

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON MARCH 8, 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, Commissioner Adams, Vice Chairman Barlow, Commissioner Hatch, Commissioner Lewis, and Commissioner Roberts

COMMISSION MEMBERS ABSENT: Commissioner Hilgart

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

GUESTS PRESENT: Paulette Davis, Anna Banks, Lloyd Laney, Bruce Ironside, Eric Ritz, Lynn Hatch

3. INVOCATION

Commissioner Adams gave the invocation.

4. PLEDGE OF ALLEGIANCE

Vice Chairman Barlow led the pledge of allegiance.

5. NEW BUSINESS

- A. Conditional Use Permit submitted by Change Point Integrated Health to allow for a thrift store located at 4551 S. White Mountain Rd., that being A.P.N. 212-03-006G.

Ms. Fechtelkotter read the staff summary report.

A Conditional Use Permit (CUP) has been submitted by Jeff Oakes of Change Point Integrated Health to allow for a thrift store located at 4551 S. White Mountain Rd., that being A.P.N. 212-03-006G.

The applicant is moving their existing thrift store, which was located at 580 E. Deuce of Clubs to the subject property. Staff has not received any complaints regarding the thrift store at the existing location. This thrift store benefits The White Mountain Safe House, a division of Change Point Integrated Health. According to the applicant, they will have signs posted at the front door notifying customers that donations cannot be left at the front door and direct all donations to the loading dock at the rear of the building. The subject property is located within suite 3 of the building and was formerly the location of Sears. The subject property is zoned C-2 (General Commercial). The sale of secondhand goods requires a CUP in the C-2 zone.

FINDINGS OF FACT

1. Jeff Oakes of Change Point Integrated Health has submitted a CUP to allow for a thrift store located at 4551 S. White Mountain Rd., that being A.P.N. 212-03-006G.
2. The applicant is moving the existing thrift store, which was located at 580 E. Deuce of Clubs to the subject property. Staff has not received any complaints regarding the thrift store at the existing location. This thrift store benefits The White Mountain Safe House, a division of Change Point Integrated Health.
3. According to the applicant, they will have signs posted at the front door notifying customers that donations cannot be left at the front door and will direct all donations to the loading dock at the rear of the building.
4. The subject property is located within suite 3 of the building and was formerly the location of Sears. The subject property is zoned C-2 (General Commercial). The sale of secondhand goods requires a CUP in the C-2 zone.
5. Current zoning of the surrounding properties include.
North: C-2 (General Commercial)
South: C-2 (General Commercial)
East: C-2 (General Commercial)
West: C-2 (General Commercial)
6. The current land uses of the surrounding properties include.
North: Park Pineway Shopping Center
South: Culver's
East: Vacant Commercial
West: Loft 54 Interiors
7. Transmittal memos were sent to all affected agencies. No applicable comments were received.
8. No public comment has been received regarding the proposed development.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve Conditional Use Permit 602-04-244 submitted by Jeff Oakes of Change Point Integrated Health to allow for a thrift store located at 4551 S. White Mountain Rd., that being A.P.N. 212-03-006G subject to the following conditions.

1. All development shall comply with all applicable federal, state and local requirements, including building permit, sign, and ADOT requirements.
2. Donations shall only be accepted during regular business hours.
3. No outdoor storage of secondhand goods shall be permitted.
4. No outside donations or collections of goods or materials shall be permitted on the subject property.
5. Any delivery vehicle associated with the business shall be parked at the rear of the structure when not being utilized and shall comply with Chapter 19.100.060(B)(14) of City Code.
6. Parking and lighting requirements of Chapter 19.105 City Code shall be met.

Chairman Hephner invited the applicant to the podium.
Paulette Davis 580 E Deuce of Clubs, Show Low, AZ 85901.

Commissioner Hatch asked for an explanation on plan for organization and cleanliness of the donated goods. Ms. Davis answered by advising the company will have surveillance cameras, signage, and set hours of receiving donations. She further explained that the new intended location has a larger storage and rear intake area in comparison to the current location. Property owner Anna Banks came forward to discuss the locations square footage on behalf of Ms. Davis.

Vice Chairman Barlow inquired into light safety behind the building. The applicant brought her facilities manager up, Lloyd Laney. Mr. Laney explained there is adequate light in both front and back of the building. He further explained the receiving area is under 24-hour surveillance with ample lighting.

Chairman Hephner requested clarification on item #4. Director Tregaskes advised that staff's recommendation is carried over from there current location and that the applicant is to bring items inside the building within a reasonable time frame.

COMMISSIONER LEWIS MOVED TO APPROVE THE CONDITIONAL USE PERMIT SUBMITTED BY CHANGE POINT INTEGRATED HEALTH TO ALLOW FOR A THRIFT STORE AT 4551. S WHITE MOUNTAIN RD., THAT BEING A.P.N. 212-03-006G SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 6 TO 0 WITH CHAIRMAN HEPHNER, VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, BARLOW, HATCH, LEWIS, AND ROBERTS VOTING IN FAVOR.

Mr. Tregaskes said as with any Conditional Use Permit, there is a seven-day appeal period. If no appeal is received by the City Clerk within those seven days, this Conditional Use Permit will be considered effective.

Vice chairman Barlow announced conflict of interest with item B and removed himself from chambers.

- B. Consideration of Preliminary Development Plan for Woodside Recreational Vehicle Park, an 84-lot recreational vehicle subdivision submitted by IKD Investment, LLC, located off S. Vacation Village Dr., that being A.P.N. 210-33-029C, 029D, 210-36-029H and 029J.

Ms. Fechtelkotter read the staff summary report.

Bruce Ironside, of IKD Investment, L.L.C., has submitted a Preliminary Development Plan (PDP) for a project to be called Woodside Recreational Vehicle Park (RV Park). This project is proposed to be located within the White Mountain Vacation Village property boundary and is approximately 7.24 acres in size. Maximum proposed total unit count is 84 units.

Ordinance 364, approved by the City Council in July of 1993 established the White Mountain Vacation Village (WMVV) Planned Unit Development (PUD). This PUD established the criteria for development within White Mountain Vacation Village. Included in these criteria was the allowance for private streets, with a minimum width of 12 feet, and 100 acres of RV Park, with a maximum overall density of 13.5 units per acre. A copy of ordinance 364 has been included in the packet for review.

The submitted PDP indicates an overall density of 11.6 units per acre, with 25-foot-wide private roads consisting of an 18-foot-wide improved surface and modified roll curb. Area A of the Woodside PDP will include 84 rental RV sites, a storage facility, activity center and laundry facilities. Area B of the Woodside PDP will include a

sales/construction office and snack shop or light eatery. Additionally, a trail has been proposed as a part of this development.

Prior phases of WMVV have been developed as subdivisions, with each lot being owned by individual property owners. Like Woodfield the applicant has stated that they are proposing to utilize this project as an RV Park, with the lots being rented to individuals rather than being sold. This is consistent with the Conceptual Masterplan which indicates that up to 100 acres of WMVV may be utilized as an RV Park.

Staff has reviewed the submitted PDP and has found it meets the requirements of city code as well as the WMVV PUD requirements.

FINDINGS OF FACT

1. Bruce Ironside, of IKD Investment, L.L.C., has submitted a Preliminary Development Plan (PDP) for a project to be called Woodside Recreational Vehicle Park (RV Park). This project is proposed to be located within the White Mountain Vacation Village property boundary and is approximately 7.24 acres in size. Maximum proposed total unit count is 84 units.

2. White Mountain Vacation Village (WMVV) was created through Ordinance 364. This ordinance was approved by the City Council on July 6, 1993. As indicated on the Conceptual Plan approved through this ordinance, approximately 100 acres were proposed to be utilized as an RV Park, with a maximum density of 13.5 units per acre. A copy of ordinance 364 has been included in the packet for review.

3. The submitted PDP indicates an overall density of 11.6 units per acre, with 25-foot-wide private roads consisting of an 18-foot-wide improved surface and modified roll curb. Area A of the Woodside PDP will include 84 rental RV sites, a storage facility, activity center and laundry facilities. Area B of the Woodside PDP will include a sales/construction office and snack shop or light eatery. Additionally, a trail has been proposed as a part of this development.

4. Prior phases of WMVV have been developed as subdivisions, with each lot being owned by individual property owners. Like Woodfield the applicant has stated that they are proposing to utilize this project as an RV Park, with the lots being rented to individuals rather than being sold. This is consistent with the Conceptual Masterplan which indicates that up to 100 acres of WMVV may be utilized as an RV Park.

5. Master drainage plans have been previously submitted to the city for review in conjunction with prior development plans. The applicant has indicated that this project will comply with the previously approved drainage plans.

6. The applicant has provided a draft copy of the "Community Rules and Regulations". Staff has reviewed these proposed regulations and has found no conflict with city code requirements

7. Previous phases of White Mountain Vacation Village include WMVV Unit 2, Phase 1, WMVV Unit 2, Phase 2, WMVV Unit 2, Phase 3, WMVV Unit 3, Phase 1, WMVV Unit 3, Phase 2, WMVV Unit 4, and Woodfield RV Park.

8. Development information for previous phases of White Mountain Vacation Village includes:

| NAME | UNITS | MIN | MAX | AVG | AREA | DENSITY |
|----------------------|--------------|---------------------------------|----------------------------------|---------------------------------|----------------|--------------------|
| WMVV Unit 2 Phase 1 | 216 | .05 acre (2,178 sq. feet) | .43 acre (18,730 sq. feet) | .09 acre (4,003 sq. feet) | 24.11 acres | 9 units/acre |
| WMVV Unit 2, Phase 2 | 99 | .04 acre (1,742 sq. feet) | .13 acre (5,662 sq. feet) | .07 acre (3,049 sq. feet) | 9.84 acres | 10 units/acre |
| WMVV Unit 2, Phase 3 | 7 | .09 acre (3,920 sq. feet) | .13 acre (5,662 sq. feet) | .10 acre (4,542 sq. feet) | .77 acres | 9 units/acre |
| WMVV Unit 3, Phase 1 | 22 | .08 acre (3,485 sq. feet) | .13 acre (5,662 sq. feet) | .10 acre (4,542 sq. feet) | 3.78 acres | 6 units/acre |
| WMVV Unit 3, Phase 2 | 41 | .08 acre (3,485 sq. feet) | .16 acre (6,970 sq. feet) | .11 acre (4,792 sq. feet) | 8.31 acres | 5 units/acre |
| WMVV Unit 4 | 87 | .06 acre (2,613 sq. feet) | .25 acre (10,890 sq. feet) | .10 acre (4,356 sq. feet) | 10.55 acres | 8 units/acre |
| Woodfield | 174 | .03 acre (1,400 sq. feet) | .09 acre (4,000 sq. feet) | .06 acre (2,474 sq. feet) | 14.29 acres | 12 units/acre |
| Woodside | 84 | .03 acre (1,400 sq. feet) | .07 acre (3,187 sq. feet) | .05 acre (2,177 sq. feet) | 7.24 acres | 11.6 units/acre |
| TOTAL | 730 | .03 acre (1,400 sq. feet) | .43 acre (18,730 sq. feet) | .09 acre (3,920 sq. feet) | 78.89 acres | 9.2 units/acre |
| Masterplan | 1,347 | | | | 100 acres | 13.5 units/acre |

9. The applicant is proposing to phase the project in multiple phases consisting of approximately 40 units per phase beginning on the south eastside of Area A. This schedule may be adjusted based on demand. Additionally, roadways, buildings and lot lines may be adjusted slightly to accommodate the preservation of trees and other natural features.

10. Zoning of the surrounding properties includes:

North: P.U.D. (Planned Unit Development)

South: P.U.D. (Planned Unit Development)

East: P.U.D. (Planned Unit Development)

West: P.U.D. (Planned Unit Development)

11. Land uses of the surrounding properties includes:

North: Undeveloped portion of WMVV

South: Woodfield RV Park

East: WMVV Clubhouse

West: Undeveloped portion of WMVV

12. Transmittal memos were sent to all affected agencies, no applicable comments were received.

13. No public comment has been received regarding this proposed development.

STAFF RECOMMENDATIONS

After reviewing the Standards for Review, the Zoning Ordinance, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve the Preliminary Development Plan for Woodside Recreational Vehicle Park, located in White Mountain Vacation Village, that being A.P.N. 210-33-029C, 210-33-029D, 210-33-029D, 210-36-029H and 210-36-029J subject to the following conditions:

1. All development shall comply with all applicable federal, state and local requirements.

2. The project, including number of lots and overall density, shall be developed in substantial compliance to the submitted Preliminary Development Plan.

3. Prior to construction taking place on the subject property, the city shall approve all required infrastructure design including street layout, drainage plans, fire hydrant locations, and water and wastewater plans. The applicant shall submit the master drainage plan, with a stamped letter indicating compliance with the master drainage plan.

4. All roads shall be surfaced in accordance with city code chapter 17.20 Development Standards. Radius requirements for emergency vehicles shall be met.

5. Permanent access to E. Ellsworth Road will require associated roadway improvements that meet City Code.

6. All lots along E. Ellsworth Road must be setback a minimum of 10' from the property line.

7. A solid material, six (6) foot high fence shall be installed along E. Ellsworth Road.
8. The trail shall be constructed as a part of adjacent spaces.
9. Individual lots shall not be sold unless developed in accordance with an approved improvement plan and Final Development Plan.
10. Trees are of an utmost importance. As much as possible, street design, lot layouts and unit placements shall be coordinated to save trees.

Commissioner Adams requested clarification on the type of "trail" addressed on item #8. Director Tregaskes explained the submitted PDP showed a 10- foot trail along spaces 7 through 18 with the intended use to be a walking trail.

Commissioner Lewis inquired if the new units will be visible from the highway. Director Tregaskes directed Commissioner Lewis to the subject property map and the identified area B location of new construction. He stated it is his opinion the distance between the highway and construction area would barely be visible if at all.

Commissioner Lewis asked about the permanence of the constructions building and Director Tregaskes informed the building would be permanent and used as a new construction office as well as a property management office.

Commissioner Roberts asked if the trail use would be resident specific or open to the public, Director Tregaskes directed the question to the applicant.

Bruce Ironside of IDK Investment. Mr. Ironside informed Commissioner Roberts the intended use of the walking trail would be for use of community residents but is not gated off from the public and has public access off Ellsworth Rd.

COMMISSIONER ROBERTS MOVED TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR WOODSIDE RECREATIONAL VEHICLE PARK AN 84- LOT RECREATIONAL VEHICLE PARK SUBMITTED BY IDK INVESTMENT, LLC LOCATED OFF S. VACATION VILLAGE DR., THAT BEING A.P.N. 210-33-029C, 029D, 210-36-029H AND 029J SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER ADAMS SECONDED THE MOTION. PASSED 5 TO 0 WITH CHAIRMAN HEPHNER AND COMMISSION MEMBERS ADAMS, HATCH, LEWIS, AND ROBERTS VOTING IN FAVOR.

Director Tregaskes advised the agenda item will be in front of the City Council at their next regular meeting.

- C. 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.

Mrs. Fechtelkotter read the staff summary report.

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."

Staff recently contacted the applicant requesting an update of the operations at the subject property. As a result of this discussion, the applicant has submitted a letter requesting a two-year extension to the conditional use permit as permitted under condition ten. This would be the first extension approved by the commission. If approved, this extension would apply for the two-year period from September 15, 2020, to September 15, 2022. Staff is also recommending that the commission approve a second two-year extension which would apply to the time period from September 15, 2022, to September 15, 2024. A revised phasing plan has been submitted with this request. All other previous conditions of approval are in compliance. Staff has not received complaints from neighboring or area property owners regarding this operation.

FINDINGS OF FACT

1. 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.
2. 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."
3. Staff recently contacted the applicant requesting an update of the operations at the subject property. As a result of this discussion, the applicant has submitted a letter requesting a two-year extension to the conditional use permit as permitted under

condition ten. This would be the first extension approved by the commission. If approved, this extension would apply for the two-year period from September 15, 2020, to September 15, 2022.

4. Staff is also recommending that the commission approve a second two-year extension which would apply to the time period from September 15, 2022, to September 15, 2024.

5. A revised phasing plan has been submitted with this request. All other previous conditions of approval are in compliance. Staff has not received complaints from neighboring or area property owners regarding this operation.

6. Current zoning of the surrounding properties include.

North: I-1 (Light Industrial)

South: PUD (Planned Unit Development)

East: AR-43X (Single-Family Residential, Manufactured Homes Excluded, 43,000 Square Feet)

West: I-2 (Heavy Industrial)

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

North: Light Industrial

South: Vacant PUD

East: Vacant Agricultural-Residential

West: Heavy Industrial

ORIGINAL CONDITIONS OF CUP 602-04-184

1. All development shall comply with all applicable federal, state and local requirements, including, but not limited to, Arizona Department of Environmental Quality (ADEQ), Arizona Pollutant Discharge Elimination System (AZPDES) requirements, Storm Water Pollution Prevention Plan and Permit (SWPPP) required, Sections 401 and 404 of the Clean Water Act, and all applicable Federal Aviation Administration (FAA) requirements.

2. All lighting shall comply with Division V of city code Chapter 15. Any nighttime illumination shall be shielded downward to help facilitate nighttime airport operations.

3. As indicated in the letter from the applicant dated August 19, 2015, hours of operation shall be limited to 7 a.m. to 4 p.m.

4. Dust and smoke from grading and processing operations shall comply with all air quality requirements and shall not adversely impact neighboring properties or airport operations. Dust control measures, including water trucks and spraying facilities, on equipment shall be utilized.

5. Prior to the commencement of grading and processing operations, a re-vegetation plan shall be submitted to staff for approval, with a bond sufficient to cover the scope of re-grading and re-vegetation conveyed to the city. This may be done in phases. Re-

grading and revegetation shall be completed on each phase prior to commencement of operations on the next phase.

6. Existing trees shall not be removed until grading and processing commence. Only trees located within the affected areas or for racetrack operations shall be removed.

7. A drainage masterplan is required for the entire project. Storm water detention will be required. Updated drainage and grading plans shall be completed and submitted to the city while grading and processing operations are undergoing. At the cessation of grading and processing operations of each phase, all affected areas shall be regraded and re-vegetated in accordance with the approved vegetation plan.

8. Any blasting done shall be in accordance with Federal, State and City Codes and shall be coordinated through the City of Show Low Police Department with notice also given to the Show Low Regional Airport and Planning and Zoning Department. The applicant shall be responsible for ensuring that radio frequencies do not interfere with airport operations and that the existing airport data gathering station is not damaged due to any activity on the subject property. If blasting is utilized, a blasting schedule shall be provided to all adjacent property owners. A certificate of insurance acceptable to the city attorney naming the city as an additional insured shall be provided prior to any blasting taking place.

9. All development shall be done in substantial conformance to the submitted preliminary grading plan and the submitted letter dated August 19, 2015. The applicant shall not negatively impact any existing easements located on the subject property. Grading and processing operations shall be limited to that shown on the submitted preliminary grading plan and approved grading and drainage plans. Noise attenuation shall be accomplished through the use of berms or walls.

10. 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.

STAFF RECOMMENDATIONS

After reviewing the Zoning Ordinance, Standards for Review, Findings of Fact, discussions with the applicant, and because the request is consistent with the City of Show Low General Plan, staff recommends that the Planning and Zoning Commission approve a two year extension of Conditional Use Permit 602-04-184 submitted by Eric Ritz of Hatch Construction and Paving to allow for a excavation, grading and processing of rock related materials located at 4701 E. Deuce of Clubs, that being A.P.N. 210-25-008B, 008C, 008D, and 006K subject to the original conditions of approval.

Commissioner Lewis asked if the date from 2020 are correct. Director Tregaskes stated the dates are correct and staff included back dates due to an oversight.

Commissioner Roberts inquired if the additional extensions qualify as a second extension. Director Tregaskes advised that is correct and the original CUP had no limit on extension requests.

Commissioner Adams requested an explanation on the definition of blasting. Director Tregaskes explained the applicants' processes involves drilling holes into aggregate, inserts explosives and detonates those explosives. The intention being cracking of the basalt aggregate for more effective removal.

COMMISSIONER HATCH MOVED TO APPROVE 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 AT 4701 E. DEUCE OF CLUBS, THAT BEING A.P.N. 210-33-029C, 029D, 210-36-029H, AND 029J SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER ROBERTS SECONDED THE MOTION. PASSED 6 TO 0 WITH CHAIRMAN HEPHNER AND COMMISSION MEMBERS ADAMS, VICE CHAIRMAN BARLOW, HATCH, LEWIS, AND ROBERTS VOTING IN FAVOR.

Director Tregaskes clarified that this extension is for the time period from September 15, 2020 to September 15, 2022 and also for the time period from September 15, 2022 to September 15, 2024.

- 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 February 8, 2022.

COMMISSIONER ROBERTS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES OF FEBRUARY 8, 2022. CHAIRMAN HEPHNER SECONDED THE MOTION. PASSED 6 TO 0 WITH, CHAIRMAN HEPHNER AND COMMISSION MEMBERS ADAMS, VICE CHAIRMAN BARLOW, HATCH, HILGART LEWIS, AND ROBERTS VOTING IN FAVOR.

8. SUMMARY OF CURRENT EVENTS

Commission Members:

Commissioner Adams acknowledged and congratulated the varsity basketball team on a good season.

Chairman Hephner asked the people of the community to remember long term effects of building and gives appreciation to the departments that help keep those safe.

Planning and Zoning Director:

Director Tregaskes reminded the community spring break was approaching and asked people to be mindful of child out and about.

9. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, CHAIRMAN HEPHNER ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF MARCH 8, 2022 AT 7:45 PM.

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

Robert Hephner
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 March 8, 2022. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Ashley Duncan