

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON FEBRUARY 11, 2020 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

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

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Chairman Brandt Clark, Vice Chairman Bishop, Commissioner Behrends, Commissioner Hephner, Commissioner Jon Adams, Commissioner Robertson, and Commissioner Josh Adams

COMMISSION MEMBERS ABSENT:

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

GUESTS PRESENT: Frank and Julia Edens, Dawn Wilson, Anthony Kugler, Linda Wintesta, Linda and Richard Lopeman

3. INVOCATION

Commissioner Jon Adams gave the invocation.

4. Pledge of Allegiance

Commissioner Josh Adams led the Commission and audience in the Pledge of Allegiance

5. OLD BUSINESS

NONE

6. NEW BUSINESS

- A. Conditional Use Permit submitted by Arrowhead Fire and Medical Authority, Inc. to allow for an Ambulance Service Station on property located at 501 S. Clark Rd., that being A.P.N. 309-37-063B.

Ms. Fechtelkotter read the staff summary.

Arrowhead Fire and Medical Authority, Inc. has submitted a Conditional Use Permit (CUP) to allow an ambulance station located at 501 S. Clark Rd., that being A.P.N. 309-37-063B.

The applicant has requested to add an ambulance station on a portion of the subject property. The property is zoned C-1 (Neighborhood Commercial), an ambulance station requires a CUP in the C-1 zone. The applicant will be occupying a portion of the Kachina Office Building on the property; there are several other businesses that operate out of this building as well. There is an existing paved parking lot and landscaping at this location. Arrowhead plans to park the ambulance to the rear of the building, as indicated on the submitted site plan.

Ms. Fechtelkotter read the findings of facts.

The current zoning of the surrounding properties includes:

North: C-1 (Neighborhood Commercial)
South: C-1 (Neighborhood Commercial)
East: C-1 (Neighborhood Commercial)
West: PUD (Planned Unit Development)

The current land uses of the surrounding properties include:

North: Residential
South: Commercial
East: Residential
West: Undeveloped townhome subdivision

Transmittal memos were sent to all affect agencies. Applicable comments received include:

Timber Mesa Fire and Medical District- This will be a change of occupancy, compliance with the current codes and standards is required.

Building Official- Must meet R3 occupancy, which will require a building permit from the city, this must be done prior to occupying the building.

The property was posted and letters were sent to all property owners within three hundred (300) feet of the subject property. No public comment has been received regarding this CUP.

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 Conditional Use Permit 602-04-220, submitted by Arrowhead Fire and Medical Authority, Inc. to allow for an ambulance station on property located at 501 S. Clark Rd., that being A.P.N. 309-37-063B, subject to the following conditions:

1. All development shall comply with all applicable federal, state and local requirements, including building permit requirements.
2. The applicant shall coordinate with the Building Official to ensure compliance with building code requirements within 30 days of the effective date of this CUP.

Applicant, Anthony Kugler at 1000 E Mills approached podium for questions. Commissioner Robertson asked Mr. Kugler from where the site is located at what point would you activate siren when you get a call. Mr. Kugler said the siren is activated once the ambulance reaches the Deuce of Clubs, which is about 500 feet.

Commissioner Josh Adams asked if on the back parking lot there is any safety protocol from the ambulance going from back to front. Mr. Kugler said that it is a standard parking lot and you have to be very slowly coming out as the property is tight and narrow. The site will be used primarily for spring and summer months when it becomes busier in Torreon.

Commissioner Josh Adams asked about the passage on the west side and if he thinks anything would impede the access point. Mr. Kugler stated they would post a sign and talk to occupants. This was already one of the issues they spoke with property owners about. They are trying not to take away parking from current property owners.

Commissioner Jon Adams asked what operation hours would be. Mr. Kugler said it will be open 24 hours 7 days a week. Commissioner Jon Adams asked if anyone would be staying the night at the property. Mr. Kugler stated if it is permitted by the Building Official and they are in compliance then yes there would be.

Commissioner Hephner asked about entrance from Clark and the slope on how it will affect the ambulance. Mr. Kugler said their main station, which is 1000 East Mills is almost below grade and they use four wheel drive and snow tires, so they do not see a problem with this entrance.

Linda Lopeman at Show Low Country Club stated that due to the noise factor of the ambulance she thought the industrial area would be best for a station and was wondering what kind of effect this location would have on the residential area. She also has concerns on the value of the property as it is not yet

developed. She has not seen or heard anything about this station and just received the notice today and was wondering if there was an application she could review. Chairman Clark said that the application was submitted to staff and they have included it in the packet. It is required to send a notice to the owners within 300 feet of the subject property, but due to costs only a letter is sent to those owners.

Mr. Tregaskes asked for clarification on where Ms. Lopeman's property is to the relation of proposed site. Ms. Lopeman said that is just above the property. Mr. Tregaskes said that the property is zoned C-1 which is a neighborhood commercial zoning district. In that district there are a few things which are considered a permitted use and then there are some things that require a conditional use permit. In this case an Ambulance station in a C-1 Zone is considered a conditional use. The Ambulance service stations are trying to place stations within different spots in the community to increase response time. They have been operating out of this location for the past 6 months and we have been working with the owner to get them through the process to meet city code. We have not received any complaints from the neighbors of them operating out of that location. If a business is causing noise that is something we can look at and talk to the property owner.

Mr. Tregaskes said that conditional use permits usually run with the property as long as the use is being continued on the property itself or until such time they violate the conditions of the approval or they stop using it for a period of 12 months. The Commission does have the ability to look at this within 12 months and see if they are compatible with the neighborhood which could be an option for the commission. Mr. Tregaskes stated that ambulance stations do operate as a responsible business but if they are causing a nuisance to you or your neighbor, we do have provisions in codes to revoke the permit if they are violating the codes.

Frank Eden at 301 N Retreat Way stated he split his property a number of years ago and so they are behind the property as well and if wanted they can provide maps for the commission if needed.

Commissioner Robertson asked for clarification from the applicant if there is any time they would need to turn on siren before they approach the Deuce of Clubs. Mr. Kugler said the only reason they would need to turn on the siren is if someone was blocking the driveway. The goal of the ambulance station locations is to reduce response times. Currently the closest ambulance is coming out of Linden from Timber Mesa and the next is Timber Station 15. These two locations make the space between far and they would like to scatter stations to reduce response time and help with reduction of speeds. The ambulances try not to use sirens as it causes accidents and does not help them arrive any faster.

CHAIRMAN CLARK MOVED TO APPROVE CUP 602-04-220 SUBMITTED BY ARROWHEAD FIRE AND MEDICAL AUTHORITY, INC. TO ALLOW FOR AN AMBULANCE STATION ON PROPERTY LOCATED AT 501 S. CLARK RD., THAT BEING A.P.N. 309-37-063B, SUBJECT TO STAFF RECOMMENDATIONS WITH THE ADDITION OF CONDITION NUMBER 3 TO HAVE STAFF CONDUCT A REVIEW FOR COMPLIANCE WITH THE CONDITIONS OF APPROVAL AND BRING BACK TO THE COMMISSION IF NOT IN COMPLIANCE. COMMISSIONER ROBERTSON SECONDED THE MOTION. PASSED 7 TO 0 WITH, CHAIRMAN CLARK, VICE CHAIRMAN BISHOP AND COMMISSION MEMBERS BEHREND, ROBERTSON, JOSH ADAMS, JON ADAMS AND HEPHNER 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.

7. **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.**

8. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of January 28, 2020.

COMMISSIONER Robertson MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES ON JANUARY 28, 2020 COMMISSIONER Josh Adams SECONDED THE MOTION. PASSED 7 TO 0 WITH, CHAIRMAN CLARK, VICE CHAIRMAN BISHOP AND COMMISSION MEMBERS BEHREND, ROBERTSON, JOSH ADAMS, JON ADAMS AND HEPHNER VOTING IN FAVOR.

9. SUMMARY OF CURRENT EVENTS

Commission Members

Commissioner Jon Adams said to be careful as roads are still slick.

Commissioner Robertson said to enjoy your Valentine's Day.

Commissioner Hephner said Rennie's celebration of life was phenomenal and well attended and will be missed. Shout out to Mel West for winning a National Championship for doubles on racquetball.

Commissioner Josh Adams was happy with all the feedback of the Daddy Daughter Dance and thanked the Parks and Recreation department for a great event.

Chairman Clark said that is impressed with the new Circle K and enjoyed all the young people working there and liked seeing all the growth in letting them start their career there.

Planning and Zoning Director

Mr. Tregaskes recognized the new business open in town, Culver's as it is now open. There is a still a few things that need to be done, such as landscaping and lowering powerlines, read recently this is our second wettest winter since 1984, and we have been trying to get them open but also to make sure the other items are being taken care of.

The Daddy Daughter dance is a very successful event hosted by our Parks and Rec department. Every year seems to get more and more popular and every year we have to turn people away. We would like to encourage parents to get tickets early to avoid being disappointed of being sold out.

To Members of the public that tried to conduct business at City Hall today, we apologize, we had electrical issues that impacted our ability to perform work due to internet, phone and computer systems being down. We had to evacuate the building due to electrical issues. We will be open tomorrow and we appreciate everyone's patience while we were working on those issues.

10. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS TO BE BROUGHT BEFORE THE PLANNING AND ZONING COMMISSION, CHAIRMAN JOHNSON ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF FEBRUARY 11, 2020 AT 7:30 PM.

ATTEST:



Justen Tregaskes
Planning and Zoning Director

APPROVED:

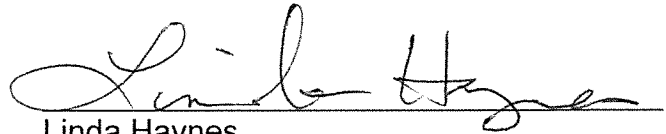


Brandt Clark
Chairman

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 February 11, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10 day of March, 2020.



Linda Haynes
Administrative Assistant