

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON MAY 12, 2020 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

Mr. Tregaskes called the meeting to order 7:00 p.m.

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Vice Chairman Bishop, Commissioner Hephner, Commissioner Jon Adams, and Commissioner Josh Adams

COMMISSION MEMBERS ABSENT: Commissioner Behrends and Commissioner Robertson

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

GUESTS PRESENT: Ken Sandoz

3. INVOCATION

Commissioner Josh Adams gave the invocation.

4. Pledge of Allegiance

Commissioner Hephner led the Commission and audience in the Pledge of Allegiance

5. OLD BUSINESS

NONE

6. NEW BUSINESS

- A. Conditional Use Permit application submitted by Ken Sandoz, to allow for a landscaping business with plant nursery and grading on property located at 1480 E. Deuce of Clubs, that being A.P.N. 210-14-001G.

Mr. Tregaskes noted that he is conducting the meeting under the direction of Vice Chairman Bishop, who is attending the meeting remotely.

Mr. Tregaskes read the staff summary. Ken Sandoz of Tim's Landscape Creations has submitted a Conditional Use Permit (CUP) to allow for a landscaping business with plant nursery and grading on property located at 1480 E Deuce of Clubs, that being A.P.N. 210-14-001G.

The applicant has requested to locate a landscaping business, with a plant nursery and to place fill on the subject property. Both of these require a conditional use permit. In addition, the applicant hopes to host events at the property and develop multi-family housing on the property in the future. Neither one of those are under consideration this evening. The hosted events do not require a conditional use as it is considered a permitted use as long as the multi-family is less than 10 units in total. At this point, they are proposing a duplex with them residing in half the duplex. The property is currently vacant; fill was placed on the property without a permit. Subsequently, the applicant submitted an application to the Building Department requesting a water meter and permit for fill to be placed on the property, along with a preliminary grading plan.

The property is zoned C-2 (General Commercial), plant nurseries and grading without a building permit requires a CUP in the C-2 zone. Multi-family housing fewer than ten (10) units are a permitted use in the C-2 zone, provided they meet the standards of the R2-7 (single-family and multiple-family residential, seven thousand square feet) zone. A conceptual site plan has been included for review.

Mr. Tregaskes read the findings of facts.

The current zoning of the surrounding properties includes:

North: I-1 (Light Industrial)
South: C-2 (General Commercial)
East: I-1 (Light Industrial)
West: C-2 (General Commercial)

The current land uses of the surrounding properties includes:

North: Tow yard
South: Commercial
East: Industrial
West: Vacant Commercial

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

City Engineer- Before any development on the parcel is permitted

a drainage report, Storm Water Pollution Protection Plan (SWPPP) and Notice of Intent (NOI) shall be submitted to and approved by the City. All development shall comply with Chapter 12 of City Code.

Timber Mesa Fire and Medical District- Access widths, turnarounds and hydrant spacing which meet the minimum fire code are needed.

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. Staff did get two phones call this afternoon, both within the 300 feet of the subject property One was for general questions and the other was from an adjacent owner that would like to ensure any work being done would be done on the applicants property and not the neighboring property.

Mr. Tregaskes read the 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 Conditional Use Permit 602-04-224, submitted by Ken Sandoz of Tim's Landscape to allow for a landscaping business with plant nursery and grading on property located at 1480 E Deuce of Clubs, that being A.P.N. 210-14-001G, subject to the following conditions:

1. All development shall comply with all applicable federal, state and local requirements, including building permit and Fire District requirements.
2. The applicant shall submit all paperwork and plans meeting the requirements of the Engineering Department.
3. A grading permit and applicable fees are required.
4. Any multi-family housing shall be developed in conformance with the R2-7 zone requirements.

5. Any outdoor storage shall be screened per City Code section 15-1-60(D)(8).
6. Prior to occupancy of any buildings by the public, buildings must meet all applicable codes at the time of use by public, including parking, Americans with Disability Act (ADA) requirements, lighting, signage and building codes.

Commissioner Hephner asked with the proposed multi-family development what would utilities would be required. Mr. Tregaskes said there are no requirements stating they have to tie into city water. Anybody can drill a well and be on a private well. As far as the septic vs sewer, that would have to be reviewed at the time they applied for a building permit for the multi family. Commissioner Hephner asked if septic is okay. Mr. Tregaskes said it is okay as long as they receive a septic permit from Navajo County and get signed off by the City of Show Low Public Works Director stating there are no conflicts with sewer at that location.

Commissioner Josh Adams asked if there was only one entrance in and out and only one access point, is there any plan to connect to the industrial park. Mr. Tregaskes said no there is not. There is some significant topography there and in order to connect you would have to go up the bluff and there are some geological formations there that prohibit that.

Jon Adams asked when they go for the duplex will they have to go to Planning and Zoning Commission. Mr. Tregaskes said if it is less than 10 units it would be a permitted use. If there were more than 10 multi-family units than it would need to go the Planning and Zoning Commission as a Conditional Use Permit.

Vice Chairman Bishop stated that the application was submitted nearly a year ago and wanted to know why it took so long to come to the Planning & Zoning Commission. Mr. Tregaskes stated the delay was due to the preliminary grading plan being completed submitted to staff.

COMMISSIONER HEPHNER MOVED TO APPROVE CUP 602-04-224 SUBMITTED BY KEN SANDOZ OF TIM'S LANDSCAPE CREATIONS TO ALLOW FOR A LANDSCAPING BUSINESS WITH PLANT NURSERY AND GRADING ON PROPERTY LOCATED AT 1480 E DEUCE OF CLUBS, THAT BEING A.P.N. 210-14-001G, SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER JOSH ADAMS SECONDED THE MOTION. PASSED 4 TO 0 WITH, VICE CHAIRMAN BISHOP AND COMMISSION MEMBERS, 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 March 24, 2020.

COMMISSIONER JOSH ADAMS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES ON MARCH 24, 2020. COMMISSIONER HEPHNER SECONDED THE MOTION. PASSED 4 TO 0 WITH, COMMISSION MEMBERS JOSH ADAMS, JON ADAMS AND HEPHNER VOTING IN FAVOR.

9. SUMMARY OF CURRENT EVENTS

Commission Members

Commissioner Hephner said that he is glad we are opening back up and moving forward. He was out today and there is nice social distancing being followed. Restaurants open today and he is excited about that.

Commissioner Josh Adams reminded everyone to support local businesses.

Vice Chairman Bishop stated that it is great for Arizona's economy to be reopened especially the local ones and to make sure people act diligently and maintain social distancing especially with those that are more at risk for this illness.

Planning and Zoning Director

Mr. Tregaskes encouraged people to pay attention to what is being announced by the Governor's office as he is announcing changes to what can be expected and different things that can be opened up moving forward. Would like to extend appreciation to our local business, in particular our local restaurants and appreciate

everyone who did take out and continue to patronize as they are open. Mr. Tregaskes encouraged people to take part in the Census. If you have not done yet, there is two ways to participate. One by doing online at my2020census.gov and the second by phone toll free at 844.330.2020. They are eastern time but will answer anytime during Arizona Time. The Show Low High School graduation will be different this year as in the past due to social distancing requirement. Show Low High school has a lot of things planned that are actually exciting on how they are going to do it. As a father as a graduate this year I am appreciative of efforts they have made. We want the students to be safe and make good choices this year. Congratulated our community for the efforts we are making particularly with social distancing.

10. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, MR. TREGASKES ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF MAY 12, 2020.

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 May 12, 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