

**SHOW LOW PLANNING & ZONING COMMISSION**  
**MINUTES OF THE REGULAR MEETING OF TUESDAY, NOVEMBER 10, 2009**

1. **Call to Order.** Chairman Leech called the meeting to order at 7:00 PM.
2. **Roll Call.**

**COMMISSIONERS PRESENT:** Chairman Leech; Commissioner Isaacs; Commissioner Johnson; Commissioner Saner; and Commissioner Schrunk.

**COMMISSIONERS ABSENT:** Commissioner Tomlin.

**STAFF PRESENT:** Justen Tregaskes, Planning and Zoning Director; Telford Chapman, Senior Planner; Katie Blakeslee, Community Development Specialist; and Tamra Reidhead, Deputy City Clerk.

**GUESTS PRESENT:** Ken Jarroll, Jim Reynolds, and others.

3. **Invocation.** Commissioner Isaacs gave the invocation.
4. **Pledge of Allegiance.** Commissioner Johnson led the assembly in the pledge of allegiance.
5. **Public Hearings.**
6. **Old Business.**
7. **New Business.**

A. **Election of New Vice-Chairman.**

**COMMISSIONER SANER MOVED TO NOMINATE COMMISSIONER ISAACS AS VICE-CHAIRMAN; SECONDED BY COMMISSIONER JOHNSON. PASSED UNANIMOUSLY.**

B. **Consideration and possible approval of a Conditional Use Permit application submitted by Moose Lodge #2650, located at 145 N. White Mountain Road, more particularly known as A.P.N. 210-16-106A, to allow a civic use serving alcoholic beverages.**

Senior Planner Telford Chapman presented the Staff Summary Report, including the Findings of Fact and the following Staff Recommendations:

1. All development shall comply with all applicable federal, state and local requirements;
2. Compliance with State liquor laws and regulations shall be deemed a condition of approval of this conditional use permit;
3. Parking areas used during hours of darkness shall be lighted and conform to Division V. Outdoor Lighting Control Sec. 15-1-71 through 15-1-77 and Sec.15-1-46 of City Code; and
4. Consumption of alcoholic beverages shall occur only within the building, and in compliance with the required liquor license.

Both staff and the applicant were present to answer any questions the Commission might have.

Commissioner Johnson asked what would happen to the conditional use permit (CUP) if Mr. Jarroll was no longer associated with the Moose Lodge. Mr. Chapman said the permit would stay with the Moose Lodge organization.

Chairman Leech asked how large an area the Moose Lodge was leasing. Mr. Chapman said there were four different suites and the Moose Lodge would occupy Suite E.

Chairman Leech asked if lighting would have to be added to operate after dark. Mr. Chapman said Item 3 of the Conditions said that lighting in parking areas would have to conform with the standards specified in the City Code.

Vice Chairman Isaacs asked if alcoholic beverages would have to be consumed only inside the building. Mr. Chapman the state liquor license would regulate that alcoholic beverages only be consumed in the building.

Jim Reynolds, Moose Lodge #2650 Administrator, 1579 Lone Pine Dam Road, clarified that the Moose Lodge would be using Suites E and F. They had applied for a Class 14, Club license. Sale and consumption had to be on premises. No off-premises sales were allowed.

**COMMISSIONER JOHNSON MOVED TO APPROVE A CONDITIONAL USE PERMIT APPLICATION SUBMITTED BY KEN JARROLL OF THE WHITE MOUNTAIN MOOSE LODGE #2650 TO ALLOW A CIVIC USE SERVING ALCOHOLIC BEVERAGES AT 145 NORTH WHITE MOUNTAIN ROAD, MORE PARTICULARLY KNOWN AS A.P. NO. 210-16-106A, SUBJECT TO STAFF RECOMMENDATIONS; SECONDED BY COMMISSIONER SANER. PASSED UNANIMOUSLY.**

**C. Consideration of possible action on Conditional Use Permit #602-04-43, previously issued to Mountain Living Homes, located at 2201 E. Deuce of Clubs, more particularly known as A.P.Nos. 210-24-008 and 210-24-005B.**

Mr. Tregaskes explained that the owner of Mountain Living Homes had closed its business. Staff would like some direction regarding the CUP currently active for this property. The first option would be to allow the current CUP to continue until it expired at the end of the 12-month time period, which would allow someone else to sell manufactured homes at that location under the same CUP. The second option was to begin revocation proceedings of the current CUP so that if a different manufactured home sales business wanted to go into that property, the applicant would have to apply for a new CUP rather than being allowed to use the current CUP.

Commissioner Johnson asked when the current CUP would expired. Mr. Tregaskes said the 12-month period would end in October 2010.

**COMMISSIONER ISAACS MOVED TO DIRECT STAFF TO BEGIN THE PROCEEDINGS FOR REVOCATION OF THE CONDITIONAL USE PERMIT; SECONDED BY COMMISSIONER JOHNSON. PASSED UNANIMOUSLY.**

**D. Consideration of Schedule of Future Meetings.**

Staff is recommending cancellation of the December 22, 2009 commission meeting.

Mr. Tregaskes said no agenda items were currently scheduled for future meetings, but with the second Commission meeting in December falling on the 22nd and close to the holidays, staff recommends that it be canceled. If any applications are received, staff would schedule the items to be heard at the first commission meeting in January.

**COMMISSIONER SANER MOVED TO CANCEL THE DECEMBER 22, 2009 PLANNING AND ZONING COMMISSION MEETING; SECONDED BY COMMISSIONER SCHRUNK. PASSED UNANIMOUSLY.**

8. **Call to Public.** As no one from the public responded to this item, Chairman Leech dispensed with the reading of the Call to the Public.

9. **Approval of Minutes.**

A. Regular Meeting of June 23, 2009

B. Study Session of July 14, 2009

**COMMISSIONER ISAACS MOVED TO APPROVE THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF JUNE 23, 2009 AND THE STUDY SESSION OF JULY 14, 2009 ; SECONDED BY COMMISSIONER JOHNSON. PASSED UNANIMOUSLY.**

10. **Summary of Current Events.**

A. **Commission Members.** Commissioner Johnson encouraged the citizens to look at the new Veteran's Memorial and keep the members of the armed forces in their thoughts and prayers for their dedicated service to their country.

B. **Planning and Zoning Director.** Mr. Tregaskes said the City of Show Low along with community groups and businesses had provided a long-overdue Veteran's Memorial, which would be dedicated tomorrow at 11:00 a.m. All citizens were welcome and invited to attend.

11. **Adjournment.** Chairman Leech adjourned the meeting at 7:23 p.m.

ATTEST:

APPROVED:

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Justen Tregaskes  
Planning and Zoning Director

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John Leech, Jr., Chairman

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Diana Hough  
Administrative Assistant

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Date