

MINUTES OF THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION HELD ON FEBRUARY 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

All commissioners present.

3. INVOCATION

Commissioner Lewis gave the invocation

4. PLEDGE OF ALLEGIANCE

Vice Chairman Barlow led the Commission in the Pledge of Allegiance.

5. NEW BUSINESS

- A. Consideration of Conditional Use Permit 602-04-243 submitted by Inspired Healthcare Capital allow for a senior living facility on property located at 1700 W. Sierra Pines Tr., Show Low, Arizona, that being A.P.N. 309-38-019.

Mrs. Fechtelkotter read the staff summary report that follows:

Inspired Healthcare Capital has submitted a Conditional Use Permit (CUP) to allow for a senior living facility located at 1700 W. Sierra Pines Trail, that being A.P.N. 309-38-019. The applicant is proposing to build a senior living facility consisting of five (5) buildings including, a 19,300 square foot assisted living facility with 24 units, a 19,300 square foot memory care facility with 26 units and three (3) 3,372 square foot independent living cottages with four (4) units each, for a total of 12 independent living units. The subject property is 6.72 acres and is currently zoned PUD (Planned Unit Development) with C-2 (General Commercial) uses. The zoning was approved by City Council on October 21, 1986, through Ordinance No. 257. This development was previously called Forest Gate which includes the Circle K, Super 8 hotel, White Mountain Commerce Center office complex and what is now known as the Hacienda Pines subdivision. Senior living facilities require a CUP in the C-2 zone.

The Sierra Pines subdivision consists of 10 units, with a total of 442 lots. The first unit was approved by City Council on December 19, 1995, and the last unit was approved by City Council on February 4, 2004. Sierra Pines, Unit II subdivision is

located along the east property line of the subject property and was approved on July 2, 1996, by City Council. Side setbacks for C-2 zoned property abutting residential zones is 15 feet, however the applicant has decided to reflect the Sierra Pines setbacks of 40 feet along the east property line. The closest building is setback 42.26 feet from the property line. In addition, the applicant proposes to install a six (6) foot solid fence along the property line and vegetative screening along the buildings and parking lot. A traffic statement has been submitted along with the application which estimates that the development would create 124 additional daily trips. The maximum number of employees on a shift would be five (5) and major shift changes will take place at 6:00 AM and 4:00 PM. It is estimated that of these 124 additional trips, 90 percent would go west to the Deuce of Clubs and 10 percent would go east along W. Sierra Pines Trail. Data from the City's most recent traffic counts completed in 2020 shows that the adjusted daily trips at the intersection of W. Deuce of Clubs and W. Sierra Pines Trail was 1,596, W. Sierra Pines Drive. was 416 and the intersection of S. Sierra Park Trail and S. Central Avenue/E. Woolford Road. was 798.

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2. The applicant is proposing to build a senior living facility consisting of five (5) buildings including, a 19,300 square foot assisted living facility with 24 units, a 19,300 square foot memory care facility with 26 units and three (3) 3,372 square foot independent living cottages with four (4) units each, for a total of 12 independent living units.
3. The subject property is 6.72 acres and is currently zoned PUD (Planned Unit Development) with C-2 (General Commercial) uses. The zoning was approved by City Council on October 21, 1986, through Ordinance No. 257. This development was previously called Forest Gate which includes the Circle K, Super 8 hotel, White Mountain Commerce Center office complex and what is now known as the Hacienda Pines subdivision. Senior living facilities require a CUP in the C-2 zone.
4. The Sierra Pines subdivision consists of 10 units, with a total of 442 lots. The first unit was approved by City Council on December 19, 1995, and the last unit was approved by City Council on February 4, 2004. Sierra Pines, Unit II subdivision is located along the east property line of the subject property and was approved on July 2, 1996, by City Council.
5. Side setbacks for C-2 zoned property abutting residential zones is 15 feet, however the applicant has decided to reflect the Sierra Pines setbacks of 40 feet along the east property line. The closest building is setback 42.26 feet from the property line. In addition, the applicant proposes to install a six (6) foot solid fence along the property line and vegetative screening along the buildings and parking lot.

6. A traffic statement has been submitted along with the application which estimates that the development would create 124 additional daily trips. The maximum number of employees on a shift would be five (5) and major shift changes will take place at 6:00 AM and 4:00 PM. It is estimated that of these 124 additional trips, 90 percent would go west to the Deuce of Clubs and 10 percent would go east along W. Sierra Pines Trail

7. Data from the City's most recent traffic counts completed in 2020 shows that the adjusted daily trips at the intersection of W. Deuce of Clubs and W. Sierra Pines Trail was 1,596, W. Sierra Pines Drive. was 416 and the intersection of S. Sierra Park Trail and S. Central Avenue/E. Woolford Road. was 798. A copy of the submitted site plan, project narrative and a traffic statement have been attached for review.

8. The subject property does not abut W. Deuce of Clubs, the only access is on W. Sierra Pines Trail.

9. Current zoning of the surrounding properties include.

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

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

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

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

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

North: Vacant P.U.D. (Commercial)

South: Elk Ridge Apartments

East: Sierra Pines Subdivision

West: White Mountain Commerce Plaza/ Vacant P.U.D. (Commercial)

11. Transmittal memos were sent to all affected agencies. Applicable comments received include.

Timber Mesa Fire and Medical District- The development shall meet all applicable fire code requirements.

12. Staff has received multiple phone calls from residents of the Sierra Pines subdivision. Concerns about the proposed development include light pollution, the requirement of installing a fence or screening, whether the fence would need to be solid, setbacks, building design, drainage, increased traffic along W. Sierra Pines Trail/Dr. including concerns of speeding and safety. In addition, a letter was received via email and is included in the packet for review.

Ms. Fechtelkotter said 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 602-04-243 submitted by Inspired Healthcare Capital to allow for a senior living facility located at 1700 W. Sierra Pines Trail, that being A.P.N. 309-38-019 subject to the following conditions.

1. All development shall comply with all applicable federal, state, and local requirements, including building permit, sign requirements, and fire code.
2. Development shall comply with Chapter 19.25.220, Visual Corridors and Aesthetics. A building permit with a tree preservation and revegetation plan shall be submitted and approved by City Staff prior to the removal of any trees on the subject property.
3. Building design shall comply with Chapter 19.70.120(F) and include mountain design architecture such as exposed wood beams, stone, split-face block and other complimentary natural appearing materials.
4. Landscaping shall be installed and maintained in compliance with Chapter 19.70.120(G).
5. A six (6) foot solid fence shall be installed in compliance with Chapter 19.70.120(H).
6. All development shall comply with Chapter 19.105, Parking
7. All development shall comply with Chapter 19.110, Outdoor Light Control. Lights shall be fully shielded from adjacent properties and roadways.
8. As indicated on the City's Trails Master Plan a sidewalk or trail shall be included in the development of the property.
9. All development shall be in substantial conformance with the submitted site plan.

Ms. Fechtelkotter said that staff as well as the applicant are available for questions. Chairman Hephner opened the meeting to question from the public.

Douglas Fredrick- 720 W. Sierra Pines Dr. Expressed concerns about the additional traffic and speed control this new development will bring. Chairman Hephner requested a show of hands from the public that copied Mr. Fredricks' concern. Record shows the majority of attendees copy concern.

Diane Pierson- 520 W. Sierra Pines Dr. suggested a redirection of traffic to Woolford Rd. as a solution to traffic increase concerns and request another traffic study.

Barry Sandervel 1410 S. Mountain Pines. Mr. Sandervel commended Director Tregaskes on his professionalism while communicating. He expressed concerns pertaining to the fencing design the applicant is purposing to put up and if there were to be architectural design to the fencing.

Linda Nehrich 320 W. Sierra Pines Dr.- Expressed concerns regarding the amount of staff to resident quota due to the memory care wing the applicant will be providing.

Randal Cooper- 1961 S. Alpine Trail. Inquired into property value impacts.

Chairman Hephner invited the applicant/ representative to speak.

John Lake- Architect. Mr. Lake addressed some concerns expressed during the public questions as well as noted there are to be 15 employees per shift as well as expressed that a traffic study was done. Mr. Lake also informed the commission that he has meet with the fire dept. regarding a secondary egress to property.

Director Tregaskes addressed public questions. He stated that the Summit Trail extension is proposed and is in the general plan and roadway master plans however, the property it goes through is part of the Forest Service Exchange. Director Tregaskes addressed a secondary entrance on Highway 60 and advised that this property does not abut Highway 60. The Director additionally explained that fencing is determined by, if a commercial property abuts a residential, City Code is solid material fencing of any type of material. Director Tregaskes advised the public that this was a commercially zoned property prior to Sierra Pines becoming a residential subdivision. He also explained that in staffs' opinion, the proposed use will be the best fit for the neighborhood.

Vice Chairman Barlow asked Director Tregaskes if the applicant could split the parcel of the remaining space or extend the facility. Director Tregaskes referenced condition #9 and explained that if the applicant wished to extend the facility that the applicant would need to appear before the Commission for an amendment to the current applied CUP.

Vice Chairman Barlow mentioned that condition #8 regarding the trail's masterplan shows no sidewalk or walking trails and inquired if a trail of some sort will be required by staff for the applicant. Director Tregaskes informed the vice chairman that the applicant still needs to submit an actual construction plan and that a walking trail will be required in that plan. Vice Chairman Barlow clarified the trail is the expanse of the property and if the choice of sidewalk or walking trail is up to the applicant. The Director informed the Vice Chairman that he is correct in both regards.

Commissioner Hilgart asked if motor vehicle directional signs would be possible in the Sierra Pines sub-division for the traffic concerns. Director Tregaskes informed the Commissioner that those signs would be possible however, he would want to speak with the Public Works Director and emergency services about the feasibility of putting such signage in the area.

Commissioner Hilgart inquired if there are trail grants through the City for the community to extend the walking trail once it ended on the proposed property and Director Tregaskes explained it may be an option staff would be willing to look into.

Commissioner Adams asked staff if the commission has any options by request or recommendation to address the speed options that were addressed by the public whether it be a crosswalk or speedbump. Director Tregaskes informed the commission there were such options and could put into the emergency services however, did not recommend a speed bumps due to winter weather maintenance services.

Chairman Hephner asked Mr. Lake for clarification of staff employee count. Mr. Lake advised the total over all staff count is 15 which would be spread out over shifts.

Chairman Hephner inquired with Mr. Lake if there were design ideas for fencing currently available for discussion. Mr. Lake informed the chairman that there are not currently ideas available.

Chairman Hephner advised the public that due to this area being zoned as C-2 there is a traffic control plan that will be implemented regardless as development occurred.

COMMISSIONER LEWIS MOVED APPROVE CONDITIONAL USE PERMIT 602-04-243 SUBMITTED BY INSPIRED HEALTHCARE CAPITAL TO ALLOW FOR A SEINOR LIVING FACILITY AT 1700 W. SIERRA PINES TR., THAT BEING A.P.N. 309-38-019 SUBJECT TO STAFF RECOMMENDATIONS. COMMISSIONER ROBERTS SECONDED THE MOTION.

Director Tregaskes clarified that the motion is based on the second site plan submitted. Commissioner Lewis advised it was.

COMMISSIONER LEWIS MOVED TO ADD THE RECOMMENDATION OF ADDITIONAL POLICE PATROL IN THE AREA FOR TRAFIC CONCERNS. COMMISSIONER ROBERTS SECONDED THE RECOMMENDATION. PASSED 7 TO 0 WITH CHAIRMAN HEPNER, VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, HATCH, HILGART, 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.

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.**

Chairman Hephner noted that there was no one who wished to speak at call to the public.

7. **APPROVAL OF MINUTES**

- A. Planning and Zoning Commission Regular Meeting of December 14, 2021.
- B. Planning and Zoning Commission Study Session of January 11, 2022.
- C. Planning and Zoning Commission Study Session of January 25, 2022.

Chairman Hephner called for all minutes to be approved simultaneously, the Commissioners agreed.

COMMISSIONER ADAMS MOVED TO APPROVE THE PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES ON DECEMBER 14, 2021, AND THE STUDY SESSION MINUTES OF JANUARY 11 AND 25, 2022. COMMISSIONER HILGART SECONDED THE MOTION. PASSED 7 TO 0 WITH, CHAIRMAN HEPNER, VICE CHAIRMAN BARLOW AND COMMISSION MEMBERS ADAMS, HATCH, HILGART LEWIS, AND ROBERTS VOTING IN FAVOR.

8. **SUMMARY OF CURRENT EVENTS**

- A. Commission Members

Commissioner Lewis expressed his appreciation to School District staff and community.

Vice Chairman Barlow gave thanks for staff for the hard work put in by staff for the reports.

Chairman Hephner brought attention to The Native fire and gave appreciation for the response and support the by emergency services and the community to such an unfortunate event.

B. Planning and Zoning Director

Director Tregaskes gave thanks to the community for the response to the fire at The Native and encouraged them to check social media for updates. Director Tregaskes also mentioned the new High School gym floor was complete and a week of home games for the basketball team was to be held there, he encouraged the community to attend and support The Show Low Basketball teams.

9. ADJOURNMENT

There being no further business to be brought before the Planning and Zoning Commission, VICE CHAIRMAN HEPNER ADJOURNED THE REGULAR MEETING OF THE SHOW LOW PLANNING AND ZONING COMMISSION OF FEBRUARY 8, 2022, AT 7:51 PM.

ATTEST:

APPROVED:

Justen Tregaskes
Planning and Zoning Director

Robert Hephner
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 February 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