

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, JUNE 11, 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
Richard Smith	Vice Chairman
John Salskov	Commission Member
Tim Williams	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member <i>participated telephonically</i>
Alison Stewart	Commission Member

Also Present:

Cody Blake	Community Development Director
Keith Johnson	Town Manager
Jill Akins	Town Clerk
Kristi Salskov	Assistant to the Town Clerk

B. Call to the Public

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

Minutes

C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on February 27, 2020.

Commissioner Stewart moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on February 27, 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			
Richard Smith			
John Salskov			
Tim Williams			
Larry Agan			
Alison Stewart			

The minutes passed 6-0.
Commissioner Orris joined the meeting at 6:12 p.m.

D. New Business:

D.1 Information, Discussion and Recommendation to Town Council and Public Hearing regarding Z-077 Zone Change Request from Open Space (OS) to Recreational Vehicle Park (RVP) Zoning District on 25.5 acres of APN-212-01-036K.

Community Development Director Cody Blake said that the applicant GJR Properties acting as the agent for the property owner, Brett Cote, is requesting a zone change on 25.5 acres of APN 212-01-036K. The property will be accessed from White Mountain Blvd. The property is bordered on the north and east by commercial land and a 150-foot buffer has been added between the park and the existing residential properties located to the south. The sale of the property is contingent on the successful application of the zone change. Due to the concerns of the neighbors, the developer has made significant changes to the proposed project in an effort to address many of the concerns. He is purchasing an additional 14.5 acres but is not asking for any change in the zoning on that property at this time.

Director Blake said this is the third time this request and project has been presented to the Commission and he said that it has changed multiple times since the first time

that it was presented to the Commission. He explained that originally the entrance was going to be from Vallery Lane. Due to the county's requirements the developer worked with the property owner, Brett Cote, who agreed to a fifty feet easement and the plans have been revised with the entrance and access to the property being off White Mountain Boulevard. He explained that this has been reviewed by the County and the only comments offered by the County was that the one foot no vehicular easement that is on the southern boundary to prevent any entrances off Vallery Lane it needs to have a break in it where the emergency exit is located so that emergency vehicles can cross, but said that no one else would be able to use. A twenty-four-foot break will have to be put in at the no vehicular access just for the emergency exit and utilities. The County also stated that any future development of the portion that they are not re-zoning will be required to be submitted to the County for approval because of Vallery Lane being a County maintained road.

In response to Chairman Staley, Director Blake said that the access road for emergency vehicles only will have a crash gate so that it is used only in the event of an emergency. There will be a lock box so that the utility companies, fire department and police department will have a key to open the gate.

Director Blake said that the number one question received at the Visitor Center is, where can we stay with our RV or trailer? Some people do not want to go to Hon-Dah and he said there are no parks within the incorporated limits of the Town.

Director Blake explained that if a housing project was to go in on this property a lot more trees would be removed than what is being proposed for the RV park. The developer will be leaving trees and open space in the RV park.

Director Blake said that he would be addressing some of the issues that were brought up in letters submitted prior to the meeting:

- **Lighting:** The Town has a lighting ordinance that would prevent bright lights and would have to be fully screened and pointed to the ground to prevent any light to go onto neighboring properties.
- **Noise:** The Town has a noise ordinance within the Town, the County does not have a noise ordinance. The ordinance will help address the noise concerns.
- **Access to the property** is sufficient coming off White Mountain Boulevard. There has been a traffic study that has been submitted to ADOT for approval. The study has only been done for Phase 1 of the project and right now there is not a requirement to have a traffic signal at the entrance. As the project

expands, this could change. He said for Phase 1, a turn lane will not be required but could be required in the future.

Director Blake explained that at the last minute he did receive a twenty-two page petition that was signed by against the project. He explained that ninety-five percent of the signatures are high school kids from Snowflake and Taylor, a few from Whiteriver, Show Low and Pinetop-Lakeside.

Director Blake stated that this project will help businesses in Town and has the potential to bring new businesses to the Town.

Director Blake explained that staff recommends feels this is a quality project and the location is good and staff recommends approval of the zone changes with the following recommendations:

1. The developer is to maintain as many of the trees on the property as feasible.
2. The development is prohibited from allowing permanent RV residents, no RV skirting, or built-on decks.

James Gappmayer, GJR Properties, said that he is the developer and said that he would be happy to answer any questions that the Commission might have. He said that they tried to appease or please everyone and that is why the plan has changed three times. He said that they are trying to be a good neighbor and said that they just want to provide a nice RV park.

In response to Commissioner Salskov, Mr. Gappmayer said that it might be a liability issue on his end to provide access to the Rim Trail through his property but said that he is still looking into this.

Chairman Staley said that the neighbors would probably want less access between the properties to access the trail.

Chairman Staley stated that the Commission has taken this proposed zone change very seriously from day one and said that the Commissioners have read all of the letters received regarding the zone change.

Commissioner Stewart recused herself from the discussion and said she would not be taking part in the vote because her real estate company represents Mr. Gappmayer in this purchase.

Commissioner Stewart left her seat at the dais and did not participate in any of the discussion or voting for this agenda item.

In response to Commissioner Orris, Director Blake said that he spoke with Timber Mesa Fire and their main concern is water and access. He said that they did not express any concerns with the density and said that only one emergency egress was required. He said that Mr. Gappmayer is providing two emergency egress areas which is more than Timber Mesa requires. He said that Timber Mesa Fire does not have any issues with the density of the park.

In response to Commissioner Orris, Director Blake said the Code says that any property abutting the RV park has to be fenced to a height of four feet to six feet and said that it is up to the developer. It does not specify what type of fencing it just has to be solid. He explained this is for residential and not for commercial properties.

In response to Commissioner Orris, Director Blake said that there is a fifty foot ingress and egress and utility easement places along the eastern/southeaster border of the property going out to Highway 260. He said that the road will have to be maintained by the developer.

Chairman Staley called for public hearing to allow comments on this matter.

Mr. Sanford Shiff, 3810 E. Calle Cortez, Tucson, AZ, offered the following comments to the Commission: *“Good evening, my name is Sandy Shiff and I am here wearing two hats, I am a Lion and I have worked for over 20 years with the Lions Foundation of Arizona. The exchange of property with the US Forest Service was done so that the Lions could own the property we previously rented or leased in Pinetop from the Forest Service. I am also the father of a disabled camper; our son has attended the camp for five years or more. But to be clear, the land under consideration tonight is not owned by the Lions but rather by our exchange partner. Everyone here tonight comes with a passion; I can feel it in the room. Whether you are homeowners nearby or members of this wonderful community, whether we are investors or businesspeople, or camp employees, everyones input should be respected. I know in my lifetime in a number of cities I have witnessed how development of open space has created the biggest issues in the community. The board of the Lions Foundation and I have studied at length the proposal on the table to rezone this parcel. We support the rezoning and I believe there are plans to create a setback of approximately three football fields in distance between the RV park and the adjacent owners. Each entity impacted by the RV park has the ability to work with the developer and the city council to propose visual barriers and sound*

ordinances, which could minimize the impacts on them. So, I encourage the Commission to allow the new zoning and ask the community to come together to see that designing our future on this mountain could be a collaborative effort. Thank you for this time.”

Mr. James Brewer, 3131 Birch Drive, addressed the Commission: *“The three football fields is only one hundred and fifty feet which will be between our property and supposed fence where eighty units will go in. Of those eighty units how many people will have dogs, will come and walk those dogs, like we see normally in our neighborhood, because almost all RV’ers have pets. We have to deal with that. Anyway, my questions is, is this the best use of open space, with that many units, four units to be developed, maybe five. So we are changing the open space to high density and I am just not in favor of any of this.”*

Ms. Wilma James, P.O. Box 866, Overgaard, AZ, addressed the Commission: *“I want you to know that I am pro-growth and I am for development, but I just want to make sure that it is done legally, ethnically and with good intentions. When I look at the massive RV park and I ask myself with the zone change, whatever happened with doing due diligence before purchasing land. There are many parcels of commercial property for sale here that I looked up before I came, so I can see that there are other pieces of land for sale that could hold an RV park. So I think that it is really important to say, I don’t know why developers come in thinking that they can change the zoning of the property that is a forest space for a reason. And I see this as a David and Goliath situation, the developer has money and wants to give money to the Town, I totally get that, I have a business, but is this the right space for this place. So having this right next to Camp Tatiyee, where my daughter attends camp as well, I am really having a hard time with this because there are commercial properties, I drove all of the way here and I saw them on the left, I saw them on the right, there are other places for this particular park, so why does this location need to be changed from open space zoning to RVP, where there is peace and quiet. I have been around special need kids and you don’t know what it is like to have this safe, safe place for your child to go and people out of their cabins seeing these beautiful trees, and I know it is not always going to be quiet, it’s an RV park and it is going to be, there could be side by sides, there could be off road vehicles, what are the rules going to be. How are you going to keep the decibel level down, how will you keep the skies dark, how about safety? So what I suggest is something that I think is important to hear, when you open up this can of worms for this zoning change, what about the people that already live there, what do they get out of it, what are you doing to their quality of life? When you do due diligence you look up, how wants to buy a piece of land, of look it is open space we are safe and you think you have this*

gorgeous piece of property or this land that you are going to have for your children and generations of children and then somebody comes and changes the zoning, it changes your whole future and your legacy for your campground, your home. Someone comes in and changes it because they have money and they can. So, my request would be keep it open space, get some other properties down the road because there are other properties, I look them up myself, so if I can find them, being a business owner, they can find them. There are opportunities to, maybe it is not twenty-five acres, maybe it is ten acres, it is called compromise. It is a compromise so quality of life, if it were your next door neighbor, just really, really think about it. Just think about it they were your next door neighbors when you are considering the zoning change. Would you want that change for yourself. So I am all for pro growth, but maybe there is a better location, that would keep that open space green and clean for the special needs campers and families that attend.”

Mr. Calvin Perkins, 5509 Vallery Lane, addressed the Commission: *“I agree with her and as neighbors around there we don’t want this in our neighborhood because we all live in houses and such, there are some trailers, but there is an RV park right down the road on the highway. So, we don’t want it in our neighborhood, but I know that development is going to come some how, some way, I would appreciate that it wasn’t right next to all of the houses that are on Vallery Lane. So, some things that I suggest that could possibly be done, since that access is there it could be moved closer to the highway where it is further away from us because it will build businesses around there, I get that, but it will not help us, our property values and our housing that we already live in. If it does goes through, the suggestion of a fence, I would love to see a fence be built so that no access comes into our neighborhood, but none to go into Vallery Lane for walking dogs and/or people walking down, some do, but I wouldn’t want all of the residents there to feel that it is ok to walk down Vallery Lane. As far as the requirement saying that decks and skirting shouldn’t be allowed, they are calling this a family RV park, but I see up in Hon-Dah lots there and a lot of them are residents that are only there seasonally, and this is only supposed to be a seasonally RV park, or not open all year around, is my understanding, but it was pointed out to me and it wasn’t supposed to be dense.”*

Mr. Bob Farrar, 5105 Vallery Lane, offered the following comments to the Commission: *“I live on Vallery Lane directly across from this project and a couple of main concerns that we have is noise, for one thing. You said there is a noise ordinance, but who is going to address the noise ordinance on a 93 degree day when everyone has an air conditioner going which could be as many as two hundred trailers. The noise could just be unbelievable. There are also going to be parties,*

there is going to be drinking, people come up for vacation they want to enjoy themselves and come to have fun. They don't care if they make noise it is not their neighborhood and unless you are going to have a police person at that all of the time, it is just going to be outrageous. The fire danger is going to increase by multitudes if you have 5, 6, 7 hundred people in a small space like that. If you have not been in that area and gone through it, these are big trees, this has been part of the Forest Service forever, so we are talking old growth pine trees and if we get a fire going in there it is all over. We had a very small fire there, five acres, two summers ago and if I hadn't seen it and called immediately the whole place would have gone up, because when I got there the fire was on the ground, but by the time the fire got there it was going up trees. The predictions for drought in our area, this beautiful piece of property could go up like that. I do not believe it is the proper place for an RV park. I guess that is what I am concerned about. Property values I think was stated that wouldn't harm property values at all, but I don't know. Would you want your house next to an RV park with five hundred people on weekends. I don't think so. My wife just looked at whatever the site is that gives you the value of your house, we hit three hundred thousand and I can image that going to two hundred thousand very quickly. Thanks for your time."

Mr. Ron Bingham, 5169 Vallery Lane, offered the following comments: *"We live on Vallery Lane right across the street there this is planning on going in. We moved in in 2004 and we've been going in that forest across the street from us, we hike in that forest, we walk the dogs, we have horses, some miniature some big ones. We feel that trash is going to be a problem. We also feel the noise will be a problem, smoke when fires are permitted will be a problem. Smoke in the air from camp fires is going to be a problem. Animals have been addressed already, but people brining their animals with them, there could be dogs barking, maybe loose dogs, maybe loose animals running the neighborhood. Right now there is elk that run through there, they come onto our property, we see the evidence of them, we see them in our yard, we won't see them anymore if this goes in. The lighting in this area, they could have spot lights going to the ground, it is a dark forest right now and it won't be after this goes in. There is an RV park at Torreon and all of the houses around Torreon along the RV park are for sale because nobody likes the noise from the partying, from the drinking, from everything going on over there. We see that happening here. I am glad to hear that there could be emergency lanes with barricades but there is going to be a six foot fence, but still it will take out a lot of trees to put that in. Additional families shopping is good but it is also bad, will we need more shopping places then to accommodate eighty more families or two hundred more families. They are probably not going to bring their stuff with them,*

they are going to shop local, which is good but it is also bad. I don't see the respect for the people that live there and that is probably the biggest thing."

Mr. Robert Ingles offered the following comments to the Commission: *"I reside on Penrod Lane on the opposite side of Town, but I do own property just off of Show Low Lake Road so I am familiar with the land that is there first off, I was not allowed to come in for Call to the Public so I will take part on the five minutes I get. I wanted to ask in Call of the Public the procedure for a Public Hearing to occur seven days from now for the same item for the Council, how are the minutes handled and the public comments from tonight and all to be submitted and prepared so that Council can have that information. Aren't there deadlines when paperwork has to be submitted. In my opinion this is a real rush to go for this public hearing, the first time for this public hearing for this project and then to Council in seven days. It concerns me and if anyone has questions and they want to know the minutes are they going to be available in advance of the Council meeting and proofed or are they just going to be tentative minutes. A couple of things come to mind, I am part of a small group and we call ourselves the Peoples Voice Committee and we presented to the Town Manager and the Community Development Director some concerns back in December when this came out and we had a lot of items that we thought were very important, perhaps some of these have been addressed. Quickly, the traffic study that was talked about earlier was that for twenty-five acres of RV park for density, is that what traffic study was done is a question, or was it just done on the small, 6.2 I guess it is proposed for. And we came tonight expecting to see a site plan that would show the paved roads, the access roads, those kinds of things that are part of a preliminary site plan that would have reviewed by staff and the Commission and according to the submittal notice that was provided is this in accordance with the Town's general plan and zoning ordinance. I know he did make some recommendations for some neighborhood meetings, the pre-application meetings where there could have been discussion on the some of the issues. What I saw tonight was talking about gravel roads and slots throughout this development for the RV park and I think that is a good thing for drainage, but I wonder about vehicles, especially heavy vehicles, along with dust with that and I thought with most subdivisions that we do we are looking for paved surfaces that meet certain standards. I would ask Cody for some clarity tonight regarding that. The traffic study can be really important because those lights because of those large rigs that would be slowing down, people coming and going from a non-signalized area on a section of 260 Highway, people tend to go fast and there and this is a concern. Jumping around, I couldn't find any information regarding the sanitary treatment from these RV park sites. The Pinetop-Lakeside Sanitary District is now showing this as a parcel in their jurisdiction and is an annexation required or out of the boundaries*

of the Pinetop-Lakeside Sanitary District are they going to do this on-site or is this going to be part of a plan? And just so you would know the Sanitary District is planning on updating the lift system but sometimes you might get certain odors as you pass by where the go cart track is. This is critical and another platform is or an important point that we felt when we talked to the Town Manager and the Community Development Director was looking at the master plan for this area, something that had something conceptual to show how this land might be used in the big 300 acre picture versus just a little piece meal at a time. I hope we get some answers tonight on the traffic and if there isn't a sanitary plan, I'd like to hear that. I have some concerns that this is moving ahead very fast. Thank you."

Ms. Sandy McElhannon, 3140 Birch Drive, addressed the Commission: *"I live on the corner of Vallery and Birch. My husband and I bought this property five years ago hoping to retire there, and now that this park is being thrown at us it is devastating. If you think about eighty-one to eighty-two park sleeves in each section that is 324 RVs. I am an RVer, we have quads, we hunt and fish, but we don't camp at RV's we camp as far away as we possibly can. When we come up here, we come up here for peace and quiet, we sit out in our yard in the morning, drink our coffee, loot out at the beautiful forest, and what do we hear, we hear birds, not RV's and barking dogs. I have a dog and when she barks I am right on her, here you are going to have everyone of those people having dogs, kids. I have five grand kids and I bring my grandkids up here and we walk in those forests, I've taught them about the forest. I used to do my summers in Greer and they used to have nature walks and I'd learn about the forest. I take my grandkids in that forest and I teach them about the trees, I teach them about the flowers, they go up to one of the pine trees and they smell the vanilla in them. Have any of you smelled vanilla in those big trees? When I told my grandbabies that they were going to destroy this forest by putting three hundred and twenty-four RVs in here, my little grandbabies started crying, they were devastated, they said how could people do this to this beautiful forest. How do explain that to your grandbabies. And how do you explain that to us. We are going to have all of these people in there and you can't tell me that all of them are going to be good people, they are not going to all be old people. You're going to have a lot of drinking, you're going to have a lot of partying. A lot of us go to bed early at night and you are going to have these RV's coming in at all times of the night, they are going to shine their lights into our homes, in the mornings you are going to hear these RVs running. I'm not against RVs, but I am against pushing them in this area. There are plenty of places down Porter Mountain, there is lots of land, blank, plain land out Porter Mountain, they could put as many RVs out there, there are no homes out there to be so devastated. I hope you guys take and consider, don't put this in our backyard. The value of our properties are going to drop. Right now mine has*

doubled with all of the improvements my husband and I have put into this home, to retire in. And it is not going to be there. Please, take us all in consideration, where we live, our beautiful homes and everything and I just want to say thank you.”

Ms. Shireen Walther, 3023 Birch Drive addressed the Commission: “My husband was supposed to come tonight but he threw his back out. I was one of the ones that wrote a letter and I missed a couple of things and some of what I have to say has already been discussed. But I would like to talk about noise, vibration, adequate open space. There is going to be noise, the lights, it is just going to change everything, it’s not going to be the same forest. So, on here it says none. I disagree, there is going to be a change, it won’t be none. It says something about, yes there will be adequate open space, who determines what is adequate is and I’d like to know what that is. The safety in regards to fire, that is one of the bigger things as well as dogs that bark and get loose. I am also an RVer and I also know about the lights and people parking and so on and so forth. So I am one of those that don’t want this here. We already have enough RV parks, we honestly do and although some of them are run down, maybe they could be encouraged to go ahead and spruce up the place and make them more attractive, they have already changed the land, it is established, why not do that. And I haven’t heard if this is a family park or an adult park. And during the development of these and any of the phases during the development are the machines going to be coming in and off of Vallery. I haven’t heard that either. The bulldozers or I am not sure what all. And beside trees that are initially take out, what others will be taken out to make the RV spaces. When they are drilling and doing and putting in for septic I am sure they will be killing all of the other roots of some of the other trees. And so we are going to be losing more trees then what is when they initially go in there and create this.”

Mr. Larry McCormick, 5980 Mark Train, Pinetop, addressed the Commission: “Like Rob I am a member of PVC and like he mentioned we went through this process with Keith and Cody when the developer first brought it up before the board. And I think our major concern is that Planning and Zoning and the city play by the rules as set forth in the city charter and in the land swap agreement with the park service. I guess I need to put in first that growth is really hard and especially where people have lived for years and tough decisions have to be made and I probably would not like to make this decision. But lets talk about a few things that maybe the developer can have some information on. The site map that has provided is really close to the one that was received in the original proposal at the first of the year. And I understand that they don’t want to put in money producing a good site map before getting approval to put the park in, but the one that is presented, it is the same as the previous one that they show each lot or RV space to have a couple of trees in

them, but how in the world can you guarantee or plot out and build an RV park and I am afraid that this could be another Ace Hardware with clear cutting situation and there's no way you can guarantee that the trees that exist will be kept, I don't think. The Forest Service had made a decision on January 17, 2017 in an environmental impact statement and I talked about the development of the area if the land swap went through and it said if re-zoned any development should be similar to the surrounding area low density residential development and it is expected to occur more gradually in spots to the projected population growth. I don't think that an RV park by any stretch of the imagination is low density, especially in the summer with the tourists and the part-timers that will come up to use it. And one of the other things we encouraged the City Manager and Cody was to consider a professional tree preservationist to plan and considers the impact of vehicular traffic on tree root systems and considers the alternatives for creating forest and open space within the park. We can make this available to you if you have not had a chance to look at it. The other things that bothers me is when the developer spoke briefly earlier is that he couldn't guarantee access to, at this point, access to the trail system. That is a very popular trail system there and you think that should be accommodated to ensure that hikers like myself have access, along with all of the other hikers that are up here."

Mr. Gerald Clark, 4901 Vallery Lane, offered the following comments: *"I am retired military and I've lived at this address for 38 years, so I have seen a lot of things come and go there I do know that from what I have seen some people have already made their minds up of what's going to go there. My question is this, is the owner or the people that are buying it are they going to move in there and live there year around the same as us. Or are they going to buy it and as soon as they get it done go back to Tucson or Phoenix. Another thing, over the 38 years I have seen many, many herds of elk, I've seen wild cat, I've seen mountain lion, I've seen turkey, I've seen deer, I've seen most anything you want to talk about come down the roads and I feel like the rest, there is plenty of land around here, even right across the street from where we are at. I understand that probably we aren't going to have no say so on this, that it's going to go one way or another, but as far as I am concerned I vote against it 100%, because our life is going to change, regardless of what anyone says or does. Thank you."*

Ms. Pam Swanson, 5283 W. White Mountain Blvd. Camp Tatiyee, offered the following comments: *"I am a part-time resident, I am the Executive Director for the Lions Camp for twenty-six years, involved for twenty-nine. While I won't even pretend that you will understand why our sister why our sister project supports this and why we are not the landowners right now, I do want to tell you that we are the*

ones living with it. We're Lions, we work it, we are community members, we are the ones that have been out here for sixty years. Our kids and adults that come have special needs, they have autism, they have total care needs and basically we serve all different populations for free which is why we didn't have the money to acquire the land on our own. I just want to encourage you that this has always been open space and we were assured when this process started that it was going to remain open space and it is unfortunate that we didn't have the funds for the last twenty years that this has been negotiated for. But I want you to know that our families and we are so committed to the Town and we have always been a good community partner. And don't take away the small piece of heaven that makes them feel comfortable. Also, the bottom line is this, is changing this zoning from open space to RV park the absolute best use of space in this neighborhood. And to change a zone there needs to be a need for it, is there truly a need for an RV park right there, right next to us, right next to all of these families. And lastly, how does this change really benefit this community, because like we have already heard there is other open space available to purchase, for commercial, they are already zoned commercial, why is right here going to be the answer. Thank you for your time."

Chairman Staley said help me understand what your objection is too . . .

Ms. Swanson said "Our objection is safety. Safety, because noise, all of that triggers behaviors in our campers. Many are non-verbal and are wandering, you know, like we don't people wandering in, There are already people that do, but they are local and we let them use the trail and they follow all of the rules that we ask them to follow. This is a lot more transients, a lot more people possibly coming into the camp making us not as safe, making the community not really that get-away anymore and for our campers to have a natural camp experience either."

Chairman Staley said Camp Tatiyee does not currently have a fence.

Mr. Gordon Richards, 5283 W. White Mountain Blvd. Camp Tatiyee, offered the following comments: *"I am the site manager for Camp Tatiyee, I moved up about seven, eight months ago and to give you a little history of my background I worked for a hotel for 27 years at a resort in Scottsdale, Arizona, it was all security. Security for 26 of those years. The reason why I was hired, one of them, was because of my security background. I set up cameras on the outskirts of and captured individuals trespassing, ATV's, side-by-sides, people walking their dogs without a leash, all of this stuff is captured and when you put in an RV park it's going to get worse. Even if you put a wall up, I mean, I am all for building RV parks, but unfortunately this area right here is just so congested already for individuals that actually live here.*

And just the safety itself. Also, this was my dream job, having the trees, having the wildlife and everything else. If you put an RV park in there, it is just going to destroy it. If you are going to put in an RV park, put in somewhere else, not close to the Tatiyee camp and not close to their houses.”

Chairman Staley said it would not fix the entire problem, but asked if there is a way for Camp Tatiyee to protect the perimeter by to protect Camp Tatiyee with fencing or by any other method.

Mr. Richards said that fences do not always work and they do not always keep people out. He said that being in security he has seen all types of issues and potential problems.

There being no further comments, Chairman Staley declared the public hearing closed.

Chairman Staley said that he has questions that he hopes Director Blake and Mr. Gappmayer can answer and said they would start with Director Blake explaining what Open Space zoning means and what potentials options are allowed in an Open Space zoning. He said this might be helpful for the public to hear this.

In response to Chairman Staley, Director Blake said that under Open Space zoning a residential neighborhood of one acre lots or less could go in without changing the zoning, conforming to subdivision regulations. It can be sub-divided to one acre lots and build houses on that which would be equal to our R1 zoning that we currently have. He said one-acre parcels are hard to develop because of the expense, you do not get a lot of pay back on one-acre parcels. The infrastructure costs for putting it in would be high and under the sub-division regulations they would have to pave it and the RV park does not fall under the subdivision regulations and they are not required to pave.

In response to Chairman Staley, Director Blake said that the developer plans to put in gravel roads and it would have to be an all weather type of road, meeting certain standards for fire trucks and safety vehicles that can get in without getting stuck.

Chairman Staley asked Town Clerk Jill Akins to respond to the timing and the capability of having everything prepared for Council in one week.

Ms. Akins stated that the Town Council will review all of the documents that have been submitted so far and any other documents that are received will be forwarded

to the Council and Staff. She said that the Town Council would be able to review the draft minutes from tonight's meeting no later than the following Monday.

In response to Chairman Staley, Director Blake said that the traffic study has been done for Phase One and a new traffic study would have to be done for any additional phases. He said that the current traffic study is not calling for a decel lane, but said this is still subject to review from ADOT. It will be up to ADOT if they require a decel lane, but said they are not requiring a light for the eighty-four units. He said that Brett Cote, the owner, still wants a decel lane.

In response to Chairman Staley, Mr. Gappmayer said he did talk to Pinetop Sanitation and they do have to annex and that is part of the reason for the Phases because we have to pay for annex and get to the pump station. He said that there will not be a waste-water treatment plant on the property and said it would be a transfer lift station.

In response to Chairman Staley, Mr. Gappmayer said Phase One is the only phase that has a site plan design, which is only a design because the property has to be rezoned first. He said they have talked to the electric, water and sewer companies and have the fire exits and he said they have done everything we can up to this point. He said that they want to see how Phase One goes before touching any of the other properties, especially with the Sanitary District impact fees per acre.

In response to Commissioner Salskov, Mr. Gappmayer said initially they had eighteen foot wide roads to minimize the trees that would have to be removed and said that the fire department wanted the twenty foot wide roads. He had talked to Director Blake and said that when they walk the property they will try to save as many trees as possible and said that is why the RV pads are at so many different angles. He explained that the RVs will be at different angles and the RV pads are actually bigger than required by the Town and the reason is to save more trees. He said nothing will be lined up it will be whatever fits between trees and each pad will have water, sewer and electric hookups.

Chairman Staley stated that this plan is tentative at this point, and said that if the zone change is approved then each and every spot will be laid out to conform with the trees that are already there.

Mr. Gappmayer said that if the zoning is approved and the roads laid out they would have a surveyor lay out the pads around the trees saving as many trees as possible.

In response to Chairman Staley, Mr. Gabbmayer stated that he understands the surrounding residents concern regarding noise. He said that they do not feel that with the buffer that noise will be a problem and said that both lighting and noise will fall under the Town's regulations which we will abide by. He stated that the buffer is close to two hundred and fifty feet before an RV would be to a house.

Chairman Staley said that this should help the sound to diminish to minimal or nothing from that distance.

In response to Commissioner Salskov, Mr. Gappmayer said he has two business partners and that they own two construction companies in Tucson and said that they are keeping the ten acres and do plan on building cabins and moving up here and living next to the park on the ten acres.

In response to Vice Chairman Smith, Mr. Gappmayer said that there will be electric at each site so generators will not be running and he said that the hope is that the buffer reduces or eliminates any noise from a/c units.

In response to Chairman Staley, Mr. Gappmayer said that the intent is to have a family park because most of the parks in the area are 50 to 55 and older and he said that there was nowhere to take kids.

In response to Chairman Staley, Mr. Gappmayer said that the future plan is to have a park, ramada and a buffer along the ten acres and possibly have a dog park put in. He stated that he and his partners want the park to be nice.

In response to Chairman Staley, Mr. Gappmayer said there is no intent to use Vallery Lane unless there is a fire.

Director Blake stated that the emergency exit onto Vallery Lane will have to meet the all weather standards for emergency vehicles and it will have to exit onto Vallery Lane at an angle per the County and he said that portion of the road, when being built, will have construction equipment there for that purpose at that time only.

Mr. Gappmayer said that Arizona Water will have to cross Vallery Lane and there may be some equipment there during that time.

In response to Commissioner Williams, Director Blake explained that some of the parcels have split and sold already and the "A" has already been rezoned to "K". He said went he sent the letters out it was an "A" on the counties website and after

checking today it is now “K” because of a few splits that have happened. Each time a split happens the letters on the parcel numbers change. He said there are 36 acres right next to the property that Mr. Gappmayer is wanting to buy that has sold to a private individual. He stated that he has not met with them and does not know what their intentions for the land will be and he said that the 36 acres has already sold and is not included. He explained that the 36 acres was part of “A” but since is sold and split it has its own parcel number now. He continued to explain that the two parcels along the highway on the front of the property has been rezoned to commercial and has its own parcel numbers but were originally in “A”. He said that this piece has not been split off yet and it will come out of “K”. He said that there are ten acres along Camp Grace that has also been split off.

In response to Chairman Staley, Mr. Gappmayer said that there are some trees on the property that are dead and will need to be removed and other trees that should not stay. He said other trees will be planted in spaces that are open to or have had trees removed.

In response to Commissioner Salskov, Director Blake said that it is part of the code requirement to firewise the property. He said that anyone who purchases the property or surrounding properties would have to firewise due to the Town code and possibly remove trees. He explained that the Town has firewise enforcement codes and that the County does not.

Director Blake stated that there were a couple of comments made regarding maintaining the property as open space. He explained that the Town does not have that capability unless we owned the property and we do not own it. The Town cannot tell anyone that they cannot try to rezone a piece of property or that they have to leave it as open space, the Town does not have that ability. He said that this is private property, owned by an individual and the Town cannot tell someone no if they come to the Town with a project. If the Town does tell someone no, the Town could then be in a lawsuit. Director Blake said that he has been meeting with Mr. Gappmayer for close to one and a half years and he has looked at other properties and this piece was not his first choice. He said there are other issues that have to be looked at when choosing a piece of property. The land across the street from the Maverick gas station that has been for sale for a while has major flooding issues and other pieces of property might have other issues, like no electric, water or sewer.

Director Blake explained that a minimum RV lot is thirty feet by fifty feet and Mr. Gappmayer has gone a little bit bigger than that. He explained that a drainage study will be done, culverts to be installed, legacy trees to work around which will affect

the number of lots he will be able to put in and probably will end up with less than eighty-four lots. He said there is also a 30% open space requirement in the park, excluding roads.

Commissioner Salskov stated that the Town does not own the land, it would be nice if the Town had the money to purchase it and keep it open space, but it is owned by a private company. He said he did not know if this is the best use or not, but the property will be developed, and the owner has a constitutional right to do with the land what they want. The property will be developed, and the question is what will be developed there. He said trees will be taken down to make the property firewise. He said unless someone else here wants to buy the property, the property owner will sell the land and we cannot say that he cannot sell the land or use the property. He said he understands the concerns and he also loves it as open space, but unfortunately that was going to go away once the Forest Service did the land swap.

Vice Chairman Smith moved to recommend to Town Council to approve the Z-077 Zone Change Request from Open Space (OS) to Recreational Vehicle Park (RVP) Zoning District on 25.5 acres of APN-212-01-036K with the following recommendations:

1. The developer is to maintain as many of the trees on the property as feasible.
2. The development is prohibited from allowing permanent RV residents, no RV skirting, or built-on decks.

Commissioner Salskov seconded the motion and by show of hands the following vote was recorded:

AYES

Adam Staley
Richard Smith
John Salskov

Larry Agan
David Orris

ABSTAIN

Alison Stewart

NAYS

Tim Williams

The recommendation to the Town Council passes with 5 yes votes, 1 no vote by Commissioner Williams and Commissioner Stewart did not vote and had removed herself from the dais and did not participate in the discussion.

E. Staff Reports:

E.1 Report and Update from Community Development Department.

Director Blake stated that the Autozone is moving forward and said drywall is being installed and the landscaping should be started within the next two weeks. He said that the building next to the Hallmark is going to be All Occasion Florals. The owners of Hallmark and Ace Hardware purchased All Occasion Florals and are moving the business to the location next to Hallmark. He said that he issued a permit for the Department of Economic Security interior remodel located in the Safeway Plaza and the Safeway exterior remodel will be complete in a little over a month. He said that construction is still booming in the Town.

Director Blake said that the Town Council eliminated the impact fees and said this was done in an effort to be more business friendly and to encourage new construction to come to Town.

Director Blake said that the next meeting on June 25th will have a zone change request of the ten acres on the north corner of White Mountain Boulevard and Wagon Wheel Lane. Brett Cott is the owner of the property and is asking to rezone to commercial. Also on June 25th is a request from Cellular One to put up a 180 foot cell tower at Mountain Meadow Park. He said that a Conditional Use Permit and a Variance are required along with a recommendation to the Town Council.

F. Adjournment

There being no further business at this time, the meeting was adjourned at approximately 7:38 p.m.


Chairman Staley