

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON October 23, 2018 AT 7:00PM IN THE CITY COUNCIL CHAMBERS, 181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA

1. CALL TO ORDER

Chairman Johnson called meeting to order at 7:00 PM

2. ROLL CALL

COMMISSION MEMBERS PRESENT: Chairman Bill Johnson, Vice Chairwoman Debbie Robertson, Commissioner Kathleen Behrends, Commissioner Eric Bishop, Commissioner Jon Adams, Commissioner Chris Hudson, and Commissioner Brandt Clark

COMMISSION MEMBERS ABSENT: None

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

GUESTS PRESENT: Anna Banks, Laura Singleton, Lisa Haff and John Ellsworth

3. INVOCATION

Commissioner Adams gave Invocation.

4. PLEDGE OF ALLEGIANCE

Commissioner Behrends led the Commission and audience in the Pledge of Allegiance.

5. OLD BUSINESS

None

6. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-215 submitted by Ryan and Rhonda Ellsworth to allow for a Guesthouse on property located at 1301 E. Whipple, that being A.P.N. 210-31-015A.

Mr. Tregaskes stated that following the preparation of the staff report staff received information from an adjacent property owner regarding this project and property related to property lines and the location of the home in that is in question. Based on that there are some issues that need to be resolved between property owners. Staff recommends

this item be tabled until such time these issued items are able to be resolved and we can bring back to commission for formal hearing and action.

Chairman Johnson opened floor for discussion. There was none.

VICE CHAIRWOMAN ROBERTSON MOVED TO TABLE CONDITIONAL USE PERMIT 602-04-215 UNTIL ISSUES CAN BE RESOLVED. COMMISSIONER BISHOP SECONDED THE MOTION. PASSED 7 TO 0 WITH CHAIRMAN JOHNSON, VICE CHAIRWOMAN ROBERTSON, AND COMMISSION MEMBERS BEHREND, CLARK, BISHOP, ADAMS AND HUDSON VOTING IN FAVOR.

- B. Consideration of Conditional Use Permit 602-04-216 submitted by First Cup, LLC to allow for a drive-through coffee shop on property located at 4551 S. White Mountain Road, that being A.P.N. 212-03-149.

Mr. Tregaskes said that he was contacted by the owner of the adjacent property, Sears, with concerns related to the layout of the proposed drive through, particularly in relation to impacts on the parking and ingress/egress from that shopping center through the southernmost driveway. As a result we have had discussions with the applicant and recommend this item also be tabled and allow the two parties to discuss and come up with a solution that is equal and addresses both their needs. Mr. Tregaskes stated that he recommends this item also be tabled for this to take place prior to the discussion of this item.

Chairman Johnson opened floor for discussion. There was none.

VICE CHAIRWOMAN ROBERTSON MOVED TO TABLE CONDITIONAL USE PERMIT 602-04-216 UNTIL ISSUES CAN BE RESOLVED. COMMISSIONER ADAMS SECONDED THE MOTION. PASSED 7 TO 0 WITH CHAIRMAN JOHNSON, VICE CHAIRWOMAN ROBERTSON, AND COMMISSION MEMBERS BEHREND, CLARK, BISHOP, ADAMS AND HUDSON VOTING IN FAVOR.

- 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.

NONE

8. APPROVAL OF MINUTES

A. Planning and Zoning Commission Regular Meeting of July 24, 2018
COMMISSIONER CLARK MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES ON JULY 24, 2018. VICE CHAIRWOMAN ROBERTSON SECONDED THE MOTION. PASSED 7 TO 0 WITH CHAIRMAN JOHNSON, VICE CHAIRWOMAN ROBERTSON, AND COMMISSION MEMBERS BEHREND, CLARK, BISHOP, ADAMS AND HUDSON VOTING IN FAVOR.

9. SUMMARY OF CURRENT EVENTS

A. Commission Members

Commissioner Bishop stated not to forget to vote.

Commission Behrends agreed.

Commissioner Adams welcomed Commissioner Hudson.

Commissioner Clark welcomed Commissioner Hudson as well and said that he will be a great addition, but also has big shoes to fill with the loss of Commissioner Berry.

Vice Chairwoman Robertson said Commissioner Berry was a very hard working man and is thankful to have served on the Commission with him. Vice Chairwoman Robertson asked for everyone to please vote and with Halloween coming to watch out for all the ghosts and goblins. Vice Chairwoman Robertson also welcomed Commissioner Hudson.

Chairman Johnson stated that he agreed with Commissioner Clark and welcomed Commissioner Hudson to the City of Show Low.

B. Planning and Zoning Director

Remember to vote, be careful with Halloween, and condolences to the Berry Family. Mr. Tregaskes welcomed new Planning and Zoning Commissioner, Chris Hudson and is excited to work with him and knows this will be a positive relationship. Mr. Tregaskes said that this was a record number of applicants for the seat and that a draw of the deuce if clubs cards got Mr. Hudson his seat.

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 October 23, 2018 AT 7:12 PM.

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

William Johnson
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 _____. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ day of _____, 20____.

(SEAL)

Linda Haynes
Administrative Assistant