

SHOW LOW PLANNING AND ZONING COMMISSION
REGULAR MEETING - TUESDAY, JUNE 25, 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 City Council will be held on Tuesday, June 25, 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. **NEW BUSINESS:**
 - A. Public hearing and consideration of a zone change request submitted by Joseph Holland of NV Us Investments, LLC to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential 43,000 Square Feet) to C-2 (General Commercial) to allow for multifamily housing. (Moriah Saline)
6. **CALL TO THE PUBLIC:**

Any citizen desiring to speak on a matter that is within the jurisdiction of the Planning and Zoning Commission may do so at this time. Comments may be limited to three minutes per person and shall be addressed to the Planning and Zoning Commission as a whole, and not to any individual member. Issues raised shall be limited to those within the jurisdiction of the Planning and Zoning Commission. Pursuant to the Arizona Open Meeting Law, the Planning and Zoning Commission cannot discuss or act on items presented at this time. At the conclusion of the call to the public, individual Planning and Zoning Commission members may (1) respond to criticism made by those who have spoken, (2) ask staff to review a matter, and (3) ask that a matter be put on a future agenda.
7. **APPROVAL OF MINUTES:**
 - A. Planning and Zoning Commission Regular Meeting of May 28, 2024.
8. **SUMMARY OF CURRENT EVENTS:**
 - A. Commission Members
 - B. Planning and Zoning Director
9. **ADJOURNMENT:**

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

Pursuant to the Americans with Disabilities Act (ADA), the Planning and Zoning Commission endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need 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.

Moriah Saline

I, Moriah Saline, do hereby certify that the foregoing notice was posted on Friday, June 21, 2024.

MTG DATE: 6/25/2024
ITEM: 5.A

**City of Show Low
STAFF SUMMARY REPORT**

AGENDA TITLE: Public hearing and consideration of a zone change request submitted by Joseph Holland of NV Us Investments, LLC to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential 43,000 Square Feet) to C-2 (General Commercial) to allow for multifamily housing. (Moriah Saline)

RECOMMENDATION

I **MOVE** to APPROVE the zone change request submitted by Joseph Holland of NV Us Investments, LLC to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential 43,000 Square Feet) to C-2 (General Commercial) to allow for multifamily housing and forward this request to City Council.

BACKGROUND

Joseph Holland of NV Us Investments LLC submitted a request to annex A.P.N. 210-33-040C. On April 23, 2024, a public hearing for the annexation was held. On June 4, 2024, the Show Low City Council approved the annexation of A.P.N 210-33-040C.

The applicant has submitted a request to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential 43,000 Square Feet) to C-2 (General Commercial) to allow for the development of multi-family housing on the subject property. The applicant owns the adjacent property and desires to develop the properties concurrently.

ATTACHMENTS

1. Findings of Fact
2. 605-03-121- Subj. Prop. Maps
3. 605-03-121- Application
4. 2024 3-4 Neighborhood Letter for Re-zone

FISCAL IMPACT

N/A

FINDINGS OF FACT

1. Joseph Holland of NV Us Investments LLC has submitted a request to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential 43,000 Square Feet) to C-2 (General Commercial) to allow for the development of multi-family housing on the subject property. A conceptual site plan has been included.
2. The parcel is approximately 0.51 acres in size. The applicant has indicated that they wish to rezone the subject property to the same zoning as the adjacent parcel (210-33-040B) then combine the two parcels for joint development.
3. The annexation of A.P.N 210-33-040C into the City of Show Low was approved by the City Council at their meeting on June 4, 2024, with the passing of Ordinance No. 2024-05.
4. The applicant held a neighborhood meeting, on March 20, 2024, with property owners located within 300 feet of the subject property. No neighbors attended the meeting.
5. Current zoning of the surrounding properties include:
 - North: A-General (Residential)
 - South: A-General (Residential)
 - East: A-General (Residential)
 - West: C-2 (General Commercial)
6. The current land uses of the surrounding properties include:
 - North: Residential / County
 - South: Residential / County
 - East: Vacant Residential / County
 - West: Vacant Commercial / City
7. Transmittal memos were sent to all affected agencies, no applicable comments were received.
8. The property was posted, letters were sent to all the neighbors within 300 feet of the subject property and a notice was published in the newspaper in accordance with City Code. Two phone calls from area property owners requesting general information were received.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Finding Facts, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve zone change request 605-03-121 submitted by Joseph Holland of NV Us Investments LLC to rezone A.P.N. 210-33-040C from AR-43 (Agricultural-Residential, 43,000 Square Feet) to C-2 (General Commercial) to allow for the development of multi-family housing, subject to staff recommendations and forward this recommendation to the City Council.

1. All development shall comply with all applicable federal, state, and local requirements including ADOT, building code, and fire codes.

STANDARDS FOR REVIEW

General Plan

Land Use

- Goal:** Preserve natural surroundings and the rural, hometown atmosphere
- Objective:** Promote infill and indicate prime growth areas for programmed expansion of service systems to discourage sprawl.
- Objective:** Develop land use regulations that encourage preservation of trees and open space in developments.
- Goal:** Stress compatibility of land uses.
- Objective:** Reduce negative impacts on residential areas.

Housing

- Goal:** Maintain residential consistency, balance and spacious appearance.
- Objective:** Provide a Land Use Plan and zoning that strive to achieve compatibility with dissimilar uses next to each other.
- Goal:** Integrate open space and parks into housing developments.

Zoning Ordinance

Article I. AR-43 Zone – Agricultural-Residential (43,000 Square Feet)

19.45.010 Purpose.

This district is intended to promote and preserve agricultural areas, open spaces, and low-density residential development. Regulations and property development standards are designed to protect the open space character of the district and to prohibit all incompatible activities. Land use is composed chiefly of individual homes on large lots (forty-three thousand (43,000) square feet minimum) and low intensity agricultural. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(A))

19.45.020 Permitted uses.

- (A) One (1) single-family dwelling or one (1) manufactured home.
- (B) Farming and agriculture, including the raising of crops.
- (C) The keeping of animals such as cattle, horses, sheep and goats but not to exceed one
 - (1) head per twenty thousand (20,000) square feet of fenced pasture area, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones.
- (D) The keeping of fowl, provided such animals are kept no closer than one hundred (100) feet from any zoning district boundary except GA-5 or AR-43 zones (refer to Title [5](#), Animals).
- (E) Customary accessory uses and buildings, provided such uses are incidental to the principal use. Accessory buildings shall not be permitted in any required yard setbacks. Any accessory building requiring a building permit shall be of conventional construction or, if metal, shall be architecturally altered to the satisfaction of the planning and zoning director. For properties greater than two (2) acres in area metal buildings shall not require alteration.
- (F) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (G) Publicly owned and operated schools, parks and recreation uses.
- (H) Home occupations.
- (I) Attached guest units in accordance with Section 19.25.230(A).
- (J) 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 § 15-1-50(B))

19.45.030 Conditional uses.

- (A) 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 forty-three thousand (43,000) square feet of lot area per dwelling unit.
- (B) Places of worship, fraternal and social facilities, meeting halls and similar uses.
- (C) Public utility buildings, structures, or appurtenances thereto for public service use.
- (D) Public and quasi-public facilities which provide essential services including hospitals, police and fire stations and substations, and cemeteries.
- (E) Private schools.
- (F) Temporary home and land sales offices provided they are located within the same subdivision as the land and homes that are offered for sale.
- (G) Golf, rod and gun, tennis, and country clubs.
- (H) Bed and breakfast. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(C))

19.45.040 Property development standards.

- (A) *Minimum Lot Area.* Forty-three thousand (43,000) square feet.
- (B) *Minimum Average Lot Width.* One hundred (100) feet.
- (C) *Minimum Lot Frontage.* Forty (40) feet.
- (D) *Maximum Lot Coverage.* Forty (40) percent.
- (E) *Maximum Number of Accessory Buildings.* Two (2) for properties less than two (2) acres in area. For properties greater than two (2) acres in total area the number of accessory buildings may be increased through the approval of a conditional use permit.
- (F) *Maximum Accessory Buildings Coverage.* No greater than fifty (50) percent of the primary dwelling unit (unless approved through a conditional use permit).
- (G) *Minimum Street Side Setback.* Thirty (30) feet. Where lots have a double frontage, the thirty (30) foot yard shall be provided on both streets.
- (H) *Minimum Side Yard.* Ten (10) feet, except where a side lot line abuts a street there shall be a side yard of not less than thirty (30) feet.
- (I) *Minimum Rear Yard.* Twenty (20) feet.

(J) *Maximum Building Height.* Not to exceed thirty-five (35) feet.

(K) *Minimum Dwelling Size.* Exclusive of patios, porches and garages, one thousand five hundred (1,500) square feet. (Ord. No. 2009-01, §§ 1, 2, 1-20-09; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-50(D))

19.45.050 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 § 15-1-50(E))

19.45.060 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 § 15-1-50(F))

19.45.070 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 § 15-1-50(G))

19.45.080 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 § 15-1-50(H))

Article II. C-2 Zone – General Commercial

19.70.090 Purpose.

The purpose of this district is to provide for General Commercial uses to serve the community and White Mountain region. Property development standards are designed to encourage orderly, attractive and compatible commercial development in the city. Single-family residential development shall be prohibited in the General Commercial zone. Because no list of uses can be complete, decisions on specific uses not included as examples on the following lists of permitted and conditional uses will be made by the planning and zoning director. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(A))

19.70.100 Permitted uses.

(A) All uses identified as “permitted uses” in the Neighborhood Commercial zone.

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

Aerobics studios;

Artificial limbs and braces, sales and manufacturing;
Assayers;
Assembly halls and auditoriums;
Auction halls with goods stored and auctioned within a building;
Automobile parts and supplies, retail sales;
Automobile sales, licensed franchise dealers;
Automobile rental and leasing;
Awnings, custom, retail sales and fabrication (indoor only);
Balls and bearings, retail sales;
Barber and beauty supply and equipment, retail sales;
Beer, ale and wine distributors (no bottling);
Blood and plasma centers;
Boat sales and service;
Bottled fuel, storage and distribution (no bulk storage, 500-gallon maximum capacity);
Bowling alleys;
Building materials, retail sales;
Burglar alarm equipment, sales, service and monitoring;
Camper sales;
Candy, retail and wholesale sales and distribution;
Carpet, rug, and furniture cleaners;
Cesspool builders and service (offices only);
Charitable institutions;
Christian Science reading rooms;
Cigarette vending service;
Clothing, retail sales and alterations;
Coin machines, rental and service;
Collection agencies;
Contractors' offices;
Cosmetics, retail sales;
Costume rental;
Crockery, retail sales;
Dairies, retail sales of products;
Dental laboratories;
Dental supplies;
Department stores;
Diaper supply services;
Drive through restaurant not adjacent to residentially zoned property;
Electrical contractors' shops;
Electrical equipment, retail sales;
Engravers;
Entertainment bureaus;
Express, messenger and courier companies, office and dispatch only;
Feed, retail sales, office;
Financial institutions, drive through permitted;
Fire protection equipment, retail sales and service;
Floor coverings and refinishing;
Food products, sales and warehousing;
Furnaces, retail sales and repair;

Furniture, retail sales, repair and refinish;
Garage equipment, retail sales;
Garages (parking, public);
Gas appliances, retail sales and service;
Gas companies, offices only;
Gas regulating equipment, sales and service;
Glass and mirror sales, installation and repair;
Groceries, retail sales;
Guns, retail sales and repairs;
Gymnasiums, private and commercial;
Hardware, retail sales;
Hats, retail sales and repair;
Headstone (tombstone) sales and display;
Health clubs;
Health food products, retail sales;
Heating, ventilating and air conditioning equipment, retail sales;
Historical museums;
Hobby shops;
Home appliance sales and service;
Home electronics, general sales and service;
Home improvement sales, within an enclosed building;
Hospital service organizations;
Hotel equipment and supplies, retail sales;
Hotels and motels;
House furnishings, retail sales;
Janitorial supplies, retail sales;
Laboratories, clinical and dental (accessory to medical offices);
Lawnmower repair shops;
Leather goods, custom;
Linen supply, laundry services;
Locksmith shops;
Martial arts studios;
Medical supplies, retail sales and rental;
Mortuaries;
Motion picture equipment, retail sales and display;
Motor freight companies, offices only;
Motorcycles, sales and service;
Musical instruments, repairing, service, retail sales;
Music studios;
News services;
Office furniture, equipment and supplies, retail sales and showroom;
Oil burner, retail sales;
Painting equipment and supplies, retail sales;
Parking lots, commercial;
Pet shops, retail sales;
Pharmaceuticals, distribution and sales;
Photographic developing;
Physical therapy equipment, retail and wholesale;

Playground equipment, retail sales;
 Plumbing fixtures and supplies, display and retail sales;
 Printers;
 Printer's equipment and supplies, sales;
 Public transportation depot;
 Radio and television studios;
 Record retention center;
 Restaurants, beer and wine only;
 Restaurant equipment, retail sales;
 Safes, repair and sales;
 Saw sharpening shops;
 School equipment and supplies, retail and wholesale;
 Second hand goods which do not accept donations;
 Sewing machines, retail sales and repair;
 Shoe repairing equipment and supplies, sales;
 Skating rinks;
 Soaps, retail sales;
 Soda fountain supplies, retail;
 Sound systems and equipment, retail sales and repairs;
 Sporting goods, retail and wholesale;
 Swimming pool supplies;
 Tack shops;
 Theaters;
 Tobacco sales;
 Vacuum cleaners, retail sales and service;
 Variety stores, retail sales;
 Vehicle service;
 Veterinarians, retail sales and supplies;
 Video sales and rental;
 Window cleaning service;
 Window display installation, studio and shop;
 Woodworking equipment, retail sales.

- (C) *Multiple-Family Dwellings*. Up to ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes are excluded. Includes a single, site built residence attached to a business for use as a caretakers residence. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(B))

19.70.110 Conditional uses.

- (A) Acoustical material, sales;

Agricultural implements, distributions and display, retail sales;
 Ambulance service;
 Amusement park;
 Automobile, body and fender shops;

Automobile radiator shops;
Automobile sales, used;
Bars, taverns, cocktail lounges;
Cabinetmaker;
Carbide sales and distribution;
Car wash;
Clothing manufacturing;
Cold storage (no slaughtering);
Cosmetics, compounding, packaging and storage;
Crematorium;
Dairy products manufacturing;
Dance halls;
Drive-in theaters;
Drive-through restaurants adjacent to residentially zoned property;
Equipment rental (indoor storage only);
Express companies, warehouses and garages;
Exterminators;
Family game centers;
Farm implements and machinery, retail sales;
Firewood storage;
Food processing;
Frozen foods processing;
Frozen foods, wholesale storage and distribution;
Fuel dispensing (retail only);
Furniture, wholesale and storage;
Golf or baseball driving ranges;
Groceries, wholesale and warehouse;
Heliport (medically related);
Homeless shelters;
Horseshoeing;
Hospitals;
Imported goods, wholesale, warehouse;
Indoor shooting range;
Ink, compounding, packaging, sales and storage;
Laboratories, testing and research;
Liquidators;
Liquor stores;
Lubricating compounds, wholesale, storage;
Lumber, sales;
Machine shops;
Machine tools, sales and storage;
Machinery dealers, retail sales and showrooms;
Manufactured home parks and subdivisions, subject to the property development standards of the MH zone;
Massage establishments;
Material handling;
Microbrewery;
Miniature golf;

Missions, religious;
 Monument works. No outdoor sandblasting;
 Multiple-family dwellings, beyond ten (10) units (must meet the standards of the R2-7 zone). Manufactured homes excluded;
 Newspaper printing;
 Nonchartered financial institutions;
 Nursing homes;
 Oil burners, service and repair;
 Painting equipment and supplies, wholesale storage;
 Paper products, wholesale and storage;
 Pawnbroker, pawnshop;
 Plant nurseries;
 Plumbing fixtures and supplies, wholesale, storage;
 Pool and billiard halls;
 Produce, wholesale, storage;
 Public and civic uses serving alcoholic beverages;
 Public storage garages;
 Public/private utility structures, and appurtenances thereto for public service use;
 Quick freeze plants;
 Radio and television broadcasting stations;
 Recreational vehicle parks or campgrounds subject to the regulations in Section 19.25.200;
 Recreational vehicle sales and service (licensed franchise dealers);
 Recreational vehicle sales (used);
 Refrigerators (wholesale and storage);
 Rehabilitation centers;
 Restaurants serving alcoholic beverages other than beer or wine;
 Secondhand goods which accept donations;
 Sheet metal work;
 Sign shops, fabrication and painting;
 Soaps, compounding, packaging, storage;
 Surplus stores;
 Taxicab garages;
 Taxidermists;
 Tire repairing equipment and supplies;
 Toiletries, compounding, packaging, storage;
 Trailer rental;
 Trailer sales;
 Vehicle repair;
 Veterinary clinics that board animals;
 Wine bottling.

(B) *Manufacturing.* Manufacturing incidental to a permitted sales or service shall be permitted through a conditional use permit subject to the following:

- (1) Such manufacturing activity shall be restricted to not over fifty (50) percent of the ground floor area of the building devoted to the permitted use.

- (2) All such manufacturing shall be conducted within a completely enclosed building, and there shall be no external evidence of the activity such as noise, vibration, smoke, odor, dust, gas, glare, etc. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(C))

19.70.120 Property development standards.

- (A) *Minimum Lot Area*. Five thousand (5,000) square feet.
- (B) *Minimum Lot Width*. Fifty (50) feet.
- (C) *Minimum Street Side Setback*. Ten (10) feet. Where lots have a double frontage, the ten (10) foot yard shall be provided on both streets.
- (D) *Minimum Side Yard*. None, except where a side lot line adjoins a lot in a residential zone, there shall be a fifteen (15) foot side yard, and where a side lot line abuts a street, there shall be a ten (10) foot side yard. Requirements for separation as outlined in the International Building Code shall be met.
- (E) *Minimum Rear Yard*. Six (6) feet, except where a rear lot line adjoins a lot in a residential zone, there shall be a twenty (20) foot rear yard or the height of the building, whichever is greater. Requirements for separation as outlined in the International Building Code shall be met.
- (F) *Building Design*. Maximum building height shall be forty-five (45) feet, except by conditional use permit. The placement of manufactured homes/buildings is prohibited. All buildings located within the General Commercial zoning district shall comply with the following:
 - (1) A minimum of two-thirds (2/3) of the primary building surface (defined as walls visible from the right-of-way or adjacent properties) exclusive of windows and doorways shall be treated with natural appearing materials such as stone, split face block, siding, brick, or exposed beams. The remaining one-third (1/3) of the primary building surface shall be treated with materials complementary in characteristics to the primary treatment material. Treatment shall be equally distributed on all building sides.
 - (2) Primary facade planes which are visible from the public right-of-way and exceed fifty (50) feet in length shall require the addition of architectural elements such as building offsets, covered porches, or bay windows.
 - (3) All roof overhangs shall be a minimum of twelve (12) inches in width.
 - (4) No metal siding utilizing vertical seams shall be allowed.

(G) *Landscaping.* All development located within the C-2 (General Commercial) zoning district shall be accompanied with a landscaping plan. This landscaping plan shall incorporate the following:

- (1) An average of ten (10) feet of the lot measured from the front property line and the street side property line, extending the developed length of the property (except for driveways) with a minimum distance of three (3) feet from the front property line and the street side property line, extending the developed length of the property (except for driveways), shall be landscaped.
- (2) All open areas not designated and surfaced for parking shall be landscaped with trees, shrubs, ground cover, pedestrian walkways and plazas in a manner acceptable to the planning and zoning director or his/her designee.
- (3) A minimum of thirty (30) percent of the required landscaping area shall consist of vegetative ground cover. The remaining area may be landscaped with rock, gravel or similar landscaping materials. A minimum of one (1) tree per two hundred (200) square feet of required landscaped area shall be provided. In addition, a minimum of one (1) bush or shrub shall be provided for every one hundred (100) square feet of required landscaped area. Trees, bushes and shrubs may be grouped. The use of native or indigenous species is required. A list of approved trees, shrubs, bushes and ground cover is available from the community development department. Deviations from this list may be permitted following written approval from the planning and zoning director. In addition to these landscaped portions, an area equal to at least five (5) percent of the required parking area exceeding twenty thousand (20,000) square feet shall be landscaped. Preservation of existing trees is strongly encouraged.
- (4) All landscaping shall be installed and maintained in substantial conformance to the submitted and approved landscaping plan.

(H) *Screening.*

- (1) Where the lot adjoins a residential zone, dissimilar uses shall be screened from the residential property by a solid material fence six (6) feet in height as defined in Chapter [19.25](#) or as otherwise allowed or required by the planning and zoning commission.
- (2) All outdoor storage must be screened from the public view and from the view of the adjoining property owners. A sight-obscuring fence shall be built, or sight-obscuring landscaping fence shall be planted, and maintained around the perimeter of the outdoor storage area. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(D))

19.70.130 General provisions.

The provisions of Chapter 19.25 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(E))

19.70.140 Signs.

The provisions of Chapter 19.100 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(F))

19.70.150 Parking and loading.

The provisions of Chapter 19.105 shall apply. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(G))

19.70.160 Plan review.

The provisions of Chapter 19.15 shall apply to all uses. (Ord. No. 522, §§ 1 – 4, 1-7-03; Ord. No. 2005-10, § 4, 4-19-05; Ord. No. 2006-07, § 7, 3-7-06; Ord. No. 2006-20, § 3, 8-15-06; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10. 1976 Code § 15-1-60(H))

19.10.100 Text amendments and zone changes.

(A) *Purpose.* The purpose of this section is to allow amendments to the text of these zoning regulations or the zoning map so that the city may respond to changing conditions. The provisions of this section are not intended to relieve particular hardships nor to confer special privileges.

(B) *Application Process.*

(1) *Authorized Applicant.* An applicant for an amendment to change the zoning on any property shall be one (1) of the following:

- (a) The owner(s) and/or authorized agent of the property;
- (b) One (1) or more of several joint owners of property who own individually or as a group and hold a majority interest in the property;
- (c) Seventy-five (75) percent, or more, of the owners of property in the area and seventy-five (75) percent, or more, of the land area covered by the application when the application covers more than one (1) property;
- (d) The city council or planning and zoning commission on its own motion at a public meeting.

(2) *Submittal Requirements.* To have a zoning ordinance or zoning map amendment processed the applicant shall submit an application on a form provided by the planning and zoning department and shall comply with each of the following requirements, as deemed applicable by the planning and zoning director:

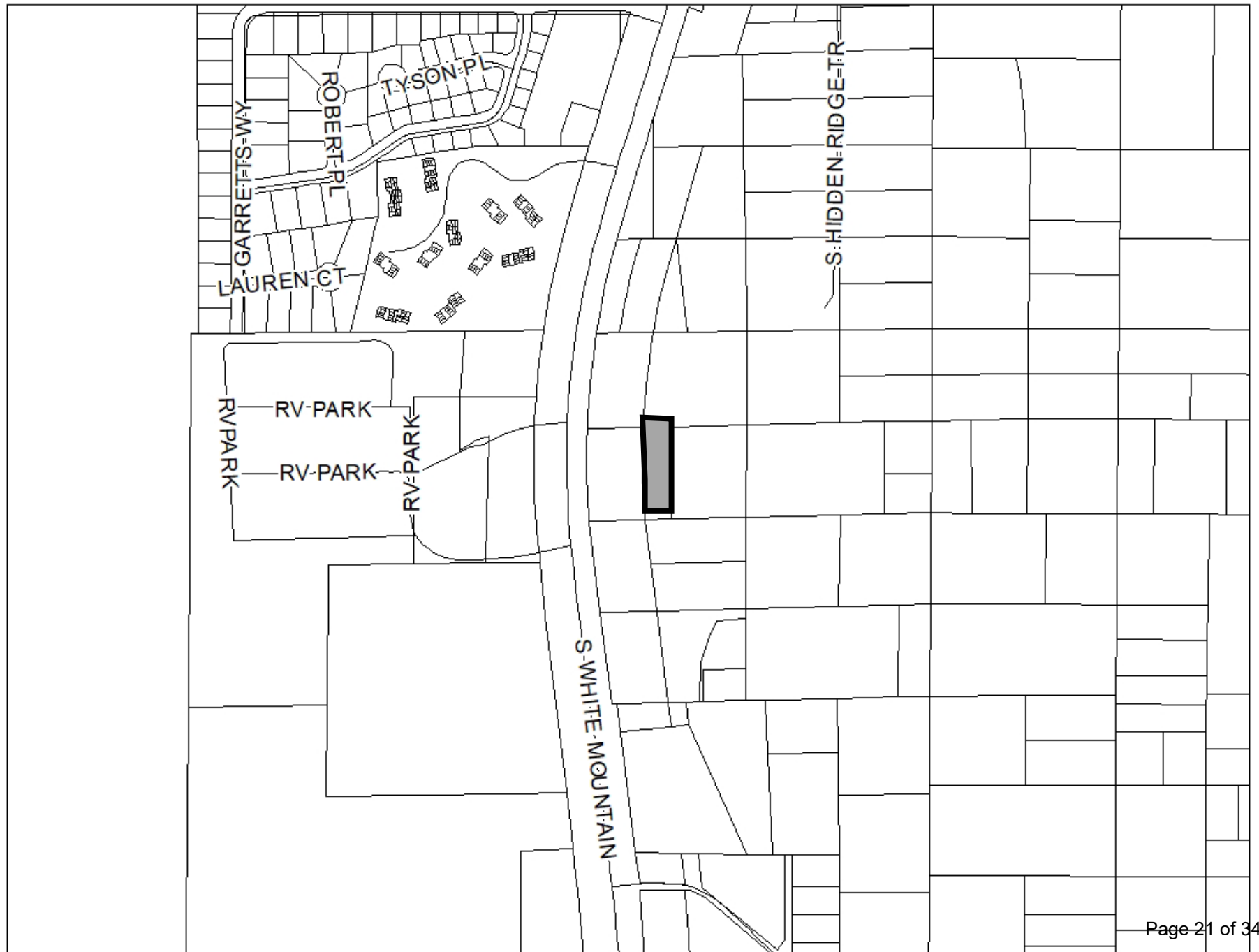
- (a) A pre-application meeting shall be arranged by the applicant with the planning and zoning director to discuss any proposed amendment prior to any application submittal.
- (b) A neighborhood meeting shall be coordinated through the planning and zoning director but conducted solely by the applicant with city staff attending for observation and general questions only. This neighborhood meeting shall take place prior to the application being deemed complete.
- (c) A narrative of how the proposed amendment is consistent with and conforms to the general plan and with the development plan map of the City of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property.
- (d) The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative.
- (e) At least one (1) reasonably detailed and legible map no smaller than eight and one-half (8-1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and showing the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the location of buildings and parking areas, and the setback of the existing buildings and parking areas.
- (f) A statement revealing any conditions or restrictions of record (if any), such as floodplain, deed restrictions, liens, etc., which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- (g) Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the planning and zoning director.
- (h) Mandatory applicant attendance: Applicants, or their representative with authority to speak for and bind the applicant, shall be present at all meetings and public hearings required under this section.
- (i) *Representations of Applicant Binding.* All representations by the applicant, or by the applicant's authorized representative, made in writing, or during any city public meeting or public hearing, or by any submitted plan, plat, drawing or other graphic depiction in support of the application, and designated in the record by the planning and zoning commission and/or city council, shall be deemed to be conditions of approval.

- (j) Diminution of fair market value waiver required: An executed, notarized waiver by the owner of the subject property of any and all claims for diminution in fair market value as defined by A.R.S. § [12-1134](#) arising out of the subject application shall be submitted.
- (C) *Staff Review.* A completed application for an amendment to the text of these regulations or the zoning map shall be submitted to the planning and zoning director at least twenty-five (25) days prior to the public hearing. The required twenty-five (25) day period shall commence once a complete application has been received and deemed complete by the planning and zoning director or designee and shall not include the day of submittal, nor shall it include the day of the meeting. The recommendation shall be submitted to the planning and zoning commission prior to the scheduled public hearing. The recommendation shall set forth whether the amendment or rezoning should be granted, granted with conditions, or denied, and the grounds for any such recommendations as they relate to the standards and purposes of the zoning district classifications set forth in this chapter.
- (D) *Standards for Reviewing Proposed Amendments.* All proposed amendments shall be evaluated to ensure the application is consistent with and conforms to the general plan and any other adopted plans. The proposed change shall not be detrimental to the majority of the persons or property in the surrounding area, nor to the community in general.
- (E) *Public Hearing.* The planning and zoning commission shall at a minimum give notice and shall conduct a public hearing on the application in accordance with the requirements of A.R.S. § 9-462.04 and amendments thereto. Notwithstanding the notice requirements set forth in this section, the failure of any person or entity to receive notice shall not constitute grounds for any court to invalidate the action for which the notice was given.
- (F) *Commission Action.* The planning and zoning commission shall review the application and the testimony presented in the public hearing and shall render a decision at the conclusion of or within thirty (30) days after the public hearing in the form of a written recommendation to the city council. The recommendation shall include the standards for review, the commission's findings of fact and its recommendation. If more information is requested by the commission, the public hearing may be continued one (1) time to a specific date not to exceed thirty (30) days from the originally scheduled public hearing.
- (G) *Council Action.*
 - (1) Once the commission has held a public hearing, the council may adopt the recommendation of the commission without holding a public hearing if there is no objection, no request for public hearing, or other protest. If requested by any aggrieved party, any member of the public and/or any member of the city council, the council shall give notice and shall conduct a public hearing on the application in accordance with the requirements of A.R.S. § 9-462.04 and amendments thereto. If a public hearing is held by the city council a decision shall be rendered at the conclusion of or within thirty (30) days after the public hearing.

- (2) If the owners of twenty (20) percent or more, either of the area of the parcel(s) of land included in the proposed change, or of those immediately adjacent in the rear or any side thereof extending one hundred fifty (150) feet therefrom, or of those directly opposite thereto extending one hundred fifty (150) feet from the street frontage of the opposite parcels of land, file a protest in writing against a proposed amendment, the amendment shall not become effective except by a favorable vote of three-fourths (3/4) of all members of the city council. If any member of the city council is unable to vote on such a question because of a conflict of interest, then the required number of votes for passage of the question shall be three-fourths (3/4) of the remaining membership of the council; provided, that such required number of votes shall in no event be less than a majority of the full membership of the legally established governing body.
 - (3) A decision of the council involving rezoning of land which is not owned by the city and which changes the zoning classification of such land may not be enacted as an emergency measure and such change shall not be effective for at least thirty (30) days after final approval of the change in classification by the council.
 - (4) The city council may attach conditions to a rezoning request as are necessary to carry out the purposes of the general plan or other adopted plans and ensure compatibility with adjacent land uses. Except as modified by actions of the city council, conditions adopted by ordinance in accordance with prior law shall remain in full force and effect. A violation of any condition shall be considered to be a violation of these regulations. The city council may approve a change of zoning district conditioned upon one (1) or more of the following:
 - (a) A requirement that development proceed in accordance with a specific area plan, site plan, conceptual plan and/or development schedule.
 - (b) A requirement of public dedication of rights-of-way as streets, alleys, public ways, drainage and public utilities, and installation of off-site improvements as are reasonably required by or related to the effect of the rezoning.
- (H) *Reversion.* The city council may approve a change of zoning district conditioned upon a schedule for development of the specific use or uses for which rezoning is requested. If at the expiration of this period the property has not been improved for the use for which it was conditionally approved, the legislative body, after notification by certified mail to the owner and applicant who requested the rezoning, shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
- (I) *Reconsideration of Denied Amendments.* In the event that a petition for an amendment is denied by the city council, or is withdrawn after the conclusion of the commission hearing, the commission shall not consider the petition or any other petition for the same or substantially the same amendment as it applies to the same property or zoning ordinance text described in the original petition, or any part thereof, within a period of one (1) year from the date of such denial action or withdrawal, unless the conditions upon which the original denial or withdrawal was based have changed. (Ord. No. 473, §§ 1 – 4, 6-6-00; Ord. No. 2006-07, § 2, 3-7-06; Ord. No. 2007-03, § 1, 1-16-07; Ord. No. 2009-08, §§ 1, 2, 6-2-09. 1976 Code § 15-1-31)

19.10.110 Council to establish fees.

The common council of the City of Show Low may from time to time establish and set by resolution the amount of charges for all planning and zoning applications and statements within the jurisdiction of the City of Show Low. (Ord. No. 214, § 1, 11-28-84. 1976 Code § 15-2-1)





Subject Property:
A.P.N. 210-33-040C



City of Show Low Planning & Zoning

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

Zoning Ordinance & Map Amendment Petition Application

(Filing Fee: \$600.00)

For Office Use Only

Date received: 2.28.24

Time received: 10:15 AM/PM

Received by: ZBF

Owner Information

Name: NV Us Investments LLC

Address: 970 S Main Street
Street Address

Snowflake AZ 85937
City State ZIP Code

Phone: 928-243-8701 Email: joseph@hollandsaline.com

Applicant Information (If different)

Name: _____

Address: _____
Street Address

_____ Apartment/Unit #

_____ City State ZIP Code

Phone: _____ Email: _____

Property Information

Address of Property: S. White Mountain Rd

Legal Description of Property: see attached

Parcel Number: 210-33-040C Current Zoning Classification: A-General

What is the Nature of the Request? Would like to re-zone to same zoning as adjacent parcel

(210-33-040B) and then merge the two parcels for joint development

Application Requirements

To have a zoning ordinance or zoning map amendment processed, the applicant shall comply with each of the following requirements as deemed necessary by the Planning and Zoning Director:

- ☐ A pre-application meeting shall be arranged by the applicant with the Planning and Zoning Director to discuss any proposed amendment prior to the application submittal;
- ☐ A narrative of how the proposed amendment(s) is consistent with the Show Low General Plan and with the Development Plan Map of Show Low. Any contemplated uses shall be explained within the narrative, as well as outlining the neighboring land uses adjacent to the property;
- ☐ The pre- and post-zoning densities for the particular subject property shall also be calculated and included into the narrative;
- ☐ At least one reasonably detailed and legible map no smaller than eight and one-half (8 -1/2) inches by eleven (11) inches showing the particular property or properties that are being petitioned for a change and substantially the adjoining properties and the public streets within a radius of three hundred (300) feet from the external boundaries of the proposed zoning map amendment. Indicate the current ground cover, location of buildings and parking areas, the setback of the existing buildings and parking areas.
- ☐ A statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date or dates (if any) of expiration thereof.
- ☐ Such conceptual plans, photographs, drawings, building elevations, and other supporting documents (if any) as the applicant may desire to present or deemed necessary by the Planning and Zoning Director.
- ☐ **A neighborhood meeting, conducted solely by the applicant, shall be coordinated through the Planning and Zoning Director. A staff member will attend the meeting to observe and answer general questions only. Scheduling of the neighborhood meeting is a part of the application process and should be far enough in advance of the public hearing to allow staff and the applicant sufficient time to address possible concerns expressed at the meeting.**

Authorized Representatives

PLEASE NOTE: In accordance with City Code, Title 19.10.100(2) (h) and (i), you or your authorized representative must be present at all Planning and Zoning and/or City Council hearings or public meetings regarding this application. Below please list any person(s) authorized to represent you during this application process. Representations made during those meetings or hearings and designated in the record shall be deemed conditions of approval.

Joseph Holland

Certification

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

Signature of
Owner(s):



Date:

2/28/24

Signature of
Owner(s):

Date:

Signature of
Applicant:



Date:

2/28/24

Waiver of Claims Under Arizona Revised Statutes § 12-1134

I, Joseph Holland as Mgr of NV Us Investments LLC, the owner of the property described as A.P.N. 210-33-040C

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 ZONE CHANGE. 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 28 day of February, 2024.

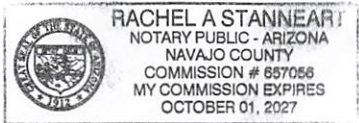

Signature of Property Owner

STATE OF ARIZONA)
) ss.
County of Navajo)

SUBSCRIBED AND SWORN before me this 28 day of February, 2024,
by Joseph Holland.
Name of Signer


Notary Public

[Notary Seal]



LEGAL DESCRIPTION
ASSESSOR'S PARCEL NUMBER 210-33-040C
±0.51 ACRES

A portion of the Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter of Section 32, Township 10 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, more particularly described as follows:

BEGINNING at a found 1/2" rebar with a #29865 plastic cap marking the Southwest corner of said Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter;

Thence North 00°19'03" East, along the West line of said Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter a distance of 328.90 feet to a found 1/2" rebar with a #29865 plastic cap marking the Northwest corner of said Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter;

Thence North 89°25'19" East, along the North line of said Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter, a distance of 66.99 feet to a found 5/8" rebar with a #13005 aluminum cap;

Thence South 00°10'35" West, a distance of 329.28 feet to a found 5/8" rebar with a #13005 aluminum cap lying on the South line of said Southeast-quarter of the Northwest-quarter of the Southeast-quarter of the Northeast-quarter;

Thence South 89°44'52" West, along said South line, a distance of 67.80 feet to **THE POINT OF BEGINNING**.

Containing 0.51 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.

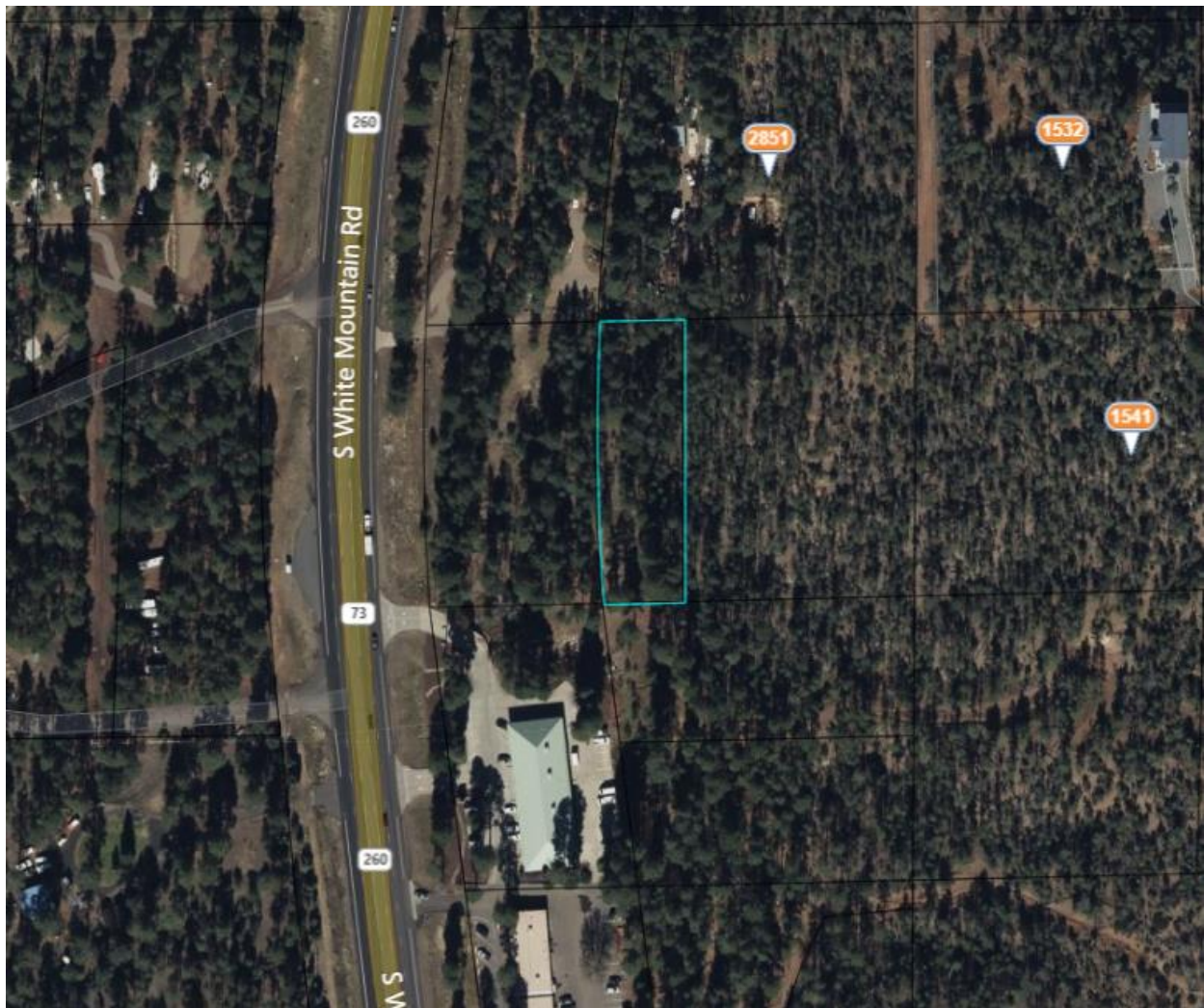
TO: Area Neighbors

FROM: 2 Guys Investments LLC

RE: Neighborhood Meeting to review proposed zone change of APN 210-33-040C
(located at approximately 2951 S White Mountain Rd; Show Low, AZ)

Dear Area Neighbor:

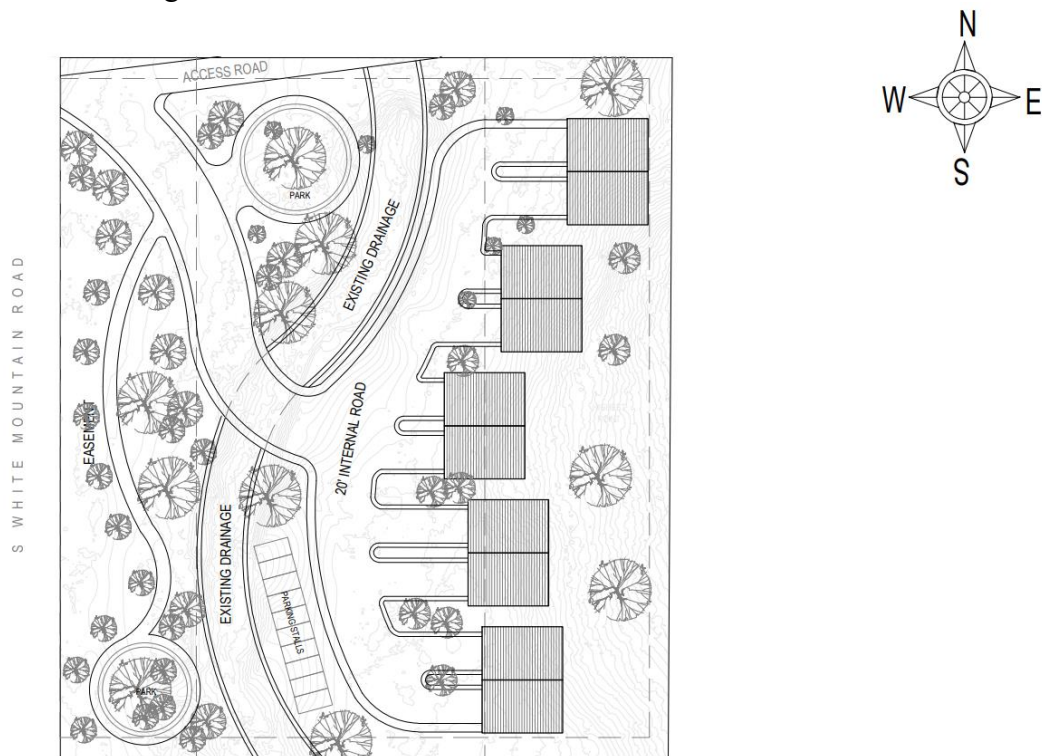
As the owners of the above referenced property, we have requested that the property be annexed into the Show Low City limits. When it was annexed from Navajo County to the City of Show Low, however, it will come into the City limits zoned as the zoning most similar to the county's A-General zoning (which is the AR-43 zone in the City of Show Low). We are, thus, applying for a zone change to re-zone the above-referenced parcel from its current zoning to the zoning of the adjacent parcel to the west (C-2, Commercial) to allow for five duplexes to be built on the site. This letter is being mailed out to invite you and your neighbors to a meeting where you can come and review our proposed zone change and anticipated use.



The Neighborhood Meeting has been scheduled for:

Location: 180 N. 9th Street (Show Low City Hall)
Conference Room, second floor
Show Low, AZ 85901
Time: 5:30 pm
Date: March 20, 2024

The meeting will be an informal gathering in which we will spend approximately 15-20 minutes introducing our plan. The remaining time will be for you to talk to us or ask questions regarding the proposed zone change. We will have copies of our proposed plan available for viewing at the meeting.



We appreciate that everyone has many personal obligations during the week, but we are hopeful you can make time to come to our meeting. Please contact me at (928) 243-8701 if you have any questions regarding this notice.

Sincerely,

Joseph Holland, Manager
2 Guys Investments LLC

Cc: City of Show Low, Katie Blakeslee Fechtelkotter

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON TUESDAY, MAY 28, 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.

COMMISSION MEMBERS PRESENT: Chairman Barlow, Vice Chairman Roberts, Commissioner Hatch, and Commissioner Wilson

COMMISSION MEMBERS ABSENT: Commissioner Schnepf, and Commissioner Adams

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

GUESTS: Eric Ritz, Brad Whitefield, John Bloom, and Kevin Kugler.

3. Invocation.

Vice Chairman Roberts gave the invocation.

4. Pledge of Allegiance.

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

5. **NEW BUSINESS:**

VICE CHAIRMAN BARLOW MOVED TO CONSIDER ITEM B BEFORE ITEM A IN CONSIDERATION OF THE APPLICANT; SECONDED BY COMMISSIONER WILSON; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

- B. Consideration of extension of Conditional Use Permit 602-04-184 submitted by Eric Ritz of Hatch Construction and Paving to allow for excavation, grading and processing of rock related materials at 4701 E. Deuce of Clubs, that being A.P.N. 210-25-008B, 008C, 008D, and 006K. (Justen Tregaskes)

Director Tregaskes said at its regular meeting of September 8, 2015, the Planning and Zoning Commission unanimously approved Conditional Use Permit 602-04-184 submitted by Eric Ritz of Hatch Construction and Paving to allow for excavation, grading, and processing of rock related materials at 4701 E. Deuce of Clubs, that being A.P.N. 210-25-008B, 008C, 008D, and 006K. The actual grading permit was issued on March 21, 2016. Condition number ten of this conditional use permit states, "This conditional use permit shall be valid for a period of five (5) years and is not transferable. The Planning and Zoning Commission may grant additional two (2) year extensions as requested

by the applicant provided all conditions of approval are met.”

The Planning and Zoning Commission approved extensions to this conditional use permit at its regular meeting of March 8, 2022. These extensions covered the time periods from September 15, 2020 to September 15, 2022 and from September 15, 2022, to September 15, 2024. Staff was recently contacted by Mr. Ritz with a request for an additional five (5) year extension. Per condition ten of CUP 602-04-184, the Commission may grant an additional two (2) year extension. If approved by the Commission, this extension would be valid until September 15, 2026. Additional extensions would be required to continue operations beyond this date.

No complaints from area property owners regarding this conditional use permit have been received. Staff recommends granting an additional two (2) year extension of CUP 602-04-184 for the time periods from September 15, 2024 to September 15, 2026.

The public works director indicated concern regarding wear and tear on the road due to the additional road traffic. Staff has asked applicant to get in contact with public works to address the issues.

Commissioner Wilson said she understood that there have been two extensions granted already and that they are now asking for an additional five years.

Ms. Atencio clarified that although they have requested a five year extension, the Commission is only able to grant a two year extension based on the original approval by the Commission

Chairman Barlow asked if the Commission is able to extend the CUP for more than 2 years.

Director Tregaskes said that under the conditions of approval from the 2015 Commission decision the applicant would have to go through the entire CUP process to change the condition, which would require the property to be posted and all property owners notified of the changes. He said it is an option for the property owner, but it would open the door for additional discussion and new conditions.

Chairman Barlow said in that case he would prefer to leave that decision up to the applicant.

Commissioner Wilson asked the applicant why there have been so many extensions to the CUP.

Eric Ritz of 4701 E Deuce of Clubs explained that it was the way the CUP was approved by the Planning and Zoning Commission eight years ago. The race track was not in operation at that time and they had purchased the property for

rock processing. The neighbors and race track supporters had concerns whether the rock operation would be able to co-exist with the operation of the race track. Mr. Ritz feels that as time has gone on, the two operations are symbiotic with each other.

Vice Chairman Roberts said he understood that they asked for five years and asked the applicant if he thought that two years is sufficient.

Mr. Ritz said that there is enough rock for 30 years of processing.

Chairman Barlow opened the item for public comments, seeing none, he closed the item.

VICE CHAIRMAN ROBERTS MOVED TO APPROVE AN ADDITIONAL TWO-YEAR EXTENSION OF CONDITIONAL USE PERMIT 602-04-184 SUBMITTED BY ERIC RITZ OF HATCH CONSTRUCTION AND PAVING TO ALLOW FOR EXCAVATION, GRADING AND PROCESSING OF ROCK RELATED MATERIALS AT 4701 E. DEUCE OF CLUBS, THAT BEING A.P.N. 210-25-008B, 008C, 008D, AND 006K.; SECONDED BY COMMISSIONER WILSON; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, COMMISSIONER ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

A. Public Hearing and Consideration of proposed amendments to Title 19 of the Zoning Ordinance. (Justen Tregaskes)

Director Tregaskes said on April 23, 2024, the Planning and Zoning Commission held a study session to discuss proposed revisions to Chapter 19, Zoning, of City Code. Proposed revisions discussed at this meeting include, but are not limited to the following:

- The addition of a definition of an “Aggrieved Person”.
- Allowance for a caretaker's residence in conjunction with a business in commercial zones.
- Clarification of timeline calculations for scheduling of meetings.
- Clarification of requirements for the placement of sea (shipping) containers.
- Clarification of fence height calculation requirements along streets.
- Removal of provision which allows for clearing and grading of property without a valid building permit.
- Moving group homes for the handicapped to permitted uses in all residential zones.
- Reduction in lot size requirements for detached guest houses.
- Allowance for attached guest units to be rented in all residential zones.
- Allowing multifamily dwellings by conditional use permit in the MH (Manufactured Home) zoning district.
- Restaurants serving beer and wine would be considered a permitted

use in commercial zones. Restaurants serving alcohol other than beer and wine would remain as a conditional use.

- Drive-through restaurants not adjacent to residentially zoned property would become a permitted use in the C-2 (General Commercial) zoning district.
- Mini storage facilities would no longer be considered a conditional use in the C-2 (General Commercial) zoning district.
- Temporary business signs would be permitted for a period of sixty (60) days.
- A reduction in time limits for the display of electronic message board signs.
- Clarification of allowances for small wireless facilities.
- Changes to fall zone requirements for setback calculations related to cell towers.
- Changes to allowed hours of operation for marijuana related facilities consistent with recent council action.

Consideration of the changes to Chapter 19 has been scheduled for a public hearing with the Planning and Zoning Commission. Following the public hearing, the Commission may vote to approve the changes as presented and forward this recommendation to the City Council or vote to amend the changes as presented and forward the recommendation to the City Council. Any vote of the commission will be forwarded to the council for final action. This item has been scheduled for a public hearing with the council at their regular meeting of June 4, 2024.

Vice Chairman Roberts clarified whether mini storage would still be a conditional use in the General Commercial zone.

Director Tregaskes said that it would no longer be permitted in General Commercial (C-2 zone) it would only be a permitted use in the Industrial zones.

CHAIRMAN BARLOW OPENED THE MATTER FOR A PUBLIC HEARING.

THERE BEING NO INPUT, CHAIRMAN BARLOW CLOSED THE PUBLIC HEARING.

COMMISSIONER WILSON MOVED TO APPROVE THE PROPOSED AMENDMENTS TO TITLE 19 OF THE ZONING ORDINANCE AND FORWARD THIS RECOMMENDATION TO CITY COUNCIL; SECONDED BY VICE CHAIRMAN ROBERTS; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

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 February 27, 2024.

COMMISSIONER WILSON MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF FEBRUARY 27, 2024; SECONDED BY VICE CHAIRMAN ROBERTS; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

B. Planning and Zoning Commission Study Session of April 23, 2024.

COMMISSIONER WILSON MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION STUDY SESSION MINUTES OF APRIL 23, 2024; SECONDED BY VICE CHAIRMAN ROBERTS; PASSED 4 TO 0 WITH CHAIRMAN BARLOW, VICE CHAIRMAN ROBERTS, COMMISSIONER HATCH, COMMISSIONER WILSON VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS:**

A. Commission Members

Commissioner Hatch said it's a great day in Show Low, he said he is thankful for the people, places, government, Police Department and businesses that make Show Low a great community to live in.

Commissioner Wilson said that Show Low Days will be June 7 & 8th at Frontier Park, she encouraged the public to come out enjoy the vendors and fun.

Vice Chairman Roberts said the week prior to Show Low Days is the car show. On Friday, May 30th at 5:30 PM is the Cruise down the Deuce, from the Stake Center to Hatch Toyota. Pulled pork sandwiches will be served at 5:45 PM, the next day at Frontier Park there will be over 200 cars and everyone is welcome to attend both events.

Chairman Barlow thanked staff for their hard work on putting the agenda together and getting the changes to the Zoning Code done so quickly.

B. Planning and Zoning Director

Director Tregaskes said he appreciated the Commissioners who were able to attend the meeting tonight the first week of summer right after Memorial Day. He also reminded the public that even though there are no fire restrictions there is still fire danger. He asked people to be aware of red flags days and to be careful of fire, check with the Fire District regarding burn permits, one little mistake with fire could cause a big problem for the community. He also said that the annual Project Clean Sweep is coming up and said to check the City's website regarding the details of bulky item pick up and free days to take items to the dump. He encouraged residents to participate and help make the City look better.

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 MAY 28, 2024, AT 7:28 P.M.**

ATTEST:

APPROVED:

Zach 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 May 28, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Katie Fechtelkotter