

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, FEBRUARY 24, 2022
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

A. Call to Order

Chairman Staley called the meeting to order at 6:00 p.m.

Roll Call:

The following Members were present:

Adam Staley	Chairman
John Salskov	Vice Chairman
Richard Smith	Commission Member
Alison Stewart	Commission Member
Tim Williams	Commission Member
David Orris	Commission Member
James Brimhall	Commission Member

Also Present:

Jeremiah Loyd	Community Development Director
Kristi Salskov	Deputy Town Clerk
Matt Paterson	Public Works Director
Mackenzie Valichnac	Administrative Assistant to CDD

B. Call to the Public

Chairman Staley called for public comments.

Rob Ingles offered the following comments *“Planning Commissioners, I appreciate the opportunity to address you this evening. As a resident since 1978 and owning multiple residential properties within the community, I have some concerns as we continue to grow. Our area is a very nice place to live because of the qualities that are here. As a Commission, not only do you do zoning and code review, but the important word, planning. Some of us recently had some issues that were traffic related, density, fire safety, and some pretty major health, safety, and welfare*

concerns that we are not seeing much on the agendas with the Planning Commission. I feel that it might be appropriate as spring comes around with the heavy fire season and heavy traffic that maybe you look a little into the Planning and Zoning Commissions responsibilities. We could even have an agenda item that might allow some interaction with the town citizens. Maybe our LED board out front could inform the public that there is a Town Hall with a Planning Commission to just engage in dialogue and try to focus on things like our General Plan and our Town Code. We need to encourage our citizens to get more involved with government locally because it is our town as a community, and you guys make decisions and give direction to the Town Council as well as working with staff. With that said, I felt a responsibility to come and bring this up because of things I hear about in the community. One thing that I will share with you, I called ADOT yesterday inquiring about the recently placed culverts next to the go-cart track. Having a familiarity and closeness to the Referendum process that citizens have a lot of concern with fire evacuation, access on highway 260. I did not get a return call yesterday from anybody at ADOT regarding if is there a driveway permit and how wide and what kind of service is it to provide for at the presently un-developed commercial property. Just prior to sitting down, I heard that Jeremiah had a call from ADOT, and yes, there is a permit out there apparently to provide property owned by James Gappmayer. So, a little concerned that if we don't do good planning, we will end up falling victim at times to what could have maybe been more engaged either by staff or the Commission. Thank you for the opportunity to address you.

C. Minutes

C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on January 27, 2022.

Chairman Staley moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on January 27, 2022. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

	AYES	NAYS	ABSTAIN
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Alison Stewart	X		
Tim Williams	X		

David Orris	X		
James Brimhall	X		

D. New Business

D.1 Discussion, Consideration and Legal Action regarding amending Title 16 Chapter 16.24.08 Street Design and moving the Street Design standards to Title 12 STREETS, SIDEWALKS AND PUBLIC PLACES and creating a new chapter 12.24 Street Design.

Community Development Director Loyd stated that currently, street design is identified within the Town Code in Title 16 SUBDIVISIONS. The geometric placement within subdivisions makes sense to be identified here. The structural section should be under the authority of the Public Works Director and specifically under Title 12 STREETS, SIDEWALKS, AND PUBLIC PLACES. This would increase the efficiency of the Public Works Department to specify the structural section of all streets within the Town. This will allow changes to the Title as the Public Works Director deems necessary for the requirements of all streets, even if the street is not located within a new subdivision.

Director Patterson shared his knowledge of issues in subdivisions such as Top of the Woods and explained that there are several phases in Top of The Woods, and with this, there are drainage issues. Director Patterson also explained that the town used lime treatment for the roads, but, Lime treatment does not work in our climate. However, our Code allows for the use of lime treatment. With this being in Title 16 SUBDIVISIONS, the Community Development Director would not know this because it is not in his line of expertise, but rather more appropriate for Public Works and Roads in Title 12 STREETS, SIDEWALKS, AND PUBLIC PLACES. Director Patterson also explained that there are small roads that come in, and currently, there are no standards for these small roads and nothing in the Town Code to stop this. Public Works Director Patterson stated that he would like to set road standards for long-term development of roads.

Chairman Staley asked if moving this Code as it is written would restrict Director Patterson.

Director Patterson explained that he would like to re-write most of it with required engineering standards.

Commissioner Stewart asked if, in the case of a lot split and multiple homes were being built, would it be considered a road or driveway.

Director Patterson responded that it could be in some situations that it may be considered a driveway, but you must be careful with easements. Director Patterson also stated that the problem exists because his job as the Public Works Director is to

take care of roads. When a problem arises, he then must take it to the Community Development Director, which adds an extra layer that doesn't need to be there and to be as effective as possible.

Director Loyd added that it seems logical to move streets from Title 16 Subdivisions to Title 12 Streets, Sidewalks and Public Places for street design specifically. This would give Director Patterson the latitude needed to require that standards be met if a street is being re-developed.

Chairman Staley asked Director Patterson what his time frame would be on re-writing Street Design and if it would be appropriate for the Commission to ask that a draft be written in 2022.

Director Patterson was agreeable to having a draft written in 2022.

Vice Chairman Salskov asked if the revision would be taken directly to Town Council, removing this from Planning and Zoning.

Director Patterson answered, yes, it is a Town Council Policy.

Commissioner Stewart moved to recommend to the Town Council amending Title 16 & Title 12 by deleting Chapter 16.24.080 and moving the street design standards to Title 12 STREETS, SIDEWALKS AND PUBLIC PLACES and creating a new Chapter 12.24 Street Design. Chairman Staley seconded the motion and by show of hands the following vote was recorded:

	AYES	NAYS	ABSTAIN
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Alison Stewart	X		
Tim Williams	X		
David Orris	X		
James Brimhall	X		

E. Staff Reports:

E.1 Report and Update from Community Development Department.

Director Loyd provided the following updates:

- Building continues to be busy.
- Reports of continued supply issues.

F. Future Agenda Items

Rob Ingles offered the following comments *“Thank You again, Commission and staff. I would like to share with you, to me, important things. This is where road alignments; my first residence was in Lakeside Summer Homes, and again planning, we had an entrance there, and Blue Ridge High School has an entrance. Over time, a new entrance was created at Blue Ridge School, which probably was not engineered for the schools needs so they relocated their entrance. The Lakeside Summer Homes, which had a nice entrance, ended up being closed off because of a signal light coming in. This gets back to my concerns about trying to think ahead of time and plan where we are at as a community, where we want to go, what tools do we need to use as a community to get the desired result. Some of us went into a meeting with former Director Cody Blake, Mayor Irwin, and Town Manager Keith Johnson back in December 2019, sharing concerns regarding density with RV parks, emergency evacuations, and have written submittals of several pages. I guess again, the surprise that I have to see a driveway connecting highway 260. I heard the word road. I know you need driveway permits but I heard road. I guess it just seems that after certain issues are in front of the Commission, Council, and the Community Development Director, it would be nice for a little more clarity and transparency to know some of the changes that are going on. Having two residential properties on Show Low Lake Road, in Show Low Lake Estates, the traffic issues that are created so close to the intersection with Lockwood and making left turns with traffic it can get difficult, especially in the busy time of year. It seems that it is appropriate to identify where signal lights or intersections are going to go. In my eyes, a commercial development of 40 acres or larger should be looking at road alignments. My residence is off Penrod Lane and sometimes I am trying to get in a left turn lane while there are people turning left into Red Devil Pizza over the double yellow line blocking that. So again, planning right for the future is something that is very important. I am a strong supporter of in-fill, re-developing areas we already have, and trying to fill our empty buildings. I know there is maybe an agenda item that might be, what is the future? How do we plan? Can we get input from our citizens? I hear a lot of comments that our Town does not have a dog park. Communities like Holbrook, Show Low, Holbrook, for example, has two dog parks and that draws tourists and also provides a place for visitors that might have higher density residential units that their family members can take their dogs to get out and do things. It just seems we are lacking some of the things that other communities of our size have. That is what I am throwing your way. We have had a lot of months pass, I’ll say, with minimal agenda items, and so as I feel a little concern about some of the things that I am hearing going on with this quote driveway the 260. Thinking*

this was an issue that was brought in front of people that make important decisions for us as citizens, and I feel that now ADOT informed our Community Development Director yesterday that maybe you should have had some additional involvement before we get. I heard the word road just tonight, not driveway. A new intersection that might have been aligned properly with planning ahead of time. Anything that you guys might do to create more clarity or transparency as a Commission with how we're obtaining the General Plan rules, and compliance with our code. I, as a citizen, would feel happier to see those kinds of items on an agenda where we hear you engaging, talking about the Code, and making citizens feel welcome. Thank You very much."

Director Loyd responded to comments and concerns raised by Rob Ingles, stating that he was not informed by ADOT. If they were doing a Right of Way use project, it would be a permit through ADOT and stated that he would not necessarily be privy to that information. Director Loyd also explained to Mr. Ingles that planning for intersections on the 260 are under the scope of ADOT.

Commissioner Brimhall asked Director Loyd about the dog park or other future agenda items.

Director Loyd responded that a dog park would not fall under the umbrella of the Planning and Zoning Commission and explained that a dog park is not a zoning issue. Director Loyd also mentioned that his door is always open for ideas on future agenda items.

Commissioner Orris stated that their title is Planning and Zoning Commission. Commissioner Orris also stated that he felt what Mr. Brimhall and Mr. Ingles were getting at is that the Commission needs to do some Planning.

Chairman Staley stated that the Commission worked for 3 or 4 years on the General Plan, which would be considered planning. Chairman Staley also agreed that the planning has been a little lacking this last year due to Covid.

Rob Ingles offered the following comments *"Thank You for a positive take on my comments. In no way was I attempting to be derogatory, but this is my home, and I want to keep wanting to live here. One thing I would say is, zoning that is on property, I have never gone for a re-zone request. I don't know that I would ever want to but, when re-zoning is considered, that is the time, in my opinion to contact with the town, whether it is the Community Development Director or the Commission. Initially it is like, ok, how are you going to fit in with the Town Code, the General Plan and the area that you want to come in and get a re-zoning. That is*

what I look at, if I am going to anticipate making a profit and a business decision, I may have to pay up and provide some of the things this community would like to have at the time that I am getting this enhanced zoning and value to move ahead with what I want to do instead of developing the property as it is zoned. I think that is reasonable. I think that it is not anti-development to have a philosophy when we have a desired place for people to come to. Let's work with our codes and our plans and try to preserve those things as development occurs. I will try to be positive, Thank You."

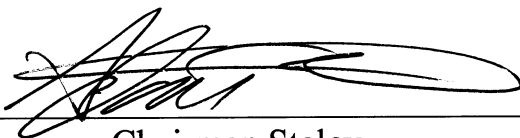
Director Loyd stated that the General Plan is approved through 2024 and anticipates that in a year or so, discussion and planning will start for a new General Plan.

Commissioner Brimhall asked if there was anything the Planning and Zoning Commission could do regarding Fire-Wise.

Director Loyd stated that he works closely with the Fire District and has meetings regularly. Director Loyd also explained that he does joint inspections with the Fire Department and extensive plan reviews even for residential new build projects where it is required for a tree plan to be submitted. Director Loyd further explained that there are grants available to property owners for the Fire-Wise program at the local Fire Department.

G. **Adjournment**

There being no further business at this time, the meeting was adjourned at approximately 6:55 p.m.


Chairman Staley