

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING  
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING  
COMMISSION, HELD ON THURSDAY, JANUARY 27, 2022  
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	Vice Chairman
Richard Smith	Commission Member
Alison Stewart	Commission Member
Tim Williams	Commission Member
David Orris	Commission Member
James Brimhall	Commission Member

Also Present:

Jeremiah Loyd	Community Development Director
Kristi Salskov	Assistant to the Town Clerk
Mackenzie Valichnac	Administrative Assistant CDD

**B. Call to the Public**

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Chairman Staley called for public comments. No comments were offered.

**C. Minutes**

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**C.1 Minutes of the Regular Meeting of the Planning and Zoning  
Commission held on December 9, 2021.**

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Commissioner Williams moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on December 9, 2021. Chairman Staley seconded the motion and by show of hands the following vote was recorded.

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Tim Williams	X		
Alison Stewart	X		
David Orris	X		
James Brimhall	X		

**D. New Business**

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**D.1 Discussion and consideration of amending Title 16 Chapter 16.24.08 street design.**

Commissioner Williams moved to table the discussion and consideration of amending Title 16 Chapter 16.24.08 until Public Works Director Matt Patterson can be in attendance. Chairman Staley seconded the motion and by show of hands the following vote was recorded:

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Tim Williams	X		
Alison Stewart	X		
David Orris	X		
James Brimhall	X		

**D.2 Information and consideration of amending parking requirements, Title 10 VEHICLES AND TRAFFIC by adding Chapter 10.02 GENERAL PARKING REGULATIONS to the Town Code.**

Community Development Director Loyd introduced Animal Control/Code Enforcement Officer Chelsea Haas to the Commission and explained that she has very little authority to enforce violations with the way Title 10 VEHICLES AND

TRAFFIC is currently written. As an example, Director Loyd mentioned an RV that had been parked at a closed business on White Mountain Blvd. Because this was on private property, she was unable to issue a violation, rather she issued a 30 day notice of violation. By adding Chapter 10.02 GENERAL PARKING REGULATIONS it would allow Code Enforcement Officers to issue a 48-72 hour notice of violation. Commissioner Brimhall asked for clarification on the 48-72 hour violation. Code Enforcement Officer Hass explained that it is either/or, a civil traffic violation can be written, or the vehicle can be red tagged to mark it for 48-72 hours to be towed if not removed, depending on if it is impeding traffic. If it is blocking a driveway, it can be towed immediately, at the expense of the owner. After some discussion among the Commission, Code enforcement Officer Haas explained that if it is on private property, the property owner would have to complain for a violation to be issued.

Chairman Staley moved to recommend to the Town Council amending parking requirements, Title 10 VEHICLES AND TRAFFIC by adding Chapter 10.02 GENERAL PARKING REGULATIONS to improve the free flow of traffic and public safety to the Town Code. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Tim Williams	X		
Alison Stewart	X		
David Orris	X		
James Brimhall	X		

**D.3 Discussion and consideration of amending Title 17 Chapter 17.60 (C-R) COMMERCIAL RECREATIONAL ZONING DISTRICT.**

Community Development Director Loyd reminded the Commission of the changes they recommended to Town Council from the December 9, 2021, Planning and Zoning meeting, striking all permitted uses from the Commercial Recreational Zoning and explained that Town Council would like to keep a list of permitted uses in the Town Code for Commercial Recreational Zoning. Director Loyd explained that Town Council would like the Commission to re-visit the uses. Chairman Staley

states that he would be ok leaving a generic list of example uses as long as it states “with the discretion of the Community Development Director”.

Town Council member Sterling Beus addressed the Commission and explained that the concerns of the Town Council were with putting all the pressure on the Community Development Director. Councilor Beus also explained that the Council is in favor of the Commission making changes to the C-R Zoning but did not approve of removing all examples of permitted uses. Councilor Beus also expressed concern regarding lodging. Whether it be, cabins, hotels, motels, or simply wording it as lodging, he expressed the need to have it mentioned in Commercial Recreational Zoning. Director Loyd pointed out to the Commission that there is no mention of hotels or motels in (C-1) Light Commercial Zoning. The only place hotels and motels are mentioned is in (C-R) Commercial Recreational Zoning. As currently stated in C-R 17.60.020 # O, hotels and motels are listed as permitted uses. Director Loyd informed that if the Commission were to omit this use in C-R, hotels and motels would not be listed in any zoning other than C-2 as a permitted use.

Chairman Staley opened the discussion of Commercial Recreation Zoning to the public.

Jennifer Brimhall asked, “what does Recreational Zoning mean?” After doing some research of her own, Mrs. Brimhall found that Recreational Zoning in Show Low, AZ lists uses such as multi-sport facilities, community pools, golf courses, etc. In larger Cities, for example, the Phoenix Suns arena in Phoenix is zoned recreational, yet it has other businesses and offices within the arena. Mrs. Brimhall states that her athletic camp, Camp Grace, does have an office in which she can do business. Mrs. Brimhall expressed concern that if the Commission removed permitted uses, such as offices, she would not be able to have an office at her camp to work out of. Mrs. Brimhall also recommends, that along with permitted uses, having a section of excluded uses, such as: recreational marijuana or gas stations

After further discussion by the Commission and Director Loyd, the conclusion was made that more research and information is needed before proceeding with making any changes to (C-R) Commercial Recreational Zoning.

Chairman Staley made a motion to direct staff to review Recreational Zoning in other Cities and Towns and to bring it back at a later meeting for discussion. Vice Chairman Salskov seconded the motion and by show of hands the following vote was recorded:

	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>
Adam Staley	X		
John Salskov	X		
Richard Smith	X		
Tim Williams	X		
Alison Stewart	X		
David Orris	X		
James Brimhall	X		

**E. Staff Reports:**

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**E.1 Report and Update from Community Development Department.**

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Director Loyd provided the following updates:

- The Town had 57 new home builds in 2021.
- Home values are at a high, homes are being put on the market and being sold within a week or less.
- The Town’s census decreased, and more homes are being purchased with the intent of being used as Airbnb’s.
- Director Loyd addressed Commissioner Stewart’s concerns on paint colors for businesses and not being able to find any information in the Town Code. After discussion with the Commission, some suggestions were made to provide an information packet with guidelines to business owners when they complete a business license and/or a building permit for remodels or new builds. It was also discussed to add this information to the Town website.
- The next Planning and Zoning meeting will be held on February 24, 2022. There are no agenda items for February 10, 2022.

**F. Future Agenda Items**

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- Community Development Department will bring back the agenda item D. 1 **Discussion and consideration of amending Title 16 Chapter 16.24.08 street design** to consider.

G. **Adjournment**

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There being no further business at this time, the meeting was adjourned at approximately 6:56 p.m.

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Chairman Staley