

MINUTES OF THE STUDY SESSION OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, APRIL 23, 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 Hatch, Commissioner Wilson, and Commissioner Adams

COMMISSION MEMBERS ABSENT: Commissioner Whipple and Commissioner Schnepf

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

GUESTS: Curtis Fernau

3. REVIEW AND DISCUSSION OF PROPOSED CHANGES TO TITLE 19, ZONING OF CITY CODE:

Director Tregaskes gave a brief overview of the changes to Title 19 of City Code this included:

- Added a definition of “aggrieved” person to replace “anyone”.
- Changed lot line front to street in all zoning districts, for clarity.
- Removed energy conservation from the Planning & Zoning Commission’s duty.
- A neighborhood meeting is now part of the pre-application requirement for zone changes.
- Appeals need to give a reason why and how they are an aggrieved person.
- Updated lot creation to how it legally existed prior to September 1, 1987.
- Updated regulation for sea containers.
- Changed the wall and fence height to match how sign height is calculated.
- In the noise ordinance added wording for any noise which is offensive to a reasonable person to make it easier to enforce.

Director Tregaskes said in commercial and industrial zones a fence up to eight-feet would be permitted in those zones but barbed or razor wire would now only be allowed through a conditional use permit (CUP). The Commission discussed if this should be a requirement in only the commercial zones or if they would like to review this for industrial zones as well. The Commission came to the consensus that they would prefer to see an eight-foot tall fence with no barbed wire. They liked the CUP requirement for barbed wire on fences in the commercial and industrial zones. Director Tregaskes also said staff can update the fence height to be a maximum of eight feet.

Director Tregaskes recommended to eliminate a CUP for clearing or grading. Once

grading takes place it is difficult to replace trees and return the property to the original condition. New grading would only be allowed with a valid building permit. The Commission agreed with this recommendation.

Chairman Barlow asked who has the ability to define forest health activity as he could see the potential for this to be misused. Director Tregaskes said generally is clearing out dead, diseased and dying trees. Chairman Barlow and the Commissioners felt a definition of "forest health activity" would be helpful. Director Tregaskes said it could be put in the definitions of 19.25.220, visual corridors and aesthetics.

Director Tregaskes said due to the Federal Fair Housing Act group homes for the handicapped should be a permitted use in all residential zones. Commissioner Adams asked how staff would be able to make sure group homes meet the requirements of city code. Director Tregaskes said operators of group homes should have a business permit, and the applicant would need to show proof of approval from the state. Commissioner Wilson asked if group homes need to be licensed if they are not providing services. Director Tregaskes said group home for the handicapped where there are a certain number of people and has a staff member must be licensed by the state.

Director Tregaskes said staff eliminated the non-rental requirement for all attached guest units and reduced the minimum lot size for detached guest houses in all residential zoning districts. The Commission discussed whether they would like to keep the proposed minimum lot sizes or whether they wanted to reduce them further. Chairman Barlow said he would prefer the detached guest unit be limited to a maximum of 75% of the main dwelling unit. The Commission decided they would like to further reduce the minimum lot sizes for attached guest units to 12,500 minimum lot area per dwelling unit and 15,000 minimum lot area per dwelling unit in the R1-20 and R1-10 zoning districts. The Commission also decided they would like to further reduce the minimum lot sizes for attached guest units to 10,000 minimum lot area per dwelling unit and 8,000 minimum lot area per dwelling unit in the R1-10, R1-7 and MH zoning districts. Director Tregaskes said staff would make those changes along with limiting the detached guest unit to be a maximum of 75% of the main residence in those zones as well.

Director Tregaskes continued to review the additional changes to Title 19 which included:

- Added wording to the noise ordinance for any noise which is offensive to a reasonable person to make it easier to enforce.
- To allow apartments with a CUP in the MH zone.
- Removed redundant or dated uses in permitted and conditional uses.
- In the Downtown Commercial (DC) zone there are zero front setbacks, recommend that six-foot tall fences not be permitted between the primary building façade and the street property line.
- A restaurant selling beer and wine only would be a permitted use, but liquor sales would require a CUP.
- Drive-through uses to be a permitted use unless they are adjacent to a

- residential zone, which would require a CUP.
- Second hand goods, such as consignment shops are allowed as permitted if they do not accept donations.
- Added definition for LED lights and that they must be fully shielded.
- Allow homeless shelters in the industrial zone as a permitted use.
- A preliminary plat is only required in the PUD zone if it is a subdivision.
- Combining the two different definitions for temporary signs into one and extending the timeframe from 45 to 60 days.

Director Tregaskes recommended mini-storage facilities to be limited to the industrial zones. The Commission also preferred that recreational vehicle (RV) and boat storage to be limited to the industrial zones. Director Tregaskes said staff could add RV and Boat Storage as a permitted use in the I-1 zone which would make it not permitted in commercial zones.

Director Tregaskes said staff added a definition for small wireless facilities and wording to allow antennas on existing towers. He also recommended to remove the wording that required the Commission to reduce the setback for towers and antennas and reducing the setbacks would be based on the Engineer's fall zone instead.

After reviewing the changes Director Tregaskes said that that staff will make the changes discussed by the Commission and schedule the meeting for a public hearing with the Commission and Council for a future date.

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 APRIL 23, 2024, AT 8:31 P.M.**

ATTEST:



Zach Barlow

APPROVED:



Planning and Zoning Director

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 April 23, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 29th day of may, 2024



Katie Fechtelkott