

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON JULY 12, 2022, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

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

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Chairman Hephner, Vice Chairman Barlow, Commissioner Adams, and Commissioner Lewis

COMMISSION MEMBERS ABSENT: Commissioner Hatch, Commissioner Roberts, and Commissioner Whitehead

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

GUESTS PRESENT: David Merrell, Dawn Wilson, Curtis Fernau, Robert and Donna Carlisle, Karen & Ralph Garcia, Erick Freze, Steve and Jan Rich, Diann Kelley, Diana Brewer, Brandy Hill, Bill and Lyndee Ervien, Kathy Thompson, Andrea Walsh, Kelly Aguilar, Josh Rogerson, Kyle Swezy, and others.

3. INVOCATION

Commissioner Adams gave the invocation.

4. PLEDGE OF ALLEGIANCE

Vice Chairman Barlow led the pledge of allegiance.

5. NEW BUSINESS

A. Public Hearing and Consideration of zone change request 605-03-118, submitted by David Merrell to change the current R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) zoning to R1-7 (single-family residential, 7,000 square feet) on property located at 1101 WEST Old Linden Road, Show Low Arizona, more particularly described as A.P.N. 210-06-037.

Ms. Fechtelkotter read the staff summary report.

David Merrell has submitted a zone change request for property located at 1101 West Old Linden Road, more particularly described as A.P.N. 210-06-037 to change the current R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) zoning to

R1-7 (single-family residential, 7,000 square feet) on property located at 1101 West Old Linden Road more particularly described as A.P.N. 210-06-037.

The applicant plans to rezone the property to build up to 65 homes on the subject property. The homes would be site-built, with three to four bedrooms, two to three baths, and two-car garages. The applicant has stated the reason they are requesting to rezone the property from R1-15 to R1-7 is to make it financially feasible to build affordable housing for residents. A conceptual lot layout has been provided by the applicant and has been included in the packet for review. However future development of the subject property may or may not match the submitted conceptual plan.

The applicant held a neighborhood meeting on March 30, 2022. There were approximately nine (9) property owners in attendance. The neighbors had questions regarding the types of homes, concerns relating to increased traffic, the loss of trees, parking issues, whether the homes would be owner or renter occupied and general questions regarding the zone change process.

FINDINGS OF FACT

1. David Merrell has submitted a zone change request for property located at 1101 West Old Linden Road, more particularly described as A.P.N. 210-06-037 to change the current R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) zoning to R1-7 (single-family residential, 7,000 square feet) on property located at 1101 West Old Linden Road more particularly described as A.P.N. 210-06-037.
2. The applicant plans to rezone the property to build up to 65, site-built homes on the subject property. The homes would be site-built, with three to four bedrooms, two to three baths, and two-car garages. The applicant has stated the reason they are requesting to rezone the property from R1-15 to R1-7 is to make it financially feasible to build affordable housing for residents.
3. Staff recommends that this property be re-zoned to the R1-7X (single-family residential, manufactured homes excluded, 7,000 square feet) zoning district. Based on the representation by the applicant that the development will consist of site-built homes. This zoning would prohibit manufactured homes, which is consistent with the homes in surrounding neighborhood.
4. A conceptual lot layout has been provided by the applicant and has been included in the packet for review. This conceptual plan has not been approved by the city. Future development of the subject property may or may not match the submitted conceptual plan.
5. Any future subdivision of the property would be required to conform to Title 17 *Land Development Ordinance* including streets, Drainage, and improvement plan requirements.

6. According to the City of Show Low Engineering Department the functional classification of Old Linden Road at this location is a major collector. City Code Chapter 17.20.010(E) states, "Where a proposed subdivision abuts or contains existing or proposed arterial and collector routes, sufficient rights-of-way may be required for access, frontage streets, and/or turning movements or for reverse frontage combined with a one (1) foot nonaccess easement abutting the major route; or for such other treatment as may be justified for protection of residential properties from function of the major route."
7. The applicant held a neighborhood meeting on March 30, 2022. There were approximately nine (9) property owners in attendance. The neighbors had questions regarding the types of homes, concerns relating to increased traffic, the loss of trees, parking issues, whether the homes would be owner or renter occupied and general questions regarding the zone change process.
8. Current zoning of the surrounding properties include.

North: R1-7 (single-family residential, 7,000 square feet)
South: R1-7 (single-family residential, 7,000 square feet)
East: R1-7 (single-family residential, 7,000 square feet)
West: R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) and R1-10 (single-family residential, manufactured homes excluded, 10,000 square feet)
9. The current land uses of the surrounding properties include.

North: Vacant single-family residential
South: Fox Canyon Subdivision - site built homes
East: Navajo Pines Estates Subdivision - site built homes
West: Site-built single-family residential 10,000 to 15,000 square foot minimum lot sizes.
10. Transmittal memos were sent to all affected agencies. No applicable comments were received.
11. Staff mailed letters to all property owners within 300 feet of the property, posted the property and published a public notice in the newspaper in accordance with applicable requirements. One phone call has been received regarding this request and staff met with a concerned neighbor. These concerns include increased traffic on 10th Drive, access to Old Linden Road, drainage, site-built vs. manufactured homes and overhead utilities.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, Findings of Fact, discussions with the applicant, the City of Show Low Zoning and Land Ordinances, and the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approved zone change

request 605-03-118 submitted by David Merrell to change the current R1-15 (single-family residential, manufactured homes excluded, 15,000 square feet) zoning to R1-7 (single-family residential, 7,000 square feet) on property located at 1101 West Old Linden Road, Show Low Arizona, more particularly described as A.P.N. 210-06-037, and forward this recommendation to the City Council subject to the following conditions:

1. All development shall comply with all applicable federal, state, and local requirements.
2. Any development shall be submitted to the city for review and approval prior to the commencement of any development on the subject property.
3. All development shall comply with the R1-7X (single-family residential, Manufactured Homes Excluded, 7,000 square feet) zoning district standards.
4. No direct access shall be permitted onto West Old Linden Road unless approved by the Public Works Director.
5. Sidewalks and curb shall be installed along any roads abutting the property including the south side of West Old Linden Road, as determined by the City Engineer. Sidewalks and curbs shall also be installed along the East side of North 10th Drive, and north side of West Cooley.
6. A consistent six (6) foot solid material fence shall be installed on the northern property line along West Old Linden Road.
7. West Cooley shall be extended to the western edge of the subject property.

Ms. Fechtelkotter said staff and the applicant were available for questions.

Director Tregaskes clarified that condition number five refers to installing sidewalks and curbs on the east side of the subject property along North 10th Drive, not across the street of North 10th Drive.

Commissioner Lewis asked if it was correct that the property would not be able to be accessed off West Old Linden Road, so the only access is off North 10th Drive or West Cooley.

Director Tregaskes said that West Old Linden Road is classified as a minor collector, at this time the Public Works Director is not in favor of adding additional access onto West Old Linden Road since there is already an access at North 10th Drive due to the impacts an additional access on to West Old Linden Road would cause.

Chairman Hephner asked if staff could show a map where and how many proposed accesses to the property would be.

Director Tregaskes replied that the applicant submitted a conceptual plan that has not been reviewed or approved by the city and is just a layout of how the project may look and may change in the future. Director Tregaskes pointed out that city code requires a minimum of 150 feet between intersections and the proposed access onto North 10th Drive does not meet this from West Old Linden Road or North 9th Drive. Director Tregaskes wanted to make it understood that the location of the access to North 10th Drive will need to be changed. Director Tregaskes said that when a proposed development has more than 25 lots a second access is required. There will be a second access is onto West Cooley, which has a similar issue with the proximity of existing intersections for North 10th Drive and Fox Canyon. Director Tregaskes pointed out that the plat for Navajo Pines Estates that was approved in 1962, shows a connection to a future development at the intersection of North 10th Drive and North 9th Drive, and further down where the road peaks. He expects that the access to the development would line up with the existing North 9th Drive alignment and the second access on North 10th Drive would be abandoned.

Commissioner Lewis asked why the access onto West Old Linden Road is not being recommended. He wanted to know if there was a traffic issue adding a right-hand turn lane on West Old Linden Road. He referenced the neighborhoods to the east off North 6th Drive and North 6th Avenue and how close those streets are to each other. He is concerned with the added congestion on North 10th Drive.

Director Tregaskes said that he attended a meeting last Friday with the Public Works Director and a concerned neighbor. He said it is due to the classification of West Old Linden Road as a minor collector. The higher classification become more and more of an issue. Additional access causes additional issues with acceleration and deceleration on the road. The intent is that the people on the main roads can move more quickly than the side and residential streets. If you add more intersections to the road, it reduces the capacity and function of the road. This is why the Public Works Director does not want to add any non-essential access to West Old Linden Road, because there are other city streets the property can be accessed from.

Vice Chairman Barlow asked if the 150-foot requirement between intersections is a rule that could be changed by the Public Works Director.

Director Tregaskes said he wasn't exactly sure, but he thought it is not able to be changed.

Vice Chairman Barlow asked how long the property had been zoned R1-15 and what the reasoning for that zone was.

Director Tregaskes explained that the zoning of the parcels to the west and south of the subject property have been zoned R1-7 since 1976, which was the original zoning for those properties. The zoning of the parcels to the west of the subject property was originally R1-15. About 16 years ago the vacant portion to the west of the subject property was rezoned from R1-15 was changed to R1-10.

Chairman Hephner asked if the utilities for the development would be overhead or underground.

Director Tregaskes said that City Code requires that all utilities be placed underground so there will be no overhead power or utility lines.

Chairman Hephner asked which electric company will service this development and if there were any issues getting power to the property.

Ms. Fechtelkotter said that the subject property will be served by APS, they were sent a transmittal memo and responded that they are able to provide power for the development.

Commissioner Adams asked when the last time a traffic study was done in the area.

Director Tregaskes said he was not aware of any traffic study for this area.

Chairman Hephner asked how far the development will be from the high school.

Director Tregaskes referenced the subject property map and said that at the top right corner of the map is the school district auditorium and estimated that it is about a quarter mile from the high school.

Chairman Hephner opened the public hearing portion of the meeting.

Dawn Wilson, 460 North 8th Drive she understands that there will be 65 new homes, which has a potential for 130 more cars along West Cooley and North 10th Drive. People use West Cooley and Fox Canyon as a cut-through. She is completely opposed to this project and asked if the access to West Old Linden Road is possible.

Bill Ervien, lives within 310 feet of the property so he did not receive a notice. He expressed concerns of increased traffic and safety on North 10th as the neighborhood has lots of families with kids and the proximity to the schools. He feels that the new development should be accessed off West Old Linden Road.

Brandy Hill, 116 North Paloma stated her mother lives on the corner of North 9th Drive and North 10th Drive, she has safety concerns. Especially the people who will use North 10th Drive to access West Old Linden Road. She feels this is dangerous for the kids and elderly who walk along North 10th Drive. She grew up at the location where her mother currently lives and said the intersection at North 9th Drive and North 10th Drive has changed from a stop to a yield sign multiple times due to the traffic issues at that location. She would not be opposed to the rezoning of the property, but since three of the four schools are off old Linden Road, she would like them to look at an alternative to using North 10th Drive.

Karen Garcia, 601 North 10th Drive said she is located at the point on North 10th Drive and had a question regarding the major vs. minor collector designation of West Old Linden Road. She understands that a major collector is built for more traffic.

Director Tregaskes clarified that West Old Linden Road is a major collector.

Ms. Garcia said she does not have issues with development, it's needed but thinks the access needs to be onto West Old Linden Road to keep kids in the neighborhood safe. She also asked why there were two different zoning classifications specified in the staff report and which one would the property be re-zoned to.

Director Tregaskes stated the reason for the two different zoning classifications is because the developer requested to rezone the property to R1-7. However, staff is recommending rezoning the property to R1-7X, which would prohibit manufactured homes, which is consistent with the other neighborhoods in the area.

Kelly Aguillar, 561 North 10th Drive expressed concerns about the increased traffic on North 10th Drive and asked the city to consider an access on to West Old Linden Road.

Steve Rich, 461 North 10th Drive had concerns regarding the availability of power, whether the property will be rezoned to R1-7 or R1-7X, he is opposed to the zone change if the property will have access on North 10th Drive. He feels that the access needs to be onto West Old Linden Road. He also agreed with all the other comments made by the neighbors so far.

Joshua Rogerson, 561 North 10th Drive said he used to live on North 6th Avenue and there were issues with parking in that neighborhood. Wants to see no parking indicated on North 10th Drive. Ever since the development of Fox Canyon, North 10th Drive is used as cut-through and is very busy. He felt that this is too many houses in too little an area. Show Low isn't very large, but lots of people are moving here and it is difficult to keep up with the demands for the increase in population. He would also like to see sidewalks on both sides of North 10th Drive.

Diana Brewer, 661 North 9th Drive stated she is the oldest resident of Navajo Pines and wanted to know if the development is accessed off North 10th Drive where stop signs would be located. Either way her driveway is impacted. She requested that a traffic impact study be done prior to deciding on the zone change.

Harvey Frazee, 481 North 10th Drive said he moved here 20 years ago, it was nice until the Fox Canyon subdivision was developed. They had issues with dirt and debris on the road. He has same concerns that this development will cause the same types of issues. He also agrees with the concerns already voiced by his neighbors.

David Merrill represents the developer, he said he noticed that everyone who voiced their concerns during the public hearing live in the R1-7 zoned neighborhoods, which is the same zoning he is requesting. He does not have an exact plan but wanted to clarify that the zone change is not for 700 square foot homes, but a minimum lot size of 7,000 square feet, but not all lots will be that small. Whether there is a direct access onto West Old

Linden Road vs. North 10th Drive, the developer is open to accessing the property from West Old Linden Road if the City would allow it. Mr. Merrill clarified that the difference isn't between zero to 65 homes, but from 45 to 65 homes.

Vice Chairman Barlow asked Mr. Merrill if he considered the R1-10 zoning and why was R1-7 chosen.

Mr. Merrill said that it was based on economics. The R1-15 zoning would require selling homes at \$800,000 to \$1,000,000, R1-10 zoning would be around \$600,000 and the R1-7 zoning would mean \$350,000 homes. He said if the zoning is not approved, it is not likely there would be homes for residents with average incomes.

Ms. Garcia asked about the subdivision process and if that would require a public hearing.

Director Tregaskes explained that a preliminary plat goes to the Planning & Zoning Commission and City Council for approval, then improvement plans are submitted to the city for review and approval. Improvement plans include the design of the drainage, roads, and public infrastructure like sewer and water, then the final plat goes to City Council for approval. After the final plat is approved by the City Council the developer will have the plat recorded and the developer can start the work on the property. Although the public is typically permitted to speak at the meetings, there won't be notices or letters sent like the zone change. However, the Planning and Zoning Commission or City Council could add a condition that residents would receive a public notice when the plat goes to the Planning and Zoning Commission and City Council.

Chairman Hephner summarized the concerns of neighbors which are traffic, safety, congestion, and the number of homes. If anyone has a concern that was not addressed, they are welcome to come forward with their concerns.

Ms. Garcia added that she also does not want to see a manufactured home park across the street from her home.

Andrea Walsh, 501 North 10th Drive, is concerned about how close the homes are going to be to one another and asked if the homes could be spread out a little more.

Kathy Thompson, 1058 Pearce Lane, Linden, AZ said she spends lots of time in the neighborhood. People moved into this neighborhood knowing the zoning around them, however they may not have bought the property if they knew it would be more dense. Everyone is concerned with adding more traffic onto West Old Linden Road, but they don't care about the neighborhood.

Diane Kelly, 670 North 9th Drive lives right at the stop sign, people will go right on through the stop sign. Fox Canyon added lots of traffic to North 10th Drive, and this will add even more traffic onto North 10th Drive. She would like to see a traffic study done on North 10th Drive now before making any changes to the zoning.

Chairman Hephner closed the public hearing as no one else wished to come forward.

Chairman Hephner said he understands that this area has been R1-15 for a long time, so the neighbors were expecting less impact for future development. He thinks it's time for the city to look at alternative traffic flow solutions, including roundabouts and how they can help improve the flow and the reduce the speed in certain areas. He thinks a study of what the impact of this development would be on the traffic in the area is a good idea.

Commissioner Adams said he agreed with Chairman Hephner and said that the city is growing, so he would like the city to look at all options to improve traffic flow in that area especially because of the proximity to the schools.

Vice Chairman Barlow asked if there is a requirement of when a certain number of lots would require traffic statement for a new subdivision.

Director Tregaskes replied that it is more of a public works question. We may require a traffic impact statement which is a level below a traffic study which is a lot more involved. He does not know what determines when a traffic study is required or if it would be required for this development.

Commissioner Lewis feels that the staff recommendations are all on-point except condition four, which states, "No direct access shall be permitted onto West Old Linden Road unless approved by the Public Works Director." He asked if they could add some language if more information is obtained so the Public Works Director can make the most informed decision regarding this access. He does not want to remove the possibility of the development having direct access to West Old Linden Road. He asked if they could remove condition number four.

Director Tregaskes gave an explanation on why the condition four was worded the way it is. He said that the way City Code is written it would say that the Public Works Director has to approve access onto West Old Linden Road. The condition number four was written that way specifically to give the city flexibility to look it more closely, if there is a way to allow the possibility of direct access onto West Old Linden Road. If we didn't say unless approved, it cannot access West Old Linden Road at all.

Commissioner Lewis asked if they could add language requesting a traffic study if it hasn't been done and request that it be done during school hours to get a good picture of what is going on.

Director Tregaskes said yes, they could add that as a recommendation.

Chairman Hephner said that the home type they are going to build is going to attract more families with kids and, it will put a greater impact onto West Old Linden Road.

Commissioner Lewis agreed that the zone change is good because it will add affordable housing, but maybe permit direct access onto West Old Linden Road instead of North 10th

Drive. He would like to add language to the recommendation that the developer needs to do a traffic study, so direct access onto may be a possibility.

Chairman Hephner said he is not a big fan of the traffic on West Old Linden already, unless the traffic is slowed down, or if there isn't a way to change the traffic pattern like he suggested, the road is going to be a log jam.

Vice Chairman Barlow wanted to take Commissioner Lewis' recommendation and the language that there be a traffic statement that studies the intersection at West Old Linden and North 10th Drive and a potential intersection West Old Linden Road that enters the subdivision. He said that he also thinks there is a benefit to doing a study at the intersection of West Cooley and Fox Run on south side of the subject property. It would be traffic statement that limited that scope would be beneficial for the development. He also said because West Old Linden Road is so busy, they could request a traffic statement done to ADOT standards and see if it would warrant turn lanes into the development as well.

Chairman Hephner asked if they made no motion what happens vs. tabling the item.

Director Tregaskes explained that there are a range of options for the Planning and Zoning Commission. He reminded the Commission that they are making a recommendation to the City Council, they are not the final say on the zone change application. Once the Planning and Zoning Commission has made a motion and voted then it goes to the City Council. The Public Works director does attend the City Council meetings and can explain his concerns there.

Chairman Hephner suggested that they add a condition that they request a traffic study be done prior to plat submittal.

Director Tregaskes said they can add a condition requiring a traffic study. He said there is a difference between an ADOT level traffic study vs traffic statement and said Vice Chairman Barlow is very knowledgeable about which would be appropriate. He also said that they can request that the study address the impacts on North 10th Drive, West Cooley, West Old Linden Road as well as North 9th Drive and that the design of the subdivision reflects the results and recommendations of the study.

Vice Chairman Barlow said that he does not recommend a full traffic study due to the size of the subdivision, but a traffic statement looking at the intersections mentioned earlier. ADOT has a traffic statement protocol, which gives city staff tangible metrics to look at when they are evaluating subdivision aligns with the traffic statement. He explained that would include, traffic counts, turn lanes and does not think an ADOT level traffic statement is too much to ask from the developer.

Commissioner Lewis asked if they need to add a condition number eight or leave that up to City Council.

Director Tregaskes said that the Planning and Zoning makes a recommendation to City Council. They may modify what they do with the conditions, they may add or subtract wording. Once the condition is in place then before the plat is brought to the Planning and Zoning Commission and City Council staff would need to verify that the traffic study has been done and will include that in the staff summary presentation and give them the opportunity to see what the traffic statement and does the development match the recommendations of the traffic study.

Vice Chairman Barlow said that he also wants to add a condition that letters are sent to property owners within 300 feet. He also wanted to discuss the sidewalk and curb on North 10th Drive because he has concerns with people using that area as parking. He also asked about the possibility of a separated sidewalk not immediately abutting North 10th Drive to improve safety. He said that he likes the new sidewalk along 16th and thinks it looks nice and provides additional safety.

Commissioner Adams clarified that a separated sidewalk would include an area of grass between the street and sidewalk.

Vice Chairman Barlow said that was correct and he understands that it requires a bit more maintenance for the city, so he would like Director Tregaskes to weigh in.

Director Tregaskes said that the issue with detached sidewalks is that there is only a 50-foot right-of-way (ROW) and that they take up more room and start to be located outside of the ROW, so staff would have to address that issue. The other issue is not the maintenance of the sidewalk, but the vegetation between the road and the sidewalk, especially during the monsoon season causes issues with weeds. The city does have a contract to spray weeds in the sidewalks, but it is only one person. The city also has a crew that mows grass, but that is additional maintenance that is required. Director Tregaskes said they city isn't opposed to it but these are some things to considered.

Commissioner Adams asked if it would cause the city to spend a lot more money on maintenance of the sidewalk.

Director Tregaskes said it's not so much money, but the maintenance schedule so there is a potential to have an unsightly weed patch until the area can be mowed again.

COMMISSIONER LEWIS MOVED TO RECOMMEND APPROVAL OF ZONE CHANGE REQUEST 605-03-118 SUBMITTED BY DAVID MERRELL FROM R1-15 TO R1-7X, ON PROPERTY LOCATED ON 1101 W OLD LINDEN ROAD, THAT BEING A.P.N. 210-06-037 SUBJECT TO STAFF RECOMMENDATIONS, WITH AN ADDITIONAL CONDITION #8 A TRAFFIC STATEMENT MEETING ADOT STANDARDS WHICH ADDRESSES THE IMPACTS OF THE PROPOSED DEVELOPMENT ON WEST COOLEY, NORTH 10TH DRIVE AND WEST OLD LINDEN ROAD SHALL BE PREPARED PRIOR TO SUBMITTAL OF A PRELIMINARY PLAT ON THE SUBJECT PROPERTY AND CONDITION #9 PRIOR TO CONSIDERATION OF PRELIMINARY OR FINAL PLAT ON THE SUBJECT PROPERTY, THE CITY SHALL NOTIFY ALL PROPERTY OWNERS

WITHIN 300 FEET OF THE SUBJECT PROPERTY OF THE DATE AND TIME OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL MEETINGS DURING WHICH THE PLATS WILL BE CONSIDERED COMMISSIONER ADAMS SECONDED THE MOTION. MOTION PASSED 4 TO 0 WITH CHAIRMAN HEPHNER, VICE CHAIRMAN BARLOW, AND COMMISSION MEMBERS ADAMS AND LEWIS.

Director Tregaskes said this zone change has been scheduled for a Public Hearing with the City Council that will take place the following Tuesday, July 19, 2022, at 7:00 PM in the Council Chambers.

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.

Kyle Swezy, 100 N Paloma asked why there is only one turn arrow at the intersection on the Deuce of Clubs and Central Ave by Burger Kind and it's on the wrong street.

7. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of April 26, 2022.

VICE CHAIR BARLOW MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF APRIL 26, 2022. COMMISSIONER LEWIS SECONDED THE MOTION. PASSED 4 TO 0 WITH, CHAIRMAN HEPHNER, VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, AND LEWIS VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS

Commissioner Lewis said in absence of Commissioner Hatch it's another great day in Show Low.

Commissioner Adams said that there have been a lot of activities in the past few weeks such as Freedom Fest and Derby Down the Deuce and wanted to thank everyone who worked so hard work to make all the special events so successful.

Chairman Heppner replied that the Derby Down the Deuce is a Chamber event, but Mike Bosley has been very involved in putting it together with a great team. He also said

this will be his last meeting as he is moving just outside of the city limits, he has enjoyed serving and thanked all city staff, public and the commissioners he served.

Planning and Zoning Director Tregaskes also thanked everyone who supported, participated, or worked on the 4th of July, Derby Down the Deuce and the Renaissance Faire. He said that the next event will be the Battle of the Bands and Food Vans to be held Labor Day weekend at Frontier Field. He also said that the city does not have a completion date for the splash pad and inclusive playground. Finally, he thanked Chairman Hephner for his service and leadership.

9. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, VICE CHAIRMAN HEPHNER ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF JULY 12, 2022, AT 8:22 PM.

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

Zach Barlow
Vice Chairman

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 July 12, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Katie Fechtelkotter