

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON MARCH 10, 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 Jon Adams, and Commissioner Josh Adams

COMMISSION MEMBERS ABSENT: Commissioner Robertson and Commissioner Hephner

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

GUESTS PRESENT: Cory Frampton

3. INVOCATION

Commissioner Jon Adams gave the invocation.

4. Pledge of Allegiance

Chairman Brandt Clark led the Commission and audience in the Pledge of Allegiance

5. OLD BUSINESS

NONE

6. NEW BUSINESS

- A. Consideration of Approval of Preliminary Development Plan for a re-plat of Creekside at Eagle Mountain; a 53 lot subdivision located in Eagle Mountain Estates.

Ms. Fechtelkotter read the staff summary.

Creekside Partners LLC submitted a preliminary development plan for a fifty-three (53) lot subdivision. This subdivision is a re-plat of Creekside at Eagle Mountain. The applicant has indicated this subdivision will be for single family homes, manufactured homes prohibited. The gross area of the proposed subdivision is approximately 19.24 acres with minimum lot size of .17 acres, average lot size of .46 acres, and maximum lot size of .69 acres. This development is zoned PUD (Planned Unit Development) and is part of the Eagle Mountain Estates development.

A previously submitted final plat called Creekside at Eagle Mountain Estates was approved by City Council on June 19, 2007 and recorded with the County. The previous developer started construction of the subdivision, but did not complete it. The previously approved Creekside at Eagle Mountain Estates development plan called for a one-hundred-sixteen (116) lot townhome subdivision. The re-plat for Creekside at Eagle Mountain will replace the 116 townhome lots with 53 single-family home lots. The re-plat reduces the number of units per acre from 6 to 2.75.

The submitted project narrative states that 90 percent of utilities have been installed and 25 percent of the roads were completed, and the remaining improvements will be completed in three phases. The subdivision will be gated with private roads and 1,300 to 1,800 square foot homes. Conceptual elevations have been attached for your review.

Staff has reviewed the submitted preliminary development plan and found that it has met all requirements of City Code. The subject property meets all underlying zoning requirements of the PUD zoning.

Ms. Fechtelkotter read the findings of facts.

Current zoning of the surrounding properties include;

North:	A-General (Navajo County)
South:	R1-7X (Single-family residential, manufactured homes excluded, seven thousand square feet)
East:	PUD (Planned Unit Development)
West:	U.S. Forest Service

The current land uses of the surrounding properties include:

North:	Residential
South:	Whispering Trails
East:	Eagle Mountain Estates, Unit 1
West:	U.S. Forest Service

Transmittal memos were sent to all affected agencies. No applicable comments were received. No public comment has been received regarding the proposed development. After reviewing the 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 approve the submitted preliminary development plan subject to the following Conditions and forward this recommendation to the City Council.

1. All development shall comply with all applicable federal, state and local requirements.
2. Public sewer and water lines within the development shall have dedicated public easements.
3. Drainage ways including basins and culverts shall be designated as private drainage easements.
4. All development of Creekside at Eagle Mountain shall be in substantial conformance to the submitted preliminary development plan, deed restrictions and the Eagle Mountain Master Plan.

Commissioner Jon Adams asked if sewer and water were already put in due to this being a previous subdivision. Mr. Tregaskes said yes that the majority of the underground infrastructure has been completed, however there may be areas in which portions have not been done with water and sewer and those will need to be completed during the development.

Commissioner Jon Adams asked if the water and sewer taps that have not been done will need to be changed to comply with that area. Mr. Tregaskes said they are proposing to keep the water and sewer lines in place as installed. Due to the reduction of lots there are more taps than what they will use and the taps that are underneath the roadway in place and are not being used will be capped off and abandoned.

Commissioner Hephner asked about telecommunications in that area. Mr. Tregaskes stated that all private utilities should be referred to Cory Frampton to explain what they are proposing to do there.

Commissioner Bishop asked about sidewalks in the neighborhood. Mr. Tregaskes said sidewalks requirements are based on average lot sizes within the developments because this development is a PUD, you can establish the requirements for that specific development, which may or may not be the same of what the overall requirements are for the city. In this case, back in 2006 or so, there was an approval for narrower roadways. They had done a trail master plan

for this portion of the development due to the density but because they are going with 1/2 acre lots they are not required to have sidewalks and will have private streets. Even under standard zoning they would not be required to have sidewalks due to lot size.

Cory Frampton, at 170 Snow Creek Trail advised that the utilities that are present are Cable One, natural gas and Frontier. Cable One is currently servicing their office building for internet. Commissioner Hephner asked how cell coverage was in that area and Mr. Frampton advised it was good.

Commissioner Jon Adams asked if underground was completed if the connection has been done. Mr. Tregaskes said connections are there and portion of sewer has been accepted by the city, There is also substantial amounts of water and sewer that have been in but not accepted, but the portions that have been inspected seemed to be okay. If there were any issues Commissioner Jon Adams asked who would be responsible. Mr. Tregaskes said until it's accepted it is the responsibility of the owner. Mr. Frampton said they have been working with Engineering on issues that need to be addressed before the city accepts subdivision.

VICE CHAIRMAN BISHOP MOVED TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR A RE-PLAT OF CREEKSIDE AT EAGLE MOUNTAIN; A 53 LOT SUBDIVISION LOCATED IN EAGLE MOUNTAIN ESTATES, SUBJECT TO THE CONDITIONS OF APPROVAL SPECIFIED BY STAFF AND FORWARD THIS RECOMMENDATION TO CITY COUNCIL. COMMISSIONER HEPHNER SECONDED THE MOTION. PASSED 5 TO 0 WITH, CHAIRMAN CLARK, VICE CHAIRMAN BISHOP AND COMMISSION MEMBERS, JOSH ADAMS, JON ADAMS AND HEPHNER VOTING IN FAVOR.

Mr. Tregaskes said this has been scheduled for City Council at their regular meeting next Tuesday and City Council will also be deciding the Final Plat in same Meeting.

- 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 February 11, 2020.

COMMISSIONER JON ADAMS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES ON FEBRUARY 11, 2020. COMMISSIONER JOSH ADAMS SECONDED THE MOTION. PASSED 5 TO 0 WITH CHAIRMAN CLARK, VICE CHAIRMAN BISHOP AND COMMISSION MEMBERS CLARK, BISHOP, JOSH ADAMS, JON ADAMS AND HEPHNER VOTING IN FAVOR.

9. SUMMARY OF CURRENT EVENTS

Commission Members

Jon Adams said that Rawlings Family has experienced a loss and to keep them in our thoughts and prayers and that we love them and are grateful they are a part of our community.

Commissioner Hephner and Vice Chairman Bishop echoed sympathy to the Rawlings family and reminded everyone to wash their hands.

Planning and Zoning Director

Mr. Tregaskes said that the Rawlings families have been through a lot recently and our thoughts and prayers go out to them.

The official notification from the Census has been sent out inviting everyone to participate and we would like to echo and extend an invitation to our citizens to participate in the census. A lot of people think it's not a big deal, but there is a lot that ties into it. First, it is constitutionally mandated to hold a census every 10 years. Secondly, the representation that we receive from congress is based on our population so the more accurate and the more people that participate in the census the more likely we could pick up additional representatives in congress. Thirdly, a lot of people ask what I can do to help the community and the census is an easy way to help the community for a very long time. Funding sources are tied to population numbers. It has been estimated that between all different funding sources, city, state, school, and other funding sources, that approximately \$3000 per individual return to this area per person per year. That money goes to things like school lunches, senior health care and fixing pot holes in the road. One discussion I had earlier today was about HURF(Highway User Revenue Funds) Funds, every time you put a gallon of gas in your car, a portion of that is HURF taxes and those are returned back to the community based on your population. If our year round population is lower than what it really is we are not getting our fair share and when our summer visitors come up, our roads and infrastructure being taxed to the breaking point. With accurate numbers we are

able to build good roads and maintain the roads that we have. The census is a count of residents, which is anyone who is living in your home no matter what age. This year will be first time ever you can do online and will only take 5 to 10 minutes to complete.

ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, **CHAIRMAN CLARK ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF MARCH 10, 2020 AT 7:18 PM.**

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

Eric Bishop
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 March 10, 2020. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

Linda Haynes
Administrative Assistant