

**MINUTES OF THE REGULAR MEETING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, MAY 9, 2019, 2019
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
Richard Smith	Vice Chairman
John Salskov	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member
Tim Williams	Commission Member
Alison Stewart	Commission Member

Also Present:

Cody Blake	Community Development Director
Jill Akins	Deputy Town Clerk

B. Call to the Public

Chairman Staley called for public comments. No comments were offered to the Commission.

C. Minutes

**C.1 Minutes of the Regular Meeting of the Planning and Zoning
Commission held on April 11, 2019.**

Vice Chairman Smith moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on April 11, 2019. Commissioner Agan seconded the motion and by show of hands the following vote was recorded:

AYES

ABSTAIN

NAYS

Adam Staley
John Salskov
Richard Smith
Larry Agan
David Orris
Tim Williams
Alison Stewart

D. Staff Reports

Community Development Director Blake stated that the owners of the Safeway Plaza have awarded the remodel to a contractor and the remodeling of the plaza should begin soon.

Community Development Director Blake said the signage for Little Caesars will be installed next week, the building has had a final inspection and they should open soon.

E. Old Business

No old business to report at this time.

F. New Business

**F.1 Review and Discussion of Changes to Title 17, Chapter 17.04
Mountainside Development Regulations.**

The following changes to Title 17, Chapter 17.04 Mountainside Development Regulations were discussed.

It was the consensus of the Commission to recommend the following changes:

17.04.060 Documentary requirements and certification.

A. Concept Plan Review Meeting. The applicant shall submit the following:

1. One (1) digital copy is required, three (3) hard copies and other hard copies may be required of the preliminary site plan that includes, but is not limited to, the subdivision roads and utilities, building footprint, driveway, and

accessory use locations along with topographic information for the subdivision and/or the lot.

2. A three (3) dimensional representation of the general elevation of all proposed structures.
3. Delete entire statement.

B. Formal Development Review Committee (DRC) Meeting. All plans submitted to the Town for review shall be approved, stamped and sealed by the appropriate registered or licensed professional. Once the DRC has approved the plans the applicant shall submit final plans, in accordance with the DRC's approved plans, to the Community Development Department for building permits. Plan review fees for each submittal shall be paid at the time of submittal of plans in the amount specified in the Town of Pinetop-Lakeside fee schedule. The following plans and materials shall be required:

1. For a subdivision, all plans required in Chapter 16.16.
2. For a building, detailed site plan (twenty-four (24) by thirty-six (36)), stamped and sealed by a registered engineer, with topographic information for the entire lot including under the footprint of the building. This site plan shall depict: the limits of disturbance; the building envelope including the building footprint; driveway(s); mechanical equipment; utilities; location, size and type of mechanical screen walls; length and height of retaining walls; all accessory buildings; and significant natural features.
3. A detailed grading and drainage plan (twenty-four (24) by thirty-six (36)) sealed by a registered engineer, with topographic information for the entire lot. This plan shall show proposed finished contours at one (1) foot intervals within a twenty (20) foot perimeter from the building, with maximum five (5) foot intervals elsewhere, and shall show existing and proposed contours. The plan shall show limits of excavation and fill; slope of cut and fill; total cubic yards of excavation and fill; method of concealment for each fill or exposed cut. The plan shall show the original drainage pattern (natural course) and proposed changes. If any structures are involved it will be necessary to include an estimate of peak flows for a one hundred (100) year frequency storm to establish drainage facility cross-sections. Sheet flow diverted from its original drainage pattern shall be returned to its natural course before leaving the property.

17.04.070 Development standards.

A. Mountain Profile Inviolable.

1. No development shall occur which will alter the mountaintop ridgelines. Further, no structure may extend above a place that originates on the primary ridgeline and angles downward from the primary ridgeline by ten (10) degrees (See Figure 2a).

The point along the ridgeline from which this plane originates shall be as near as practical to perpendicular to the site proposed for development.

Figure 2b will be deleted.

B. Architectural Standards.

1. The height of structures shall be determined by the following subsections and not by the zoning district regulations that apply to lots or parcels outside the mountainside development area:

The Commissioners had the following discussion regarding changing the height from forty (40) feet to fifty (50) feet:

Commissioner Orris asked if the Commission should consider taking the height taller than forty (40) feet.

Director Blake explained that the original reason for the height of thirty-five feet was not to have too tall of a building, but the Fire Department could not handle it because they did not have a ladder truck, but said now they are capable of handling a taller structure and they have ladder trucks that can come from Show Low to fight a taller fire. He stated that the Fire Department is not opposed to increasing the height. He said if the height is increased to forty (40) feet a three-story building with a pitched roof, instead of a flat roof, could be built. He stated that flat roofs are not recommended for up here due to the snow.

Commissioner Slaskov stated he would be alright going to forty (40) feet to allow for a three-story building, as long as the builder stays under the fifteen (15) percent pitch.

Director Blake said that he would confirm, but thought it would be pretty easy to do a three-story building in forty feet with a pitched roof.

Commissioner Smith said to keep in mind that for a mountainside development you might not get a hook a ladder up that high.

Director Blake stated that he was looking more at a commercial building and not residential. He said he would keep the mountainside at thirty (30) feet, but said along the highway, where it is mostly flat, forty to forty-five would work.

Commissioner Slaskov stated using a hotel for an example, the purchase price of the land would be the same but the hotel would have more units to sell and the cost per unit would decrease for the builder and he feels it would be advantageous to increase

the height in order to have three-stories since it still stays in the ridgeline requirements of fifteen degrees.

Director Blake said the Commission would review this again in C1 Commercial and said he would run by the height increase with the Fire Department.

It was the consensus of the Commission to suggest the following height increases in a, b, and c.

- a. Change “thirty (30)” to “forty (40)”. Move Figure 3 to below statement a.
- b. Change “thirty (30)” to “forty (40)”.
- c. Change “forty (40)” to “fifty (50)”

Figure 3 – change “30 feet” to “40 feet” and “40 feet” to “50 feet”.

2. No changes.

Figure 4 – no changes.

3. All of the setback requirements of the underlying zoning district shall apply.
4. Material used for exterior surfaces such as walls, roofs, and fences shall blend with the surrounding natural setting and avoid high contrasts. There shall be no paint or material colors used which have a LRV (light reflecting value) greater than thirty-eight (38%) percent. Limited use of contrasting accent colors (in excess of thirty-eight (38%) percent LRV) for small elements such as doors and window mullions may be allowed upon explicit approval of the DCR.
5. Delete entire statement.
6. Delete entire statement.
7. Delete entire statement.

It was the consensus of the Commission to stop the review at section C. Land Disturbance Standards.

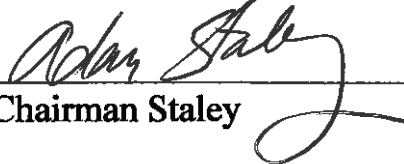
G. Discussion Regarding Any Future Agenda Items.

Community Development Director Blake stated that currently there are no new future agenda items, only continuing review of Title 17.

It was the consensus of the Commission to cancel the May 23, 2019 meeting. This is the Thursday before Memorial Day weekend and several Commissioners will be out of Town. The next regular meeting of the Commission will be held on Thursday, June 13, 2019.

H. Adjournment:

There being no further business at this time, the meeting was adjourned at approximately 7:20 p.m.



Chairman Staley