

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, MARCH 11, 2021
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

A. Call to Order

Vice Chairman Salskov called the meeting to order at 6:01 p.m.

Roll Call:

The following Members were present:

John Salskov	Vice Chairman
Richard Smith	Commission Member
Alison Stewart	Commission Member
Tim Williams	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member <i>(participated telephonically)</i>

Also Present:

Cody Blake	Community Development Director
Kristi Salskov	Assistant to the Town Clerk

The following Member was absent:

Adam Staley	Chairman
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B. Call to the Public

Vice Chairman Salskov called for public comments. No comments were offered.

C. Minutes

C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on January 28, 2021.

Commissioner Williams moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on January 28, 2021. Commissioner Stewart seconded the motion and by show of hands the following vote was recorded:

AYES

- Richard Smith
- John Salskov
- Tim Williams
- Larry Agan
- David Orris
- Alison Stewart

ABSTAIN

NAYS

D. New Business:

D.1 Information, Discussion and Public Hearing regarding the approval of Conditional Use Permit (CUP) 130 to construct (4) green houses on residential property R1-4 located at 1108 North Church Lane in SE ¼ of Section 26, Township 9 North, range 22 East, Navajo County. APN 212-28-036A

Community Development Director Blake explained that Mr. Kengla has applied for a Conditional Use Permit (CUP) to construct four (4) green houses on his R1-4 residential property. Mr. Blake stated that he had received two phone calls and one letter in support of Mr. Kengla’s request. The calls were from the party rental business that is adjacent to the listed property, as well as Mr. Ellsworth the owner of an apartment complex, both are in support of the CUP. A letter in support of the CUP was from a neighbor, Carol Gardner. Mr. Blake further explains that the green houses to be erected will be of the same material and quality as the Green houses used at Christopher’s Garden. The buildings will be to code and able to hold the snow load.

Further, it was stated by Mr. Blake that this property and the green houses to be erected are separate from Christopher’s Garden. The intention is for personal use by Mr. Kengla for the growth of fruits and vegetables.

Mr. Christopher Kengla stated that he purchased this property for his own use. His intention is to build one green house first, then maybe add a second. He is asking for a CUP for up to four green houses in case he decides to expand in the future, but that is not his intention at this time. Mr. Kengla explained that he did not want to change the zoning because one day he will leave this property to his children who may want to use this property for apartments or something similar.

Vice Chairman Salskov asked Mr. Kengla what he intends to grow in his green houses.

Mr. Kengla explained it will be used to grow ornamentals only, he will not be growing Marijuana or cannabis. There is a possibility that he may grow tomatoes or other ornamentals to sell at his business Christopher’s Garden. Mr. Kengla stated that he is not the sole owner of the nursery.

Vice Chairman Salskov called for the public hearing to allow comments on this matter.

Robert Ingels offered comments. Mr. Ingels explained that he owns three ½ acre properties just a couple of blocks from the property requesting the CUP. Mr. Ingels stated that he is pleased that a local resident with multi-generational ties to the community is using the property to expand his personal business and or personal interest. Mr. Ingels acknowledged how completely the application for the CUP was filled out and the truthfulness of the answers. Mr. Ingels would like to show his support and recommend the approval of CUP 130.

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

Commissioner Smith moved to recommend the approval of Conditional Use Permit (CUP) 130 Allowing construction of four (4) green houses on residential property R1-4 APN 212-28-036A. Commissioner Agan seconded the motion and by show of hands the following vote was recorded:

AYES

Richard Smith
Alison Stewart
Tim Williams
Larry Agan
David Orris

ABSTAIN

John Salskov

NAYS

The recommendation to the Town Council passes with a 5-0 vote.

**D.2 Review, Discussion and Action regarding Chapter 17.56 (RVP)
Recreational Vehicle Park Zoning District.**

Director Blake explained that recently a community informational meeting was held regarding the proposed RV park which will be coming back to the Commission on the 25th of March 2021 and to the Town Council on the 15th of April 2021 for review. Mr. Blake suggested a preliminary review of the chapter to see if anything needs to be updated or if the Commission has any proposed changes.

Vice Chairman Salskov explained that he would read the codes and they would discuss any changes or additions:

17.56.010 Purpose

Discussed, no changes.

17.56.020 Uses permitted

A. Discussed, no changes.

B. Discussed, no changes.

C. The commission found this wording confusing and asked that it be re-worded to reflect this being a pull-through space, also that a mock-up site plan would be helpful.

D. Discussed, no changes.

E. Discussed, no changes.

F. Discussed, no changes.

Commissioner Orris commented that in last weeks open discussion this was an issue/concern of neighbors. The commission as a whole discussed that the wording of a solid fence will suffice.

17.56.030 Site plan approval required.

The Planning and Zoning Commission agreed that the definition should be shortened to say, Site plan review, in accordance with Chapter [17.84](#) is required for any proposed RV park. In addition to the following requirements.

A. Discussed, no changes.

B. Discussed, no changes.

C. Discussed, no changes.

17.56.040 Streets

A. Discussed, no changes.

- B. Discussed, no changes.
- C. Discussed, no changes.

17.56.050 Detached accessory buildings

- A. Discussed, no changes.
- B. Discussed, no changes.

17.56.060 Private use accessory buildings

Discussed, no changes.

In response to Mr. Ingels, Director Blake stated that the Town has a Forest Health and Firewise Protection Code.

Mr. Ingels stated that a fire plan gives locations of hydrants and widths of roadways etc., and said he feels this would be helpful in the RV code. Mr. Ingels explained that several RV's now have slide outs of more than 2 feet and up to 4-5 feet although he has never measured them. Mr. Ingels stated that he is concerned with the 30-foot width of the RV spaces which is our code requirement. It is the opinion of Mr. Ingels that a 4-foot fence should be a minimum and that when it comes to design review, he would like to see trees and shrubs included to minimize the appearance of a block fence, provide shade as well as minimize sound and light from the RV park. Mr. Ingels felt that this would help the quality of life for the neighboring community.

In response to Commissioner Orris, Director Blake explained that the Code states that any new development has to meet Firewise standards prior to issuance of a building permit.

Director Blake also responded to Mr. Ingels concerns regarding fire hydrants and roadways stating that it will be reviewed and approved by the Fire Department and that it will conform to the National Fire Standards.

E. Staff Reports:

E.1 Report and Update from Community Development Department.

Director Blake provided the following updates:

- Final inspection and Certificate of Occupancy for the Golden Dragon Express has been completed. They are in the process of interviewing for employees and would like to open as soon as possible.

- Lakeside Market will be painting the building a gray earth tone. They have replaced the old tin roof with asphalt shingles as well as replaced the interior floor with a cement poured floor. The owner does not have a specific use in mind as of yet.
- Pinoli's Italian restaurant will be submitting for a new exterior paint color. They are working with It's Magic for new, fresh landscaping and are planning to open April 1, 2021.
- Pinetop Circle K has had a pre- application meeting for a new building at the location of Pine Lake Road and Highway 260.

F. Future Agenda Items

Director Blake stated there will be a meeting on March 25, 2021 regarding the RV Park zoning request.

G. Adjournment

There being no further business at this time, the meeting was adjourned at approximately 7:08 p.m.



Vice Chairman Salskov