

**SHOW LOW PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING - TUESDAY, FEBRUARY 27, 2024**

**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 I will be held on Tuesday, February 27, 2024, 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. **ELECTION OF OFFICERS:**
6. **OLD BUSINESS:**
  - A. Consideration of a Preliminary Plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C. (Justen Tregaskes)
7. **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.
8. **APPROVAL OF MINUTES:**
  - A. Planning and Zoning Commission Regular Meeting of December 12, 2023.
  - B. Planning and Zoning Commission Study Session of December 12, 2023.
  - C. Planning and Zoning Commission Regular Meeting of February 13, 2024.
9. **SUMMARY OF CURRENT EVENTS:**
  - A. Commission Members

## B. Planning and Zoning Director

10. **ADJOURNMENT:**

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

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

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

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Katie Fechtelkotter

I, Katie Fechtelkotter, do hereby certify that the foregoing notice was posted on Friday, February 23, 2024.

**City of Show Low  
STAFF SUMMARY REPORT**

**AGENDA TITLE:** Consideration of a Preliminary Plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C. (Justen Tregaskes)

**RECOMMENDATION**

I **MOVE** to recommend approval of the preliminary plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C, subject to the conditions of approval specified by staff and forward this recommendation to the City Council.

**BACKGROUND**

Gary Stapley of Dasia Equities & Fidelity Limited, has submitted a preliminary plat for a project to be called Entrada. This project is to be located on A.P.N. 309-27-014E, 015B, and 999C and is directly south of the Whispering Trails subdivision located on Smith Ranch Road. The subject property is approximately 16.97 acres in size and is zoned R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded).

The submitted plat indicates a total of forty (40) lots, with average, maximum and minimum lot sizes of .33 acres (14,374 square feet), .54 acres (23,522 square feet), and .23 acres (10,018 square feet) respectively. This project is located directly south of the existing Whispering Trails subdivision. Average, maximum and minimum, lot sizes in Whispering Trails are .27 acres (11,761 square feet), .37 acres (16,117 square feet), and .23 acres (10,018 square feet) respectively. The developer has indicated that they will utilize the same CC&R's as are utilized by Whispering Trails. Access will be from Smith Ranch Road, with an emergency access to 43rd Avenue. As indicated on the plat, a sidewalk is proposed on the south side of Smith Ranch Road adjacent to the subdivision. The existing block wall on SR 260 will be retained.

The existing block wall on 43rd Avenue will also be retained and extended to the southern portion of the property along 43rd Avenue. A new, corrugated metal fence similar to the fence utilized at Eagle Mountain will be utilized on the north and south property lines.

This property was rezoned from P.U.D (Planned Unit Development) to R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded) through Ordinance 2006-17. All Conditions of this ordinance have been met.

**ATTACHMENTS**

1. Entrada PP FOF
2. Preliminary Plat Requirements
3. R1-7
4. R1-7X
5. 602-01-53- PP- TM Packet

## FISCAL IMPACT

N/A

## FINDINGS OF FACT

1. Gary Stapley of Dasia Equities & Fidelity Limited, has submitted a preliminary plat for a project to be called Entrada. This project is to be located on A.P.N. 309-27-014E, 015B, and 999C and is directly south of the Whispering Trails subdivision located on Smith Ranch Road.
2. The subject property is approximately 16.97 acres in size and is zoned R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded).
3. The submitted plat indicates a total of forty (40) lots, with average, maximum and minimum lot sizes of .33 acres (14,374 square feet), .54 acres (23,522 square feet), and .23 acres (10,018 square feet) respectively. Average, maximum and minimum, lot sizes in Whispering Trails are .27 acres (11,761 square feet), .37 acres (16,117 square feet), and .23 acres (10,018 square feet) respectively.
4. The developer has indicated that they will utilize the same CC&R's as are utilized by Whispering Trails. Access will be from Smith Ranch Road, with an emergency access to 43rd Avenue. As indicated on the plat, a sidewalk is proposed on the south side of Smith Ranch Road adjacent to the subdivision. The existing block wall on SR 260 will be retained. The existing block wall on 43rd Avenue will also be retained and extended to the southern portion of the property along 43rd Avenue. A new, corrugated metal fence similar to the fence utilized at Eagle Mountain will be utilized on the north and south property lines.
5. This property was originally included in the application for Whispering Trails and is substantially similar to the originally approved preliminary plat. This plat was approved by the city council at their regular meeting of September 19, 2006. Due to the length of time from the original approval, this portion of the preliminary plat required a resubmittal. Smith Ranch Road improvements were approved based on the original conceptual layout for both phases of Whispering Trails.
6. The zoning of the surrounding properties includes:

|        |                                                                                   |
|--------|-----------------------------------------------------------------------------------|
| North: | R1-7X (Single-family Residential, 7,000 Square Feet, Manufactured Homes Excluded) |
| South: | P.U.D. (Planned Unit Development)                                                 |
| East:  | P.U.D. (Planned Unit Development)                                                 |
| West:  | AR-43 (Agricultural-Residential, 43,000 square feet)                              |

7. The land uses of the surrounding properties includes:

North: Whispering Trails Subdivision  
South: Vacant Residential  
East: Eagle Mountain Planned Unit Development  
West: Forest Service, SR 260

8. Transmittal memos were sent to all affected agencies. Applicable comments were received from the Arizona Department of Transportation (ADOT). As received from ADOT, “ADOT would like a TGP 240-A (Traffic Impact Analysis pre-submittal) completed to see if Smith Ranch Road can handle the additional lots.” This comment has been forwarded to the applicant’s engineer for response and action.

## **STAFF RECOMMENDATIONS**

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve the preliminary plat for Entrada, a 40 lot subdivision, subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements, including ADOT requirements.
2. A final plat shall be approved by the city council within twelve (12) months of approval of the preliminary plat.

## **STANDARDS FOR REVIEW**

**Project:** Preliminary Plat 602-01-53 submitted by Gary Stapley of Dasia Equities & Fidelity Limited, for a 40 lot subdivision to be called Entrada located on A.P.N. 309-27-014E, 015B, and 999C

### General Plan

#### Land Use

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

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

**Goal:** Target redevelopment improvement efforts.

#### Housing

**Goal:** Maintain residential consistency, balance, and spacious appearance.

#### Growth Areas

**Goal:** Identify re-development opportunity areas.

### 17.15.030 Stage II – Preliminary plat.

No later than one hundred twenty (120) days after the date of a Notice to Proceed, an applicant shall apply for a preliminary plat or submit a development master plan (DMP).

(A) *Application Procedures and Requirements.*

(1) *In General.* The preliminary plat stage of land subdivision involves detailed subdivision planning, submittal, review, and approval of the preliminary plat. The preliminary plat must substantially conform to the sketch plat and may only be submitted subsequent to the issuance of a Notice to Proceed, and must be accompanied by payment of the prescribed fee. The developer must provide all essential information outlined below to enable the city to determine the character and general acceptability of the proposed development.

(2) *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](#), must be submitted with the preliminary plat application or development master plan.

(B) *Preliminary Plat Submission.* In addition to a completed preliminary plat application form, a complete submittal shall include:

(1) Six (6) blue line (or black line) copies of the plat, which must be scaled to fit on one (1) twenty-four (24) inch by thirty-six (36) inch sheet (where practical, although the scale may not exceed one hundred (100) feet to the inch), in addition to one (1) eleven (11) inch by seventeen (17) inch reduced copy, showing:

(a) *Identification and Descriptive Data.*

(i) Proposed subdivision name, location by township, range, and section, and reference by dimension and bearing to a section or quarter section corner.

(ii) North arrow, scale and date of preparation.

(iii) Name, address and phone number of the owner, and of the engineer, surveyor, landscape architect or land planner who prepared the plat.

(iv) Vicinity map showing the relationship of the proposed subdivision to main traffic arteries and any other landmarks that would help to locate the project.

(v) Assessor's parcel numbers for all abutting properties.

(b) *Existing Conditions Data.*

(i) Topography by one (1), two (2) or five (5) foot contour intervals adequate to reflect the character and drainage of the land as determined by the public works director, and related to U.S.

Coastal and Geodetic Survey (USC&GS) datum, or other datum approved by the public works director.

(ii) Surveyed location of all existing improvements on public rights-of-way and private property including land use, structures and fences, walls, shacks, barns, utility lines, wells, streams, irrigation canals and structures, private and public culverts, ditches, washes, lakes, water features of all types, direction of flow, flow pattern, location and extent of areas subject to inundation, and whether such inundation is frequent, periodic, or occasional and data regarding frequency.

(iii) Location, width, and names of all platted streets, drainage and utility easements, public areas, and municipal boundaries within, adjacent to, or extending from the property.

(iv) Location of historic and archaeological sites, if any.

(v) Acreage and zoning of the property and abutting properties.

(vi) Complete boundary dimensions of the property and engineer's calculations and estimated values for each tributary storm runoff channel for two (2), ten (10), and one hundred (100) year frequency storms (the values shall be indicated along the boundary of the survey map for all points of drainage entering and exiting the property).

(vii) Evidence of adequate access from an existing public right-of-way.

(viii) The presence of a solid wall or fence along collectors to be of a consistent material and installed by the developer.

(c) *Proposed Conditions Data.*

(i) Proposed lot configuration, including approximate size and dimensions of each lot, and identification of each lot by number, and total number of lots; building setback lines; street light locations; hydrant locations; street layout, including location, width, curve radii, and proposed names.

(ii) Identification of average and minimum lot size(s).

(iii) Designation of all land(s) to be dedicated and reserved for public use with use and acreage for each indicated.

(iv) Location of all proposed private and controlled access streets and identification of all access devices on local streets within the subdivision; their means of accomplishing access control (e.g., signage, traffic barriers, gates, etc.) and monitoring devices and facilities; and their hours of operation and standards and procedures for admittance.

(v) A general statement regarding proposed utility methods including type of sewer system and status of existing capacities of nearby water, sewer, and other public utilities.

(vi) Preliminary traffic statement from a registered engineer that will address the impact of new development on existing roadways, the condition and capacity of existing streets, typical cross-sections, and determination if a traffic study is required.

(vii) Preliminary drainage statement from a registered engineer that addresses detention, floodplain, a proposed drainage system, the impacts of increased runoff due to development and the impacts to downstream property.

(d) Payment of prescribed filing fee.

(e) A preliminary draft or outline of protective covenants and restrictions that demonstrate the proposed theme and character of the proposed subdivision.

(f) A waiver of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the application.

(g) Such other information as, in the opinion of the director, will be required to complete a thorough analysis of the preliminary plat in terms of its compliance with all city codes, ordinances, rules and regulations.

(h) *Subdivision Trails Master Plan.* New subdivisions shall incorporate trails indicated running through the property by the City of Show Low trails master plan into their subdivision. New subdivisions adjacent to a trail as indicated by the trails master plan shall provide a connection to the trail system. (All trails required as part of the city trails master plan shall be accessible and dedicated to the public.)

(C) *Preliminary Plat Review and Approval.*

(1) Upon acceptance of an application for approval of a preliminary plat, the director will have ten (10) working days to advise the applicant if the submittal is complete. Copies of complete applications will be forwarded to the city departments and utility and public safety agencies that serve the area for their review and comment.

(2) The reviewing agencies and departments shall transmit their comments and recommendations to the planning department. The planning department will then summarize the received comments and recommendations, prepare a staff report and present it to the planning and zoning commission.

(3) The planning and zoning commission shall consider the proposed preliminary plat at its next regularly scheduled meeting no sooner than twenty-one (21) days after an application has been determined to be complete. Upon action of a preliminary plat, or approval with conditions by the commission, the city council shall consider the proposed preliminary plat no sooner than thirty (30) days after the commission decision.

(4) Preliminary plat approval constitutes authorization for the developer to proceed with the preparation and submittal of engineering plans and specifications for public infrastructure improvements and the final plat. Preliminary plat approval does not assure final plat approval and expires without further action of the city if a final plat is not submitted within one (1) year or such other period of time specified at the time of preliminary plat approval. An extension of up to one (1) year may be granted by the planning and zoning

director provided an application for extension is approved prior to the expiration date. (Ord. No. 2008-12, §§ 1, 2, 9-16-08; Ord. No. 2008-12, § 2, 11-18-08. 1976 Code § 12-2-3)

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**The Show Low City Code is current through Ordinance 2023-03, passed June 6, 2023.**

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[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

[Hosted by Code Publishing Company, A General Code Company.](#)

## **Article IV. R1-7 Zone – Single-Family Residential (7,000 Square Feet)**

### **19.50.250 Purpose.**

This district is intended to promote and preserve medium density single-family residential development. Regulations and property development standards are designed to protect the single-family residential character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes, together with required recreational, religious and educational facilities. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(A))

### **19.50.260 Permitted uses.**

- (A) One (1) single-family dwelling.
- (B) Customary accessory uses and buildings, provided such uses are incidental to the principal use.
- (C) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (D) Publicly owned and operated schools, parks and recreation areas and centers.
- (E) Home occupations.
- (F) Manufactured housing not less than twenty (20) feet wide with axles and tongue removed, placed on a permanent foundation and anchored according to applicable codes.
- (G) Attached guest units in accordance with Section [19.25.230\(A\)](#). (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(B))

### **19.50.270 Conditional uses.**

- (A)
  - (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 ten thousand (10,000) 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 twenty thousand (20,000) square feet of lot area per dwelling unit.
- (B) Churches and similar places of worship.

- (C) Public utility buildings, structures, or appurtenances thereto for public service use.
- (D) Temporary home and land sales offices provided they are located within the same subdivisions as the land and homes that are offered for sale.
- (E) Private schools.
- (F) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
- (G) Bed and breakfast.
- (H) Golf courses and associated facilities but not including miniature golf or commercial driving ranges.
- (I) Group home for the handicapped. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(C))

### **19.50.280 Property development standards.**

- (A) *Minimum Lot Area.* Seven thousand (7,000) 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.* One (1) side yard of five (5) feet and one (1) side yard of twelve (12) feet except that where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet. Subdivisions that received final plat approval prior to January 7, 2003, may utilize side yard setbacks of either five (5) feet and twelve (12) feet or eight (8) feet and eight (8) feet except where a side lot line abuts a street, there shall be a minimum side yard of twenty (20) feet.
- (G) *Minimum Rear Yard.* Fifteen (15) feet.
- (H) *Minimum Dwelling Size.* Exclusive of patios, porches, and garages, eight hundred fifty (850) square feet.
- (I) *Maximum Building Height.* Not to exceed thirty-five (35) feet.
- (J) *Minimum Off-Street Parking Requirements.* Two (2) parking stalls. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-54(D))

### **19.50.290 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 § 15-1-54(E))

### **19.50.300 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 § 15-1-54(F))

### **19.50.310 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 § 15-1-54(G))

### **19.50.320 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 § 15-1-54(H))

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[Hosted by Code Publishing Company, A General Code Company.](#)

## **Article V. R1-7X Zone – Single-Family Residential, Manufactured Homes Excluded (7,000 Feet)**

### **19.50.330 Purpose.**

This district is intended to promote and preserve medium density single-family residential development consisting of conventional construction conforming to the International Building Code standards as made part of the Show Low City Code. Regulations and property standards are designed to protect the single-family residential character of the district and to prohibit manufactured homes and incompatible activities. Land use is chiefly composed of individual “site built” homes, together with required recreational, religious and educational facilities. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2005-10, § 1, 4-19-05; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-55(A))

### **19.50.340 Permitted uses.**

All provisions of Article [IV](#) of this chapter shall apply with the exception that manufactured homes are prohibited in the R1-7X zone. (Ord. No. 382, §§ 1 – 3, 12-20-94; Ord. No. 2005-10, § 1, 4-19-05; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-55(B))

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# City of Show Planning & Zoning Transmittal Memo



180 N. 9th Street

Show Low, AZ 85901

(928) 532-4042

kblakeslee@showlowaz.gov

Date |

File No. |

Project Name |

Location |

P & Z Commission Meeting Date |

City Council Meeting Date |

**Comments to be returned by** |

- ☐ Conditional Use Permit   
 ☐ Preliminary Plat/Development Plan   
 ☐ Final Plat/Development Plan  
☐ Zone Change   
 ☐ Other \_\_\_\_\_

**Copies to:**

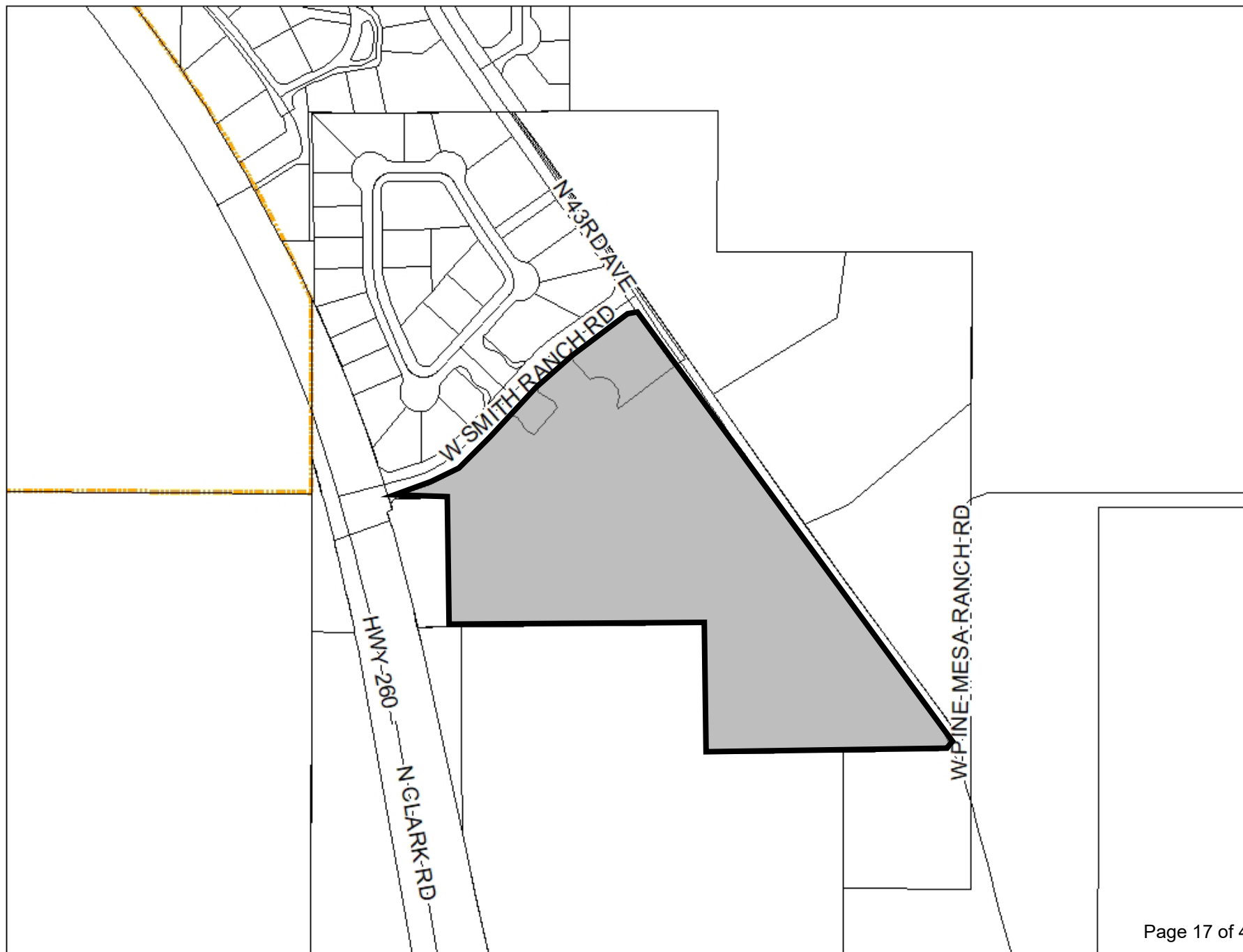
- |                                             |                                                             |                                                              |
|---------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> ADOT               | <input type="checkbox"/> Frontier Communications            | <input type="checkbox"/> Show Low Public Works Director      |
| <input type="checkbox"/> APS Electric       | <input type="checkbox"/> Navajo County Board of Supervisors | <input type="checkbox"/> Show Low Public Works Ops. Mgr.     |
| <input type="checkbox"/> Airport            | <input type="checkbox"/> Navajo County Health Department    | <input type="checkbox"/> Show Low School District            |
| <input type="checkbox"/> Building Official  | <input type="checkbox"/> Navajo County Health Department    | <input type="checkbox"/> Sparklight                          |
| <input type="checkbox"/> City Attorney      | <input type="checkbox"/> Navopache Electric                 | <input type="checkbox"/> Timber Mesa Fire & Medical District |
| <input type="checkbox"/> City Manager       | <input type="checkbox"/> Show Low Planning & Zoning         | <input type="checkbox"/> Unisource                           |
| <input type="checkbox"/> Community Services | <input type="checkbox"/> Show Low Police Department         |                                                              |

**Instructions-** Please mark the following below and note if there are any redlines on the plans.

- ☐ Reviewed  
☐ Reviewed as noted:

By: |

Date: |





**Subject Property:**  
A.P.N. 309-27-014E



## City of Show Low Planning & Zoning

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

### Preliminary Plat Application

(Filing Fee: see page 3)

#### For Office Use Only

Date received: 1.2.24  
Time received: 4:55 AM/PM  
Received by: FD

#### Title 17.15.030 of the Land Development Ordinance

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

**Date of REQUIRED preapplication conference:** \_\_\_\_\_

#### OWNER INFORMATION

Name: DASIA EQUITIES + FIDELITY LTD

Address: 631 W. COMMERCE AVE  
Street Address

GILBERT AZ 85233  
City State ZIP Code

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### APPLICANT INFORMATION (If different)

Name: GARY STAPLEY

Address: 3420 S. 157<sup>th</sup> ST.  
Street Address

GILBERT AZ 85297  
City State ZIP Code

Phone: 602-739-4653 Email: gstapley53@gmail.com

#### PROPERTY INFORMATION

Address of Property: \_\_\_\_\_ Parcel Number: \_\_\_\_\_

Legal Description of Property: SEE ATTACHED PLAT

#### PROPOSAL

Name of proposed subdivision: ~~ANTARA~~ ENTRADA Number of proposed lots: 40

Current Zoning Classification: R1-7 Is a zone change proposed or required? ☐ Yes ☒ No

Provide a brief description of the proposed land development: SINGLE FAMILY LOTS

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

Signature of  
Owner(s):

Rick L. Pancer

Date: 8/8/23

Signature of  
Owner(s):

Date: \_\_\_\_\_

Signature of  
Applicant:

Date: \_\_\_\_\_

**Waiver of Claims Under Arizona Revised Statutes § 12-1134**

I, Rick L. Pancer, the owner of the property described as A.P.N. 309-27-014E

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

DATED this 8 day of August, 2023.

Rick L. Pancer  
Signature of Property Owner

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 8<sup>th</sup> day of August, 2023,  
by Heidi M Jones.  
Name of Signer

Heidi M Jones  
Notary Public

[Notary Seal]



## CERTIFICATION

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

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Applicant: Gary Stapley Date: 8/8/23

## Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, \_\_\_\_\_, the owner of the property described as A.P.N. \_\_\_\_\_

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

DATED this 8 day of August, 2023.

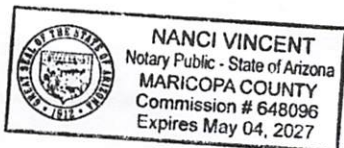
\_\_\_\_\_  
Signature of Property Owner

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 8 day of August, 2023  
by Nanci Vincent  
Name of Signer

Nanci Vincent  
Notary Public

[Notary Seal]





RECEIVED

JAN 02 2024

Justen Tregaskes  
City of Show Low  
Planning & Zoning Director  
Planning & Zoning Department  
180 N. 9<sup>th</sup> St.  
Show Low, AZ 85901

Subj: **Entrada Subdivision Preliminary Plat**

Justen, included with this letter are the required submittal documents for the proposed Entrada Subdivision.

- Six (6) 24X36 copies of the stage II preliminary plat
- One (1) 11X17 copy of the stage II preliminary plat
- One (1) preliminary plat application form including the required diminution of fair market value waiver.
- Plan review fee check.
- CC&R's for Whispering Trails, Unit 1. It is the intent of the developer to use the same CC&R's.

Sincerely,  
Painted Sky Engineering, L.L.C.

Doug Brimhall, P.E.

PRELIMINARY PLAT  
FOR  
ENTRADA  
LOCATED IN THE SW 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 21 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,  
CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA



LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING SITUATED WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 21 EAST, GILA AND SALT RIVER MERIDIAN, CITY OF SHOW LOW, NAVAJO COUNTY, ARIZONA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST-QUARTER OF THE NORTHWEST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE NORTH 89°46'27" EAST A DISTANCE OF 258.52 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY OF STATE ROUTE 260 AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°46'27" EAST (BASIS OF BEARING), A DISTANCE OF 735.72 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST-QUARTER OF THE NORTHEAST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE SOUTH 00°29'06" EAST, A DISTANCE OF 331.22 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF THE NORTHEAST-QUARTER OF THE SOUTHWEST-QUARTER OF SAID SECTION 11;

THENCE NORTH 89°43'25" EAST, A DISTANCE OF 611.69 FEET TO A NON-TANGENT POINT OF CURVE ON THE WEST RIGHT-OF-WAY LINE OF NORTH 43RD DRIVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 330.00 FEET;

THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°02'02" AN ARC LENGTH OF 93.86 FEET (CHRD. BRG. = N 30°01'52" W, CHRD DIST. = 93.74);

THENCE NORTH 36°06'38" WEST, A DISTANCE OF 447.54 FEET; THENCE NORTH 34°41'28" WEST, A DISTANCE OF 195.24 FEET;

THENCE NORTH 34°39'56" WEST, A DISTANCE OF 626.39 FEET TO A POINT OF CURVE ON THE WEST RIGHT-OF-WAY LINE OF NORTH 43RD DRIVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 35.00 FEET;

THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°01'36" AN ARC LENGTH OF 54.99 FEET (CHRD. BRG. = N 79°40'44" W, CHRD DIST. = 49.51);

THENCE AWAY FROM SAID RIGHT-OF-WAY SOUTH 55°18'28" WEST, A DISTANCE OF 181.51 FEET TO A POINT OF CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 270.00 FEET;

THENCE SOUTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 12°47'52" AN ARC LENGTH OF 60.31 FEET (CHRD. BRG. = S 48°54'32" W, CHRD DIST. = 60.18);

THENCE SOUTH 42°35'27" WEST, A DISTANCE OF 270.40 FEET TO A POINT OF CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30°29'00" AN ARC LENGTH OF 175.57 FEET (CHRD. BRG. = S 57°49'16" W, CHRD DIST. = 173.51);

THENCE SOUTH 73°03'46" WEST, A DISTANCE OF 49.53 FEET TO A POINT OF CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET;

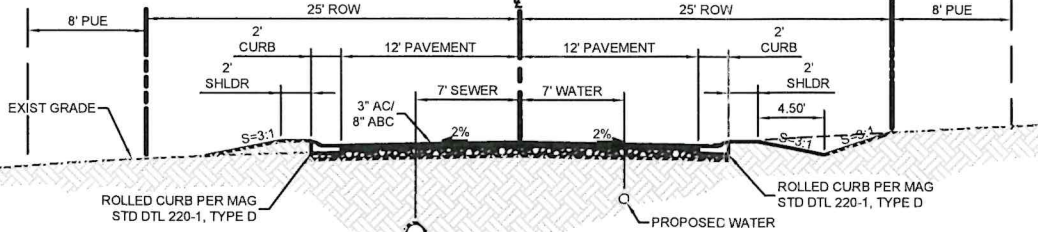
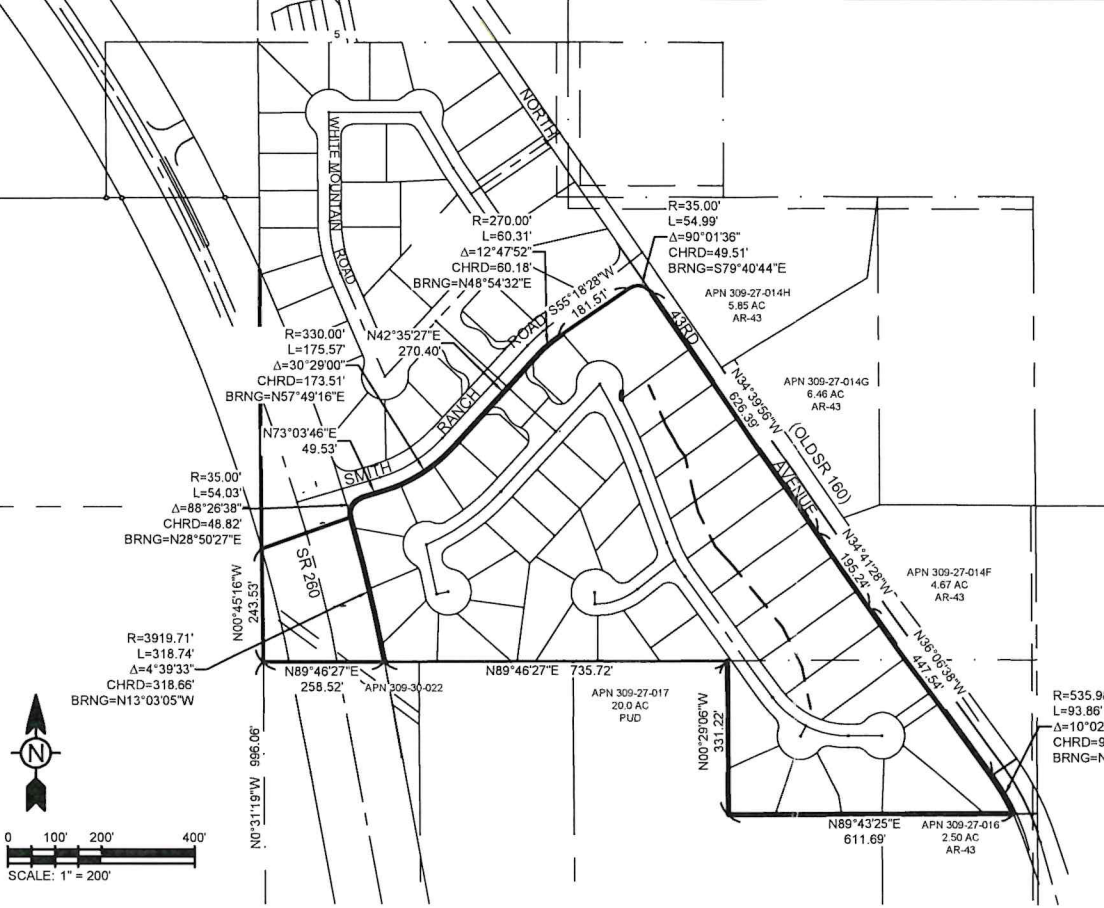
THENCE SOUTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 88°26'38" AN ARC LENGTH OF 54.03 FEET (CHRD. BRG. = S 28°50'27" W, CHRD DIST. = 48.82) TO A POINT OF REVERSE CURVE ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE 260, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 3919.71 FEET;

THENCE SOUTHEASTERLY AND TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°39'33", ALONG SAID RIGHT-OF-WAY, AN ARC LENGTH OF 318.74 FEET (CHRD. BRG. = S 13°03'05" E, CHRD DIST. = 318.66) TO THE TRUE POINT OF BEGINNING.

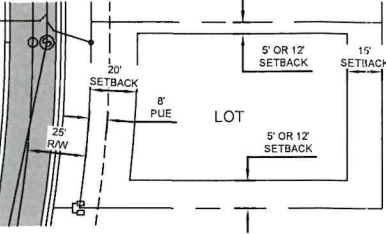
SAID PARCEL OF LAND CONTAINS 16.97 ACRES OF LAND, MORE OR LESS.

PRELIMINARY DRAINAGE STATEMENT

STORMWATER GENERALLY FLOWS IN A SOUTHEAST TO NORTHWEST DIRECTION. THE SITE WILL BE GRADED SUCH THAT FLOWS ENTERING THE SITE WILL BE DIRECTED TOWARDS STREETS THEN INTO A DETENTION BASIN. FLOWS WILL EXIT THE SITE BY WAY OF A CULVERT LEADING FROM THE PROPOSED DETENTION BASIN TO AN ADJACENT LOT LOCATED IN PHASE I. THE PROPOSED DETENTION BASIN WILL REDUCE FLOWS TO OR BELOW THAT OF PRE-DEVELOPMENT LEVELS.



TYPICAL ROADWAY SECTION  
N.T.S.



TYPICAL SETBACKS  
N.T.S.

OWNER / DEVELOPER

DASIA EQUITIES & FIDELITY LTD  
631 WEST COMMERCE AVE,  
GILBERT, ARIZONA 85233

UTILITY PROVIDERS

TELEPHONE: FRONTIER COMMUNICATIONS  
ELECTRIC: NAVOPACHE ELECTRIC COOPERATIVE  
TELEVISION: SPARKLIGHT  
GAS: UNISOURCE ENERGY SERVICES  
SOLID WASTE: WASTE MANAGEMENT  
WATER: CITY OF SHOW LOW  
WASTE WATER: CITY OF SHOW LOW  
FIRE PROTECTION: TIMBER MESA FIRE DEPARTMENT

SITE DATA

INCLUDES PARCEL NUMBERS:  
309-03-999C, 309-27-014E AND 309-27-015B

GROSS AREA OF PROJECT = 16.97 ACRES  
TOTAL NO. OF LOTS = 40  
GROSS ACRE/LOT = 13.15 ACRES  
AVERAGE LOT SIZE = 0.33 ACRES  
MAXIMUM LOT SIZE = 0.54 ACRES  
MINIMUM LOT SIZE = 0.23 ACRES

TRACT A - PUBLIC INGRESS AND EGRESS, AND PUBLIC UTILITIES = 3.00 ACRES

TRACT B - PUBLIC UTILITIES, AND EMERGENCY INGRESS/EGRESS = 0.06 ACRES

TRACT C - PRIVATE DRAINAGE BASIN = 0.76 ACRES

ZONING:

ZONED R1-7X (7,000 SF MIN), PER CITY OF SHOW LOW ZONING REGULATIONS (TO REMAIN).

BUILDING SETBACKS:

FRONT - 20'  
STREET SIDES - 20'  
SIDE YARD - 5' OR 12'  
REAR YARD - 15'

FLOOD ZONE

BASED ON F.I.R.M. PANEL NUMBER 04017C4489E, NAVAJO COUNTY, ARIZONA AND INCORPORATED AREAS. DATED: SEPTEMBER 26, 2008  
ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- 8" W - EXISTING 8" WATER
- 4" S - EXISTING 4" SEWER
- 8" S - EXISTING 8" SEWER
- 12" W - PROPOSED 12" WATER
- 8" W - PROPOSED 8" WATER
- 8" S - PROPOSED 8" SEWER
- ... - PROPOSED FLOW LINE
- - - - EXISTING RIGHT-OF-WAY
- - - - PROPOSED RIGHT-OF-WAY
- ⊙ - EXISTING SEWER MANHOLE
- ⊙ - PROPOSED SEWER MANHOLE
- ⊙ - PROPOSED SEWER CLEANOUT
- ⊙ - PROPOSED CULVERT/STORM DRAIN PIPE
- ⊙ - EXISTING WATER VALVE
- ⊙ - EXISTING FIRE HYDRANT
- ⊙ - EXISTING WATER METER
- ⊙ - PROPOSED WATER VALVE
- ⊙ - PROPOSED WATER METER
- ⊙ - PROPOSED FIRE HYDRANT
- ⊙ - PROPOSED BLOW OFF
- ⊙ - PROPOSED STREET LIGHT
- - SLOPE ARROW
- - DRAINAGE FLOW DIRECTION
- ▬ - PROPOSED PAVEMENT
- ▬ - EXISTING PAVEMENT

APPROVAL

THIS PLAT IS APPROVED BY THE PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIRMAN



PROJECT LOCATION: CLIENT INFORMATION:

Show Low, Arizona  
Navajo County

Dasia Equities & Fidelity LTD  
631 West Commerce Avenue  
Gilbert, Arizona 85233

PROJECT NO:

180667-23001

CLIENT PROJECT NO:

180667-23001

PROJECT NOTES:

Project Manager  
Gary Stapley  
602-739-4653  
August, 2023

ISSUED:

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JAN 02 2024 4:55 PM

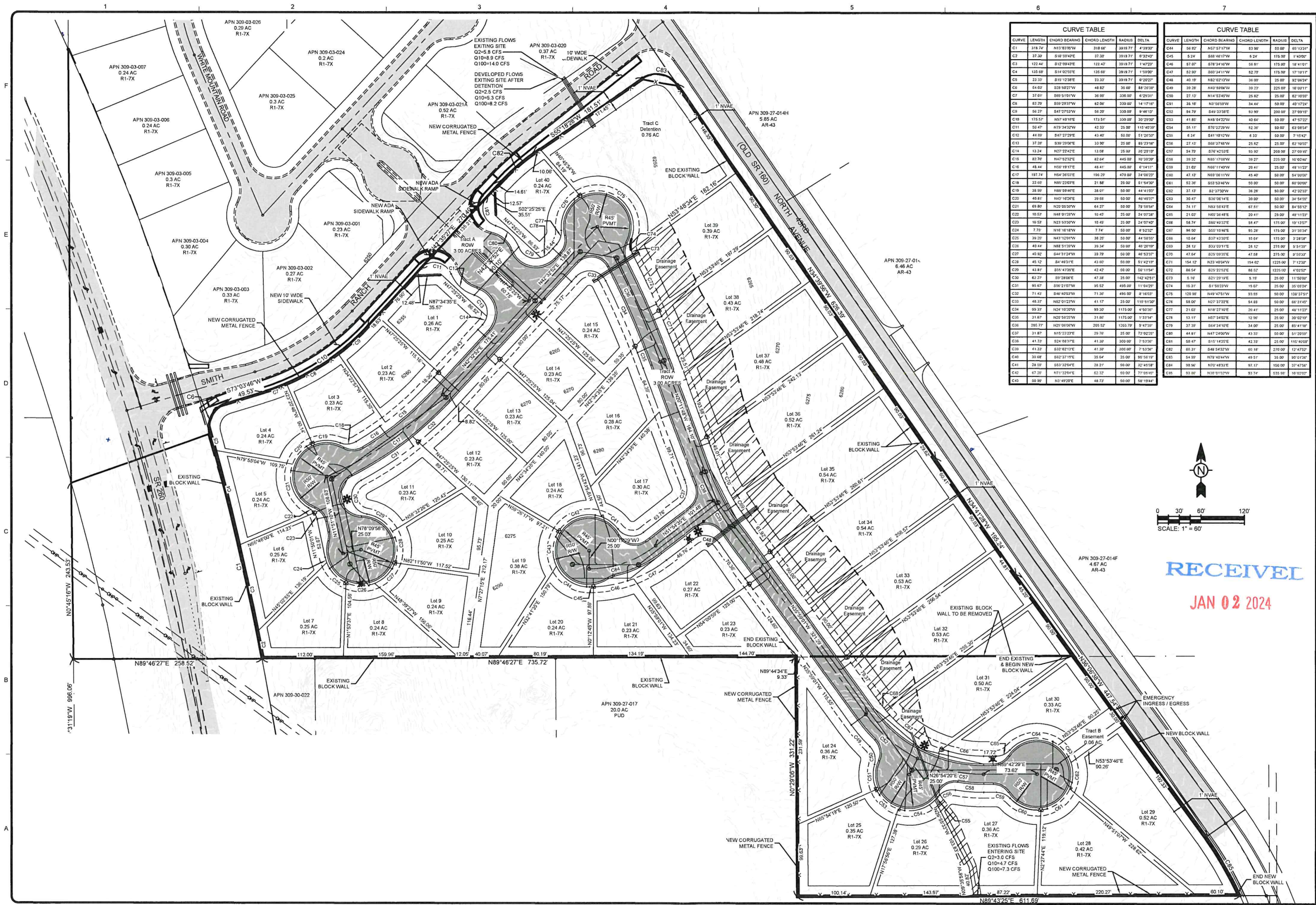
Painted Sky Engineering and Surveying, LLC

176 North Main Street  
Snowflake, Arizona 85939  
PHONE: 928.537.7218

<http://www.paintedskeyes.com>

VICINITY MAP:





| CURVE TABLE |        |               |              |            |
|-------------|--------|---------------|--------------|------------|
| CURVE       | LENGTH | CHORD BEARING | CHORD LENGTH | RADIUS     |
| C1          | 318.74 | N113°03'55"W  | 318.66'      | 31817.71   |
| C2          | 37.30  | S10°59'42"E   | 37.30        | 31818.71   |
| C3          | 122.44 | E12°03'42"E   | 122.43       | 31818.71   |
| C4          | 135.68 | N14°02'55"E   | 135.68       | 31818.71   |
| C5          | 23.33  | E12°13'38"E   | 23.33        | 31818.71   |
| C6          | 54.02  | S22°56'27"W   | 48.82        | 35         |
| C7          | 37.01  | S68°51'01"W   | 36.95        | 330.00     |
| C8          | 82.29  | S59°23'47"E   | 82.08        | 330.00     |
| C9          | 56.27  | S24°27'53"W   | 56.20        | 330.00     |
| C10         | 175.57 | N01°43'19"E   | 175.51       | 330.00     |
| C11         | 50.47  | N79°34'32"E   | 42.33        | 25         |
| C12         | 44.89  | S47°27'29"E   | 43.40        | 50.00      |
| C13         | 37.26  | S30°29'09"E   | 33.90        | 25         |
| C14         | 13.24  | N27°22'42"E   | 13.08        | 25         |
| C15         | 82.76  | N47°57'32"E   | 82.64        | 445.00     |
| C16         | 48.44  | R56°19'17"E   | 48.41        | 45         |
| C17         | 197.74 | N54°36'03"E   | 196.29       | 470.00     |
| C18         | 22.69  | N88°23'02"E   | 21.88        | 25         |
| C19         | 38.99  | N88°59'41"E   | 38.01        | 50.00      |
| C20         | 69.81  | N41°16'26"E   | 39.68        | 50.00      |
| C21         | 69.89  | N20°03'50"W   | 64.27        | 50.00      |
| C22         | 10.53  | N48°01'33"W   | 10.49        | 25         |
| C23         | 10.53  | N23°53'50"W   | 10.49        | 25         |
| C24         | 7.75   | N16°16'18"W   | 7.74         | 50.00      |
| C25         | 39.49  | N41°12'01"W   | 38.25        | 50.00      |
| C26         | 40.44  | N88°51'39"W   | 39.34        | 50.00      |
| C27         | 40.92  | S44°31'24"E   | 39.79        | 50.00      |
| C28         | 45.12  | S44°48'31"E   | 43.60        | 50.00      |
| C29         | 43.95  | S45°47'30"E   | 42.42        | 50.00      |
| C30         | 62.27  | S79°28'06"E   | 47.28        | 142'425.11 |
| C31         | 95.67  | S62°21'07"W   | 95.52        | 495.00     |
| C32         | 71.43  | S46°40'53"W   | 71.30        | 50.00      |
| C33         | 48.37  | N62°01'21"W   | 41.71        | 25         |
| C34         | 99.37  | S24°10'20"W   | 99.30        | 1175.00    |
| C35         | 61.63  | N20°56'25"W   | 51.86        | 1175.00    |
| C36         | 705.77 | N28°06'00"W   | 205.52       | 1203.79    |
| C37         | 31.87  | N15°23'23"E   | 28.76        | 25         |
| C38         | 41.33  | S24°08'37"E   | 41.30        | 300.00     |
| C39         | 41.33  | S32°02'12"E   | 41.32        | 300.00     |
| C40         | 39.68  | S82°31°19"E   | 35.64        | 25         |
| C41         | 28.59  | S73°12'55"E   | 28.21        | 50.00      |
| C42         | 67.26  | N17°12'26"E   | 62.32        | 50         |
| C43         | 50.90  | N3°49'22"E    | 48.73        | 50.00      |

| CURVE TABLE |        |               |              |         |            |
|-------------|--------|---------------|--------------|---------|------------|
| CURVE       | LENGTH | CHORD BEARING | CHORD LENGTH | RADIUS  | DELTA      |
| C44         | 56.82  | N57°37'17"W   | 53.90        | 59.00   | 60°13'31"  |
| C45         | 5.24   | S88°48'16"W   | 5.24         | 175.50  | 1°43'00"   |
| C46         | 57.07  | S78°34'16"W   | 56.81        | 175.50  | 18°41'01"  |
| C47         | 52.90  | S60°34'11"W   | 52.70        | 175.50  | 17°19'11"  |
| C48         | 40.19  | N32°02'13"W   | 36.00        | 25      | 32°06'24"  |
| C49         | 39.28  | N48°59'06"W   | 39.23        | 225.00  | 10°00'01"  |
| C50         | 27.12  | N14°53'45"W   | 25.82        | 25      | 62°10'00"  |
| C51         | 35.18  | N31°56'59"W   | 34.44        | 50.00   | 40°17'24"  |
| C52         | 94.79  | S49°33'38"E   | 93.90        | 200.00  | 27°09'15"  |
| C53         | 41.85  | N48°04'22"W   | 40.64        | 50.00   | 47°52'22"  |
| C54         | 55.11  | N67°22'29"W   | 52.36        | 50.00   | 63°08'54"  |
| C55         | 6.34   | S41°10'12"W   | 6.33         | 50.00   | 7°15'42"   |
| C56         | 27.12  | S68°37'48"W   | 25.82        | 25.00   | 62°10'00"  |
| C57         | 94.79  | S76°42'53"E   | 93.90        | 200.00  | 27°09'15"  |
| C58         | 32.42  | N30°17'00"W   | 30.27        | 215.00  | 10°00'48"  |
| C59         | 21.63  | N60°11'49"W   | 20.41        | 25.00   | 48°11'23"  |
| C60         | 47.12  | N69°08'11"W   | 45.40        | 50.00   | 54°00'00"  |
| C61         | 52.36  | S53°53'46"W   | 50.00        | 50.00   | 60°00'00"  |
| C62         | 37.13  | S21°37'30"W   | 36.28        | 50.00   | 42°32'33"  |
| C63         | 30.47  | S36°06'16"W   | 30.00        | 50.00   | 34°54'50"  |
| C64         | 74.11  | N83°58'43"E   | 67.51        | 50.00   | 84°55'12"  |
| C65         | 21.63  | N60°11'49"W   | 20.41        | 25.00   | 48°11'23"  |
| C66         | 58.74  | S80°40'32"E   | 58.47        | 175.00  | 19°13'35"  |
| C67         | 96.50  | S55°15'48"E   | 95.28        | 175.00  | 31°30'34"  |
| C68         | 10.64  | S37°43'30"E   | 10.64        | 175.00  | 3°28'58"   |
| C69         | 28.13  | S33°03'11"E   | 28.12        | 215.00  | 5°51'33"   |
| C70         | 47.64  | S25°09'30"E   | 47.58        | 215.00  | 3°50'32"   |
| C71         | 154.12 | N23°48'04"W   | 154.02       | 1225.00 | 71°12'30"  |
| C72         | 86.64  | S25°27'33"E   | 86.52        | 1225.00 | 4°02'52"   |
| C73         | 5.16   | S21°39'19"E   | 5.10         | 25.00   | 11°50'00"  |
| C74         | 15.31  | S15°58'23"W   | 15.09        | 25.00   | 35°02'04"  |
| C75         | 120.98 | N49°47'51"W   | 93.55        | 90.00   | 138°37'15" |
| C76         | 58.00  | S27°37'22"E   | 54.65        | 50.00   | 68°13'45"  |
| C77         | 21.63  | N60°11'49"W   | 20.41        | 25.00   | 48°11'23"  |
| C78         | 13.11  | S67°34'02"E   | 12.96        | 50.00   | 30°02'19"  |
| C79         | 37.39  | S64°34'10"E   | 34.00        | 50.00   | 65°41'48"  |
| C80         | 48.81  | S67°24'00"W   | 43.33        | 50.00   | 51°20'59"  |
| C81         | 50.47  | S15°14'25"E   | 42.33        | 25.00   | 115°40'48" |
| C82         | 60.21  | S48°54'32"E   | 60.18        | 270.00  | 12°47'53"  |
| C83         | 54.99  | N79°40'44"W   | 40.53        | 50.00   | 90°07'36"  |
| C84         | 95.96  | N70°48'53"E   | 97.17        | 150.00  | 37°15'30"  |
| C85         | 93.80  | N30°01'52"W   | 93.74        | 535.98  | 10°02'02"  |



176 North Main Street  
Snowflake, Arizona 85937  
PHONE: 928.537.7218

[illegible]

**Dasia Equities & Fidelity LTD**  
631 West Commerce Ave, Gilbert Arizona 85233

# PRELIMINARY PLAT FOR ENTRADA

|              |              |
|--------------|--------------|
| Project No.: | 180667-23001 |
| Designed By: | JDFC         |
| Drawn By:    | JDFC         |
| Checked By:  | DLB          |

V-101

1 of 2

**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, DECEMBER 12, 2023, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to Order.

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

2. Roll Call.

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

**COMMISSION MEMBERS ABSENT:** Commissioner Schnepf, Commissioner Wilson, and Commissioner Adams.

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

**GUESTS:** Brandon Garvin, Madaline McDonald, Tony Leonardo and Guests.

3. Invocation.

Commissioner Whipple gave the invocation.

4. Pledge of Allegiance.

Commissioner Roberts led the Commission and audience in the Pledge of Allegiance.

5. **NEW BUSINESS:**

- A. Consideration of Conditional Use Permit 602-04-265 submitted by Brandon Garvin to allow for the reduction in side yard setbacks from 21 feet to 16 feet for a detached building over 15 feet in height located at 261 E. Whipple, that being A.P.N. 210-32-010E. (Justen Tregaskes)

Director Tregaskes said Brandon Garvin has submitted a conditional use permit application on behalf of James and Barbara Farpelha. The purpose of this application is to allow for the reduction in side yard setbacks from 21 feet to 16 feet for an 18x50 RV carport over fifteen (15) feet in height on property located at 261 E. Whipple, that being A.P.N. 212-32-010E. The subject property is zoned R1-15 (Single-family residential, 15,000 square feet). City code section 19.25.060(F)(3) states, "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."

A twenty-one (21) foot tall accessory structure is proposed along the west property line of the subject property. Side yard setbacks in this case would be required to match or exceed the height of the structure, unless otherwise

approved through a conditional use permit. The applicant is requesting a reduction in the side yard setbacks from twenty-one (21) feet to sixteen (16) feet from the west property line. As indicated on the attached site plan, the proposed structure will be located approximately 337 feet from East Whipple.

### FINDINGS OF FACT

1. Brandon Garvin has submitted a conditional use permit application on behalf of James and Barbara Farpelha. The purpose of this application is to allow for the reduction in side yard setbacks from 21 feet to 16 feet for an 18x50 RV carport over fifteen (15) feet in height on property located at 261 E. Whipple, that being A.P.N. 212-32-010E. The subject property is zoned R1-15 (Single-family residential, 15,000 square feet).
2. City code section 19.25.060(F)(3) states, "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."
3. According to county records, the subject property is approximately 4.8 acres in size. The northwest corner of the property is fairly level, with approximately forty (40) feet of fall as you move to the east.
4. The applicant is currently in the process of completing a home on the subject property for the property owner. An RV carport has been proposed to protect their RV while they are at the home.
5. Current zoning of the surrounding properties include.

North: R1-7 (Single-family residential, 7,000 square feet).

South: R1-10 (Single-family residential, manufactured homes excluded, 10,000 square feet,), R1-15 (Single-family residential, manufactured homes excluded, 15,000 square feet).

East: R1-10 (Single-family residential, manufactured homes excluded, 10,000 square feet,), R1-15 (Single-family residential, manufactured homes excluded, 15,000 square feet).

West: R1-15 (Single-family residential, manufactured homes excluded, 15,000 square feet).

6. The current land uses of the surrounding properties include.

North: Timber Ridge subdivision

South: Single-family residential

East: Single-family residential

West: Jehovah's Witness church

7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. Staff has received several phone calls from notified individuals. No opposition has been received regarding the proposed development at the time the staff summary report was prepared.

### **STAFF RECOMMENDATIONS**

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-265 submitted by Brandon Garvin on behalf of James and Barbara Farpelha to allow for the reduction in side yard setbacks from 21 feet to 16 feet for a detached building over fifteen (15) feet in height on property located at 261 E. Whipple, that being A.P.N. 212-32-010E subject to the following conditions;

1. All development shall comply with all applicable federal, state, and local requirements.
2. Per city code, any exterior lights shall be shielded so that the source of light is not visible from adjacent properties or the city right of way.
3. RV occupancy shall be in compliance with time limits as established in city code chapter 19.25.120(A).

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

Commissioner Hatch asked clarification of where the RV carport will be located.

Director Tregaskes said it will be almost directly adjacent to the Jehovah's Witness parking lot as indicated on the aerial photograph.

Commissioner Whipple asked why the applicant wanted to place the RV garage in this particular location.

Director Tregaskes said that due to the topography of the lot, the north west portion of the property is the most conducive to placing an RV and the location of the dog run which is indicated as "E" on the site plan is where the topography starts to fall off.

Chairman Barlow clarified that if there wasn't the topography issue and they were able to place the RV 21 feet from the property line, instead of 16 feet they would not need a CUP from the Commission.

Director Tregaskes said yes.

Commissioner Roberts asked if there were any objections from the property owners on the west side of the subject property.

Director Tregaskes said no.

Chairman Barlow invited members of the public to come forward with any comments or concerns.

Madaline McDonald of 280 South Timber Ridge Loop, said that lives here full-time and said that she hears constant construction noise and loud music. She said that they had to follow the city zoning requirements when they placed her manufactured home on their property and had to reduce the size of her deck due to a front setback issue and is frustrated that they are getting to reduce the setback for the placement of an RV garage by five feet and is against the request.

Tony Leonardo of 281 South Timber Ridge Loop said he had difficulty getting his home on his property, there is plenty of room to place the RV elsewhere on the property and is against the CUP reducing the setback by five feet. He doesn't want to look at buildings, he wants to look at trees and the meadow and is worried that Show Low will start to look like Flagstaff.

Brandon Garvin, the applicant, is the owner of Outwest Construction. He said he builds a quality home, and the applicant has the means to build the house they want. They used to live in a small town, which now has 3 million people. They are also an elderly couple, and said he helps people build their dream. Barbara has difficulty walking and due to the topography of the lot they are building in the area that is the most flat. The applicant said he plans to build a nice structure that will hide the RV from the view and from the church. He said it will be directly behind the church building and that they reached out to the church members, who had no objections to the location of the RV garage. The applicant stated that he feels most people will see the home and not the RV garage. The applicant said that the owners want to preserve the trees and not remove any more than necessary.

Commissioner Hatch asked how large the home is.

Mr. Garvin said that the home is 13,000 square feet under roof.

Commissioner Hatch clarified that the RV garage is 280 feet back from the front property line and asked if it would be finished just like the house.

Mr. Garvin said that was correct.

Commissioner Whipple asked if they were planning on building a 21 foot tall RV garage regardless of where it would be placed on the property.

Mr. Garvin said to fit the RV, it must be at least 21 feet tall.

Commissioner Hatch asked if the property starts to fall rather quickly just beyond the area they are building.

Mr. Garvin said yes, it does quite a bit and they still needed to bring in an additional six feet of fill just to turn the RV around in the proposed location.

Commissioner Roberts asked how tall the main structure is.

Mr. Garvin said it is 35 feet tall.

Commissioner Roberts asked if that means the RV garage would be 14 feet lower than the house.

Mr. Garvin said that was correct.

Commissioner Roberts asked if the RV garage would be setback 280 feet or 337 feet, because he thought he saw different dimensions on the site plan.

Mr. Garvin said the RV garage would be setback approximately 280 feet from the south driveway entrance to and 185 feet to the rear property line.

Commissioner Roberts clarified that the length of the lot as 337 feet on the west property line.

Mr. Garvin said the length of the west property line is 671 feet.

Director Tregaskes clarified that on the submitted site plan the dimension shown is 337 feet from the Whipple right of way to the front of the proposed RV garage.

Commissioner Roberts clarified that the RV garage would be setback more than 280 feet back from the front property line.

Mr. Garvin said that was correct; he misread the dimension on the site plan.

Commissioner Roberts stated that he noticed that there was a bit of an incline to the driveway when he was at the property.

Mr. Garvin said that was correct, it is 17 feet higher from the street where the RV garage would be placed.

Commissioner Roberts wondered how visible the RV would actually be from the street considering it is proposed to be located 337 feet back from the front property line.

Mr. Garvin said that hopefully it won't be too visible based on how far it is setback and the fact that they plan to leave several trees to help screen the RV garage from the street. He said that it would be much more visible to the

church along the west property line.

Commissioner Roberts said that was his concern since the church would be the most impacted by the location of the RV garage.

Commissioner Whipple asked if there is a fence between the church and the subject property.

Mr. Garvin said it is a barb-wire fence.

Commissioner Hatch asked if they were planning on putting a fence along the west property line.

Mr. Garvin said they plan to extend the privacy fence in the next year after the home is completed.

Ms. Atencio asked Commissioner Roberts when he inspected the property if that was in his capacity as a Planning Commissioner or something else because she wanted to make sure that there was not a conflict of interest that needed to be declared.

Commissioner Roberts clarified that he wanted to look at the property as his duty as a Planning Commissioner out of curiosity and clarified that he did not enter the property, but just viewed it from the road.

Director Tregaskes said he wanted to clarify the setback requirements. He said that in any zoning district there are minimum setback requirements of how far back buildings must be from property lines. There are many different zoning districts that are in the City of Show Low and they have different setback requirements. He explained that some zoning districts have 5,000 square foot minimum lots. While another zoning district has 7,000 square foot minimum lots, which is what Timber Ridge is across the street. There is another zoning district with a minimum lot size of almost an acre. He said that doesn't prevent someone from having a larger piece of property, it is just the minimum lot area required for those zoning districts. In the R1-7 zoning district any time you are along a street, buildings must be set back a minimum of 20 feet from the street property line. He said this was alluded to during the public comment portion of the meeting. He explained when there is a 7,000 square foot lot with a street on the front and back of the property it can make a big difference in the size and location of where a structure may be located on that property. He also explained that there are side yard and rear yard setbacks from property lines that are not along streets. In this case the minimum side yard setback for the primary structure, which is the house is one side of eight feet and one side of 12 feet. There is a possibility for a 35-foot-tall house to be located eight feet from the side yard property line in this zoning district.

The home was not built to the minimum setback of 20 feet, but was setback 118 feet from the front property line and much more than the required eight-foot side yard setback. The applicant exceeds the setback requirements for the

home. There are different setbacks for accessory structures, such as a detached garage or workshop. It is a structure that is an accessory to a house. Setbacks for accessory structures exceed what a standard home would require. If there is an accessory structure that is 15 feet in height or less you would only need to be 5 feet from the side property line. If the structure is over 15 feet, but less than the height of the home, it must be the height of the structure setback from the property line or if it is less than that they must come to the Planning and Zoning Commission for a CUP. The applicant is building 21 foot tall building, which is approximately 14 feet shorter than the house and they are asking to be located 16 feet from the side property line instead of the 21 feet due to the height of the building. Director Tregaskes explained that if this structure was attached to the house, it could be 35 feet tall and eight feet from the side property line. He said they are more restrictive on this structure than the standard setbacks for a home. Director Tregaskes clarified that the setbacks for an accessory structure are more restrictive than a home.

Mr. Garvin added that they have already put in the utilities for the RV. He said it won't be visible from the street. He said the RV garage will be a very nice looking structure.

Commissioner Roberts asked if the garage was attached to the home a CUP would not be required.

Director Tregaskes affirmed this.

**COMMISSIONER ROBERTS MOVED TO APPROVE CUP 602-04-265 SUBMITTED BY BRANDON GARVIN ON BEHALF OF JAMES AND BARBARA FARPELHA TO ALLOW FOR THE REDUCTION IN SIDE YARD SETBACKS FROM 21 FEET TO 16 FEET FOR A DETACHED BUILDING OVER FIFTEEN (15) FEET IN HEIGHT ON PROPERTY LOCATED AT 261 E. WHIPPLE, THAT BEING A.P.N. 212-32-010E, SUBJECT TO STAFF RECOMMENDATIONS; SECONDED BY COMMISSIONER HATCH; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER WHIPPLE, AND COMMISSIONER HATCH VOTING IN FAVOR.**

Director Tregaskes said that this CUP will become effective in 7 days unless an appeal is received by the City Clerk.

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 November 14, 2023.

**COMMISSIONER ROBERTS MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 14, 2023 PLANNING AND ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER WHIPPLE; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER WHIPPLE, AND COMMISSIONER HATCH VOTING IN FAVOR.**

8. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Roberts said it's a great day in Show Low and wanted to applaud the Public Works Department for the great job on the beautiful lights in the downtown area of the City. He said it's extremely glorious to see all the beautiful lights lit up at 1:00 AM when there is not traffic around.

Commissioner Whipple agreed with Commissioner Roberts that the lights downtown and at City Park look great and for the Public Works Department to keep up the good work.

Commissioner Hatch said it's another great day in Show Low and wished everyone a happy holiday.

Chairman Barlow said since this is the last meeting before Christmas he wanted to wish everyone a Merry Christmas.

B. Planning and Zoning Director

Director Tregaskes said that the downtown Christmas lights are really impressive and that the Public Works Department deserves large portion of the credit for the work to make the downtown area look so great. He also said that this will be the last Planning and Zoning Commission meeting of the year and the next one won't be until January so he wanted to wish everyone a Merry Christmas and a Happy New Year.

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 DECEMBER 12, 2023, AT 7:34 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Zachary Barlow, Chairman

\_\_\_\_\_  
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 December 12, 2023. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Katie Fechtelkotter

**MINUTES OF THE STUDY SESSION OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, DECEMBER 12, 2023, AT 7:30 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 7:35 p.m.

2. Roll Call.

**COMMISSION MEMBERS PRESENT:** Chairman Barlow, Commissioner Roberts, Commissioner Hatch, and Commissioner Whipple.

**COMMISSION MEMBERS ABSENT:** Commissioner Schnepf, Commissioner Wilson, and Commissioner Adams.

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

3. **REVIEW AND DISCUSSION OF WORKFORCE HOUSING:**

Director Tregaskes said that staff has been directed to look into some potential solutions for workforce housing. Currently the city code allows an attached guest unit or mother-in-law unit as permitted use, but if you want to rent it out a Conditional Use Permit (CUP) is required. Director Tregaskes said that maybe there could be a consideration to remove the CUP requirement.

Chairman Barlow asked how many CUPs we have for rental homes.

Director Tregaskes said zero.

Commissioner Roberts said that other communities have tried to address this by allowing more units in back yards, for example with tiny homes.

Director Tregaskes said right now there is a requirement for detached guest unit or casita to have a minimum lot size requirement of double the minimum lot size for the zoning district. For example, if it is a minimum of 10,000 square foot lot you would need a minimum of 20,000 square feet to have a casita on your lot. He also said they could consider reducing the minimum lot size for casitas from 20,000 to 15,000 so there is more flexibility for more housing units but not packing them into lots. However, he said on the 7,000 square foot lot size it probably still would not be permitted. Maybe on a 10,000 square foot lot it could be allowed

Commissioner Roberts asked about if they could limit this to only long term rentals and not short term rentals like Airbnb through a definition of some sort.

Director Tregaskes said that the City is currently looking into a program to help track and regulate the short term rentals, but it's a bit of an enforcement issue.

Commissioner Roberts asked how the short-term rentals affect workforce housing.

Director Tregaskes said that because a rental is used as an Airbnb, then it's not

able to be used as housing for residents.

Director Tregaskes said the manufactured home zone (MH) allows for a manufactured home or recreational vehicle (RV) park with a CUP but apartments are not allowed. It is worth considering does an apartment really have more affect on a neighborhood than a MH or RV park. Because of this there could be a consideration to allow apartments as a CUP in the MH zone.

Chairman Barlow asked if apartments would require a CUP in the MH zone.

Director Tregaskes said yes, but it would allow apartments in the MH zone as another option.

Chairman Barlow asked if the development of apartments in the MH zone would be held to the existing R2-7 zone for multiple family dwellings.

Director Tregaskes said that was correct.

Director Tregaskes said that industrial zones allow caretaker's residence. However, the commercial zone allows apartments, but not a caretaker's residence. Staff is recommending that a caretaker's residence would be a permitted use in commercial zones.

Commissioner Whipple asked if the caretaker's residence could be an RV.

Director Tregaskes replied that it would need to be a site-built home under the development standards in city code and an RV or manufactured home would not be permitted.

Director Tregaskes asked if the commissioners had any other thoughts on the topic.

Commissioner Whipple said it's hard to fill teaching positions with the housing issues and appreciates that the City recognizes this and is looking into some options.

Commissioner Roberts said it is great that the City is trying to encourage affordable housing. He asked if there was a way to provide incentives to builders, like incentives for building the infrastructure and then requiring a certain percentage of the housing for the local workforce.

Director Tregaskes said they will be bringing a policy for workforce housing to the Council in January that will, and it is something the City is looking to invest in. He said he had an hour-long meeting with someone who is knowledgeable on workforce housing and provided lots of good information. The City wants to incentivize bringing in true workforce housing, this wouldn't be for retirees or seasonal residents, this would be for helping solely with the workforce housing issue.

Commissioner Roberts said that low-income housing does not help the people who are above the poverty level. The people that work at Walmart and similar businesses don't meet those requirements.

Commissioner Roberts said he knows that the city has lost staff due to the housing shortage such as police officers. He knows from his previous discussions with City staff that they try to keep up with salaries. However, there have been employees who lost a rental but can't afford to buy the rental and had to move someplace.

Chairman Barlow asked how many guest units there are in the City of Show Low.

Director Tregaskes said he wasn't aware of any and would have to ask Ms. Fechtelkotter. However, he said that it is different in Torreon because they are allowed a detached guest unit that they can rent out. This would bring the rest of the city closer to what Torreon is already doing.

Chairman Barlow clarified that there really are not many guest units regardless of if they have a CUP.

Director Tregaskes said that was correct.

Ms. Fechtelkotter said that she is aware of just two CUPs that have been done for rentals in her 16 years with the city.

Chairman Barlow asked if you had to do a CUP for every detached unit regardless of it is rented or not.

Director Tregaskes said yes.

Chairman Barlow asked how a guest unit is defined by the city.

Director Tregaskes said it is defined by having kitchen which includes a stove in the unit.

Commissioner Whipple asked if there are any studies regarding reducing property values or increasing domestic violence by allowing more housing like this.

Director Tregaskes said that there were none he could think of, but typically when you have an owner living on site you really see those issues reduced compared to a true duplex where an owner is off-site

Commissioner Whipple asked if something like this could be harmful to a neighborhood if there are 100 homes and 80 suddenly start renting a bedroom could there be issues with parking.

Director Tregaskes said that per city code you have to show that you can park on your lot. The city doesn't want 100 cars parking along the street.

Commissioner Whipple asked if we have an enforcement officer to enforce city codes.

Director Tregaskes said the city does, but it's only one person so its mostly complaint driven. But he has other duties such as building inspections, so mostly it's the bigger problems that are pursued.

Commissioner Hatch asked how we are going to handle things like in the Fox Canyon Subdivision. How is the city going to handle the houses that have two car garages and two car driveways, but there are six cars. He asked how you can enforce the issues with the mother-in-law quarters, but not the regular homeowner.

Director Tregaskes said it's difficult to enforce, but that they would need to do a site plan and will need to show that they will meet the parking requirements to be allowed a permit for the guest unit. The city code requirement is that there are two parking spaces per residence so they would have to prove that they have parking for at least four cars. In theory you can park two cars in a garage and two cars in the driveway, which would be the parking for four cars.

Commissioner Roberts asked what are the sizes of the lots in Fox Canyon.

Director Tregaskes said they are 7,000 square feet. Also, there is a 40 percent maximum lot coverage requirement which includes anything with a roof such as a garage or deck, so that will limit the concerns of too many guest units. A subdivision that is the R1-7 zone, but has 10,000 sq. ft. lots may have more options to get their home to fit.

Chairman Barlow asked how park models would fit into this discussion.

Director Tregaskes said a park model is considered an RV, right now you can't park an RV in your back yard and have someone living in it whether it's a Winnebago or Cavco park model. The intent is not to have a bunch of fifth wheels in people's back yards with people living in them.

Commissioner Roberts said that on the topic of infrastructure he saw in a city council presentation that the number of year-round residents is approximately 12,500 people and that is projected to increase to 16,000 in the future. He asked with that amount of increase in population, how much land is available to be developed. He feels that the city is becoming more and more landlocked. Because of this it seems that workforce housing is located outside of the Show Low City limits.

Director Tregaskes said that there is a lot of privately owned land that is not currently developed. He said most of the Show Low Bluff is approved for development but is not improved. Director Tregaskes said he agrees that areas like Linden, Snowflake and Taylor are places people would go because home prices were less, however now it's about the same as Show Low. Then you must factor in

the driving time, it is about the same. Director Tregaskes asked Commissioner Hatch if this was correct.

Commissioner Hatch said that is correct, the prices of homes are within five to eight percent of Show Low and with the cost of transportation that works out to be about the same as Show Low. He said he is seeing Linden and Snowflake now have amenities, such as health care access and parks which attract people to stay there.

Commissioner Roberts said that more people are moving towards Vernon or Concho due to home prices.

Commissioner Hatch said Vernon and Concho are comparable to Show Low home prices now. Also, Snowflake and Taylor did a study regarding infrastructure recently that shows they will soon rival Show Low. Show Low really is becoming landlocked for those reasons.

4. **ADJOURNMENT:**

There being no further business to be brought before the Commission,  
**CHAIRMAN BARLOW ADJOURNED THE STUDY SESSION OF THE SHOW  
LOW PLANNING & ZONING COMMISSION MEETING OF DECEMBER 12, 2023,  
AT 7:58 P.M.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Planning and Zoning Director

\_\_\_\_\_  
Zachary Barlow, Chairman

**CERTIFICATION**

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Katie Fechtelkotter

**MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, FEBRUARY 13, 2024, AT 7:00 PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to Order.

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

2. Roll Call.

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

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

**GUESTS:** Curtis Fernau, Adam Brewer, Kevin Brewer, and others.

3. Invocation.

Commissioner Adams gave the invocation.

4. Pledge of Allegiance.

Commissioner Roberts led the Commission and the audience in the Pledge of Allegiance.

5. **NEW BUSINESS:**

- A. Consideration of Conditional Use Permit 602-04-267 submitted by Boomer Construction Inc., to allow for single family homes in the Neighborhood Commercial (C-1) Zone on property located at 40 W. Ellsworth, 280 N. Central Ave., and 300 N. Central Ave, more particularly described as A.P.N. 210-11-030C, 032, and 033. (Justen Tregaskes)

Director Tregaskes read the staff summary report.

Adam Brewer of Boomer Construction, Inc. has submitted a conditional use permit to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033. The subject properties are zoned C-1 (Neighborhood Commercial). Single-family homes in the C-1 zone require a conditional use permit and are subject to the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards. The applicant is proposing to construct a total of four homes on the subject properties. If approved, the lot lines of the three subject properties will be realigned to create a total of four lots.

As required by the R1-10 zoning district, each home will be site built, with a ten thousand (10,000) square foot minimum lot size. The minimum livable area is

twelve hundred (1,200) square feet in this zoning district. Two of the proposed lots will front directly onto Central Avenue, the other two lots will have access from W. Ellsworth. There had previously been three single-wide mobile homes and a site-built home on the property, which have now been removed.

### **FINDINGS OF FACT**

1. Adam Brewer of Boomer Construction, Inc. has submitted a conditional use permit to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033.
2. The subject properties are zoned C-1 (Neighborhood Commercial). Single-family homes in the C-1 zone require a conditional use permit and are subject to the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards.
3. The applicant is proposing to construct a total of four homes on the subject properties. If approved, the lot lines of the three subject properties will be realigned to create a total of four lots.
4. The subject properties are currently vacant. One home and three single-wide manufactured/mobile homes were previously located on the subject property but have been removed. Regional drainage does run through the northern portion of the subject properties.
5. The zoning of the surrounding properties includes:
  - North: C-1 (Neighborhood Commercial)
  - South: C-1 (Neighborhood Commercial)
  - East: C-2 (General Commercial)
  - West: MH (Manufactured Housing)
6. The land uses of the surrounding properties includes:
  - North: Single-Family Residential
  - South: Manufactured Home Park
  - East: VFW, Commercial
  - West: Single-Family Residential
7. Transmittal memos were sent to all affected agencies, no applicable comments were received.
8. In accordance with city code, the property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. No comments have been received.

### **STAFF RECOMMENDATIONS**

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-267 submitted by Adam Brewer of Boomer Construction, Inc. to allow for the construction of residential, single-family homes on A.P.N. 210-11-030C, 032, and 033, subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements, including the R1-10 (Single-Family Residential, Manufactured Homes Excluded, 10,000 Square Feet) zoning district standards.
2. Drainage improvements shall be approved by the city engineer prior to issuance of a building permit affecting existing drainage.

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

Commissioner Roberts asked if the fact that there were residences previously at this location would the additional access onto Central Avenue be considered positive or negative.

Director Tregaskes said the impact would be a little less, because there were previously three single wide manufactured homes and one site-built home on the subject properties and the applicant plans to build four homes with two accesses onto Central Avenue and two accessing onto Ellsworth Road.

Commissioner Wilson asked if the applicants were the same people who did the other manufactured homes around the corner.

Director Tregaskes said they are.

Chairman Barlow asked what the proposed square footage of the lots would be and if the maximum number of homes is four with a 10,000 square foot minimum lot size.

Director Tregaskes said that the lots are approximately 11,000 square feet, which would not be enough area to add a fifth lot.

Commissioner Wilson wanted to thank the applicant for removing the eye sores and fixing up the other homes in the area.

**COMMISSIONER ROBERTS MOVED TO APPROVE CONDITIONAL USE PERMIT 602-04-267 SUBMITTED BY BOOMER CONSTRUCTION TO ALLOW FOR SINGLE-FAMILY HOMES IN THE C-1 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT ON A.P.N. 210-11-030C, 032, AND 033, SUBJECT TO STAFF RECOMMENDATIONS; SECONDED BY COMMISSIONER WILSON; PASSED 7 TO 0 WITH CHAIRMAN BARLOW,**

**COMMISSIONER ROBERTS, COMMISSIONER WILSON, COMMISSIONER ADAMS, COMMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, AND COMMISSIONER HATCH, VOTING IN FAVOR.**

Director Tregaskes said that this CUP will become effective in 7 days unless an appeal is received by the City Clerk

B. Consideration of a Preliminary Plat for Entrada, a forty (40) lot subdivision submitted by Gary Stapley of Dasia Equities & Fidelity Limited, located on A.P.N. 309-27-014E, 015B, and 999C. (Justen Tregaskes).

Director Tregaskes said that there is no applicant present for this item and according to City Code an applicant must be present at the meeting for the Planning and Zoning Commission to act on the item. It is up to the Commission on what they would like to do. He said that typically they at least open the public comment portion if there was anyone in the audience who wanted to speak on the item.

Chairman Barlow opened the item for public comment, seeing none he brought it back to the commission for discussion.

Commissioner Roberts asked if they tabled the item would it need to be heard by a specific date.

Director Tregaskes said no.

**COMMISSIONER ROBERTS MOVED TO TABLE THE CONSIDERATION OF A PRELIMINARY PLAT FOR ENTRADA, A FORTY (40) LOT SUBDIVISION SUBMITTED BY GARY STAPLEY OF DASIA EQUITIES & FIDELITY LIMITED, LOCATED ON A.P.N. 309-27-014E, 015B, AND 999C; SECONDED BY COMMISSIONER ADAMS; PASSED 7 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER WILSON, COMMISSIONER ADAMS, COMMISSIONER SCHNEPF, COMMISSIONER WHIPPLE, AND COMMISSIONER HATCH, VOTING IN FAVOR.**

Director Tregaskes said staff would be contacting the applicant and commissioners to determine when to reschedule the item.

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. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Hatch said it's a great day in Show Low.

Commissioner Whipple wanted to thank the city employees who did snow removal with the recent storms.

Commissioner Adams said he was thankful to be back on the commission and thanked the parks and recreation staff for their work on the Daddy/Daughter dance. He said it is a great event for the community and he enjoyed attending the event.

Commissioner Wilson wanted remind people that there is a stop sign missing at the intersection of 4<sup>th</sup> Drive and Cooley, because of this people are not stopping, so remember it is still a stop and to be careful when driving.

Commissioner Roberts said he agreed with everything the commissioners have said and wanted to give another thank you to the Public Works Department for the great job they do with snow removal. He said he is thankful for everything city staff does.

Chairman Barlow said not to forget Valentine's Day is tomorrow.

B. Planning and Zoning Director

Director Tregaskes said he was wearing a Cougar t-shirt instead of a collared shirt because he wanted to show support for the Show Low basketball teams. The boys have a home game tomorrow night. He said it is the first round of the playoffs for the boys. The girls have a first round bye in the playoffs and have a game on Friday. He encouraged the community to come out and support both teams in their playoff games.

8. **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 FEBRUARY 13, 2024, AT 7:17 P.M.**

ATTEST:

APPROVED:

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Zach Barlow, Chairman

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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 February 13, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Katie Fechtelkotter