

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 4th 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.

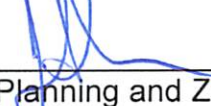
8. **ADJOURNMENT:**

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:


Zach Barlow, Chairman

APPROVED:


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 27th day of February, 2024.


Katie Fechtelkötter