

**MINUTES OF THE REGULAR MEETING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, JANUARY 9, 2020
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	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member
Tim Williams	Commission Member

The following Members were absent:

Richard Smith	Vice Chairman
Alison Stewart	Commission Member

Also Present:

Jill Akins	Town Clerk
Cody Blake	Community Development Director

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 December 12, 2019.

Chairman Staley moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on December 12, 2019. Commission Agan seconded the motion and by show of hands the following vote was recorded:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Adam Staley		
John Salskov		
Larry Agan		
David Orris		
Tim Williams		

D. Staff Reports:

Community Development Director Cody Blake stated that the Auto Zone project came in over budget and is on hold. He said that they have approached the Town and the Fire Department requesting some amendments to their plan. He explained that it is usually more expensive to build up here, compared to the Valley, usually by twenty to thirty percent.

Director Blake provided an update on the proposed RV Park zoning explaining that he has a meeting on January 10, 2020 with Navajo County, the Developer and their Realtor and Town Manager Johnson. The meeting will discuss Navajo County’s requirements on Vallery Lane and some other issues. He said currently the developer is considering waiting until the commercial property up front makes a move as to what they are going to do. He said he does not know when the RV zoning will come back before the Commission.

Director Blake shared with the Commission that the construction year end total was thirty-three new construction permits and one hundred and forty total for 2019, which is the best number the Town has had since 2007. He stated that he issued nineteen permits in November 2019. He said 2020 has been off to a good start so far and said that he has already received new construction permits in January. He said the year has started off busier than he normally sees this time of year.

E. New Business

E.1 Review and Discussion of Changes to Title 17, Chapter 17.24, Chapter 17.28 and Chapter 17.32

Chairman Staley said that review and discussion would begin at Chapter 17.24 (R1-2) Single-Family Residential Zoning District – Twenty Thousand (20,000) square feet per dwelling unit.

The only change in the Chapter 17.24 is as follows:

17.24.060 Intensity of use regulations.

E. Distance Between Accessary Buildings. The minimum distance between buildings on the same lot shall be ten (10) feet.

The following changes were suggested to Chapter 17.28 (R1-4) Single-Family Residential Zoning District – Ten Thousand (10,000) square feet per dwelling unit:

17.28.020 Use Regulations.

C. Private schools with a curriculum consistent with public schools, subject to a conditional use permit.

D. Parks, playgrounds, athletic courts, and community buildings.

E. Home occupation as defined in Section (Director Blake will fill in the appropriate Section) and subject to securing a conditional use permit.

G.2 Corrals for keeping of animals, subject to securing a conditional use permit and the requirements of Section 17.104.110 (Equine regulations).

H. Service to the public of water, gas, electricity, telephone and wastewater, subject to securing a conditional use permit.

17.28.030 Height Regulations

Building height shall not exceed thirty-five (35) feet in height from average grade to the highest point on the roof, unless otherwise provided in Section 17.104.050.

17.28.040 Set-Back Regulations

A.1. There shall be a front yard having a set-back of not less than twenty (20) feet.

17.28.050 Intensity of use Regulations.

C. Delete completely.

E. Distance between accessory buildings. The minimum distance between buildings on the same lot shall be ten (10) feet.

The following changes were suggested to Chapter 17.32 (R1-6) Single-Family Residential Zoning District – Six Thousand Six Hundred (6,600) square feet per dwelling unit:

17.32.020 Use Regulations.

C. Parks, playgrounds, athletic courts and community buildings provided such uses are conducted on a nonprofit basis.

D. Home occupation as defined in Section (Director Blake will fill in the appropriate Section) and subject to securing a conditional use permit.

F. Delete completely.

G. Delete completely.

17.32.030 Height Regulations.

Building height shall not exceed thirty-five (35) feet in height from average grade to the highest point on the roof, unless otherwise provided in section 17.104.050.

17.32.040 Set-Back Regulations.

17.32.050 Intensity of use Regulations.

C. Delete completely.

E. Distance Between Accessory Buildings. The minimum distance between buildings on the same lot shall be ten (10) feet.

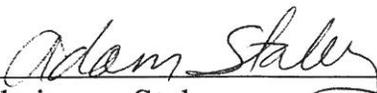
F. Discussion Regarding Any Future Agenda Items.

Director Blake said that he did not have any future agenda items at this time.

Director Blake said that the next Planning and Zoning meeting would be held on January 23, 2020. It was the consensus of the Commission to cancel the February 13, 2020 meeting due to several Commissioners being out of town.

G. Adjournment

There being no further business at this time, the meeting was adjourned at approximately 7:03 p.m.


Chairman Staley