1 Ea
- 3 Install FH Assy (Including Valve) Per COSL Std Dtl W-07, 1 Ea
- 4 Install 1"Ø PE Water Service Line Per COSL Std Dtl W-03, 20 LF
- 5 Install 12"x1" Service Saddle Per COSL Std Dtl W-03, 1 Ea
- 6 Install 3/4" Water Meter & Box Per COSL Std Dtl W-03, 1 Ea
- 7 Install 1" Water Service Line, 152 LF

SEWER NOTES

- 1 Install 4'Ø MH Per COSL Std Dtl S-01 or S-03, 1 Ea
- 2 Install 4" Sewer Cleanout, 3 Ea
- 3 Install 4"Ø Sewer Service Lateral, 275 LF
- 4 Install 8"x4" Wye, 1 Ea
- 5 Install 8"Ø SDR-35 PVC Sewer Line Per COSI Std Dtl S-07, 20 LF
- 6 Install 8"Ø Stub and Plug Per MAG Std Dtl 427, 1 Ea

STORM DRAIN NOTES

- 1 Install 12"Ø CMP, 20 LF
- 2 Install 18"Ø CMP, 57 LF
- 3 Install 24" CMP, 87 LF
- 4 Install 12" End Section, 1 Ea
- 5 Install 18" End Section, 2 Ea
- 6 Install 24" End Section, 2 Ea
- 7 Install Detention Basin Outlet Structure Per Dtl, Sht G-507, 1 Ea
- 8 Install 4"Ø Storm Drain Pipe, 42 LF
- 9 Install 4"x45° Bend, 1 Ea



PAINTED SKY
Engineering & Survey, LLC
www.paintedskysurvey.com
178 N. Main Street
Snowflake, AZ 86937
(928) 537-7218

REGISTERED PROFESSIONAL ENGINEER
36630
DOUGLAS LEE BRIMHALL, SR.
EXPIRATION 12/31/2025
ARIZONA, U.S.A.

BY	DATE	DESCRIPTION
JRM	12/01/23	CITY COMMENTS

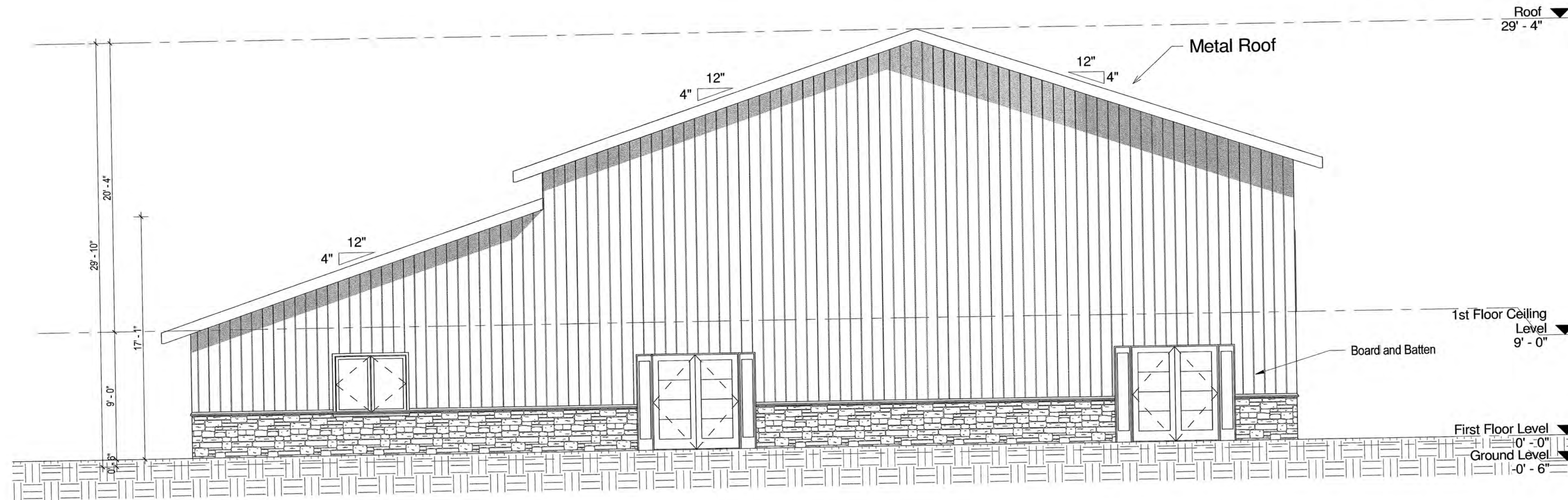
MARANATHA BIBLE CHURCH
Improvement Plans

UTILITY PLAN

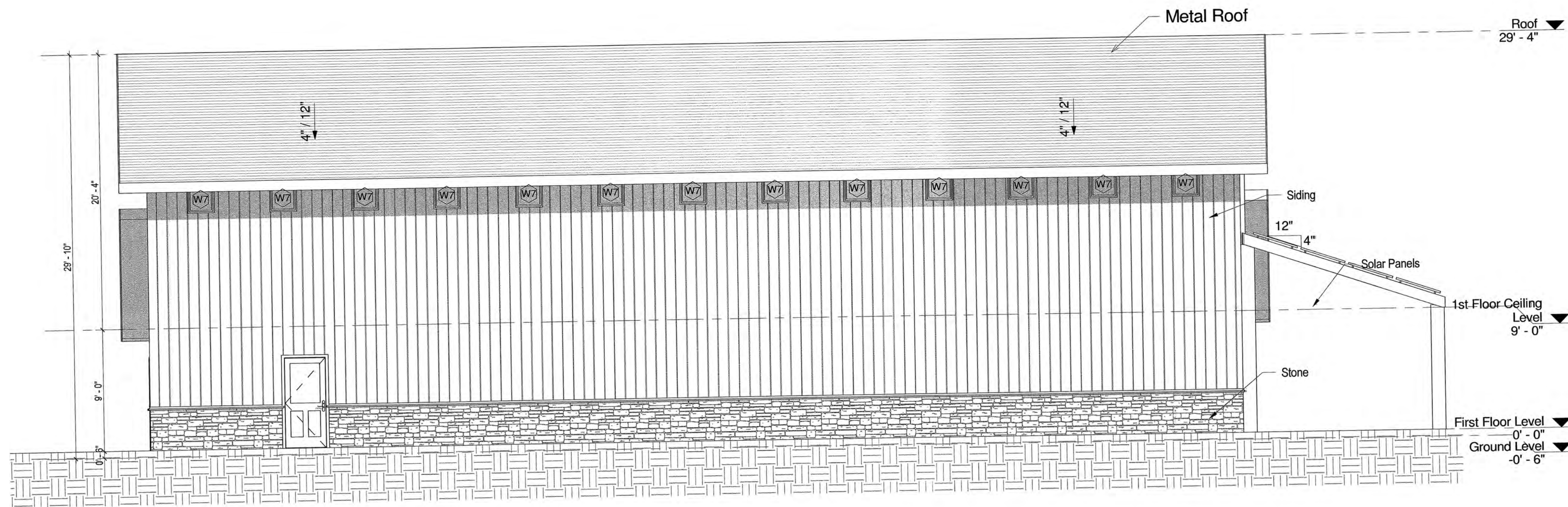
Project No.: 180184-22001
Designed By: JRM
Drawn By: JRM
Checked By: DLB

C-103

Bar Measures 1 inch



1 REAR ELEVATION
3/16" = 1'-0"



2 LEFT ELEVATION
3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

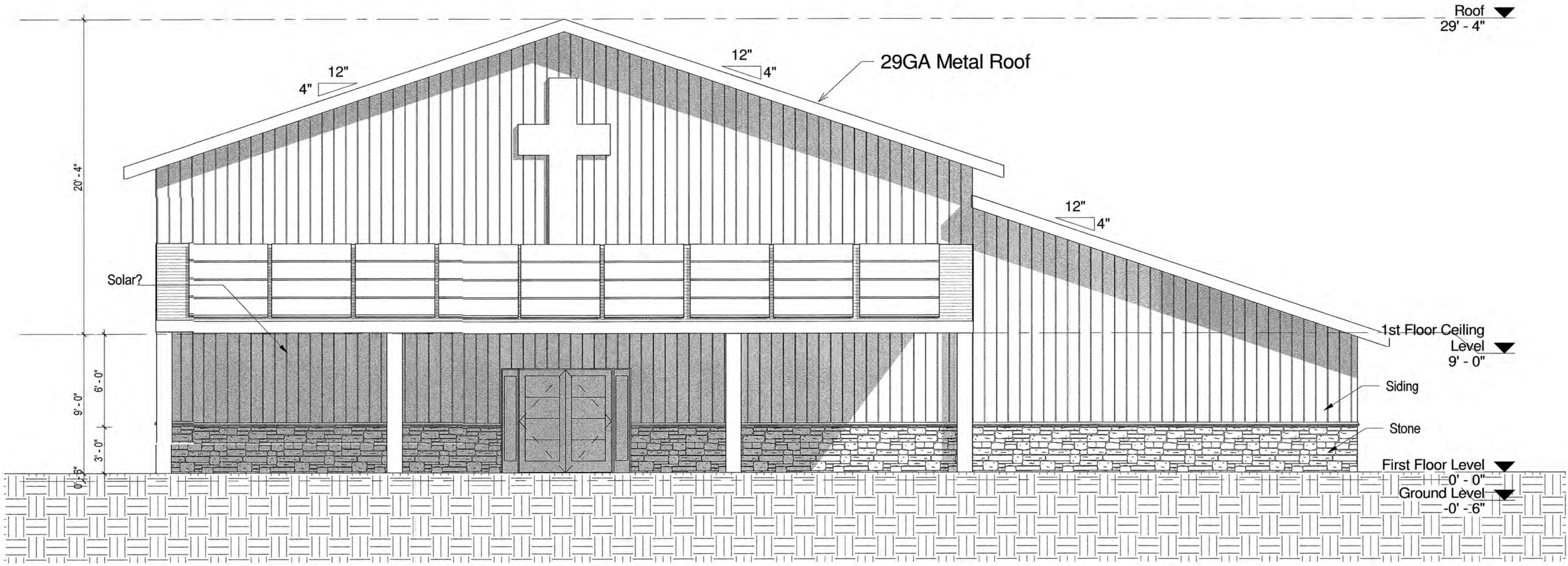
Maranatha Bible Church

900S central show low,
AZ 85901

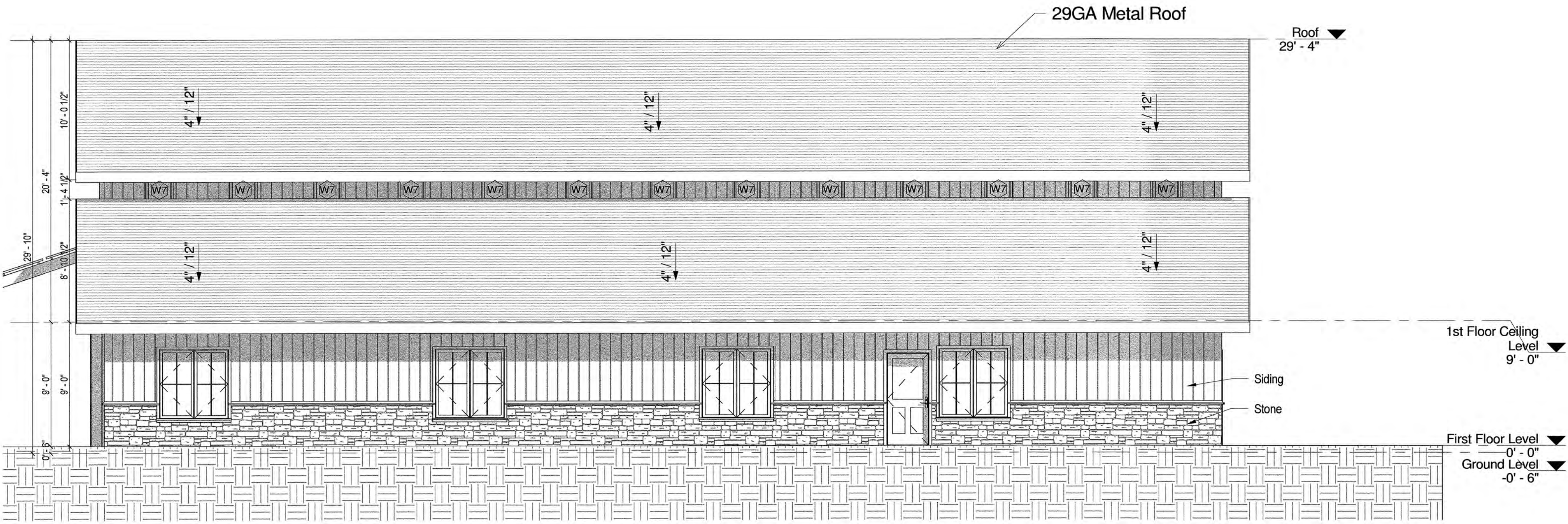
DRAWN BY:
SA
CHECKED BY:
SA

DATE
01/21/2026
SCALE
3/16" = 1'-0"
SHEET

A-4.0



1 FRONT ELEVATION
3/16" = 1'-0"



2 RIGHT ELEVATION
3/16" = 1'-0"

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATION

DESIGN BUILD CONTRACTOR:

PROJECT DETAILS:

Maranatha Bible Church

900S central show low,
AZ 85901

DRAWN BY:
SA
CHECKED BY:
SA

DATE
01/21/2026
SCALE
3/16" = 1'-0"
SHEET

A-5.0

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, APRIL 28, 2026, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. Call to Order.

Chairman Barlow called the meeting to order at 7:00 p.m.

2. Roll Call.

COMISSION MEMBERS PRESENT: Chairman Barlow, Vice Chair Woman Wilson, Commissioner Schnepf, C Wilson, Commissioner Adams, Commissioner Whipple, Commissioner Clark, Commissioner MacGregor

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

GUESTS: David Owens, Lorum Perkins, John Carlson, Michael Brekke and others.

3. Invocation.

Commissioner Adams gave the invocation.

4. Pledge of Allegiance.

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

5. **NEW BUSINESS:**

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

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

The preliminary plat for Water's Edge was approved by City Council on February 17, 2026. Staff notified property owners within 300 feet of the subject property regarding this preliminary plat application and City Council meeting date in accordance with condition 12 of Ordinance 2010-03. Water's Edge covers approximately 47.81 acres that encompasses a total of 62 residential

lots. The subject property contains 6.5 of the residential lots. The minimum lot size is set at 10,000 square feet, with an average lot size specified as 0.55 acres (23,958 square feet). The plans for this development include private, gated access roads. All residences constructed will be site-built homes. The plat requires the dedication of a public access trail and a 50-foot open space buffer along the western boundary. A zone change for this property will be required to allow the lot sizes indicated for this portion of the project as proposed.

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

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

FINDINGS OF FACT

1. Espiritu Loci Incorporated has submitted a zone change request to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A.
2. The subject property is the southern portion of the recently approved Preliminary Plat of Waters Edge and is within the Show Low Lake Planned Development (PUD). The City Council approved the master plan through Ordinance 2010-03 on February 16, 2010.
3. City Council approved the preliminary plat of Water's Edge on February 17, 2026. It has a total of 62 residential lots. The subject property contains 6.5 of the residential lots. A zone change for this property is required to allow the lot sizes indicated for this portion of the project as proposed.
4. As required by City Code for zone changes, the applicant held a neighborhood meeting on March 23, 2026, and had zero attendance from the invited surrounding property owners.
5. If approved, this property would become part of the Show Low Lake PUD and would be subject to all conditions of approval as outlined in Ordinance 2010-03.
6. Current zoning of the surrounding properties include. North: PUD (Planned Unit Development) South: AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet East: Navajo County West: Navajo County
7. The current land uses of the surrounding properties include. North: Water's Edge South: City of Show Low East: City of Show Low Lake West: Residential (Navajo County)

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

9. Staff mailed letters to all property owners within 300 feet of the property, posted the property and published public notice in the newspaper in accordance with applicable requirements. No comments regarding this request have been received since the mailing of these letters and the posting of the property.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission recommend approval of the zone change request 605-03-125 submitted by Espiritu Loci Incorporated to change the current zoning of the subject property from AR-43X (Single Family Residential, Manufactured Homes Excluded 43,000 square feet) to PUD (Planned Unit Development) on property identified as A.P.N. 212-11-102A and forward this recommendation to the City Council subject to the following conditions:

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

Commissioner MacGregor stated this seemed to be a very positive change from manufactured homes and town homes.

Director Tregaskes said this specific portion of the development had an interesting history. It was included in the original master plan for the Show Low Lake PUD, where it was designated for high-density condos, about 150 condominiums, plus additional houses. The property in question, although shown on the master plan for the Show Low Lake development, was not actually within the city limits and was therefore not subject to the 2010 ordinance approved by the City Council. Recently, the previous owner coordinated with Pinetop-Lakeside to have this property, as well as an adjacent property to the south owned by the City of Show Low, but located in Pinetop-Lakeside, de-annexed from Pinetop-Lakeside so they could be annexed into the City of Show Low. The goal was to bring the entire project under a single jurisdiction, avoiding confusion for services such as police and animal control. The City appreciated Pinetop-Lakeside's cooperation in resolving this issue. The current developer determined that the previously approved density was excessive and inconsistent with their plans. Instead of the original 150 condos, they submitted a plat for 62 custom home lots for the entire property, a significant reduction in the number of lots. These will be custom homes, not manufactured homes or Section Eight housing. Staff felt this was a much more compatible use with the surrounding area than the original proposal.

Commissioner Clark asked if his understanding that the location of the subject property on the southernmost portion of the map was correct.

Director Tregaskes said that was correct. The applicants have already submitted the preliminary plat, which was approved by the City Council, and the approval was contingent upon the zone change. If the zone change is not approved, the developer would need to reduce the total number of lots at the bottom of the development by about two. However, they would not be required to adhere to the fifty-foot setback from the adjacent properties to the west or the public trail requirement. Under the proposed zone change, the developer gains two extra lots compared to the existing zoning, while the neighbors receive a 50-foot no-build setback.

Commissioner Clark asked where the trail would be.

Director Tregaskes said it is to the west side of the subject property and will not hug the shoreline of the lake at this location. Steep topography made it difficult to build along the lake at this location, so the trail was moved to the west side vs. east side.

Chairman Barlow opened the public hearing at 7:14 PM

Seeing no one approach the podium Chairman Barlow closed the public hearing.

VICE CHAIRWOMAN WILSON MOVED TO RECOMMEND APPROVAL OF ZONE CHANGE REQUEST 605-03-125 SUBMITTED BY ESPIRITU LOCI INCORPORATED TO CHANGE THE CURRENT ZONING OF THE SUBJECT PROPERTY FROM AR-43X (SINGLE FAMILY RESIDENTIAL, MANUFACTURED HOMES EXCLUDED 43,000 SQUARE FEET) TO PUD (PLANNED UNIT DEVELOPMENT) ON PROPERTY IDENTIFIED AS A.P.N. 212-11-102A, SUBJECT TO STAFF RECOMMENDATIONS AND FORWARD THIS RECOMMENDATION TO THE CITY COUNCIL; SECONDED BY COMMISSIONER CLARK; PASSED 7 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRWOMAN WILSON, COMMISSIONER SCHNEPF, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK, COMMISSIONER MACGREGOR VOTING IN FAVOR.

- B. Consideration of Conditional Use Permit 602-04-281 submitted by David Owens to allow for shipping containers on properties identified as APNs 210-16-044, -047, -170B (Moriah Saline)

Commissioner Whipple declared a conflict of interest as the applicant is a cousin and his mother's home is within 300' of the property and left the room.

Ms. Saline said David Owens has submitted a Conditional Use Permit (CUP) application to allow shipping containers on properties identified as APNs 210-16-044, -047, -170B. The subject properties are within the Downtown

Commercial zone. There are a total of eight shipping containers on the subject properties.

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

FINDINGS OF FACT

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

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Findings of Fact, Discussions with the applicant, and the Show Low General Plan, staff recommends that the planning and zoning commission approve CUP 602-04-281 submitted by David Owens on properties identified as APNs 210-16-044, -047, -170B subject to the following conditions:

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

Ms. Saline Clarified the height of fence is eight feet tall after a discussion with applicant.

Vice Chairwoman Wilson said she wanted to know what the shipping containers are being used for.

Director Tregaskes said it is storage by the use of family, he said this would not allow for commercial storage.

Vice Chairwoman Wilson asked if this meant other people could start putting shipping containers on residential property for storage now.

Director Tregaskes said no, they are only allowed in residential zones in conjunction with valid building permit for up to 12 months. For example, if there is a basement flood and you need somewhere to put your furniture while you're fixing your home you can have a shipping container for up to 12 months while repairing your home. So, either after 12 months or the building permit is closed the shipping container would have to be removed. On commercial properties, including those in downtown areas such as this one, shipping containers are allowed with a conditional use permit. The containers must be located at least 100 feet from any right-of-way, including streets. The containers on this property are approximately 150 and 170 feet from the right-of-way, meeting this requirement. Additionally, containers must be screened so that their exteriors are not visible from the parking lot or surrounding areas. In this case we are asking for the containers to be painted a uniform color, currently some of them have been painted, however at least on one side, they are not painted.

Commissioner MacGregor asked what zone this is located in.

Director Tregaskes said it is in the DC, Downtown Commercial zone

Commissioner MacGregor said she was reading the code and said section 19.65.040 states that metal siding utilizing vertical metal siding is not allowed. She noted fencing is also the same material, covering the non-allowed material in the same type of material that is not allowed and painting it white, which she feels will highlight the shipping containers.

Director Tregaskes said you can't have a warehouse with vertical metal siding in commercial zones. He said the requirement for screening is meant to camouflage the shipping containers. He said the city has recognized metal panels as fencing in the city and it has been utilized by commercial businesses.

The Commission could discuss with the applicant if there is another material they would like to see.

Commissioner MacGregor said a shipping container is large and eight seems like a lot. She questioned the necessity of that many shipping containers in the downtown area of the city and asked if there was another way instead of allowing the shipping container. She questioned whether the Commission should grant the CUP if the applicant couldn't conform to the design standards of the code. She also clarified that this wouldn't allow any more shipping containers, there are also semis, a big bus and all of this is visible from other properties.

Director Tregaskes said the applicant is here because the City is enforcing the codes. City staff initiated the enforcement process, requiring the property owner to either remove the shipping containers or apply for a CUP and the applicant decided to apply for a CUP.

Chairman Barlow clarified that the only additional fencing is a 60 foot section on the east side of the property and a 40 foot section of the property where the shipping containers are located.

Director Tregaskes said there is already a block wall on the north and east sides of this group of containers. Fencing or screening would need to be installed along the west side. The south side has doors, so access must be maintained there. Another shipping container is located separately. Originally, this shipping container was placed on the opposite side of the property line. The container has been moved onto the subject property. A solid material fence is needed along the east side. Typically, when neighbors share a property line and one installs a fence, they work together to address the issue. If approved, the city would like to discuss with Mr. Owens the possibility of coordinating the fence installation, as it does not make sense to have two fences next to each other. Sharing the cost may benefit both parties. While this was not made a condition, the city hopes to have this conversation with him.

The applicant, David Owens, came forward, he said he inherited this property, and the containers were already on it. The one on the wrong side of the property was originally placed according to the initial survey, so it was not illegal at the time. However, a new survey later showed that it was not on the correct property. Also, the screening material would not be corrugated metal; instead, it would be flat metal.

Commissioner MacGregor asked if there are any other options for storage and how long they anticipated using the shipping containers for storage.

Mr. Owens said it was the best way to store items on the property. He said the items in the shipping containers belong to his brother, but his brother is not in town, so he doesn't know when he will be able to move them. He said he plans to get rid of them eventually. He also said there is a van, a school bus, and a

train car on the property that he plans to remove. These items were placed there when his mother was alive.

Vice Chairwoman Wilson thanked Mr. Owens for cleaning up the property.

Chairman Barlow invited the public to speak on the item.

No one came forward.

Commissioner MacGregor said this clearly does not meet the city's goals or objectives. She questioned whether it should be allowed. She said Connex storage boxes are the lowest value type of property; to preserve value, even a warehouse would need to be a fully constructed building. She appreciates the efforts but feels the area needs to be cleaned up.

Commissioner Adams said his understanding is that Commission is not there to make a new code but determine if this application meets the criteria of City Code. He agreed it could look better, but they are there to determine whether they are following the rules and to make sure that happens.

Commissioner MacGregor asked what would happen if the CUP was not approved would the shipping containers need to be removed.

Director Tregaskes said that is correct.

Commissioner MacGregor asked if a CUP could be granted on any property for any purpose including her residence.

Director Tregaskes said there are three categories for shipping containers residential, commercial, and industrial. For residential properties, a shipping container is only allowed with a valid building permit and for a maximum of twelve months, typically for situations like a flooded basement. Placing a shipping container on a residential property without a permit is not allowed, and enforcement has been active. In commercial zones, our code does not distinguish between Downtown Commercial, Neighborhood Commercial (C-1), and General Commercial (C-2) districts regarding shipping containers. The language about metal buildings is nearly identical in all commercial zones, which creates some conflict. Currently, there is no limit on the number of shipping containers allowed on commercial properties, and this situation—where someone has placed eight containers—is unprecedented. Changes to the code usually occur in response to new situations. In this case, the property is zoned commercial, and shipping containers are allowed through a conditional use permit. The commission can impose conditions on approval if they are logically connected and reasonable. For example, requiring a solid gold elk statue would not be a reasonable condition. While this situation is new, the applicant meets the minimum requirements of the code. The commission may need to consider future code changes to address such cases.

Commissioner MacGregor asked if they should grant the CUP or does that mean the City is shrugging its shoulders at the issue.

Director Tregaskes said the city isn't shrugging its shoulders because the applicant is showing that they are trying to comply with the requirements. They've been served with a violation. The violation is currently stayed due to these proceedings. If the commission elects not to approve this, you would need to state the reason for the denial, and then the city would move forward with enforcing the removal of these shipping containers.

Attorney Atencio said on page 58 of the agenda packet, section 19.20.050, Standards of Review for a CUP are outlined including consistency with the general plan. If the Commission feels the application doesn't meet the requirements of City Code that is what would the Commission would use to base denying the permit on.

Commissioner MacGregor disagreed that shipping containers and semis conform to the City's General Plan.

Chairman Barlow asked why there was a requirement for an eight foot high fence.

Director Tregaskes said that the eight foot fence is what is proposed by the applicant, they are required to screen the containers, in some areas the block wall steps down below this height. He said this changed a little while back in a commercial zone, City Code allowed a 6-foot fence with barbed wire, if someone wanted fence over this height a CUP from the Commission was required. Staff felt this was backwards, so the code changed to allow for eight foot tall fences in commercial zones and a CUP for barbed wire on fences.

Chairman Barlow stated that placing shipping containers in the central area is not his first choice, but since he does not own the property, he feels it is not his decision. When proposals come before the commission, he considers what is being proposed and recognizes that the City of Show Low is investing in parking access and sidewalks along 11th Street. As a neighboring property owner, he appreciates these efforts, including grants and other funding sources. He raised questions about the fencing, noting that he would like to see the improvements extend along the entire length of the property and suggested changing the angle of the shipping containers from the City's recommendation. Regarding the color of the fencing, he feels that white paint chips and rusts and would prefer more neutral or earth-tone colors. He believes a bare metal; rusted fence would blend in better and asked if the applicant would agree with this suggestion.

Vice Chairwoman Wilson said the applicant inherited the property, he is working with the City feels and this is an undue burden. He said he's working to clean it up and remove the other abandoned vehicles. He is cooperating with the City.

Commissioner Schnepf asked what the current fencing is.

Director Tregaskes said anywhere along City property is Block fencing.

Commissioner Clark asked if the fence covers the shipping container.

Director Tregaskes said the current fence is about a foot below the shipping container.

Commissioner Clark said he understands there is a general plan but is there a specific plan the City has. If the Commission doesn't like it, they need to change the code he said the applicant is doing what the city has asked and feels they should approve the CUP.

Attorney Atencio said the property currently doesn't meet the code because the applicant didn't get a CUP prior to placing the shipping containers, but is trying to get a CUP to meet the code.

Commissioner MacGregor said she understands that technically the boxes have been checked, but she feels it doesn't meet the code.

Chairman Barlow said the shipping containers are allowed by special permission, such as the CUP.

Chairman Barlow asked the applicant why they chose to paint the shipping containers white

Mr. Owens said it's a permanent white, you can color it over. He said this isn't a permanent state of the property; it doesn't enhance the value of the property. He said he can't remove the shipping containers at the moment but said he will remove them when the time is right.

Commissioner Clark asked the applicant if he had a timeframe when he planned to remove the containers.

Mr. Owens said he has a lot going on, so he does not have a timeframe at the moment.

Commissioner MacGregor feels there are flaws with the plan, she doesn't want to grant the CUP because she worries the shipping containers will stay forever. If the CUP isn't granted, the shipping containers need to be removed.

Mr. Owens said he would do what he could.

Commissioner Adams asked if his impression was correct that a fence put the property in compliance with City Code.

Director Tregaskes said there are three requirements for the shipping containers to be eligible for a CUP, they are located in a commercial zone, they are least 100 from the right of way and they adequately screened.

CHAIRMAN BARLOW MOVED TO APPROVE CUP 602-04-281 SUBMITTED BY DAVID OWENS TO ALLOW SHIPPING CONTAINERS ON PROPERTIES IDENTIFIED AS APNS 210-16-044, -047, -170B, SUBJECT TO STAFF RECOMMENDATIONS INCLUDING THE ADJUSTMENT OF CONDITION #2 THAT THE COLOR BE A UNIFORM NEUTRAL OR NATURAL COLOR AND AN ADDITIONAL CONDITION THAT THE FENCE ON THE EAST SIDE OF THE PROPERTY BE EXTENDED TO ENCOMPASS THE ENTIRE WESTERN BOUNDARY OF A.P.N. 210-16-048D AND THE FENCE BE PAINTED A NATURAL OR NEUTRAL COLOR.

CHAIRMAN BARLOW MOVED TO AMEND HIS MOTION TO ADD A CONDITION TO REVISIT THE CUP IN THREE YEARS IF THERE ARE ANY ISSUES.

Commissioner MacGregor said she feels three years is a long time and would prefer to review the CUP in 12 months instead.

Vice Chairwoman Wilson said she feels that 12 months isn't enough time as the applicant said he has a lot going on and asked Commissioner MacGregor if she was wanting 12 months to have the shipping containers removed or review the CUP.

Commissioner MacGregor said she feels a timeframe is needed to encourage things to get done so they should review it in 12 months to see if the applicant has made any progress.

Vice Chairwoman Wilson asked if it is fair to ask the applicant to pay for a fence that he doesn't need if the containers are removed.

Commissioner MacGregor said because the City said they are willing to contribute to the fence she doesn't feel it is unreasonable and would like to see progress on the property.

Chairman Barlow asked about the transferability of the CUP, would it run with the property if it is sold.

Director Tregaskes said CUPs run with the property unless there is a specific condition saying it is non-transferrable. He said the Commission has done this for several CUPs in the past.

Chairman Barlow said he would be willing to add a non-transferability clause, so the CUP does not run with property.

Commissioner Clark asked about the time frame for the fence to be erected.

Director Tregaskes said the fence would need to be put up, but the City didn't spell out a specific timeframe, but he felt it would need to be put up fairly quickly, such as within 30 days, but if the applicant is partnering with the City to put up

a fence more time is needed to work it out with the City.

Commissioner Clark said he feels there needs to be timeline on the fence to be installed time, so it moves forward.

CHAIRMAN BARLOW WITHDREW HIS MOTION

CHAIRMAN BARLOW MOVED TO APPROVE CUP 602-04-281 SUBMITTED BY DAVID OWENS TO ALLOW SHIPPING CONTAINERS ON PROPERTIES IDENTIFIED AS APNS 210-16-044, -047, -170B, SUBJECT TO STAFF RECOMMENDATIONS INCLUDING THE ADJUSTMENT OF CONDITION #2 THAT THE SHIPPING CONTAINERS BE PAINTED A UNIFORM, NEUTRAL OR NATURAL COLOR ON ALL FOUR SIDES, AND ADDITIONAL CONDITIONS THAT; THE FENCING ALONG THE EAST SIDE OF THE PROPERTY BE EXTENDED TO ENCOMPASS THE ENTIRE WESTERN BOUNDARY OF A.P.N. 210-16-048D, THE FENCE SHALL BE A NEUTRAL OR NATURAL COLOR AND NOT WHITE, THE CONDITIONAL USE PERMIT IS NOT TRANSFERRABLE TO OTHER PROPERTY OWNERS IF THE PROPERTY IS SOLD, THAT THE COMMISSION WILL HAVE THIS PUT ON THE SCHEDULE TO REVISIT IN THREE YEARS, AND THE FENCE NEEDS TO BE ERECTED WITHIN 60 DAYS, UNLESS UPON AGREEMENT AND DISCUSSIONS WITH THE CITY OF SHOW LOW THAT THE TIMELINE ON THE EASTERN FENCE CAN BE EXTENDED BASED ON A MUTAL PARTNERSHIP WITH THE CITY OF SHOW LOW; SECONDED BY VICE CHAIR WOMAN WILSON; PASSED 5 TO 1 WITH CHAIRMAN BARLOW, VICE CHAIRWOMAN WILSON, COMISSIONER SCHNEPF, COMMISSIONER ADAMS, COMMISSIONER CLARK VOTING IN FAVOR AND COMMISSIONER MACGREGOR VOTING AGAINST.

Director Tregaskes said there is a seven-day appeal period. If no appeal is received by the City Clerk from a qualified individual within seven days, this CUP will become effective.

Commissioner Whipple returned to the room.

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 Tuesday, February 10, 2026.

COMMISSIONER ADAMS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION MEETING OF TUESDAY, FEBRUARY 10, 2026; SECONDED BY COMMISSIONER CLARK; PASSED 7 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRWOMAN WILSON, COMMISSIONER SCHNEPF, COMMISSIONER ADAMS, COMMISSIONER WHIPPLE, COMMISSIONER CLARK, COMMISSIONER MACGREGOR VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

- A. Commission Members

Commissioner MacGregor said the high school is presenting "The Prince of Egypt," a musical that students have dedicated months to preparing under Ms. Whipple's leadership. Performances run Thursday through Saturday, and the community is encouraged to attend and support the students' impressive work.

Commissioner Whipple had no report.

Commissioner Schnepf had no report.

Commissioner Clark said it is only twelve and a half days until summer, so traffic will be increasing and reminded everyone to be safe.

Commissioner Adams agreed with Commissioner MacGregor and said it was a beautiful day in Show Low.

Vice Chairwoman Wilson said she thanked the public for attending the meeting in person and watching online. She also said that the Business Expo was a wonderful event and encourages everyone attend next year.

Chairman Barlow said to enjoy the last opportunities to turn left onto the highway.

- B. Planning and Zoning Director

Director Tregaskes had no report.

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 APRIL 28, 2026, AT 8:18 P.M.**

ATTEST:

APPROVED:

Zach Barlow, Chair

Planning and Zoning Director

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Planning and Zoning Commission of Show Low held on April 28, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Katie Fechtelkotter