

**MINUTES OF THE REGULAR MEETING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, JANUARY 23, 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
Alison Stewart	Commission Member

The following Members were absent:

Richard Smith	Vice Chairman
Tim Williams	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 January 9, 2020.

Chairman Staley moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on January 9, 2020. Commission Orris 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		
Alison Stewart		

Vice Chair Smith and Commissioner Williams were absent.

D. Staff Reports:

Community Development Director Cody Blake announced that the Auto Zone is moving forward, and he said that he has a meeting on Friday, January 24, 2020, with the fire department to review the final submission of plans. He said a contractor has been selected and construction would begin soon.

Director Blake said that he received information from the Pederson Group, owners of the Safeway Plaza, that they have not heard from Safeway yet regarding the remodel of the store and said the Pederson Group is having a hard time obtaining a commitment from Safeway. He stated there is a commitment for a new tenant that will be occupying 17,000 square feet of office space and will be submitting for an office remodel permit the first week of February 2020.

In response to Chairman Staley, Director Blake said there is still a 19,000 square foot vacant space.

E. New Business

E.1 Review and Recommendation to Town Council regarding the changes made to Mountainside Development Regulations

Director Blake stated that there are a few items that the Town’s attorney wanted the Commission to review. He said that one of the items was a deletion that was made in 17.04.060 Documentary requirements and certification, item B. 3 deleting “and the calculations for amount of disturbance for the total development”.

Chairman Staley explained that the calculations for disturbed area were very difficult or challenging to calculate and that is why this wording was removed.

Commissioner Orris agreed that was his recollection of why this part of the sentence was removed.

Commissioner Salskov said they agreed to remove this portion of the sentence because of the difficulty in calculating the amount of disturbance. He said there is not explanation on how to make the calculations.

Director Blake said that it is stated in the chapter that nothing can be done until it is approved by the Town’s engineer.

Chairman Staley stated and the Commissioners agreed to leave the sentence in as is since it was the recommendation of the Town attorney.

Director Blake said that the next section to review was 17.04.050 Review and development process D.2 “Twelve (12) months after the date of the last inspection, such assurance shall be forfeited to the Town in such amount necessary for the purpose of restoration of the construction site to its original condition and all authorized permits shall be revoked and become void.” He said that this sentence was questioned by the Town attorney.

Chairman Staley agreed that this sentence needed to be addressed and reworded.

The Commissioners and Director Blake discussed this sentence and decided on the following rewording: “Failure to correct a violation within twelve (12) months will result in forfeiture to the Town in such amount necessary for the purpose of restoration of the construction site to its original condition.”

Director Blake said those were the only two corrections for the Commission to review.

Chairman Staley moved to recommend to Town Council to approve the changes made to Mountainside Development Regulations including the two minor revisions made by the Commission in 17.04.060 Documentary requirements and certification, item B. 3 and 17.04.050 Review and Development Process D.2. Commissioner Salskov 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		
Alison Stewart		

Vice Chair Smith and Commissioner Williams were absent.

E.2 Review and Discussion of Changes to Title 17, Chapter 17.36, and Chapter 17.40

Chapter 17.36 (R-2) Multiple-Family Residential Zoning District – Twelve (12) Dwelling Units per Acre. Twelve (12) will be changed to Fourteen (14) dwelling units per acre.

17.36.010 Purpose

The principal purpose of this zoning district is to provide for multiple-family housing along with other types of high-density housing in locations which are suitable and appropriate taking into consideration existing conditions, including present use of land, future land use needs, and the availability of public utilities. The rest of the existing statement will be deleted.

17.36.020 Use regulations

The premises shall be used only for the following purposes:

- A. Site built single-family dwellings.
- B. No change.
- C. C. Private schools with a curriculum consistent with public schools, subject to a conditional use permit.

- D. Service to the public of water, gas, electricity, telephone and wastewater, subject to securing a conditional use permit.
- E. Golf courses including club houses, miniature courses, driving ranges operated for commercial purposes, subject to securing a conditional use permit.
- F. Parks, playgrounds, athletic courts, and community buildings.
- G. Home occupation as defined in Section (Director Blake will fill in the appropriate Section) and subject to securing a conditional use permit.
- H. Director Blake will make this consistent to the changes made to R-1.
- I. No Change.
- J. Delete.
- K. Delete.
- L. Delete.
- M. Delete.

17.36.030 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.

17.36.040 Yard Regulations.

The required setbacks are as follows:

A. Front Yard

- 1. Three shall be a front yard having a setback of not less than twenty (20) feet.
- 2. No change.
- 3. No change.

17.36.050 Intensity of use regulations.

The intensity of use regulations are as follows:

A. No change.

B. No change.

C. Building area. The minimum building footprint for all residential structures shall be six hundred (600) square feet.

D. Density. The maximum allowable density is fourteen (14) dwelling units per acre.

E. No change.

F. No change.

G. Townhouses.

- 1 and 2. No changes.

3. Density. The maximum allowable density is fourteen (14) dwelling units per acre.
4. No change.
5. No change.

It was the consensus of the Commission to stop at this point and begin with Chapter 17.40 (R-3) Multiple-Family Residential Zoning District at the next meeting.

F. Discussion Regarding Any Future Agenda Items.

Director Blake said that the Planning and Zoning meeting on February 13, 2020 will be cancelled. The next Planning and Zoning meeting will be held on February 27, 2020.

G. Adjournment

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


Chairman Staley
