

**MINUTES OF THE REGULAR MEETING  
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING  
COMMISSION, HELD ON THURSDAY, FEBRUARY 27, 2020  
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS  
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

**A. Call to Order**

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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
Tim Williams	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member
Alison Stewart	Commission Member

The following Members were absent:

Richard Smith	Vice Chairman
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Also Present:

Cody Blake	Community Development Director
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**B. Call to the Public**

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

**C. Minutes**

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**C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on January 23, 2020.**

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Commissioner Stewart moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on January 23, 2020. Commissioner 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		
Tim Williams		
Larry Agan		
David Orris		
Alison Stewart		

Vice Chairman Smith was absent.

**D. Staff Reports:**

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Community Development Director Cody Blake stated that he has been very busy the past two weeks, especially for February. He said that he has issued thirty (30) permits so far this year including eight (8) new builds. He announced that Hallmark has submitted building plans for the other building that will go on the lot next to Hallmark and said that he is in the process of reviewing these plans. He said that he does not know at this time who the tenant will be in this new building.

Director Blake said that the Pederson Group has submitted for remodeling the entire Safeway Plaza remodel for the face lift and landscaping and the plans have also been submitted to the Fire Department for their approval. He said that Safeway has not agreed to an expansion yet.

Director Blake announced that the Town is looking to possibly eliminate the Development Impact Fees which might help with future development in Town. He said that Show Low eliminated their Impact fees several years ago. He said that hopefully it will help to encourage new development by not charging an impact fee.

Director Blake said that the engineer is working on the seventeen thousand square foot office space remodel in the Safeway Plaza. The space will be used by a federal

government entity that is currently located in Show Low and relocating to Pinetop-Lakeside.

Director Blake announced that Census Day is April 1<sup>st</sup> and that beginning March 14, 2020 you can begin to fill out your census. He encourages everyone, including second homeowners, to complete the census.

## **E. New Business**

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### **E.1 Review and Recommendation to Town Council regarding the changes made to Title 17, Chapter 17.20 (R-Low) Rural Zoning District.**

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Director Blake stated that he was asked to look at the code to include the use of a guest house or mothers in-law cottage. He said that Show Low and Navajo County both have a code for secondary homes on a property and said that currently we have nothing in our code that allows for a second home. He said that on page 1 of R-Low at E he added in “Guest House”, no greater than twelve hundred square feet in size, must meet all set-backs, guest house cannot have separate utility connections and are prohibited from being used as a rental unit.

Chairman Staley said that he understands the utility item, but asked why it cannot be used as a rental unit?

Director Blake said that the fear is that it would be turned into a VRBO and not used as its original intent of use as a mother in-law cottage. He explained that Navajo County does not allow a second home to be used as a rental but said that Show Low allows one of the residences to be used as an income base. He said that Show Low requires a Conditional Use Permit and said that he did not put in our Code that a Conditional Use Permit was required.

Commissioner Slaskov expressed that it should be allowed to be used as a rental because in the summer it is difficult to find places to rent for short-term and long-term stays. He said that he is not opposed to rentals at all.

Director Blake said the downside is increasing the density but said that this would only be allowed on one acre lots, lots that can handle a second home. He said they would be limited to twelve hundred square feet.

Commissioner Stewart agreed that there is a shortage of rental homes during the summer and said that she did not see a problem on a one-acre lot.

Chairman Staley stated that he did not mind if both properties were allowed as rental properties.

Commissioner Salskov said there is a scarcity of affordable housing in the area. He said he agrees in letting both residences to be allowed as rentals.

Director Blake said that this is an action item with a recommendation to Town Council.

Chairman Staley moved to recommend to Town Council to approve the changes made to Title 17, Chapter 17.20 (R-Low) Rural Zoning District, with the revision of deleting the sentence two in Section E. Commissioner Stewart seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

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

Vice Chairman Smith was absent.

**E.2 Review and Recommendation to Town Council regarding the changes made to Title 17, Chapter 17.24 (R1-2) Single Family Residential Zoning District.**

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Chairman Staley moved to recommend to Town Council to approve the changes made to Title 17, Chapter 17. 24 (R1-2) Single Family Residential Zoning District. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

- Adam Staley
- John Salskov
- Tim Williams
- Larry Agan
- David Orris

Alison Stewart

Vice Chairman Smith was absent.

**E.3 Review and Recommendation to Town Council regarding the changes made to Title 17, Chapter 17.28 (R1-4) Single Family Residential Zoning District.**

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Commission Salskov moved to recommend to Town Council to approve the changes made to Title 17, Chapter 17.28 (R1-4) Single Family Residential Zoning District. Commissioner 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		
Tim Williams		
Larry Agan		
David Orris		
Alison Stewart		

Vice Chairman Smith was absent.

**E.4 Review and Recommendation to Town Council regarding the changes made to Title 17, Chapter 17.32 (R1-6) Single Family Residential Zoning District.**

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Chairman Staley moved to recommend to Town Council to approve the changes made to Title 17, Chapter 17.32 (R1-6) Single Family Residential Zoning District. Commissioner 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		
Tim Williams		
Larry Agan		
David Orris		
Alison Stewart		

Vice Chairman Smith was absent.

**E.5 Review and Recommendation to Town Council regarding the changes made to Title 17, Chapter 17.36 (R-2) Multiple-Family Residential Zoning District.**

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Chairman Staley moved to recommend to Town Council to approve the changes made to Title 17, Chapter 17.36 (R-2) Multiple-Family Residential Zoning District. 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		
Tim Williams		
Larry Agan		
David Orris		
Alison Stewart		

Vice Chairman Smith was absent.

**E.6 Review and Discussion of Changes to Title 17, Chapter 17.40 and Chapter 17.44.**

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It was the consensus of the Commission to not review or discuss this item tonight.

**F. Discussion Regarding Any Future Agenda Items.**

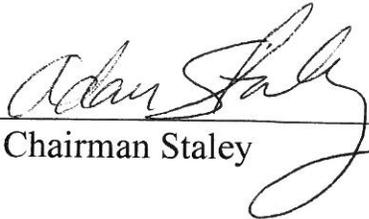
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Director Blake said that the next Planning and Zoning meetings will be held on March 12, 2020 and March 26, 2020. It was the consensus of the Commission to cancel the March 12, 2020 and to hold the March 26, 2020 meeting.

G. **Adjournment**

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There being no further business at this time, the meeting was adjourned at approximately 6:48 p.m.

  
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Chairman Staley