

1. The first General Plan Survey indicated 51% said that the NATURAL ENVIRONMENT was our most important asset. The second survey indicated that 32% favor the TOWN AGGRESSIVELY PROMOTING GROWTH. Please offer your ideas for both PRESERVING OUR NATURAL ENVIRONMENT, while still GROWING THE TOWN'S POPULATION SIZE.

- Answered: 122
- Skipped: 61

We do not need to aggressively promote growth at this time. The real estate market is stumbling along at a snail's pace, we are overrun with empty commercial properties, so I should think our natural environment is safe at the moment and we are constantly diligent on developers who would change that.

7/22/2014 1:58 PM [View respondent's answers](#)

I would suggest that the term aggressive growth refers to business and economic growth, not increasing the population rapidly until the business and economic situation supports more growth. I am not in favor of growing population growth until it can be supported. Also the growth should be in already business-type locations not residential or anything causing the loss of our prime forested areas in the town. For heaven's sake do not destroy our forests (for residential or subdivisions) so our businesses reap the benefits they require to continue. AND we live here for that reason, it is a beautiful and forested environment. LETS KEEP IT THAT WAY.

7/18/2014 9:11 AM [View respondent's answers](#)

Limit where buildings, parking, and roads are placed. Cluster, mixed use areas while saving the natural landscape for public benefit. Use infill, redevelopment, and property maintenance (no more weeds in sidewalks and graffiti left exposed for years) to create a "vibrant small town in the forest" feeling. Clean up OUR main street to entice people to want to live here and take pride in this community and what qualities we value and need to promote, share and preserve.

7/17/2014 11:04 PM [View respondent's answers](#)

The two ideas go hand in hand - in order to preserve and enhance the Natural Environment it is necessary to slow growth. you cannot preserve the environment and continue to develop residentially and commercially. I do not wish to see aggressive growth but would much rather preserve and enhance the near pristine environment. Aggressively seeking growth is solely for the pursuit of money - leave that for the sharks and greedy people of the cities. Let us preserve the beauty and serenity that defines our area.

7/16/2014 9:58 PM [View respondent's answers](#)

Natural Environment always needs to be number one. That's why most of us choose to live here. To grow more I believe there are plenty of older structures and areas that can be rebuild or torn down for new builds. But I don't think anyone wants to see it get to big.

7/16/2014 4:56 PM [View respondent's answers](#)

?

7/15/2014 10:44 PM [View respondent's answers](#)

limiting new housing developments, and promoting sales of current houses and properties existing.

7/15/2014 9:43 PM [View respondent's answers](#)

Careful zoning do not allow heavy industrial

7/15/2014 12:12 PM [View respondent's answers](#)

The preservation and development of Woodland Lake Park should be the number one priority of the town. Every effort should be made to purchase at least 98 acres of the developed portion of the park. This is the focal point of the town. Open space needs to be maintained in the town as well as promoting growth. The area on Porter Mountain Road was designated as a development park. The town should work to bring in business that will help the town grow. This area has so much to offer with its natural beauty. A balance of business and maintaining the natural environment can be accomplished with careful planning. We need to have a vision for the entire area and not just dwell on individual ideas. The economy is growing at a slow rate so we have to be practical and realistic before jumping into new ventures.

7/14/2014 10:14 PM [View respondent's answers](#)

Recruit non polluting industries to the mountain.

7/14/2014 10:02 AM [View respondent's answers](#)

Pinetop/Lakeside is a vacation destination so population growth is not as important as preserving the natural environment. As baby boomers retire to the desert SW, some will want to experience the cool Summer temps in the White Mountains. So I recommend promotional campaigns to experience Pinetop/Lakeside.

7/14/2014 5:06 AM [View respondent's answers](#)

It's all about balance - promoting sustainable development that is sensitive to the Town's natural character; leaving some large mature pines, not developing every last meadow acre, and incorporating urban trails. The misapplication of PUDs has allowed for higher than desired densities, WITHOUT the benefit of protection of the natural attributes of parcels. More meaningful open spaces in developments. The Town also needs to shun its anti-development image once balance is attained - poor zoning choices by the Town staff and council for years has created mistrust and opposition. We need to support good development.

7/13/2014 7:24 PM [View respondent's answers](#)

Assist owners of vacant commercial properties in getting the spaces occupied instead of adding to sprawl by building elsewhere

7/13/2014 5:37 PM [View respondent's answers](#)

Keep the natural areas like woodland lake park to big springs/hidden springs undeveloped. Get the water I Billy Creek flowing again. Fill in development in areas where development has already started. Don't clear new areas of forest or rezone for new development. The

big reason that people come to Pinetop is for the pines and the small town feel and friendliness. If we get to big we will just be another Prescott, Sedona, or Flagstaff.

7/13/2014 4:36 PM [View respondent's answers](#)

People can't even maintain the natural environment, Indy work on the towns population size

7/13/2014 4:13 PM [View respondent's answers](#)

Establish parks or wild areas in strategic locations.

7/13/2014 1:20 PM [View respondent's answers](#)

Aggressively promoting growth is more important than preserving the natural environment.

7/13/2014 1:19 PM [View respondent's answers](#)

The town should encourage both population as well as business, retail and other, growth. When individuals come in for building permits and/or site plan reviews, staff and other responsible bodies, ie planning and zoning commission and town council should closely follow the development and zoning codes in the Town code to make sure new development is accomplished while negatively affecting the environment as little as possible. Privately owned property cannot and should not be overly restricted to prohibit a property owner from reaping the benefit of the property they own. The codes are in place to reduce the negative impact potential.

7/11/2014 6:33 PM [View respondent's answers](#)

a

7/11/2014 11:38 AM [View respondent's answers](#)

Attract people to the area with the natural environment and give them incentives to buy a house.

7/11/2014 10:53 AM [View respondent's answers](#)

We are surrounded with millions of acres of natural environment, so preserving natural environment within the actual town boundaries is of lesser importance than returning the town to prosperity. We need to focus on "referencing" our natural environment (outside town boundaries) by maintaining large trees where possible and especially by using natural materials (wood and stone) in building construction and by using earth friendly paint schemes. The town could comfortably grow to many times its current size if it would focus construction in this "natural" way. Currently even though the town is small, it has a hodge-podge of buildings that do not contribute to a positive image relating the town to our environment.

7/11/2014 9:37 AM [View respondent's answers](#)

Not expanding the population at the expense of the natural environment. We moved from Southern California mainly due to the overpopulation. Pinetop-Lakeside's charm is due to the small town feel with the conveniences of the "big city." The Mom & Pop shops and restaurants are attractive to locals and tourists alike. Promote growth through art and music festivals to bring up the Valley-ites but leave the home/condo expansion where it belongs...the big cities. We love it here!

7/10/2014 6:15 PM [View respondent's answers](#)

Hire a good consultant to revise the Town's Zoning Code. The Code is a "patchwork quilt" amended over the years, and the Town needs a comprehensive rewrite of the whole Zoning Code.

7/10/2014 1:59 PM [View respondent's answers](#)

Nature can and should be used. Not abused. We can implement "least" impact strategies. In fact we already have that. We need to promote commerce. Yes, the big guys! Ma an Pa shops are great, but anytime we don't want that we drive into Show Low. That takes tax revenue out of our local economy. We need to attract full-time families not just a retired market. Full-time families are looking for good neighborhoods (check), great schools (no-check), and place to work (no-check.)

7/8/2014 2:35 PM [View respondent's answers](#)

Based on those percentages, without seeing all results, it doesn't appear there is a clear favorite direction to either question. Beating a dead horse from previous surveys, this community cannot, nor will be able to grow without a significant beautification...I realize that does not lie on the Town per se, but until run-down, overgrown, collapsing buildings, etc properties are cleaned up, we have a problem.

7/8/2014 1:56 PM [View respondent's answers](#)

Bring in industry so people living here have a place to work. Industries relationship g to the natural resources would work: solar, wood processing. A Costco would be wonderful for jobs and supplies for families.

7/6/2014 3:53 PM [View respondent's answers](#)

We need more commercial development rather than housing development. There are plenty of homes available now. The council needs to become more business friendly and encourage more outside and chain businesses to locate here. The Good Old Boy mentality needs to stop. Mom and Pop businesses are ok for the tourists but they have a hard time at being successful. Residents and visitors both know which chains to trust. Our Mom and Pop businesses are attractive at first but get old over time to us locals. Working with the Forest Service, Game & Fish in addition to local organizations is the best way to preserve our natural environment.

7/5/2014 1:18 PM [View respondent's answers](#)

I think that the town does not actually want to "grow population size" when referencing "promoting growth". Rather economic growth is much more highly desired, not more competition. A focus on supporting local business owners, tourism and community involvement would promote growth. All the while no unnecessary outside companies would be erecting buildings, preserving the natural environment and encouraging growth.

7/4/2014 3:46 PM [View respondent's answers](#)

We're not for growing the area. We are all about preserving the beautiful nature around us.

7/3/2014 11:27 AM [View respondent's answers](#)

Don't develop Woodland Lake Park area. Maintain all trails and their surrounding areas in their current state. I am in the 68% majority that does not feel the town should aggressively promote growth and therefore have no suggestions that would help support this minority opinion.

7/1/2014 9:28 PM [View respondent's answers](#)

Cannot aggressively grow AND preserve our natural environment. Impossible!

7/1/2014 5:24 PM [View respondent's answers](#)

Promote growth, less on environmental issues

7/1/2014 9:26 AM [View respondent's answers](#)

Our town needs real businesses for it to succeed, not just tattoo shops and thrift stores. We will be attracting the wrong crowd with these businesses. It would be healthy for our community to have real companies that attract educated people and others that want to improve our community. A vision of the town's needs should be our top priority. Show Low has begun to build a healthy community with its growth. I hope Pinetop can follow in promoting healthy growth. Large stores like Target and Costco can bring in tax revenue and attract people, as well as supply stores, home improvement centers, and other small businesses. There is a way to preserve our natural environment while at the same time promoting healthy growth. I hope we can find a town manager who has a clear vision of Pinetop's incredible potential. I also hope the council members will permit healthy growth.

7/1/2014 8:53 AM [View respondent's answers](#)

First and foremost is traffic safety. Speeding on white mtn blvd. Is very alarming. I have witnessed going 15 to 25 over the speed limit. While I never see town police patrolling, I sincerely hope that the police are not caveing in to merchants. Of course most of the worst speeding is during summer months on cars with valley license plates. Just enforce the laws.

7/1/2014 8:19 AM [View respondent's answers](#)

Offer recycling pick up Promote the White Mountain Youth Corps and the Nature Center Improve the trail systems (Hire the White Mountain Youth Corps) Thin the forests

6/30/2014 9:44 PM [View respondent's answers](#)

The White Mountains are the best kept secret in Arizona. That being said... WHY is it such a secret? The area needs tourism to flourish. Businesses and city need to come together to make it a more attractive place to visit. Your almost there... a few more things and you'll have it! I'd love to see you try to be more like Park City, UT.... find your "main street" attractions... work on making it beautiful... a place with arts, culture, places to eat/shop. While Family Dollar is necessary, it's not part of what I'd want to see as main shopping area. I love seeing that you have Pinetop Olive Oil, Pinetop Brewery, we need to have more places like that, but all closer to each other instead of all spread out...

6/30/2014 10:42 AM [View respondent's answers](#)

Our NATURAL ENVIRONMENT is our most important asset, that being said we need income for the town. Letting developers clear our forest and over crowd our town is NOT the answer but will ruin our town. The fees we will get from them is short lived and it will create very real problems. We need more year round residents and there are plenty of homes for sale in Pintop already. The reason people come here is to get out of the heat and enjoy our ENVIRONMENT what ever we do we cannot destroy it! We need more interesting activities in the area to draw more people, I lived in Durango for 10 yrs and there was something to do all year.

6/30/2014 10:07 AM [View respondent's answers](#)

I don't think we need to grow the town's population size. It will just require more infrastructure and services which cost more to provide than what an increased population supports (given the same tax structure). The town space is limited quite a bit by National Forest and reservation around its border, and the only real options for growing the population size is to annex portions of the county lands or to infill natural spaces within its current borders. Infilling would directly impact the natural setting we now have in the town, which is important to us. So annexing areas like the country club and regions out to Wagonwheel are the best options (in my opinion).

6/29/2014 8:36 PM [View respondent's answers](#)

no comment

6/29/2014 8:08 AM [View respondent's answers](#)

Do both,.....zone for 1 acre lots only. Take control of new business coming in as far as the environment.

6/28/2014 6:11 PM [View respondent's answers](#)

We need to enforce our fire safe law and get people to see that not cutting and thinning is harmful and dangerous.

6/26/2014 6:49 AM [View respondent's answers](#)

Some growth is bound to occur. That doesn't mean it must destroy our natural environment. Our town does not have the resources to promote growth, nor the infrastructure to do so. Those that want our town to promote growth are misinformed or ignorant of the town's condition.

6/25/2014 4:25 PM [View respondent's answers](#)

We are now seeing the results of the no growth movement of the past ten years. It is vital for are town and business community to allow growth to occur. Just look at any of the subdivisions developed over the past 20 years, they are the upper end of are housing. We should infill on are existing subdivisions and promote the responsible development of others. With Woodland Park and the trail system around are community, we offer plenty of opportunity for outdoor enjoyment. We need the town to become pro growth and encourage and manage it.

6/25/2014 1:51 PM [View respondent's answers](#)

This shouldn't be an either/or. The natural environment is the prime reason people want to live in Pinetop-Lakeside, so it needs to be preserved. However, we now know that thinning of the forest is essential for survival, so that places such as the White Mtn. estates, where little thinning has been allowed, are a threat to the entire community. Preserve discriminately. Yet the fact of the matter is, the town, for whatever reason, is in a monetary bind, so attracting businesses is an absolute necessity. In order to do so, the town needs to look more prosperous. Too many business fronts give the appearance of a town in decline. They need to be refurbished with some continuity of plan, e.g., as Show Low is redoing its downtown. One of the biggest eyesores is the Safeway plaza because it is the biggest single center in town. I understand the owner has refused to do anything over the years to improve it; there must be some way to bring pressure on him/her to upgrade the place. The truth is, our town is attractive for its landscape; it is unattractive otherwise.

6/25/2014 9:49 AM [View respondent's answers](#)

Add more parks, add private schools for youth?

6/25/2014 9:37 AM [View respondent's answers](#)

Focus growth on infill and re-development of distressed/blighted areas. Discourage development that would diminish forested areas and/or meadows. If we grow our population we will reduce our natural environment, increase traffic, crime and pollution, and lower our quality of life,(peace and quiet). 19% more favors NATURAL ENVIRONMENT over AGGRESSIVE GROWTH. This is a significant difference. Sorry, but aggressive growth loses. Even if we are careful, we cannot have aggressive growth AND protect/preserve our natural environment. Bottom line: Aggressively grow and ruin the great natural qualities we now enjoy.

6/25/2014 9:32 AM [View respondent's answers](#)

Parks and recreation areas should be protected and maintained for our citizens and visitors, we have many developments that remain empty and we should be promoting these structures for purchase before building any new ones.

6/25/2014 9:11 AM [View respondent's answers](#)

Infill housing is not just a big city idea. Attracting housing development requires an investment from a municipality that includes easements, tax incentives, and infrastructure commitments.

6/24/2014 6:35 PM [View respondent's answers](#)

Develop zoning laws separating business zones from residential zones.

6/24/2014 1:35 PM [View respondent's answers](#)

I don't believe promoting actual growth would interfere with the natural environment any more than it already has in past years. I am an advocate for both naturally, however without growth we are doomed to being stagnant with nothing left to pass on. For ideas regarding growth I feel it necessary to bring in modern conveniences rather than continue to pollute the area with un-needed eateries which are all too common in this area. Namely restaurants dedicated to Hispanic cuisine with no familiarity to anyone but local citizens. Our community is, in my opinion, blighted with unenforced code violations, run down businesses and abandoned buildings which serve no other purpose than shelters for the summer transients or reservation visitors who are intoxicated to return to their homes without assistance from our local police. I believe this hurts our environment and hinders potential growth.

6/23/2014 3:16 PM [View respondent's answers](#)

Become a more business friendly community, in my experience if a business was not a restaurant or lodging type sometimes they were somewhat given stepchild status.

6/23/2014 12:08 PM [View respondent's answers](#)

Designating spaces for preservation (ie how Woodland Lake is set up) while not being afraid to expand, grow, invite new business opportunities

6/23/2014 7:03 AM [View respondent's answers](#)

Preserve Woodland Lake Park and add further recreational amenities to it, such as fixing the tennis court and installing a basketball court. Make it as easy as possible for businesses to locate to Pinetop-Lakeside. Seek out tax-generating businesses.

6/22/2014 10:40 PM [View respondent's answers](#)

We should use our natural environment to entice others to come visit here by offering guided hikes, opening some lakes to swimming or boating.

6/21/2014 10:56 PM [View respondent's answers](#)

recycling is very important

6/21/2014 4:31 PM [View respondent's answers](#)

We need to promote slow, steady growth. We also should have a code that regulates the type and appearance of commercial enterprises. No more metal structures, loud colors, etc.. Buildings on main thoroughfares should be of a mountain theme. Taos, NM is an example.

6/21/2014 4:14 PM [View respondent's answers](#)

x

6/21/2014 3:01 PM [View respondent's answers](#)

There's a balance between developing land for housing and business with preserving the trees and some open spaces. It's unrealistic to not develop any open space in the town. This town is stagnant and without growth it will fail.

6/21/2014 11:50 AM [View respondent's answers](#)

More apartment complexes near shopping and work to lessen transportation. Encouraging businesses that people can work from a distance at home.

6/21/2014 7:41 AM [View respondent's answers](#)

More jobs, more industry.

6/21/2014 5:33 AM [View respondent's answers](#)

We have to save our lakes and parks period!! And leave the Forrest alone! I don't favor the town aggressively promoting growth nor anyone I have talked to, the town cannot maintain and service the roads, those of us who have grown up here and lived all our life here! Let alone plow the roads when it snows. Take care of what you need to now before wanting more folks up here! This town was better before the growth, with growth comes crime period.

6/20/2014 10:11 PM [View respondent's answers](#)

Don't have anything to add as the politicians will do what they think is best no matter what the populace says.

6/20/2014 6:06 PM [View respondent's answers](#)

I THINK THAT A GOOD CLEAN UP OF THE NATURAL AREAS WOULD HELP TO BRING IN PEOPLE. LIKE THE PARKS AND THE DEAD TREES THAT ARE AN EYESORE.

6/20/2014 3:41 PM [View respondent's answers](#)

Na

6/20/2014 3:33 PM [View respondent's answers](#)

Promote small, light industry and assign to prescribed areas. Maintain green space & preserve trees.

6/20/2014 2:57 PM [View respondent's answers](#)

First secure the preservation of creek drainages, meadows, and viewscapes. Then pass ordinances that prevent the destruction of a majority of the trees and natural flora, then have any development ascertain that it will not affect surface water, spring water or supply of lake water. After that promote development all you want.

6/20/2014 2:34 PM [View respondent's answers](#)

Need to figure out some way to build along the 260 corridor which will preserve the natural growth. Need to get stores into the Safeway shopping center as versus putting up dollar stores every couple of miles

6/20/2014 12:29 PM [View respondent's answers](#)

Preserve Woodland Lake as a public attraction. In-fill where possible. Repurpose empty commercial spaces.

6/20/2014 12:01 PM [View respondent's answers](#)

Keep natural areas natural Develop empty buildings and lots that have been previously developed or partially developed. Create walking/biking path that extends from Pinetop to Lakeside in forested areas between neighborhoods with paths to commercial sites. Create incentives to bring business back to Pinetop/Lakeside to increase revenues and decrease taxes on homeowners - box stores are not all bad - a Target would be great!

6/20/2014 11:04 AM [View respondent's answers](#)

It will be very difficult to preserve the natural environment and also aggressively grow, but the 32% responded to the "Town aggressively promoting growth" which is different from actual growing. In the past the Town has aggressively promoted growth and we barely saw a 2 percent increase per annum over any period of time. Growth can occur and be protective of the environment if the growth is in the right market segments. The key will be to attract growth that is in those segments.

6/20/2014 10:30 AM [View respondent's answers](#)

Growing the town's population should be in coordination of preserving some of our town's most beautiful spots. But to me the most important part of a town is what you drive through. Our town does not have a particular character that will attract folks to our town. Tempe turned its downtown around with cobble walk ways, trees and lighting. The old lamps we have are weird with the solar panel attached to them. Show Low has remade their downtown with lights and trees, then fronts and buildings have remodeled because of it. I don't know if there was any incentive to do so. In Pinetop-Lakeside, we have some very poor looking buildings that are not in use, including the old portion of the Safeway center. I know that complex is personally owned. But the owner is just letting it go to an unworkable property, and so much would have to be done to restore it. But if demolished and built as a small mall with trees etc. Could be a real attraction. The town needs to look at what businesses can come into town and enhance the area. Businesses historically have not been encouraged and been turned away. They have had little support to create revenue and jobs for the area. We can't live on tourism! It is seasonal! I see even the streets need to be swept. Well, if I am a business on 260, I could be responsible for cleaning up sidewalk, curb etc. We have some businesses in town that see we have lovely flowers growing in the summer. Even a tire place could have a big barrel of flowers. Clean up, fix up, paint and plat goes a long ways. Look for businesses that creates jobs and revenue for city. Right now if the motels and restaurants were to move out, this town would die. It has been good to see new shops come in Baked in Pinetop, Nanas, and others. We just need a similar character to create an atmosphere. This could be a "mountain village town" with coordination and cooperation from all of us. The Park is another BIG PROJECT. It should not be lost as one of our best and most beautiful assets of our town. But some creative development of a part of it could be done to help preserve the rest.

6/20/2014 10:22 AM [View respondent's answers](#)

I think the town needs to promote the growth of businesses. You can't be a viable town if you don't have what the people want. Sure, it's a nice place to live, but there is no where to shop that doesn't kill your pocketbook.

6/20/2014 9:34 AM [View respondent's answers](#)

The Natural Environment is essential. Promoting growth should be around tourism for the natural environment. More could be done to promote tourism.

6/20/2014 9:00 AM [View respondent's answers](#)

There needs to be more planned developments that include residential and commercial uses where infrastructure can be provided. Low density urban sprawl is what's happening now - and it doesn't work. Why are people opposed to all development. We should promote planned developments.

6/20/2014 8:17 AM [View respondent's answers](#)

Stop funding the wolf recovery programs and put that money into the school systems.

6/20/2014 7:08 AM [View respondent's answers](#)

I feel zoning is the key to growing and yet preserving our natural environment. Personally, I do not favor AGGRESSIVELY PROMOTING GROWTH, as I think it will occur naturally as a result of our beautiful natural environment and climate and excellent school system. Promoting having businesses come here to provide more jobs is fine, but I feel we need to be selective in the businesses we attempt to attract. On the other hand, I do not subscribe to any kind of a NO GROWTH policy - I don't want to build a fence around the area and say no one else can come! I just think we need to have proper zoning ordinances to protect our property values and the beauty of our area. Promoting tourism should be our focus.

6/20/2014 6:19 AM [View respondent's answers](#)

Honor what we have, like open green "spaces" and dark, quiet nights that promote the mountain life we all get to live daily and which money spending tourists want to experience while visiting.

6/20/2014 5:22 AM [View respondent's answers](#)

I don't believe the two issues can be done. By increasing growth the natural environment will of necessity shrink.

6/19/2014 10:53 PM [View respondent's answers](#)

I want clean streets with landscaping maintained year round; business with light strings make the town festive at night year round; feels happy and welcoming to visitors and residents too. Maintain as many pines as possible every place possible. What is the equation for roof-tops needed to maintain each business in town? We obviously don't have enough or at least enough occupied year round in order to keep from seeing so many see-through empty commercial buildings. How do you attract businesses that produce goods and services instead of just That's what we need! You can't preserve the natural environment at the expense of property rights but we can require builders/developers to maintain open spaces around drainage/riparian areas and/or by percentage of land built on. We should require any new building to buffer and/or match existing structures and densities with generous set-backs, landscaping, sound walls etc. I want to maintain our small town atmosphere but we obviously need more people here (not just empty second-homes) to improve our property values & school tax base and use our school buildings more effectively. If people want to keep every meadow open, then they need to buy the land themselves and maintain it as open space (including the park) but not tell property owners they cannot develop their own land. A strict town code would go a long way to maintain the beauty of open space and simplify building nightmares.

6/19/2014 10:49 PM [View respondent's answers](#)

annex lakeside in the wagon wheel area, secure city funding from embezzlement for our road maintenance, save woodland park, patrol forest for illegal dumping, have special bins for visitors to put their trash so our recycling bins and forest do not get trashed

6/19/2014 10:14 PM [View respondent's answers](#)

.

6/19/2014 9:44 PM [View respondent's answers](#)

I am all for preserving our natural environment. While growth in the town in a natural occurrence, I appreciate it's small size.

6/19/2014 8:14 PM [View respondent's answers](#)

Focus on creating pedestrian friendly neighborhoods. Balance density with open green space (natural forest). See the New Urbanist movement for further ideas.

6/19/2014 7:52 PM [View respondent's answers](#)

Acquiring more land to redevelop in Lakeside, re-zone for more desirable housing or business development. Add more parks/rec facilities like rec center, pool ect to attract families. Create more walk ability within the town limits.

6/19/2014 7:02 PM [View respondent's answers](#)

With my limited knowledge on who's responsible for what... 1. Protect Woodland Park and the outdoor classroom. 2. Put as much as possible into the schools and places such as the ball fields on Woodland Road and other youth and family oriented activities as possible in order to attract more families to the area.

6/19/2014 6:51 PM [View respondent's answers](#)

Whenever possible, include natural environs and settings in building site plans as part of the approval standards. If possible, existing trees and riparian areas should be preserved built around instead of destroyed.

6/19/2014 6:40 PM [View respondent's answers](#)

I don't have any suggestion

6/19/2014 6:37 PM [View respondent's answers](#)

The town cannot continue to promote the natural environment without promoting growth to businesses which will offer visitors other activities.

6/19/2014 6:33 PM [View respondent's answers](#)

Keep the parks and forests open. We don't need to promote growth.

6/19/2014 6:11 PM [View respondent's answers](#)

more trails

6/19/2014 5:23 PM [View respondent's answers](#)

Growth needs to happen along the highway, fill in all the empty buildings. Leave the parks and lakes alone. We need jobs, in our environment we need to strike a balance between summer/cool weather activities and winter/ski/sledding activities. There is not enough economic growth and our population is suffering, it seems if you can't afford to live in the country club you're living in poverty. We have no middle class here and the middle class is what drives the economy. Wealthy people spend their money elsewhere, the rest of the people don't have enough money to spend.

6/19/2014 5:16 PM [View respondent's answers](#)

If we promote aggressive growth the natural environment will suffer. Growth should come as needed. .look at all our empty stores. Why is this? Obviously the need does not yet exist, plus because of our higher taxes. Most people will opt to do large items in Show Low.

6/19/2014 4:22 PM [View respondent's answers](#)

Promote tourism more at all four seasons but NOT the population size. Why do we need population growth? If people want a bigger town then move else where. We moved here from Phnx & Tucson to escape the masses and raise our children in a more wholesome place. Preserve our natural environment- We need more Safe pedestrian and bike paths such as a perimeter trail around Woodland Lake Park. We have plenty of off road biking. Also Pedestrians run across White Mtn Blvd at various places, at dawn and dusk especially, visibility is challenging. The part-time residents/summer don't support our school district. They vote down the school budget initiatives yet don't even live here full-time to see the negative effects. They register their vehicles at addresses here so that they don't have to pay emission fees in Tucson and Phnx areas. It is very frustrating. We Do Not need more part-time residents. We need a good bowling alley & indoor roller rink.

6/19/2014 4:21 PM [View respondent's answers](#)

It's great for local business to have Growth but we enjoy the small town atmosphere. So guess we have nothing to offer other than utilizing the empty business's and not destroying nature and esp. the trees.

6/19/2014 4:18 PM [View respondent's answers](#)

Make sure the commercial businesses are kept up and show a general look that adds to the look of our area; whether it be plantings or the general look of business. Make it easier for new businesses to come to our area and build. The requirements in the past have been stifling to new businesses.

6/19/2014 4:00 PM [View respondent's answers](#)

There is no specific idea/solution for "Preserving Our natural Environment". This is the job of the Town Staff, the Planning & Zoning Commission and the Town Council to insure that any proposed development fits into or compliments the environment. This process happens in mountain communities throughout the west that unlike Pinetop-Lakeside have officials that have historically recognized the economic benefits of growth. Pinetop-Lakeside is now suffering the financial consequences of many years of short sighted council persons with anti-growth sentiment.

6/19/2014 3:57 PM [View respondent's answers](#)

Would prefer no further growth

6/19/2014 3:53 PM [View respondent's answers](#)

Nature based or ecotourism based economy is preferred.

6/19/2014 3:46 PM [View respondent's answers](#)

Change the town zoning so that all the buildings and businesses are of similar construction and in closer proximity. Town is too spread out and convoluted. Too many closed or boarded up eyesore shops that need to be demolished or face lifted. Reduce the ridiculous tax rate to encourage and promote business. Fix and maintain the sidewalks and give the town an appearance of not being run down and neglected.

6/19/2014 3:42 PM [View respondent's answers](#)

I think it makes our town more attractive to have more shopping available, and would love to see some names like Target or Costco here, which would also bring more business for the local restaurants and tourist shops. There are mountain towns with natural beauty around, but still plenty of businesses too. More growth and profit in the community helps to keep the town from looking old and run-down.

6/19/2014 3:25 PM [View respondent's answers](#)

Capitalize on nurturing an identity such as biking focus, trails like Moab, Ut. Support businesses in a year round atmosphere. Encourage clean businesses(i.e.call center; tech services). Actively recruit businesses that support the community atmosphere valued. Recognize the resort nature; yet, continuing(year round) structure of schools, small business and services, Promote P-T as a healthy active community in Phx, Tucson, Las Vegas centers.

6/19/2014 3:15 PM [View respondent's answers](#)

How about incorporating the country club into the town limits.

6/19/2014 3:09 PM [View respondent's answers](#)

Preserve Woodland Lake Park & Big Springs so they are not developed further; have new development pay for required upgrades to water/sewer.

6/19/2014 2:56 PM [View respondent's answers](#)

Natural Environment is our most important asset. The largest population in Pinetop live in the large cities and come to get away from noise, over growth will ruin this town. I live here full time & would like to see more stores but our taxes are so high that they all open up down the hill. How can we fix this problem? I lived in Durango Co for ten years and the way they keep from spoiling the environment is to recognize WHY PEOPLE LIVE THERE AND WHY DO THEY COME TO VIST. Promoting more tourism would be a great way to create revinue for the town and not spoil what we have with the wrong AGGRESSIVE GROWTH! We need more activities up here/ more to do.

6/19/2014 2:52 PM [View respondent's answers](#)

We must maintain the "mountain" feel of our community, however I absolutely favor the Town AGGRESSIVELY PROMOTING GROWTH! We must stop sending all the businesses to Show Low! Pinetop-Lakeside needs to make it inviting and simple to bring businesses and light industry to our Town!!!! We need to stop running business away!!! We also need intelligent, competent leadership!!!

6/19/2014 2:49 PM [View respondent's answers](#)

allow for development and encourage new businesses to come to town but both must maintain the "mountain" look and feel. with low lights, greenery, minimal trees removed, construction materials which fit the mountain look. Main street looks awful - orange paint, no landscaping, metal buildings. please try to avoid in the future.

6/19/2014 2:39 PM [View respondent's answers](#)

None

6/19/2014 2:31 PM [View respondent's answers](#)

more effective marketing and events that draw people to our area. Make it easier and more affordable for businesses to exist which would draw more people.

6/19/2014 2:01 PM [View respondent's answers](#)

While they can both take place at the same time, it is a very difficult thing to do. I am in the camp that says PRESERVING OUR NATURAL ENVIRONMENT far outweighs GROWING THE TOWN'S POPULATION SIZE. In fact, the small town feel of Pinetop-Lakeside is one of the town's most important characteristic. I am here because of the Natural Environment and would cast my vote for stunting growth altogether.

6/19/2014 1:58 PM [View respondent's answers](#)

I believe that increasing the towns population size would be detrimental to the environment. More people mean more impact on the environment. Pinetop Lakeside has outgrown the physical limits of the acreage. Pinetop Lakeside is surrounded by USFS, Apache Reservation and Show Low. Cramming more people into a limited space is not the answer. Preserve the natural environment by not promoting population.

6/19/2014 1:56 PM [View respondent's answers](#)

Preserving the natural environment by continuing to acquire Woodland Park. We do need to increase population...encouraging more summer owners, more summer activities, increasing small businesses, continue beautifying our main streets.

6/19/2014 1:56 PM [View respondent's answers](#)

I would not be growing the town's population size...but promoting growth of businesses. There is a big difference. Our natural environment WILL help sell the town as a great place to start a business. This is what we need! With the help of someone who is savvy in the tools of strategic economic growth, we can bring back the "good old days" of economic strength. As much as I disagree with most of what the current council is saying (not doing, because nothing has been done), I did hear that someone thought that we would be able to find the talent we need from within our community. That is right; there are a number of people equipped to help take the first steps to economic strength once again.

6/19/2014 1:55 PM [View respondent's answers](#)

we need growth and jobs first

6/19/2014 1:51 PM [View respondent's answers](#)

Grow along the highway and don't go to far into the forest.

6/19/2014 1:46 PM [View respondent's answers](#)

There are ample outdoor areas around the Town and certainly some parks and some open space should be preserved in town. That being said the Town is dying. We need opportunities and economic vitality or none of us will be able to stay here to enjoy the scenery. Aggressive growth is necessary. Look at other mountain towns that are thriving and do what they do. Attract business and jobs, create opportunities for people to spend their money here rather than going to Phoenix for everything but groceries and bring in entertainment venues so people have a reason to come and stay. Camping, fishing and hiking, as fun as they are, do not pay the bills. They are not enough of an attraction for business to thrive.

6/19/2014 1:40 PM [View respondent's answers](#)

If the residents want to see the existing business's survive we need more people to live in Pinetop/Lakeside. We need more business's for these people to be employed by. This in turn provides income for our town. THINK ABOUT IT..... DO YOUR JOB TO PROMOTE GROWTH.....

6/19/2014 1:28 PM [View respondent's answers](#)

Population size isn't nearly as important as business growth. We need to produce something here that will create good quality jobs, through manufacturing, enticing large companies to locate here, or other means. Here are enough natural areas within and near the area to preserve the natural environment!

6/19/2014 1:26 PM [View respondent's answers](#)

Do not encourage new development. Annex outlying properties.

6/19/2014 11:18 AM [View respondent's answers](#)

1) Renounce the promise made before incorporation of no property taxes as a mistake and levy a small tax. 2) Use proceeds of this tax toward purchase of Woodland Park and parklets (ultra-small parks with shade, seats, drinking fountains, flowers) and a small park on highway 260 with the parklet amenities plus public restrooms. 3) Revise zoning rules to encourage small businesses scattered throughout residential neighborhoods, particularly professional services, high tech startups and others that cannot afford and will not prosper with highway frontage and large and flashy signs, but need more on-site parking than typical residences for small staffs and clients. 4) Put some teeth and money into making private property more firewise throughout the town.

6/19/2014 9:49 AM [View respondent's answers](#)

No answer

6/18/2014 6:45 PM [View respondent's answers](#)

The Town needs to offer more centralized areas where people can shop, eat, play, etc. There should be some open space/green areas, but within the Town boundaries there should be more things like affordable (not no income housing) housing, entertainment for residents and visitors. There should be better paying jobs attracted to the Town, too. Preserving our natural environment should be emphasized in the areas outside of the inhabited areas. Most people expect to "go out into the woods" and don't expect it in town.

6/18/2014 3:46 PM [View respondent's answers](#)

Growth doesn't necessarily mean that we can't also preserve our natural environment. We just need to be smart about it, specifically, in our zoning and codes.

6/18/2014 10:57 AM [View respondent's answers](#)

2. The first General Plan Survey indicated 60% said that both our CLEAN AIR and FORESTED AREAS were extremely important environmental aspects to our Town. The second survey indicated that 43% desire GRADUAL LIMITED GROWTH to occur. Please offer your ideas as to what LIMITED GROWTH would look like without compromising our AIR QUALITY while maintaining our FORESTED AREAS in Town.

- Answered: 114
- Skipped: 69

Right now clean air and forested areas are plentiful and to be envied. Limited growth is not a bad thing as I've previously stated. Zoning regulations are upheld and developers are rigorously followed to make sure flood zones are not developed, large developments that have little or no free space are built and trees unnecessarily removed.

7/22/2014 2:00 PM [View respondent's answers](#)

Limit residential to single family homes using existing zoning.

7/18/2014 12:00 PM [View respondent's answers](#)

The current economic climate effectively contributes to limited growth in the population area. However, I would like to see aggressive growth, or substantial growth in the business area. If we are to continue to be a source of vacation-type sites in the state, we also need the businesses to supply the creature comforts visitors expect -- campgrounds, hotels, motels, restaurants, playgrounds, parks, etc. Planning should include whatever can be provided by the forest service to complement what our town has. In other words, enhance what we have, then consider what and where growth should occur (NO investment subdivisions taking up open meadows and forests)

7/18/2014 9:19 AM [View respondent's answers](#)

Similar points to #1 answer. Balance the built environment with protection of natural desired features allowing connectivity of shopping, schools, workplace and recreational opportunities for residents and our tax paying visitors with minimal use of autos on Hwy 260. Quality trails with pocket parks and the use of riparian drainage areas could help obtain these goals. Enforce all codes and site plan/design requirements to attain a fair, progressive pattern of growth in the proper areas.

7/17/2014 11:26 PM [View respondent's answers](#)

Limited growth to means letting commerce catch up to all the existing vacant retail and office space that exists. It's bad enough we have a state road that slashes through our forest the looks, for the most part, like a cheesy strip mall. There should be no land clearing development. Any growth needs to fit well into the environment such as those areas of commerce south of BLHS or Lumberman's Village/Long Wongs/2 Hippies area.

7/16/2014 10:02 PM [View respondent's answers](#)

?

7/15/2014 10:44 PM [View respondent's answers](#)

.

7/15/2014 9:44 PM [View respondent's answers](#)

The forested areas need to be cleaned and thinned out in order to grow a healthy forest. It will also help with fire suppression. With new technology, there are newer and cleaner ideas for business that will maintain the clean air. There are also a lot of vacant buildings and offices in town that should be used first before building any new ones.

7/14/2014 10:20 PM [View respondent's answers](#)

We need a town center. Not nodes. Instead, we need to create a real downtown area that will attract pedestrian tourism and support services like hotels and better-quality restaurants.

7/14/2014 10:04 AM [View respondent's answers](#)

The only way to get here is by car. Improve transportation to and from the valley areas and within the Pinetop Lakeside city limits will keep air pollution in control.

7/14/2014 5:08 AM [View respondent's answers](#)

Limited growth may be hard to define - but we can look at the history of the unsustainable growth we saw up until the Recession hit, where hundreds and hundreds of high-density condo units were platted and will never be built. We needed lower density (just stick with our land use designations and quit the high-density PUDs without giving up something) integrated with the forests, meadows, and integrated with urban trails. We desperately need affordable/work-force housing, which can be achieved in a sensitive manner. There needs to be a greater focus on quality commercial development; hopefully the recovery from the recession will happen soon and there will be greater demand for quality commercial.

7/13/2014 7:31 PM [View respondent's answers](#)

Synchronize traffic lights to reduce idling;

7/13/2014 5:39 PM [View respondent's answers](#)

Limited growth is keeping the growth to areas already developed. Taking down old or abandoned structures and building new ones. Keeping the growth near the main road without encroaching on the historical buildings in town and the beauty of the area.

7/13/2014 4:39 PM [View respondent's answers](#)

You could easily tear down or redesign old decrepit buildings before adding new ones to limit growth

7/13/2014 4:14 PM [View respondent's answers](#)

Establish designated forest areas and allow gradual growth that preserves the natural experience.

7/13/2014 1:25 PM [View respondent's answers](#)

The town should encourage both population as well as business, retail and other, growth. When individuals come in for building permits and/or site plan reviews, staff and other responsible bodies, ie planning and zoning commission and town council should closely follow the development and zoning codes in the Town code to make sure new development is accomplished while negatively affecting the environment as little as possible. Privately owned property cannot and should not be overly restricted to prohibit a property owner from reaping the benefit of the property they own. The codes are in place to reduce the negative impact potential.

7/11/2014 6:43 PM [View respondent's answers](#)

a

7/11/2014 11:38 AM [View respondent's answers](#)

Since we are surrounded by an immense forest, maintaining large forested areas within the small town boundaries is not warranted - all we need to do is to keep a representative number of large trees in town and maintain an overall appearance appropriate to a "town in the forest." Maintaining air quality is simple - the only major threat to our air quality would be from a large manufacturer with a polluting process - that is not on the planning horizon. Need to look separately at growth as residential and commercial. More residential growth can and should be allowed to mainly follow market forces. In sharp contrast, we need to do a much better job of managing and encouraging commercial growth - especially of businesses that will generate sales taxes, the major source of income for the town. Over the past several years (info furnished by Kent Brooksby), sales by town merchants (as reflected in sales tax revenue to the town) have been steady in constant dollars. If you factor in the population growth over the same period, that means our sales have been declining in proportion. Simply put, we are losing the battle. It is not a matter of having gradual growth but a matter of reversing the decline. The commercial business owners have not been able to provide the leadership to reverse this trend, nor has the Chamber of Commerce, nor have "market forces." Much more leadership and focus in this area needs to come from the town. The first thing we could do is to embrace successful business models. For example, instead of continuing the losing battle against tent sales, we should embrace them and encourage local businesses to participate. With town leadership, we could expand the July 4th events at Charlie Clarks and the School to become town-wide. We could have a huge event with tents full of bargains in front of businesses all up and down 260. As an annual event, that would attract visitors! So would town-wide sales events on Memorial Day and Labor day. Another example would be to encourage and focus on franchises. Our tourist visitors would be more comfortable shopping for many items at stores with familiar names. We have to start somewhere and the best place is to start is with what we have. We should stop tolerating derelict commercial properties on our main street. First impressions are lasting impressions and the first thing visitors see is our run-down and vacant buildings. How can we expect our existing merchants to prosper in the middle of such a bad picture? The town should aggressively look at bringing derelict buildings into code compliance and it should form a blue ribbon committee to help landlords find tenants at affordable rents and fill our vacant buildings. The town should provide leadership to get local merchants involved in cross-promotional activities. The only limit is the imagination and creativity of local merchants: . dinner/theater tickets . discount on winter clothing with a ski-rental receipt . promote apple wood locally smoked bacon at local restaurants . etc.

7/11/2014 10:49 AM [View respondent's answers](#)

LEAVE WELL ENOUGH ALONE or we'll all be sitting on White Mountain Blvd., bumper to bumper in traffic. The clean air quality and forested areas are a draw for tourists without having to compromise the small town feel. There is no such thing as "gradual limited growth" when millions of potential dollars are at stake. If we wanted growth we would've moved to the valley or any other urban city in America.

7/10/2014 6:23 PM [View respondent's answers](#)

See answer to Question #1. We need a comprehensive rewrite of the Town's Zoning Code.

7/10/2014 1:59 PM [View respondent's answers](#)

I have no comment. I love the trees. I don't worship them.

7/8/2014 2:36 PM [View respondent's answers](#)

See number 1

7/8/2014 1:56 PM [View respondent's answers](#)

See answer to question #1.

7/6/2014 3:55 PM [View respondent's answers](#)

There are plenty of empty businesses and business areas available now just waiting to be occupied. Filling in the areas along 260 should not impact the forested areas around us that much. It is next to impossible to have a good balance without compromising our air quality to some degree. Large industrial complexes would impact the environment the most. The council needs to research which types of industries would impact the least and encourage those to locate here (call centers, rebate processing, etc).

7/5/2014 1:28 PM [View respondent's answers](#)

See previous answer.

7/3/2014 11:28 AM [View respondent's answers](#)

Promote purchase of existing homes my full time residents. Allow new building once current homes are occupied and then only in areas that are not forested.

7/1/2014 9:32 PM [View respondent's answers](#)

We don't want a town filled with used car lots, Circle K's, Dollar Stores, etc., BUT a Conference Center or Town Square would be desirable and not compromise our air quality or much of our forested areas. Lets be very selective with our GRADUAL, LIMITED GROWTH.

7/1/2014 5:32 PM [View respondent's answers](#)

Promote growth & jobs

7/1/2014 9:28 AM [View respondent's answers](#)

Preserving forested areas will occur naturally here due to the fact we are surrounded by forest service land and reservation land. I would like to see Woodland lake preserved or only partially developed. We can bring in businesses on Woodland Rd, the highway, and Penrod Rd easily without compromising our clean air and forested areas.

7/1/2014 9:00 AM [View respondent's answers](#)

Due to our proximity to national forests we are hemmed in on all sides. So growing is restricted to improvements need to fit our community. We don't need more restaurants. What we really need is more activities for our kids and elderly citizens.

7/1/2014 8:25 AM [View respondent's answers](#)

Improve sidewalks and "downtown" areas so growth is focused and cars are less needed. Provide more public transportation.

6/30/2014 9:45 PM [View respondent's answers](#)

As stated before... find you "Main Street" and make that your main area of growth and beautification.

6/30/2014 10:43 AM [View respondent's answers](#)

While GRADUAL LIMITED GROWTH sounds good what we need is for ALL the empty commercial spaces (and there are alot of them) to be filled. I have my home in PT since 1999 and it is very hard for businesses to make it here they come and go very quickly. There needs to be some kind of insentive to get them to open here and not all down the hill. Our taxes are so high we run them all off!

6/30/2014 10:15 AM [View respondent's answers](#)

Annex the country club and areas out towards Wagonwheel.

6/29/2014 8:36 PM [View respondent's answers](#)

no comment

6/29/2014 8:09 AM [View respondent's answers](#)

Really not sure,...limit business licenses or just make sure the ones the are issued those businesses are environmentally friendly. Get Woodland Lake.

6/28/2014 6:16 PM [View respondent's answers](#)

Limited growth should not affect our air quality.

6/26/2014 6:54 AM [View respondent's answers](#)

Throughout the country there are examples of controls on growth. They are both legal and time tested. Our clean air and forested areas make up our economy. Without them we lose our economic base. There is a belief that we should become more than we are in order to provide jobs for our youth. Why? Most young people don't want to live in a small town anyway. Young people usually go "off to school" or go to urban areas for not just jobs, but lifestyle. A lot of young people like big cities-is this concept really that big of a surprise? We should accept the blessings we have and not try to destroy them so we might not have to part with our grown children. A majority of people said they want limited growth, why is this not listened to? As fewer towns offer what we have it becomes ever more valuable. Why can't we just be what we are-a town that takes some funds to live in, you might need to live in Show Low to work here, and we are not, nor do we want to be, like Prescott or Flagstaff that have grown so big they are hard to get around in. Let's work to preserve what we have and depend on Show Low for all of the things that would make our town just another overgrown mess.

6/25/2014 4:25 PM [View respondent's answers](#)

We are surrounded by National forest and the Indian reservation. Some people think just because a parcel of land which is privately owned next to them has been vacant all this time, its their private open space. It needs to be allowed to be developed if the owner so desires.

6/25/2014 2:12 PM [View respondent's answers](#)

Well, what does "limited growth" mean? Is it, "I now live here, so let's keep others from moving here"? There seem to be a cadre of people who want to obstruct growth, which, to me, is idiotic. Growth does not mean air quality has to be compromised, nor that forested areas decimated. Sound structural planning is what is needed, both for housing and business development. In the case of the latter, it would mean having a overall design plan for new businesses so that the town presented a theme to visitors, tourists, etc. This is a resort area, so develop a resort design, not for a cookie-cutter facade, but to keep new structures within a certain general design. Home development ought to be carefully overseen so that codes are always met. We have a lot of trailer parks that could use some cleaning up and refurbishing. People have to have a place to live, but that doesn't mean the place shouldn't be orderly and clean.

6/25/2014 9:58 AM [View respondent's answers](#)

I don't think our town needs growth

6/25/2014 9:37 AM [View respondent's answers](#)

Gradual Limited Growth could mean we focus growth on those areas of town already developed but in need of re-development, (because of deterioration). If we concentrated growth on redevelopment we could preserve our forested areas and not affect our air quality.

6/25/2014 9:36 AM [View respondent's answers](#)

See previous answer

6/25/2014 9:12 AM [View respondent's answers](#)

A resources and needs assessment would identify areas with maximum development potential and minimum natural resource depletion.

6/24/2014 6:38 PM [View respondent's answers](#)

I'm not sure.

6/24/2014 1:36 PM [View respondent's answers](#)

Until the Town can manage a budget consistent with what expenditures goes into the infrastructure this is actually a mute point and therefore cannot be answered. I feel this survey is an attempt to gather ideas from educated persons offering ideas to those otherwise uneducated or unskilled in their current positions.

6/23/2014 3:19 PM [View respondent's answers](#)

One of the downside to our City is that we have no downtown area for people to shop. with only one main road that runs through town if an alternative was available we could perhaps develop an area that would enhance the Mountain quaintness and still bring in jobs and most importantly revenue. .

6/23/2014 12:14 PM [View respondent's answers](#)

I don't feel that growth in this area could ever become large enough to compromise the air quality. I support growth

6/23/2014 7:04 AM [View respondent's answers](#)

Encourage tech businesses to locate in our area.

6/22/2014 10:41 PM [View respondent's answers](#)

Re-use closed buildings!!!! Do not build just to build new, but use the old and refurbish them to look old but have new and updated electrical and plumbing. Save the small town feel.

6/21/2014 10:59 PM [View respondent's answers](#)

same

6/21/2014 4:31 PM [View respondent's answers](#)

Try to insure that new businesses are a type that will remain and flourish, and provide good paying jobs. Not restaraunts that open and close within months. Make it clear that cutting down trees would only be allowable if necessary.

6/21/2014 4:18 PM [View respondent's answers](#)

x

6/21/2014 3:02 PM [View respondent's answers](#)

Air quality is not an issue in a small town like this. The only compromise to our air quality will be from bad air moving in from the Phoenix area. The forested areas in town are fire hazards with lots of unhealthy trees in them. Thinning and forest clean up would produce healthier trees that not only looked better but would make it safer.

6/21/2014 11:55 AM [View respondent's answers](#)

Bike lanes, public transportation, and plan to limit sprawling. See previous answer.

6/21/2014 7:42 AM [View respondent's answers](#)

More jobs, more responsible industry.

6/21/2014 5:34 AM [View respondent's answers](#)

Limit subdivisions,

6/20/2014 10:14 PM [View respondent's answers](#)

No ideas at the present time.

6/20/2014 6:09 PM [View respondent's answers](#)

THIS SUMMER HAS BEEN LIMITED BECAUSE OF THE DRY CONDITIONS. IT IS SAD SEEING THE CAMPING AREAS WITHOUT CAMPER'S BECAUSE THEY CAN'T HAVE FIRES.BUT JUST KEEPING THE TOWN CLEAN WILL HELP TO GROW THE TOWN.

6/20/2014 3:43 PM [View respondent's answers](#)

Na

6/20/2014 3:33 PM [View respondent's answers](#)

You can have light industry & stores without huge paved parking lots devoid of trees. You can have housing developments that preserve trees and provide greenbelts. Trees recycle CO2.

6/20/2014 3:07 PM [View respondent's answers](#)

Depends on what your definition of compromising is. There is no way to have growth without some affect on air quality and diminishment of forested area even is it is very small. Step one is to safeguard and protect the environment. Step two is to allow development to fill in what is left.

6/20/2014 2:38 PM [View respondent's answers](#)

Same as answer 1

6/20/2014 12:29 PM [View respondent's answers](#)

Build in meadow areas before cutting trees, and cut where needed for fire protection.

6/20/2014 12:03 PM [View respondent's answers](#)

Being very careful to use exisitng resources first before new developments - creating bike and walking paths with easy access.

6/20/2014 11:05 AM [View respondent's answers](#)

Growth that promotes walking or bicycle riding helps to preserve clean air, and limits clearing forested locales.

6/20/2014 10:33 AM [View respondent's answers](#)

I see better use of the areas that look like a blight in our town or buildings that have been empty for years, could be put to business development. There are many businesses that do not destroy air quality....business does not always mean pollution.

6/20/2014 10:26 AM [View respondent's answers](#)

1. Expanding on subdivisions that are already established. 2. Incorporating the natural environment into new subdivisions.

6/20/2014 9:37 AM [View respondent's answers](#)

Limited growth would be having a nature center, having many activities promoting use of the forests and lakes, preserving Woodland Park in its entirety. If the natural environment is preserved, this will be a tourism destination bringing more growth in the right way.

6/20/2014 9:12 AM [View respondent's answers](#)

The forest areas are protected so we need to focus on planned developments to encourage growth. The only growth the town can achieve will be gradual and limited since the town is land locked as it is - surrounded by Forest Service land and the White Mountain Apache Reservation to the south.

6/20/2014 8:27 AM [View respondent's answers](#)

Maintain a healthy mountain bike and cross country ski environment in the community. Limit the destructive effects of motorbikes and four wheelers.

6/20/2014 7:09 AM [View respondent's answers](#)

Selective promotion of non-polluting businesses is the best way to accomplish limited growth. I can't see a coal-fired electricity producing plant as a "good" neighbor, while solar production of energy might be appropriate. Businesses which promote eco-tourism such as bird watching, hiking, non-motorized trail use, fishing, etc. should be encouraged. I understand the market for these activities is large and growing. Renovation of some of the old and falling down structures could make "in-fill" a productive possibility.

6/20/2014 6:27 AM [View respondent's answers](#)

It's evident that "Tourism" is Pinetop-Lakeside's "industry". That industry is made up of two sectors: part time residents, who actually live here for part of each year, and "transient" tourists, who arrive, stay for a short period of time in rented accommodations, then return to their permanent homes. To "service" all of the full and part-time residents plus tourists, we have a small infrastructure of professionals and commercial businesses that Pinetop-Lakeside counts on to fulfill everyone's every need. It's a fine balance that isn't always easy to maintain harmony within, due to needs above and beyond that which each side of the "equation" needs to maintain their happiness (ie residents sometimes require more professional and commercial services than that which are offered in Pinetop-Lakeside and visiting tourists sometimes express the need for there to be more things for them to do while visiting, which I find baffling to hear, when I consider all of the outside activities our area offers!). "Limited growth" means what? More condos/houses/hotels, when we sit on over 1500 rooms, cabins and timeshares that all are sitting and waiting to be rented each night of the year.... and not all are? Build More stores and restaurants that will further dilute the profits of the ones who currently sometimes struggle to make ends meet? The growth I see necessary is the completion of the infrastructure that the town already has: complete the purchase of Woodland Park, add a dog park, build a solar lit bike path that connects one end of town to the other and that follows the path of the already cleared electric lines. The term "Limited growth" is a gray area to me...

6/20/2014 5:50 AM [View respondent's answers](#)

Limited growth would be the buildout or renovation of existing lots, of which there are quite a few.

6/19/2014 10:54 PM [View respondent's answers](#)

Strict town code with open space requirements, buffering, landscaping set backs, matching uses. There should be more advocating by individuals and town council to the forest service for more chipping than controlled burns which reduce our air quality more than any other source in and around our town.

6/19/2014 10:52 PM [View respondent's answers](#)

There are lots of vacant homes and properties that are accumulating pine needles, etc.. which puts current homes at risk for fires. Maybe groups can be organized to patrol homes to contact owners to clean up yards and for elderly people groups to help clean their yards. That way current homes could sell and limit building of new homes that are close to each other like in Phoenix.

6/19/2014 10:20 PM [View respondent's answers](#)

.

6/19/2014 9:45 PM [View respondent's answers](#)

Again, balance forested areas with urbanized area. Don't plow down 40 acres of forest to clear room for a new Walmart. Instead, focus on integrated mixed use development interspersed throughout the forest environment.

6/19/2014 7:54 PM [View respondent's answers](#)

Controlled growth is important but I don't think it should be limited.

6/19/2014 7:03 PM [View respondent's answers](#)

Making the area attractive to new families. Make existing commercial buildings easier to use than building new ones.

6/19/2014 6:57 PM [View respondent's answers](#)

While clean air and forested areas are important, Pinetop-Lakeside is not the only place that has those environmental qualities. Those qualities can be found around Show Low and the White Mountain Apache Reservation. People that spend time in the forest are looking for other activities after spending a day at the lake or hiking in the forest. Better shopping experiences, newer hotels and popular chain restaurants would be a good start to growth for the town. This would be positive assets for visitors as well as residents.

6/19/2014 6:50 PM [View respondent's answers](#)

Areas around town and within the city limits should be identified for specific type of development while other areas could be identified for commercial/industrial development. Incentives covering taxes, utilities, city/county fees should be offered as additional enticement for prospective clients. Limiting the production/use of hazardous materials within a 25 mile radius of the city limits is not a unreasonable expectation.

6/19/2014 6:49 PM [View respondent's answers](#)

I don't know

6/19/2014 6:38 PM [View respondent's answers](#)

No growth is needed.

6/19/2014 6:14 PM [View respondent's answers](#)

more sidewalks

6/19/2014 5:24 PM [View respondent's answers](#)

Small shops, sidewalks, parks, bike paths = limited growth We do not need noise and pollution producing businesses. Pinetop/Lakeside does not have a downtown and centralized downtown encourages people to park their cars and stroll around, shop and eat. Right now, you have to drive down the highway and rubberneck to see if you can find an interesting place to stop. There are hardly any places where there are more than 2 business you can visit in one stop

6/19/2014 5:21 PM [View respondent's answers](#)

I repeat as needed, if more people desire to move to our area on a full time basis than obviously we must have real estate to satisfy them. Any project planned should have adequate environmental studies stringent. Water studies to make sure we avoid flooding problems which have occurred in poorly planned communities. Trees in any project are what most people desire, and definitely preserve the few meadows we still have.

6/19/2014 4:33 PM [View respondent's answers](#)

Already stated in last comment.

6/19/2014 4:22 PM [View respondent's answers](#)

See my previous answer answers this one too.

6/19/2014 4:19 PM [View respondent's answers](#)

Growth needs to occur or we will stagnate. New subdivisions w/walking trails (whether for the subdivision or open to the public) would be a start. Allowing a "Few dissenters" to cripple growth of any kind has been a big mistake.

6/19/2014 4:17 PM [View respondent's answers](#)

See answer to question #1.

6/19/2014 3:58 PM [View respondent's answers](#)

No more growth

6/19/2014 3:53 PM [View respondent's answers](#)

Fill up empty shops and houses before building more. Make sure hwy 260 can handle any more growth with more stop signs and crosswalks.

6/19/2014 3:48 PM [View respondent's answers](#)

Air quality is not an issue. The biggest polluter in town is the multiple school buses from the Blue Ridge school district that spew more emissions than 300 cars each day. Do not agree that town needs limited growth when half of the town is looking for tenants and there is plenty of office space to fill. Town needs rapid growth in order to return to competitiveness and preserve the schools and businesses.

6/19/2014 3:45 PM [View respondent's answers](#)

I think we've got room to grow before we'd need to be concerned about decrease in air quality.

6/19/2014 3:26 PM [View respondent's answers](#)

Family friendly economic base with local activities. School population is dwindling as the cost of living, housing and potential growth isn't recognized or available. Advertising the strength of schooling and forest occupations could assist. Steve Campbell has noted some career focus employment that get overlooked locally.

6/19/2014 3:18 PM [View respondent's answers](#)

What we need is more full time residents and that is not going to happen if we ruin our CLEAN AIR and FORESTED AREAS, I for one would MOVE! I have had my home in PT since 1999 & been full time since 2010, from what I can see there is a abundance of properties for sale the only reason to grow in our FORESTED AREAS is to make money on the developers. I understand these fees are income BUT at what cost, our way of life. Trying to get more events to Promote the Town and having more things to do would really help. Durango CO. has something going on all the time and people come from all over Co. every weekend. Tourism paid the bills and kept the businesses alive.

6/19/2014 3:11 PM [View respondent's answers](#)

I think being surrounded by the forested areas is sufficient - let the town grow!

6/19/2014 3:09 PM [View respondent's answers](#)

Growth limited to a sustainable annual percentage, to be determined.

6/19/2014 2:57 PM [View respondent's answers](#)

similar response as #1.

6/19/2014 2:39 PM [View respondent's answers](#)

None

6/19/2014 2:31 PM [View respondent's answers](#)

Well, I would have to say that with limited growth you must expect to have to compromise our AIR QUALITY. I would also not approve any growth that impinged on our FORESTED AREAS. The forest is what makes Pinetop-Lakeside.

6/19/2014 2:04 PM [View respondent's answers](#)

protecting our nature areas and not selling property off to developers. offer incentives for people to rehab existing properties

6/19/2014 2:02 PM [View respondent's answers](#)

Pinetop Lakeside needs to stop promoting our town. The Town's job is to protect our community and not use this as personal avenue to promote the Town Council's private enterprise. We choose to live here and raise our children and grandchildren here because we don't want a big city environment. Preserve our County Heritage by promoting FFA, 4-H and other organizations that promote our heritage and not big city.

6/19/2014 2:00 PM [View respondent's answers](#)

Possibly looking to annex the country clubs, if they were willing, might be the first step. Then we need to look at businesses that would compliment "who" we are...a tourism-based community, with limited area for expansion, and surrounded by National Forest and Tribal land. We already have people looking for work who could fill positions, and the wonderful area we live in might be the draw to help bring green industry/businesses here.

6/19/2014 2:00 PM [View respondent's answers](#)

None at the present

6/19/2014 1:57 PM [View respondent's answers](#)

I think we can have significant growth without cutting a single healthy tree. I do not want to compromise our air quality.

6/19/2014 1:54 PM [View respondent's answers](#)

We could require emissions on vehicles. Keep growth along the highway. Look for light manufacturing that has small footprints and clean processing.

6/19/2014 1:46 PM [View respondent's answers](#)

Limited growth is a farce. You are either growing or you're not. There is nothing that might come into this community that will have a negative or even noticeable affect on our air quality.

6/19/2014 1:42 PM [View respondent's answers](#)

Please see my above comment. I would love to see more growth in our town.

6/19/2014 1:29 PM [View respondent's answers](#)

There are many businesses and manufacturing processes that would not impact air quality whatsoever. I disagree that we need to limit the growth and make it gradual. We're in a downward spiral that needs to be corrected.

6/19/2014 1:28 PM [View respondent's answers](#)

1) For presently undeveloped acreage this would involve lots with narrow forested buffers between them, with tree spacing wide enough to prevent or minimize overlapping canopies. This yields fewer lots but meets the objectives 2) New buildings sited with open space to the south so active or passive solar energy systems are feasible, overriding side yard rules and other traditional restrictions. 3) Building codes revised to encourage the use of solar as in item 2. 4) Required bicycle/walking paths in new developments. These might go north of buildings sited as in 2 and 3 above, and need to be wide enough for mechanical snow plowing.

6/19/2014 10:03 AM [View respondent's answers](#)

Making the Town more walkable would eliminate a lot of the vehicles spewing pollution into the air. As it is now, people have to drive, stop, drive, stop, etc. Limited growth happens naturally and the Town having a limited amount of available land that can be developed. Keeping some of the forested areas can be part of the Town Code and building permit process.

6/18/2014 3:55 PM [View respondent's answers](#)

Gradual limited growth will have little to not effect on compromising our air quality and forested areas in Town.

6/18/2014 10:58 AM [View respondent's answers](#)

3. The second General Plan Survey indicated that 43% said they wanted GRADUAL LIMITED GROWTH for our Town. The same survey indicated that 58% agreed with the idea of ANNEXATION and 54% agreed with the idea of SWAPPING LAND WITH THE FOREST SERVICE to increase the size of the Town. Please offer your ideas as to how we could achieve GRADUAL LIMITED GROWTH, while increasing the size of the Town by ANNEXATION and SWAPPING LAND WITH THE FOREST SERVICE.

• Answered: 110

• Skipped: 73

At this moment I don't favor any of these ideas except if Woodland Park could be swapped from the Forest Service. However, I have no idea for what the Forest Service would want in P-L.

7/22/2014 2:00 PM [View respondent's answers](#)

I don't have an answer for that.

7/18/2014 12:01 PM [View respondent's answers](#)

Don't have a clue as to how to do this, but would like to see it implemented. As for annexation would that refer to county lands and, if so, there would have to be information given to the area to be annexed to make it a plan suitable to both parties. Generally many of those living in areas the town would choose to annex are comfortable with their situation so information would need to make them aware of what the town has to offer in order to make the change. However, the would provide the gradual, and limited growth most of our town selected as the best option for any growth.

7/18/2014 9:26 AM [View respondent's answers](#)

At the right time, the proper locations may be suitable for this Town to expand into USFS lands. Still much to be determined.

7/17/2014 11:30 PM [View respondent's answers](#)

I disagree with swapping land, annexation or limited growth except to catch up with existing vacancies. You want more crass commercialization of this very small forest area and more greedy real estate development? Move back to the valley please.

7/16/2014 10:05 PM [View respondent's answers](#)

?

7/15/2014 10:45 PM [View respondent's answers](#)

,

7/15/2014 9:45 PM [View respondent's answers](#)

Annexation of areas around the town limits would help with limited growth. There are full time residents living outside the town limits that support the town by shopping and using the businesses as well as supporting community activities. Their children also attend the local schools. They should be included in the town.

7/14/2014 10:27 PM [View respondent's answers](#)

Annex the pockets and make the area residents post of the voting base.

7/14/2014 10:05 AM [View respondent's answers](#)

Pay attention to wildlife habitats and avoid encroaching on them. Nobody wants a bear in their backyard.

7/14/2014 5:10 AM [View respondent's answers](#)

WE have more than enough property on the town for in-fill development, including the Town's 40 acres off Woodland Road. Until development picks up and all the once-platted parcels in Town are developed, there is absolutely no need for annexation. This will only create sprawl and become a burden for services.

7/13/2014 7:34 PM [View respondent's answers](#)

Let the forest service keep the land. Work with the land the town owns currently.

7/13/2014 4:40 PM [View respondent's answers](#)

No comment

7/13/2014 4:15 PM [View respondent's answers](#)

Limited annexation is a good idea.

7/13/2014 1:27 PM [View respondent's answers](#)

In order for the town to accomplish population as well as business, retail and other, growth there needs to be more land available for ownership and/or development. The Town desperately needs revenue generating business in order to continue to provide essential services to its citizens. Annexation and acquisition of forest service land would provide greater opportunity for the Town to entice revenue generating businesses to locate within the town boundaries. At the same time, growing the population of Pinetop-Lakeside would also afford opportunities for increased revenue generation as alternative streams of revenue may eventually become possible. Again, staff and other responsible bodies, ie planning and zoning commission and town council should closely follow the development and zoning codes in the Town code to make sure new development is accomplished while negatively affecting the environment as little as possible.

7/11/2014 6:43 PM [View respondent's answers](#)

a

7/11/2014 11:39 AM [View respondent's answers](#)

Since only 43% said they wanted gradual limited growth and 54-58% said they wanted to increase the town's physical size, you have to conclude that increasing the town size is more important. Annexing or swapping land that is already developed does not provide growth in the normal sense of adding new businesses or new houses, since they are already there. It just expands the town boundaries. Annexing a residential area would negatively affect the town since it adds to the demand for town-provided services but does not increase sales tax revenue to the town. Annexing a commercial area that is already developed could provide a positive benefit to the town in the form of sales tax revenue. Swapping land with the forest service would allow the town some degree of control over future growth. For example, as some tracts of land along the Porter Mountain-Penrod corridor become more attractive for development, if they are allowed to fall directly into private hands as county land, the town would have no control over the growth.

7/11/2014 11:05 AM [View respondent's answers](#)

I think it's ridiculous to discuss increasing the size of the town when most of the current restaurants and businesses are either closed permanently, closed seasonally, or barely scraping by. It's absurd to cut down trees to put in another Walmart, or fast food chain. If people want big city living and convenience but live in the mountains, they need to shake themselves awake and quit dreaming. This happened all over California, hence our departure. People kept coming by the truckload to suburban and rural areas, griped loud and long enough until the politicians caved in. Now they have nothing but a concrete jungle and horrific traffic problems. LEAVE US ALONE!

7/10/2014 6:27 PM [View respondent's answers](#)

I do not know. Annexation attempts have been futile in the past and exchanging land with the Forest Service is a very expensive, time-consuming process. I suppose that approaching the USFS makes sense, but the way it normally works is that Congress releases sections of land that it no longer wants and it is bought by banks, financial institutions and other large investors. After that, annexation could be tried if it is Forest Service land that has not already been annexed. Some has been annexed already.

7/10/2014 2:02 PM [View respondent's answers](#)

.

7/8/2014 2:36 PM [View respondent's answers](#)

See number 1

7/8/2014 1:57 PM [View respondent's answers](#)

We need to think of our town as a year round place to live and slow the growth of timeshares, low income apartments and exclusive homes. Middle class families are what is here year round and need to be remembered. Our children have to leave the mountain to get jobs!

7/6/2014 4:02 PM [View respondent's answers](#)

Being wedged between Show Low and the reservation makes it difficult to grow in many directions. Any county areas within or close by the city limits should be seriously looked at for annexation. Expanding the city limits will have a large impact on City services which should also be taken into consideration. These services are suffering now so growth will be hard.

7/5/2014 1:34 PM [View respondent's answers](#)

Please see previous answer.

7/3/2014 11:28 AM [View respondent's answers](#)

I don't agree with annexation or land swapping.

7/1/2014 9:34 PM [View respondent's answers](#)

Gradual, Limited Growth might work if we ONLY annexed or land-swapped SMALL tracts of land, THEN, developed that land retaining our Mountain/woody theme, along with special/high-quality development, We should be careful that we don't get too big.

7/1/2014 5:41 PM [View respondent's answers](#)

Need to promote annexation of west side of Lakeside

7/1/2014 9:29 AM [View respondent's answers](#)

I appreciate that we are given the opportunity to voice our opinion, but It sounds like we need a town manager and a vision committee that can look at the information gathered and make these decisions. I am not educated in the possibilities of any of these options, so I am not qualified to give a good answer. All I know is our town is suffering because of the lack of healthy growth in strong businesses. We need businesses that can survive when the economy is in a downturn.

7/1/2014 9:08 AM [View respondent's answers](#)

The problem with this concept is that any land acquire would be sold off to the fatcats from Phoenix. Locals would be priced out. We need to do for our citizens. Yes the merchants would like it, but it is very hard to find affordable housing.

7/1/2014 8:30 AM [View respondent's answers](#)

Combine school districts with Show Low.

6/30/2014 9:47 PM [View respondent's answers](#)

I'm not in the 43% of limited growth... I think you need a few more newer things in place... I would argue that I'd like to see them stay within a re-hab of existing structures rather than building mini-malls.

6/30/2014 10:45 AM [View respondent's answers](#)

I would need more information but with annexation comes more comitment to maintan and the population in these areas would need to exceed the cost. SWAPPING LAND WITH THE FOREST SERVICE can be a double edged sword, it sounds good But what land? I am amazed at how misinformed people are about the details concerning issues about land in our town, take the lake everyone whats to save it and I myself love walking around it But how many people know that the water belongs to people down hill and if they needed to they could drain it, than what would we be left with a big hole. My point is I am all for ANNEXATION and SWAPPING LAND WITH THE FOREST SERVICE IF it is done with complete transparencie and with the approval of the people!

6/30/2014 10:32 AM [View respondent's answers](#)

Annexation is the best option.

6/29/2014 8:38 PM [View respondent's answers](#)

no comment

6/29/2014 8:09 AM [View respondent's answers](#)

Included Woodland Lake in the swap.

6/28/2014 6:18 PM [View respondent's answers](#)

I don' t know

6/26/2014 6:56 AM [View respondent's answers](#)

Extra land could be used to help preserve natural areas.

6/25/2014 4:25 PM [View respondent's answers](#)

The only way annexation makes sense is if we bring in more business to increase are tax base..

6/25/2014 2:14 PM [View respondent's answers](#)

"Gradual limited growth" as I've heard the term used, means no growth. That's ridiculous. Controlled, responsible growth is what I want to this town. "Annexation?" Annex what areas? I've never liked the idea of annexation because the people who live in areas annexed usually live there because they don't want to be under city control. They should be the ones who decide if they want to be annexed, not a city council or the citizens of the town. What parcels would we swap? If this is a code word to getting control of the Woodland Lake parcel, that has gone nowhere for years. Who's kidding who here? The same people who think we can raise the money to buy it? My first question is, has the Forest Service offered any encouragement for swapping? If so, what is it? If not, the whole land swap issue is moot.

6/25/2014 10:05 AM [View respondent's answers](#)

It is possible that many voting in foavor of swapping land with the forest service did so in order to acquire Woodland Lake Park, (owned by the Forest Service). It is also possible that those voting for annexation wanted Pinetop-Lakeside to annex the Country Club area into the town limits.

6/25/2014 9:39 AM [View respondent's answers](#)

By swaping land with the Forest Service we could watch the growth that we determined would be enough in different areas to maintain a limited growth potential.

6/25/2014 9:17 AM [View respondent's answers](#)

Growing the acreage is something Phoenix does on it's rural borders, such as Laveen, and has been a part of an effective strategy to avoid being boxed in by the bedroom communities. I'm not sure it would be as effective here. There is always a cost to annexation and landswaps. Public safety and infrastructure costs have to be considered.

6/24/2014 6:45 PM [View respondent's answers](#)

The size of the town should not be increased.

6/24/2014 1:39 PM [View respondent's answers](#)

this has been addressed on several occasions with no resolve. i cannot understand why it is now part of a planned survey when there was a previous vote to annex that was obviously fought with vigor.

6/23/2014 3:22 PM [View respondent's answers](#)

To annex more into the town the people being annexed need to see a benefit with the limited services that the town offers this is difficult. One look at the average condition of roads and there lack of repair would be one deterrent. As far as swapping land with the Forest Service that is easier said than done. Unfortunately the economics will control that as they would expect something of value for the swap such has private land that is land locked by Forest land.

6/23/2014 12:21 PM [View respondent's answers](#)

I support growth and annexation and not only in a gradual fashion

6/23/2014 7:05 AM [View respondent's answers](#)

public private partnership in building a new town center

6/22/2014 10:42 PM [View respondent's answers](#)

How do you do that without taking away what makes this town great? Annexation would help but what are we annexing?

6/21/2014 11:00 PM [View respondent's answers](#)

agree

6/21/2014 4:31 PM [View respondent's answers](#)

I think that swapping lands is the best alternative (though we don't have a lot to swap). Annexation presents 2 problems: People in previously developed areas don't want to be annexed, and the Town currently does not have the resources nor capability of providing more services.

6/21/2014 4:23 PM [View respondent's answers](#)

x

6/21/2014 3:02 PM [View respondent's answers](#)

Its already been discussed that the town has no land to swap with the forest service so that is a dead issue. As far as annexation,good luck. The town cannot take care of what it has now. Roads in the town are horrible so adding to load would only further reduce the quality. The tax revenue from picking up more area would not offset the cost of maintaining them. Why would anyone want to join the

town. Other than a decent police service the town has nothing to offer unincorporated areas. The towns rules are anti business,public works has no money and does a terrible job at taking care of the roads.

6/21/2014 12:02 PM [View respondent's answers](#)

Do not enough knowledge for this question

6/21/2014 7:43 AM [View respondent's answers](#)

No growth at all needed. Just more jobs for those who live here now.

6/21/2014 5:35 AM [View respondent's answers](#)

It would be good to annex Pinetop Country Club area.

6/21/2014 4:47 AM [View respondent's answers](#)

I was Not that 58 % or 54 % Nor anyone I have talked to!

6/20/2014 10:15 PM [View respondent's answers](#)

I have no input in regard to this.

6/20/2014 6:19 PM [View respondent's answers](#)

I THINK THAT WE SHOULD PICK AND CHOOSE WHO WOULD BENEFIT THE COMMUNITY AND CHOOSE WHICH BUSINESS WILL BENEFIT THE TOWN AND THEN THERE SHOULD BE MORE PEOPLE WANTING TO MOVE TO THE AREA.

6/20/2014 3:45 PM [View respondent's answers](#)

Several ideas involved in the wording of this question: Annexation could increase number of acres of town and increase tax base with limited increase in population eg.Wagon Wheel, or it could increase population to a greater extent by annexing the Country club area (probably not great increase in tax revenue). Of course, annexing a commercial area is preferable. Swapping land with Forest Service not a direction to go unless there could be a deal brokered with Forest Service, Town and a developer to develop Woodland Lake Park (then donate land for public use.)

6/20/2014 3:40 PM [View respondent's answers](#)

Na

6/20/2014 3:34 PM [View respondent's answers](#)

There is no need to increase the size of the town at this point. If and when the town increases in population through LIMITED growth, then pursue annexation if necessary.

6/20/2014 2:40 PM [View respondent's answers](#)

Not sure how important this is to me in regards to swapping land. P/L has enough to take care of now

6/20/2014 12:30 PM [View respondent's answers](#)

Swap land with the forest service that is adjacent to the town along Bucksprings. Annex the commercially zoned area along Bucksprings and highway 260.

6/20/2014 12:10 PM [View respondent's answers](#)

Swapping forest land to create walkway/bike pathway Don;t agree with annexaton unless that community wants to be annexed.

6/20/2014 11:07 AM [View respondent's answers](#)

If existing developed areas were annexed, it would have virtually no effect on actual area growth, just a redrawing of the town boundaries. Swapping forest lands is another animal altogether. That would mean more development, and a very serious effect on the Town and surrounding areas.

6/20/2014 10:36 AM [View respondent's answers](#)

Annexation would expand the town without having to build anything because the people that live in "Navajo County" would be added to our population, and that would increase our numbers significantly. We wouldn't have to swap land with the forest service. I say we go forward with Annexation.

6/20/2014 9:41 AM [View respondent's answers](#)

If a land swap could be accomplished to preserve Woodland Lake Park in its entirety this would promote our economy.

6/20/2014 9:13 AM [View respondent's answers](#)

Annexation and land swaps are very rare, perhaps every century, how much more gradual and limited can that possibly be. If we can annex or swap forest service land, the town needs to do it.

6/20/2014 8:34 AM [View respondent's answers](#)

No comment, need more information for a suggestion

6/20/2014 7:09 AM [View respondent's answers](#)

I favor infill rather than annexation. We currently have many areas which could use some old-fashioned urban renewal. The current General Plan calls for preserving the "rural viewshed" especially as seen from Highway 260. I think this is a worthy goal. The Linking Our Landscape document should be included as much as possible in the new General Plan as that would contribute to preservation of our rural appearance and enhance the environmental attributes which have drawn many of us to live here. Again, I feel zoning needs to play an important role in preservation of our environment.

6/20/2014 6:34 AM [View respondent's answers](#)

I am for annexation of the country club(s) and the swapping of land with the Forest service. But, it's one thing to want these two things and another thing to find two parties to agree to do these two things! I've lived here for 19 1/2 years: it all "talk" and no "do"!

6/20/2014 5:56 AM [View respondent's answers](#)

You can't force people to annex with the town, especially when they see how much contention the current town mayor and vice mayor generate. Having participated in a land swap with the forest service ourselves I can't imagine what land the town controls that the forest service would want! Maybe the town should publicize that information so more people could help figure our a solution. Even if that could be done successfully how do you decide who and how to would develop it? Maybe we should be asking just how to attract & retain more residents up her for the existing homes that look vacant year round.

6/19/2014 10:59 PM [View respondent's answers](#)

I don't agree withland swaps with the forest service. Once it'ss gone, it's gone!

6/19/2014 10:55 PM [View respondent's answers](#)

Make sure swapping land does not go to big developments and trailer parks.

6/19/2014 10:23 PM [View respondent's answers](#)

6/19/2014 9:45 PM [View respondent's answers](#)

As mentioned in my other responses, the city should not allow development to wipe out large portions of the forest. Instead, it should be integrated and dispersed throughout the forested areas. This will require more land for development but the benefits will be development and nature in harmony. Consider implementing mixed use development along the highway, such as commercial spaces with rentable/ownable residential space above. Discourage use of large parking lots, instead encouraging on street parking and walkable neighborhoods/development.

6/19/2014 7:57 PM [View respondent's answers](#)

Annex more of Lakeside if possible or work with forest service to create more usable parks or outdoor space.

6/19/2014 7:04 PM [View respondent's answers](#)

I have no answer for this.

6/19/2014 7:00 PM [View respondent's answers](#)

Gradual limited growth could be achieved through stringent adherence to zoning rules. By offering land annexed/swapped as RU-4, you would limit immediate large volume housing projects taxing our limited infrastructure and stretching our resources. Changing the zoning codes and future development of these properties must be taken on a case by case basis with the final acceptance/rejection made by majority vote of the constituents.

6/19/2014 6:57 PM [View respondent's answers](#)

Annexation and swapping land would provide more space and options for bringing better shopping, and popular chain restaurants.

6/19/2014 6:54 PM [View respondent's answers](#)

Swap small parts of the national forest closest to the town.

6/19/2014 6:15 PM [View respondent's answers](#)

I don't know enough about this to comment. I do like the Rainbow lake campground but how many people really want to camp beside a highway? I do not know what other land swap there may be.

6/19/2014 5:42 PM [View respondent's answers](#)

Keep values up...no "cheap" housing.

6/19/2014 5:34 PM [View respondent's answers](#)

I don't know

6/19/2014 5:25 PM [View respondent's answers](#)

I do not see annexation or land swapping a necessary item at this time

6/19/2014 4:35 PM [View respondent's answers](#)

Why do we need the town to be bigger?

6/19/2014 4:23 PM [View respondent's answers](#)

Since there is no property taxes to support any annexed areas, it would need to be commercial areas only that were annexed. As far as a forest service swap, it takes a long time and would require someone w/experience to handle.

6/19/2014 4:19 PM [View respondent's answers](#)

LEAVE OUR FOREST ALONE!

6/19/2014 4:19 PM [View respondent's answers](#)

The town is such a financial disaster, who in would want to be annexed and along the same lines, what of value does the town have to swap.

6/19/2014 3:59 PM [View respondent's answers](#)

No town limit increases

6/19/2014 3:54 PM [View respondent's answers](#)

Town does not need limited growth. Ask any business and they will confirm the town needs unlimited rapid growth. Do not agree with the premise of the question but it appears the city council has already decided what the town needs and this survey is just a means to advance their anti business and anti growth agenda. There are plenty of areas that are not filled in, nearly every neighborhood has open lots.

6/19/2014 3:48 PM [View respondent's answers](#)

Keep forests.

6/19/2014 3:48 PM [View respondent's answers](#)

I don't have a comment for that.

6/19/2014 3:27 PM [View respondent's answers](#)

"Package town membership" to encourage requests for annexation. Swapping land usually seems related to Woodland Park, that focus needs greater clarity and or segmented so not to overwhelm residents related to \$\$\$\$.

6/19/2014 3:21 PM [View respondent's answers](#)

I would need more information.

6/19/2014 3:15 PM [View respondent's answers](#)

We currently have no growth - mostly due to the NIMBY's.

6/19/2014 3:10 PM [View respondent's answers](#)

Again, a limited number of developed sites each year.

6/19/2014 2:58 PM [View respondent's answers](#)

I don't understand this question - and the responses previously received. keep new subdivisions to larger parcels - don't pack them in - less impact on environment annexation for sales tax revenue would be great but those surrounding areas will NOT allow annexation when they weigh out the services they get now to town services - forget this idea. swapping land with forest service ----

6/19/2014 2:42 PM [View respondent's answers](#)

Since I am not inclined to want any growth, I might not be the right person to comment on this topic. However, the fact is it is impossible to have any growth in the town without increasing the land area. And what would Pinetop "swap" with the Forest Service that would allow for growth.

6/19/2014 2:08 PM [View respondent's answers](#)

Annexation, merger and other land swapping ideas are just bad news for the community. Pinetop Lakeside has proved they cannot manage land swaps with the Forest Service. This is seen on an ongoing basis with the "City Park" that Pinetop Lakeside has been unable to finalize since its incorporation. Annexation is also a bad idea as Pinetop Lakeside cannot provide services to the people within its city limits as it is now. Snow Plowing, Roads, and other services were better served by Navajo County in the past. Services have declined and taxes increased since Pinetop Lakeside Incorporated.

6/19/2014 2:06 PM [View respondent's answers](#)

First of all, I don't see what land we would have to swap with the Forest Service. They are already trying to get rid of the urban islands they now control (Woodland Lake Park and the surrounding acreage). Annexation would be great, I think as increasing our tax base rather than increasing the size of the town. We need to look at working on our nodes. Visitors want to be able to park their vehicle and walk, especially in a community as beautiful as ours.

6/19/2014 2:04 PM [View respondent's answers](#)

I don't know enough about this subject to comment

6/19/2014 2:02 PM [View respondent's answers](#)

I would be happy with any growth. If we have land the forest service wants, I would not object to land swaps.

6/19/2014 1:56 PM [View respondent's answers](#)

If we were able to get some of the forest service land on porter mountain road it would allow us to have some growth in an area that has mostly scrub pines and wouldn't cause us to have to cut down pines. I would only annex land in the country club and around rainbow lake. I don't think that we could get the wagon wheel people on board.

6/19/2014 1:48 PM [View respondent's answers](#)

Annex whatever you can and then lay in the infrastructure that would make the area appealing to businesses, manufacturing, light industrial, home builders, etc.

6/19/2014 1:44 PM [View respondent's answers](#)

Annexation doesn't do any good for anyone unless there are actual benefits to those who are annexed. Again, the goal isn't to increase how many people live within the town limits, but to improve the quality of the town so those who are here can stay!

6/19/2014 1:31 PM [View respondent's answers](#)

That's your job

6/19/2014 1:30 PM [View respondent's answers](#)

Active recruiting of owners of inholdings in the forest who can swap with the Forest Service, since they're just about the only ones with anything to swap.

6/19/2014 10:08 AM [View respondent's answers](#)

Annexation is difficult because as a Town there isn't much incentive to be included, unlike a city that offers things like water, sewer, etc. If the Forest Service would agree, then the Town should try to swap land.

6/18/2014 4:02 PM [View respondent's answers](#)

Annexation does not conflict with gradual limited growth; the population is already there and already having an effect on town services. Specifically, I'm thinking of residents in unincorporated areas, such as Wagon Wheel and the country clubs. Many non-Town residents (myself included) are using parks, library services, and roads that are maintained by Pinetop-Lakeside - yet they may not contribute to the funding of the town. What land does the Town have that it could swap with the U.S. Forest Service?

6/18/2014 11:03 AM [View respondent's answers](#)

4. The first General Plan Survey indicated 51% said that the NATURAL ENVIRONMENT was our most important asset. The second survey told us that 37% desired MORE PROFESSIONAL/MANAGEMENT JOBS, while 31% wanted MORE CONSTRUCTION/MANUFACTURING/ETC. JOBS. Given that more job opportunities COULD affect our natural environment, please offer your ideas as to how we could attract more jobs while working to PRESERVE OUR NATURAL ENVIRONMENT.

- Answered: 105
- Skipped: 78

Wouldn't it be wonderful to have profess./mgmt jobs. Does anyone suggest who that might be: We have Doctors, Dentists Bankers and Lawyers, but can only absorb so many. Construction and manufacturing depends on demand. If we have new home construction it should conform to strict zoning codes.

7/22/2014 2:01 PM [View respondent's answers](#)

I don't have an answer for that.

7/18/2014 12:03 PM [View respondent's answers](#)

We would need to search for applicants that were looking to live and work in the wonderful atmosphere we have ... lakes, plants, animals and clean air. We need both the construction/manufacturing and professional/management types for proper balanced growth. Searches should be professionally implemented possibly with personal contact (and I realize that there probably should be a tax incentive for moving their business here and for the first year or two at the most.) Do want to mention that mom-&-pop businesses are just as important as larger manufacturing or big box types to the ambiance and livability for our citizens.

7/18/2014 9:35 AM [View respondent's answers](#)

To identify the desired for development areas and note what natural features (if any) should be preserved on all properties thru out our Town would help guide decision makers as we grow. Attend meetings, express concerns lobby for the right things to happen.

7/17/2014 11:39 PM [View respondent's answers](#)

Don't simply chase jobs. Construction/Manufacturing take a toll on the environment. Decide for jobs that don't require land clearing for ugly buildings and parking lots but seek an identity perhaps of a commercial IT community where computer work can be done from a home in the woods or a very modest central location. This locale already has an identity of peace, quiet, natural beauty and small town. Let's keep it that way and keep growth and industry to a bare minimum.

7/16/2014 10:10 PM [View respondent's answers](#)

?

7/15/2014 10:45 PM [View respondent's answers](#)

,

7/15/2014 9:45 PM [View respondent's answers](#)

Right now our town seems to be dying. There are too many vacant buildings and businesses not surviving. We need to bring in both professional and construction jobs. With a balance of these, we can still maintain our natural environment. We are surrounded by forest and can still preserve it while bringing in business. There are too many restrictions that discourage business.

7/14/2014 10:32 PM [View respondent's answers](#)

Previously answered.

7/14/2014 10:06 AM [View respondent's answers](#)

Work with a major hotel chain to put a resort in the town.

7/14/2014 5:11 AM [View respondent's answers](#)

Sustainable housing construction offers the best prospect for jobs in the Town; short of that, the Town has a difficult time competing with Show Low - always has, always will. It's naive to think that Pinetop-Lakeside will ever see a large increase in sustainable employment, so, let's not trash the natural environment in the sake of creating short-term jobs.

7/13/2014 7:38 PM [View respondent's answers](#)

Tours, hunting, fishing guilds, forestry jobs.

7/13/2014 4:42 PM [View respondent's answers](#)

Definitely more business like or corporate jobs, people need to learn responsibilities and how to hold, maintain a job, and provide for their families.

7/13/2014 4:17 PM [View respondent's answers](#)

Manufacturing north of Show Low will attract residents to PL.

7/13/2014 3:27 PM [View respondent's answers](#)

The creation of more employment opportunities in Pinetop-Lakeside will definitely benefit the local economy and can be accomplished while preserving our natural environment. The town should encourage both population as well as business, retail and other, growth. Again, when individuals come in for building permits and/or site plan reviews, staff and other responsible bodies, ie planning and zoning commission and town council should closely follow the development and zoning codes in the Town code to make sure new development is accomplished while negatively affecting the environment as little as possible. The codes are in place to reduce the negative impact potential. The town is dying on the vine at the present time. If new opportunities for employment, growth and development are not fostered, it won't be long before it no longer exists.

7/11/2014 6:48 PM [View respondent's answers](#)

a

7/11/2014 11:39 AM [View respondent's answers](#)

With 68% saying that we need more jobs, that is the highest priority. While 51% thought that the natural environment was the most important asset, they were referring to the surrounding environment of forests, lakes, etc.. The most important thing is that our town reflect our surrounding natural environment by maintaining some large trees and using natural building materials and earth tone paints. As long as we do that, we could grow to a multiple of our current size and still be a "town in the forest." The only incoming jobs that would conflict with that image would be jobs that directly threaten the environment - e.g. something that creates pollution, noise, etc..

7/11/2014 11:17 AM [View respondent's answers](#)

Attract smaller companies by giving them incentives to come, i.e., tax breaks, etc. There are plenty of empty buildings currently going to hell that could be a small management opportunity, or manufacturing company. We have a plethora of doctors, lawyers and insurance companies. How about some unique entertainment like a gym with a wall for indoor mountain climbing. It would be nice to have alternatives of things to do during the winter months.

7/10/2014 6:31 PM [View respondent's answers](#)

No clue. Our community is too far off the grid to attract many businesses or manufacturing companies that offer high paying jobs. No clue how to move the Town closer to commercial transportation routes.

7/10/2014 2:03 PM [View respondent's answers](#)

We can attract big business. I don't know how. If the town manager doesn't know either, get a new one. We can be more supportive of our school. (Since they are the ones producing the majority of the local work force.) Building more homes is not the answer. Building more business is. Our sales tax is too high! Lower the sales tax, bait some big business, and let capitalism do the rest.

7/8/2014 2:39 PM [View respondent's answers](#)

See number 1. This community will not attract the types of businesses that will wreak havoc on our natural environment unless the forest land is given to major development. Clean town, make it physically appealing. As someone who has started three businesses, this area I would not be rushing to try something. Unkept, unappealing, small population. Very trying to be successful. The nature is beautiful and abundant, that is the draw, Once here and spending time outside of the forest...rough time to convince anyone the area has any pride. Tax breaks to business who come.

7/8/2014 2:04 PM [View respondent's answers](#)

Please refer to previous responses.

7/6/2014 4:03 PM [View respondent's answers](#)

Construction and manufacturing will impact us the most both positively and negatively. There are jobs available now but the high drug use in the area keeps out a lot of available workers. The work ethics in the area are terrible especially in the service industry. They are not dependable to show up when planned and to stay on a job until completion. There is no customer service. I get the impression that they feel that as we have limited choices, they can come and go as pleased.

7/5/2014 1:43 PM [View respondent's answers](#)

This is getting redundant.

7/3/2014 11:28 AM [View respondent's answers](#)

The town should try to attract types of jobs / companies that do not rely on cutting down trees and / or creating pollution (air, water, noise, etc) in their business models.

7/1/2014 9:37 PM [View respondent's answers](#)

THERE SHOULD ONLY BE CLEAN MANUFACTURING JOBS. Construction should be limited to building that increases recreational/shopping experiences, NOT subdivisions and condos.

7/1/2014 5:51 PM [View respondent's answers](#)

Need more jobs less environmentalists

7/1/2014 9:30 AM [View respondent's answers](#)

When good, strong companies try to come to our area, don't shut them out! Welcome them and encourage businesses to come to our town. Hatch Toyota tried to come to start their business in the heart of Pinetop many years ago. They were told that they weren't welcome. Show Low happily took them in and look at the revenue they are enjoying from that decision today. I have also heard that Target tried to come up here but were also pushed away. I don't know if this is true, if it is that is a shame. The natural environment will be fine with the forest service around us. Please bring more professional/management jobs to the area. We need more educated people that will support our schools and other businesses.

7/1/2014 9:13 AM [View respondent's answers](#)

All communities in the country would want more jobs. We have very limited manufacturing jobs and our primary product is recreation. We are surrounded by forest and we have to insure the future access.

7/1/2014 8:35 AM [View respondent's answers](#)

Hire the White Mountain Youth Corps/Arizona Conservation Corps to train young folks in conservation work that teaches job skills and diminishes the skills gap.

6/30/2014 9:48 PM [View respondent's answers](#)

I agree, Natural Environment is the most important asset. I think construction jobs should be more on re-hab giving face lifts to existing structures.

6/30/2014 10:46 AM [View respondent's answers](#)

CONSTRUCTION/MANUFACTURING would RUIN Pinetop and the whole reason for the town! Why would ANY one come there is not much to do here but enjoy our ENVIRONMENT! We have mostly second homes here and the reason people buy is to enjoy OUR ENVIRONMENT. That's always been how our town operates, what we need is a reason (except for the heat) for tourist to come.

6/30/2014 10:42 AM [View respondent's answers](#)

I don't have any suggestions regarding jobs.

6/29/2014 8:38 PM [View respondent's answers](#)

no comment

6/29/2014 8:09 AM [View respondent's answers](#)

Only take jobs that will not take away from our natural environment. Limit construction of housing to one acre parcels and then new homeowners can only fence up to 50% of their property,...leaving 50% to animals to roam and to natural habitat. This is mandatory,...some homeowners fence 100% of their property,...cutting of animals, etc. This is not right.

6/28/2014 6:23 PM [View respondent's answers](#)

Residential growth construction does not affect the environment too much. Light manufacturing also is easy on the environment .

6/26/2014 7:01 AM [View respondent's answers](#)

Again, some jobs will and should be created to maintain what we have. The need for infill is huge, given our largest shopping center has laid vacant for over a decade. Want jobs?-get that shopping center, and all other vacant buildings, occupied! Not a single tree would have to be cut, and that would please all those who want them all protected. Reality must set in and we must move forward with the idea of preserving what keeps those who come coming. That doesn't mean the town has to stop exactly where it is.

6/25/2014 4:28 PM [View respondent's answers](#)

Don't reinvent the wheel. Seek out other tourist communities that are successful and copy their plan. We need to be able to fill the empty store fronts before new growth can occur.

6/25/2014 2:16 PM [View respondent's answers](#)

Manufacturing? What type of manufacturing? In order not to affect the natural environment, it would have to be a relatively small, low-key type of business, certainly not like the mill outside of Snowflake. Professional/management jobs would be great, but that assumes types of business that often need access to air travel. The fact is, a number of people I know conduct business from their homes right now.

6/25/2014 10:10 AM [View respondent's answers](#)

There is no denying that PL could benefit from more job opportunities. The trick would be to make every effort to locate new, small, clean, light, compatible manufacturing in areas of town where large tracts of forested areas would not have to be cleared, (i.e. PL Commercial Park, and other areas along Porter Mtn. Rd.). It should be noted, however, that since jobs are scarce nationally, any good paying employment opportunities may not necessarily be given to local residents as these opportunities would attract job seekers from outside town, (even outside the state).

6/25/2014 9:48 AM [View respondent's answers](#)

Without new businesses in the area we would not succeed in promoting new jobs, the town needs to solicit businesses to relocate to the area offering them incentives to do so.

6/25/2014 9:24 AM [View respondent's answers](#)

Basing local economy on recreation and tourism is always risky. Environment IS our greatest resource, but balanced sources of income would be preferable. In the end, we really can't undo cutting down the forest for a factory should we later decide it wasn't a good idea.

6/24/2014 6:51 PM [View respondent's answers](#)

Construction/manufacturing jobs should be extremely limited.

6/24/2014 1:40 PM [View respondent's answers](#)

more professional jobs??? the town cannot even pay for what they have in place now, and want to cut the workforce. if you want to attract jobs act like a town with competent management. because it isn't that way now.

6/23/2014 3:24 PM [View respondent's answers](#)

Encourage sustainable thinning and logging of land both in town and on the forest. As I had one Forest Service official tell me you can not see the forest for the trees. This will improve the environment by eliminating fuels that keep the grasses and succulents that are so important to wildlife. it will also raise the water table. A good example of that is to be seen in the Wallow fire area springs that have not ran for years have came up even in the drought conditions we face. We need a healthy forest to preserve our natural environment.

6/23/2014 12:30 PM [View respondent's answers](#)

I support growth (especially professional jobs) and do not feel that it will compromise our natural environment. What about pursuing technology jobs that would have a lesser impact on the environment?

6/23/2014 7:06 AM [View respondent's answers](#)

a public-private venture to build a conference center

6/22/2014 10:42 PM [View respondent's answers](#)

We have open land not being used correctly that could be used for industrial or professional buildings. Why are we looking to expand out into the forest?

6/21/2014 11:02 PM [View respondent's answers](#)

We don't need more professional/management jobs, other than those needed to run businesses. The Town is already top-heavy in its own administration, realtors and developers, retirees, etc.. We need decent jobs for people who don't have the ability or desire to gain a formal education.

6/21/2014 4:27 PM [View respondent's answers](#)

x

6/21/2014 3:02 PM [View respondent's answers](#)

People are gonna have to accept the fact that if you don't start giving a little on the whole natural environment issue and get some good jobs in this town, the town will fail. If the town fails and reverts back to the county there will not be much people can do to protect natural areas. This town has grown past the sleepy little tourist town and has a lot of full time people that need good jobs.

6/21/2014 12:09 PM [View respondent's answers](#)

Work from home businesses.

6/21/2014 7:44 AM [View respondent's answers](#)

Just more jobs.

6/21/2014 5:36 AM [View respondent's answers](#)

I don't know what businesses have looked at our area and have decided not to develop here after all. We have to be a location that is friendly to business development and give incentives to so. I think we need both manufacturing / professional management development. From previous statement. We don't need to cut trees down we have properties right now that are a blight on the community and could be cleared and start over.

6/21/2014 4:55 AM [View respondent's answers](#)

No Growth!

6/20/2014 10:16 PM [View respondent's answers](#)

No input from here.

6/20/2014 6:29 PM [View respondent's answers](#)

BRING IN ENVIRONMENTAL JOBS TO THE AREA WHICH WILL INCREASE THE JOBS TOO.

6/20/2014 3:46 PM [View respondent's answers](#)

Overseas Aircraft Operation was an example of right kind of jobs with no harmful effects on the environment (to my knowledge).

Question is: How to attract other industries?

6/20/2014 3:44 PM [View respondent's answers](#)

Na

6/20/2014 3:34 PM [View respondent's answers](#)

Step one: Preserve the natural environment. Step two: Worry about more jobs. I think it is natural for people to want to have their cake and eat it too. Some of us don't realize the ramifications of our desires.

6/20/2014 2:43 PM [View respondent's answers](#)

Not sure how more jobs would affect our natural environment

6/20/2014 12:31 PM [View respondent's answers](#)

Adding construction jobs in our community will, by definition, mean the community is growing and it is my intent from my previous answers to indicate I am not for growing the community. The only jobs that I would find acceptable are jobs that would not require damage to the major asset of this area and that is our NATURAL ENVIRONMENT.

6/20/2014 12:16 PM [View respondent's answers](#)

Invite environmentally sound manufacturing to repurposed empty commercial space.

6/20/2014 12:15 PM [View respondent's answers](#)

Bringing clean industry to this area would be a boon - those with trades would be building and it would provide opportunity for education and staying in same community. Clean industry could include small manufacturing, computer/IT services, being more friendly to already existing businesses within the community.

6/20/2014 11:10 AM [View respondent's answers](#)

There are a plethora of unused commercial and residential spaces in Town and nearby outside of Town. Job growth that reuses or repurposes those structures would have minimal affect on the natural environment.

6/20/2014 10:38 AM [View respondent's answers](#)

Most of the businesses that are on White Mountain Blvd. are out of business. Find a way to get businesses in there and keep them there. You wouldn't have to build anything, and we'd keep the natural environment. Fix the shabby looking businesses along the main road. Give the businesses that upgrade some kind of incentive to fix their shabby looking buildings.

6/20/2014 9:46 AM [View respondent's answers](#)

More tourism would bring more professional management positions. If this is preserved as a beauty of the land destination, more people would want to live here also.

6/20/2014 9:14 AM [View respondent's answers](#)

We absolutely need more jobs, a majority of the environment is already protected by the Forest Service.

6/20/2014 8:37 AM [View respondent's answers](#)

Cut funding completely to useless government funded programs such as wolf recovery and Planned Parenthood and put that money into the schools.

6/20/2014 7:10 AM [View respondent's answers](#)

I pretty much answered this in a previous response. Since so many jobs can now be done without going to a place of business, I think promotion of technology will go a long way to preserving our natural environment. As for construction, I don't see that as being a prime means of employment here. Manufacturing businesses should be selectively encouraged while educational opportunities should be increased - perhaps with more vocational training available and inclusion of off-main-campus sites for electronic learning, the range of educational opportunities could be increased.

6/20/2014 6:41 AM [View respondent's answers](#)

Attract clean industry like packaging plants, outdoor themed stores (like Eddie Bauer, Cabelas, etc.) and tourism driven industries activities like -building a pool, -encouraging astronomy clubs/viewing of our clear night skies (a good, clean fun year round activity our dark skies sit waiting to offer anyone interested!) -opening a family oriented batting cage business, -fixing the two shabby tennis courts at Woodland Park, -building a dog park, - in conjunction with NEC: building a paved, in-town bike path which can be funded by families and businesses "adopting" 1-3' sections of the pavement, light poles and/or benches in their name: like "buying a brick" at public parks, etc.) then encouraging bike and skate shops. These all give tourists "clean" things to do plus all would create jobs.

6/20/2014 6:14 AM [View respondent's answers](#)

I don't understand the cause & effect equation here for the relationship between the 2 types of jobs. Don't you need some type of product or service being offered before you find something to manage? The real estate market on houses can only accommodate just so many realtors before that's the only professional service offered in town.....

6/19/2014 11:02 PM [View respondent's answers](#)

Work to bring back the management of our forests by limited logging, which would be a win/win. This obviously would require some work through our congressmen and senators.

6/19/2014 10:57 PM [View respondent's answers](#)

better recycling, maybe a recycling center that would create jobs and make a profit for the city

6/19/2014 10:24 PM [View respondent's answers](#)

.

6/19/2014 9:46 PM [View respondent's answers](#)

These don't have to have a negative impact on the environment. Both my degree in architecture and sustainable development have given me the knowledge to balance development with minimal environmental impact. This town really needs to study New Urbanist methods for development. This balanced style of growth is inviting and attractive to professionals, particularly those from larger cities who are actively seeking the lifestyle that New Urbanism will provide.

6/19/2014 8:00 PM [View respondent's answers](#)

The first question to ask any prospective company interesting in building in Pinetop- Lakeside would be; What are your companies policies regarding preserving our natural environment?

6/19/2014 7:16 PM [View respondent's answers](#)

Recommend the development of public resorts that offer outdoor activities (championship golf, lighted tennis court, fly fishing lakes, hiking trails, horse-back rides, camping sites, trailer hook-ups, etc...) Pinetop/Lakeside is considered a resort environment. Enhance our natural environment and thereby preserve it.

6/19/2014 7:15 PM [View respondent's answers](#)

Need better housing options and attractions for middle class families with children (not just retirees) if you want to entice businesses. Professional jobs would create less environmental impact than construction ect.

6/19/2014 7:05 PM [View respondent's answers](#)

.

6/19/2014 7:02 PM [View respondent's answers](#)

Tax breaks for large businesses.

6/19/2014 6:15 PM [View respondent's answers](#)

I'm not of any industry we have right now that is affecting our natural environment. We do have a few businesses that are an eyesore for our community. I do think many people think preserving our natural environment has a lot to do with how our town looks aesthetically. Look around, our town has a lot of old, not taken care of businesses. Old can look nice and antique like, but many of ours are run down. Some of the newer buildings do not fit in with our outdoorsy theme. We would attract more out of towners if we tried to stick to a more rugged/natural look.

6/19/2014 5:47 PM [View respondent's answers](#)

No ideas to date.

6/19/2014 5:35 PM [View respondent's answers](#)

I am not for a larger town. Please preserve our natural environment by creating more jobs that do just that.....preserve our natural environment!

6/19/2014 4:24 PM [View respondent's answers](#)

Nature jobs

6/19/2014 4:21 PM [View respondent's answers](#)

Give incentives to businesses looking to relocate to our area in the form of relaxed fees, waived fees.

6/19/2014 4:19 PM [View respondent's answers](#)

Create an environment friendly to growth otherwise there is no need for this discussion because, "What business of any substance would want to locate in Pineto-Lakeside?"

6/19/2014 4:01 PM [View respondent's answers](#)

Does not effect me

6/19/2014 3:54 PM [View respondent's answers](#)

More jobs means more residents. The natural environment will not be disturbed by building homes and creating more and thriving business. The natural environment is under the control of the Apache Sitgreaves and should be of little concern to local residents.

6/19/2014 3:50 PM [View respondent's answers](#)

Ecotourism and nature based economy preferred.

6/19/2014 3:49 PM [View respondent's answers](#)

There would need to be a balance or trade off to please people on both sides. Professional/management jobs might require greater access in and out of the region unless totally online. Clean manufacturing has been addressed elsewhere, so some study could be taken. Again, ability to ship out or structure jobs to meet the distance factor. If naturalists, define Natural Environment as NO tree cutting, they need an education. Clean air elements could be come the sales pitch if realistic determinants were defined. A shrinking population base can not support the ideals of those coming to the mountains for recreation alone. A vital and progressive environment has to be a transparent goal.

6/19/2014 3:29 PM [View respondent's answers](#)

Put some of the money into a couple more parks or preservation areas.

6/19/2014 3:29 PM [View respondent's answers](#)

These are mutually exclusive. My professional career was spent in the Valley, and I moved here as a permanent resident after retirement. I would promote growth as a retirement community, to that audience of people. Forest City rather than Sun City.

6/19/2014 3:00 PM [View respondent's answers](#)

what are you getting at --- these questions are weird

6/19/2014 2:43 PM [View respondent's answers](#)

Professional and Management jobs are not the answer. People are needed to perform the work not overthink it. Our current Roads and Parks Departments have more supervisors than workers. This can be seen on a regular basis with three or four people standing around with one guy working. The there is a town manager, public works manager and then supervisor. Maybe the town should consider subcontracting out for Public Works, Parks, Building Permits and inspections. Subcontractors work harder than government hourly employees and cost less. Subcontractors would promote more jobs.

6/19/2014 2:13 PM [View respondent's answers](#)

Once again, with the help of a knowledgable economic development person, this could easily be accomplished. Green jobs are becoming more abundant. Working from a home office is becoming a very viable option.

6/19/2014 2:06 PM [View respondent's answers](#)

?

6/19/2014 2:03 PM [View respondent's answers](#)

Decent streets aren't part of a natural environment, but I'd like them. I feel there is enough land area to allow more jobs without compromising our quality of life.

6/19/2014 1:59 PM [View respondent's answers](#)

By way of building codes and zoning, the town has control of what can be built and where. We live in such an environmentally conscious era that no business of any reputation at all is going to have a negative impact on our local environment. Create areas for housing, commercial and light industrial or manufacturing and then let businesses and homes grow there. The town will have a say through its processes, in what those businesses and homes must look like, what they can and cant do, etc. Your job is to provide the framework and infrastructure for the community to prosper. If people come here for the environment they will always be able to access the forest in and around d the town but they should also be able to shop and eat and be entertained while here. Stop worrying about the in-town environment and scenery. If we have economic and entertainment vitality in town people will come here to enjoy the environment all around us and the other amenities within.

6/19/2014 1:54 PM [View respondent's answers](#)

Again, safe light manufacturing offers professional and management jobs, as well as a wide variety of technical jobs. Call centers and businesses like that would also do the same.

6/19/2014 1:49 PM [View respondent's answers](#)

There is plenty of the "natural environment" on private land, surrounding forest land, etc. We need high quality jobs here!

6/19/2014 1:32 PM [View respondent's answers](#)

With SMART PLANNING all of the above can be accomplished.

6/19/2014 1:31 PM [View respondent's answers](#)

This is wanting to have our cake and eat it too. More jobs depend on Show Low and to a lesser extent Snowflake/Taylor attracting employers. There is still a faint possibility of developing an auto mall on Porter Mountain Road with dealers for brands not already settled in Show Low, but it is pretty faint.

6/19/2014 10:14 AM [View respondent's answers](#)

I think most of the professional/management jobs wouldn't impact the natural environment since they would be in buildings.

Construction/manufacturing jobs would have meet strict guidelines and would need to be monitored once they were allowed in Town.

6/18/2014 4:05 PM [View respondent's answers](#)

Just by having more jobs does not mean that it will have an effect on our natural environment.

6/18/2014 11:04 AM [View respondent's answers](#)

5. The second General Plan Survey indicated that 45% believed we should ENCOURAGE PRESERVATION OF LARGE OPEN SPACES AND MEADOWS, and 13% also said that MEADOWS ARE IMPORTANT TO WILDLIFE. In the same survey, 16% indicated that PROPERTY OWNERS SHOULD BE ALLOWED TO DEVELOP AS ZONED, while 20% told us that MARKET FORCES SHOULD DETERMINE WHAT WILL BE DEVELOPED. The Town has no funds to purchase any private lands. Please offer your ideas as to how we could PRESERVE OPEN SPACES AND MEADOWS, while still RESPECTING PRIVATE PROPERTY RIGHTS and ALLOWING THE MARKET TO DETERMINE DEVELOPMENT.

- Answered: 100
- Skipped: 83

Unfortunately land owner have rights and yes we have no zoning to purchase so we can only hope sellers of open spaces have the towns future in their dealings.

7/22/2014 2:02 PM [View respondent's answers](#)

No comment.

7/18/2014 12:06 PM [View respondent's answers](#)

Consider the possibility of swapping or trading lands or buildings. Please - please continue to preserve our meadows and open spaces (and continue to protect our forested areas in town). Give the Planning and Zoning Committee more authority or perhaps broader powers. WE WANT TO PROTECT WHAT WE HAVE!! As for homeowners property rights, if the rules and regs are enforced equally, everyone should have no complaint. The problems occur when there is not equally enforced actions. All must be done in our town to continue to preserve large open spaces and meadows for citizens to enjoy and the visitors to our vacation areas.

7/18/2014 9:46 AM [View respondent's answers](#)

I believe this process is in place now. Decision makers need to be good listeners. Land development has many ramifications off site as well. Zoning laws and property rights may conflict. To see the big picture while sharing collaboration strategies can build winning results for all.

7/17/2014 11:50 PM [View respondent's answers](#)

The "market" should now be permitted to determine anything around here. There are plenty of zoning arrangements that can contain private land development into fitting into an environmentally sound schema - it just takes courage and heart to enact them.

7/16/2014 10:14 PM [View respondent's answers](#)

?

7/15/2014 10:45 PM [View respondent's answers](#)

,

7/15/2014 9:45 PM [View respondent's answers](#)

Someone needs to research funding sources for preserving open spaces. This is important for maintaining a balance of business and open space. The U of A did a study of the area a while back. Maybe have them do another project to give us some new ideas.

7/14/2014 10:37 PM [View respondent's answers](#)

We can't do all of that. We zone and then let the market drive development. It may result in less open space here on town, but we have plenty of open space all around us.

7/14/2014 10:08 AM [View respondent's answers](#)

Don't encroach on wildlife habitat.

7/14/2014 5:12 AM [View respondent's answers](#)

First, honor existing zoning and land use designations - no PUDs without protection of the environment. Landowners are not entitled to PUDs and higher density. Clustering will allow developers to meet their development "rights" while enhancing open spaces and other attributes. Third, implement an urban trail network - public-use trails are mandated, but the Town has fallen short of requiring developers to accommodate trails. What kind of a tourist community are we without urban trails?!!

7/13/2014 7:41 PM [View respondent's answers](#)

Property tax incentives to land owners that keep meadows wild but do not punish land owners who develop their own property within the zoned parameters.

7/13/2014 4:45 PM [View respondent's answers](#)

No comment

7/13/2014 4:18 PM [View respondent's answers](#)

NO money limits the possibilities

7/13/2014 3:28 PM [View respondent's answers](#)

By advertising the benefits of preserving open spaces and meadows for all who choose to live and/or work here. By selling the idea that the natural environment is why people do choose to live and work here. By encouraging and providing incentives for voluntary compliance and participation.

7/11/2014 6:50 PM [View respondent's answers](#)

Private property rights are protected by law and property owners' rights to develop property as zoned is allowed. Of course, such development would be driven by market forces. When a property owner contemplates developing a large open space or meadow, the Town should make surrounding property owners aware that if they feel strongly about preserving the open space, they can investigate donating to the White Mountains Land Trust sufficient funds to purchase a conservation easement to compensate the land owner for not developing the property. Realistically, the "big stick" that the town has is that, in most cases, the land owner is seeking to have the property re-zoned to allow higher density. That allows the opportunity for creative solutions. For example, imagine a 20-acre tract that is currently zoned for 1 house per acre, The town might work with the land owner to allow a high-density PUD development on one corner of the property with, say, 15 acres remaining as open space and a park-like setting that would be an amenity for the development.

7/11/2014 11:29 AM [View respondent's answers](#)

I have no idea.

7/10/2014 6:32 PM [View respondent's answers](#)

The two are incompatible. Individual's property rights cannot be taken away by the Town through zoning or in any other way I am aware of. Perhaps wealthy individuals or conservation organizations can be encouraged to buy those important open areas, but as long as an individual owns land, she can do anything she wants with it as long as it meets the Zoning Code. Passing more restrictive zoning laws opens the Town to expensive lawsuits based on black letter "takings" laws and court opinions.

7/10/2014 2:06 PM [View respondent's answers](#)

Open spaces are preserved via the National Forrest. We should assign areas for this in our town as well. (Pretty sure we already have several.) We should allow for property to be developed as zoned. That questions suggests that the city is not allowing privately owned lands to be developed. I hope that is not true. If the city wants land to be undeveloped and to be publicly appreciated for nature and recreation, then the city should purchase some land to do that on. City of Pinetop is too restrictive as it is, without denying development that is with-in zoning requirements.

7/8/2014 2:43 PM [View respondent's answers](#)

See number 1. Tax breaks. Let market forces do their thing. Why would a town not respect private property rights? Sorry, this to me is an odd conglomeration of statements.

7/8/2014 2:18 PM [View respondent's answers](#)

Why does this town not have the money to buy properties? It seems that there has been some unwise spending. I believe we should annex with ShowLow.

7/7/2014 3:44 PM [View respondent's answers](#)

Restricting commercial development along 260 and to certain areas nearby should help to preserve open spaces and meadows. People are less likely to go to developments that is off the beaten path. Yet, they will go elsewhere to enjoy the outdoors. It is hard to stop property owners from developing their land when it was zoned that way when purchased. They purchased it with the intent to develop it.

7/5/2014 1:50 PM [View respondent's answers](#)

Ditto

7/3/2014 11:29 AM [View respondent's answers](#)

There is still an abundance of unoccupied homes in our town suggesting the market is not ripe for further housing.

7/1/2014 9:40 PM [View respondent's answers](#)

Question too difficult. No easy answer.

7/1/2014 5:53 PM [View respondent's answers](#)

Let the market drive development, not all the "newcomers" who have moved here and now want to shut the door on any others

7/1/2014 9:32 AM [View respondent's answers](#)

Property owners have the right to do what they want with their land. No, the town should not be purchasing available land, look at the eyesore you've created on Woodland Rd behind the Parks and Rec building. Once again, we need a visionary town manager and council that are educated in this area. I would like to see more than just apartment buildings and condos going up in those meadows.

7/1/2014 9:19 AM [View respondent's answers](#)

Use of restricted rules to limit to multiple family residences, (apartments) and encourage family resorts.

7/1/2014 8:40 AM [View respondent's answers](#)

I don't think the town is able to do that. That's the catch 22 of conservative, small-government thinking.

6/30/2014 9:48 PM [View respondent's answers](#)

Again OVER CROWDING will RUIN us. Yes we need to respect private property rights but letting the market determine development would be a mistake, for instance lets say the developer wants more apartments built WE DO NOT NEED LOW INCOME HOUSING IN PINETOP! If you clutter our land with buildings whats left? Responsible growth would be sparce and pleasing to the eye. Adding to the ENVIRONMENT NOT DISTRACTING. This means no GOOD OLD BOY KICKBACKS from DEVELOPERS.

6/30/2014 11:01 AM [View respondent's answers](#)

I don't have an answer for this...

6/30/2014 10:47 AM [View respondent's answers](#)

Another tough issue, no ideas.

6/29/2014 8:39 PM [View respondent's answers](#)

No comment

6/29/2014 8:10 AM [View respondent's answers](#)

As before,...homeowners should be limited to fencing only up to 50% of their property,...the rest to natural habitat and wildlife.

Also,...limit homeowners to not less than 1 acre parcels.

6/28/2014 6:25 PM [View respondent's answers](#)

Zoning-enforce the laws we have now to start. The town can encourage developers to do so in a way that is sensitive to the goal of preservation. No developer can be totally ignorant to the fact that this town is sold by the way it is now. Destroy that and you will have no buyers/customers. Various breaks could be given by the town to help promote compliance with codes that protect what we have. Why not sell the existing vacant homes we have now? Why build more when there are so many unsold? A business could take a vacant building and turn it into what they want cheaper than starting over. They would also gain the goodwill of the town.

6/25/2014 4:33 PM [View respondent's answers](#)

Once again, we are surrounded by open space. If property is zoned for the desired development, let it happen.

6/25/2014 2:18 PM [View respondent's answers](#)

This is such a broad question, I would have to know what lies behind this question in order to answer it. For example, preserving large open spaces and meadows sound like the no-growthers, with whom I completely disagree. "Respecting private property rights," if memory serves me well, has not been a strong suite of the town. What's behind the phrase "allowing the market to determine development"? What does that phrase mean?

6/25/2014 10:15 AM [View respondent's answers](#)

To help preserve open spaces and meadows the Town could rezone to allow less high density tracts and more low density tracts. The Town could require a higher percentage of TRUE 'open space' within developments, and also increase 'impact fees,' In the U.S. the authority to regulate growth comes from the 10th Amendment to the U.S. Constitution which grants states the police power to regulate themselves. It is the right and obligation of the community to protect the public health, safety and welfare of the public. Matters of crime, traffic, air quality and even aesthetics all fall under this umbrella.

6/25/2014 10:08 AM [View respondent's answers](#)

We may want to leave things as is for now.

6/25/2014 9:25 AM [View respondent's answers](#)

Sounds like a conservative approach to zoning is warranted.

6/24/2014 6:53 PM [View respondent's answers](#)

unsure

6/24/2014 1:42 PM [View respondent's answers](#)

no comment

6/23/2014 3:25 PM [View respondent's answers](#)

Work with property owners and Developers to come to an agreeable solution. Most developers have such a negative experience with the town over the years that they are reluctant to build in the town and would rather spend their time and money elsewhere.

6/23/2014 12:35 PM [View respondent's answers](#)

Increasing growth will increase revenue to be able to have the funds to purchase lands. The key is growth

6/23/2014 7:07 AM [View respondent's answers](#)

That is a difficult balance to maintain.

6/22/2014 10:43 PM [View respondent's answers](#)

I have to solution at this time.

6/21/2014 11:04 PM [View respondent's answers](#)

On one hand, I believe in the rights of citizens to to what they wish with their property. But only when it is not to the detriment of the Town and/or their neighbors. In order to protect against such, zoning has to be such that it protects the wishes of the Town and property values of it's population. And for that reason, planning and zoning needs to be constantly monitored and changed or instituted accordingly.

6/21/2014 4:35 PM [View respondent's answers](#)

x

6/21/2014 3:02 PM [View respondent's answers](#)

If people want to preserve open spaces they should purchase them. You cant expect people to pay taxes on property just so others can look at them. This whole I'm here now, no more development is not working. Let the market decide. If people don't bother to check on how a open piece of property is zoned before they buy around it is bad practice on their part.

6/21/2014 12:15 PM [View respondent's answers](#)

No suggestions

6/21/2014 7:45 AM [View respondent's answers](#)

Develop the meadows to include restaurants and jobs around it! Beautiful place to work!

6/21/2014 5:37 AM [View respondent's answers](#)

The only way I see town to move is in expanding it's boundaries. Encourage property owners to keep the beauty of the environment as an important asset to the property.

6/21/2014 5:04 AM [View respondent's answers](#)

No property owners should not be allowed to developed as zoned, nor should Market forces determin what shall be developed!

6/20/2014 10:19 PM [View respondent's answers](#)

Here again, the politicians will do what they think is best.

6/20/2014 6:35 PM [View respondent's answers](#)

I THINK THAT JUST BY CLEANING UP THE AREAS THAT NEED IT CAN HELP MAKE THE CITY A BETTER PLACE TO LIVE AND THAT THE RESTRICTIONS AND THE ZONEING WILL NOT BE SO BAD FOR PEOPLE COMING IN.

6/20/2014 3:48 PM [View respondent's answers](#)

Town can pursue conservation easements & zoning restrictions.

6/20/2014 3:47 PM [View respondent's answers](#)

Na

6/20/2014 3:35 PM [View respondent's answers](#)

We have to respect certain property rights by law. Beyond that there are certain tools that a municipality can use to promote preservation; Conservation easements and tax advantages. Overlays that encourage participation using public sentiment and appeal. Steer development by all available means of persuasion rather than sitting back and letting market forces determine what happens.

6/20/2014 2:48 PM [View respondent's answers](#)

Just follow the zoning laws we have now

6/20/2014 12:31 PM [View respondent's answers](#)

Change the zoning on open acreage to restrict damage to open spaces.

6/20/2014 12:19 PM [View respondent's answers](#)

Have a minimum required space around each newly development.

6/20/2014 12:17 PM [View respondent's answers](#)

Allocate certain areas as preserves and don't allow building or developments there.

6/20/2014 11:11 AM [View respondent's answers](#)

This is nearly impossible. One way it could be addressed is with development incentives to preserve meadows and open spaces in exchange for benefits elsewhere within the development.

6/20/2014 10:39 AM [View respondent's answers](#)

Leave everything as it is.

6/20/2014 9:47 AM [View respondent's answers](#)

Preserving Woodland Park through any means will promote this.

6/20/2014 9:15 AM [View respondent's answers](#)

Market forces should determine what is developed since property rights will always have to be considered no matter what.

6/20/2014 8:40 AM [View respondent's answers](#)

Preserve Woodland Park.

6/20/2014 7:10 AM [View respondent's answers](#)

Again, zoning is the key. Market forces will determine what will be developed and that should be kept in check by strong zoning ordinances.

6/20/2014 6:44 AM [View respondent's answers](#)

Band together with The Nature Conservancy folks (Sue Sitko) and other such preservation groups, the Forest Service, Game & Fish, the White Mountain Conservation League folks, the Save Our Park folks and the Nature Center. Many of these groups have the ability, man power, connections and funding access to help make things happen....

6/20/2014 6:19 AM [View respondent's answers](#)

My answers to this are in the previous question boxes.

6/19/2014 11:04 PM [View respondent's answers](#)

The only control that can be exerted on such "open areas" is on lands owned by the city. One would have to zone private areas differently to preserve them through the appropriate due process. Thus market/resident forces can all be brought to bear.

6/19/2014 11:02 PM [View respondent's answers](#)

Are there groups that can write proposals for funding or grants to purchase properties for environment planning.

6/19/2014 10:26 PM [View respondent's answers](#)

.

6/19/2014 9:47 PM [View respondent's answers](#)

Seriously, it is all about sustainable development. Feel free to contact me for consultation. Trampas Johnston. 702.286.0758.

6/19/2014 8:02 PM [View respondent's answers](#)

The town has no money to purchase or develop any land that would promote financial stability for the town. The town should work with property owners and developers to build a strategic plan that would financially benefit both parties.

6/19/2014 7:21 PM [View respondent's answers](#)

The only influence afforded to the city planners currently is the power to approve/deny development plans. The council should pass a resolution giving the final approval to the voting majority affected by these plans. The power of the electorate has proven to be quite effective in the past.

6/19/2014 7:19 PM [View respondent's answers](#)

Unfortunately unless the town can purchase land I don't know how you can limit what property owners do if it falls under current zoning codes...maybe re-evaluate zoning codes personally they look like they need to be tightened there are a lot of prime commercial properties along the main 260 corridor that look pretty run down and shoddy.

6/19/2014 7:07 PM [View respondent's answers](#)

.

6/19/2014 7:03 PM [View respondent's answers](#)

Other than we don't need a four story condo built on a meadow, I'm not sure what people are opposed to.

6/19/2014 5:48 PM [View respondent's answers](#)

Through zoning.

6/19/2014 5:37 PM [View respondent's answers](#)

My fear is another Flagstaff. Flagstaff has grown so much that the small town, quaint feeling is gone and it is too expensive for the service-industry related workers to live in the city limits. An extreme example is Telluride. The workers who run the town can't even live in it! That is sad. I don't want that to happen here.

6/19/2014 4:27 PM [View respondent's answers](#)

Nature and streams were here first...

6/19/2014 4:22 PM [View respondent's answers](#)

Be more open to developers who want to come into the area.

6/19/2014 4:20 PM [View respondent's answers](#)

What anti-growth nimbys wrote these questions?

6/19/2014 4:03 PM [View respondent's answers](#)

Private property owners should be encouraged to develop their property as it is zoned. There should be no restrictions on other people's property. There are plenty of open spaces and meadows in the surrounding forest.

6/19/2014 3:51 PM [View respondent's answers](#)

No more big box stores...take up too much land and trees.

6/19/2014 3:50 PM [View respondent's answers](#)

I'm sure planners have spent their lives addressing these questions and their experience base should be respected. Zoning segments for open spaces with development around said areas might work. As populations grow, the idea of wildlife in it's midst, seems unrealistic. Market forces might determine development; however, that is not the SINGLE factor to be considered. Tied to land

development is water supply factors. People want everything; but often do not realize such desires come with a price tag; an amount that might drive away the rich environment desired.

6/19/2014 3:36 PM [View respondent's answers](#)

Some interested may donate land for preservation?

6/19/2014 3:30 PM [View respondent's answers](#)

I don't like the idea of market forces determining development. If we did that we would have condos on Woodland Lake. We already have a lot of unsold real estate within the town, I don't like helicopters flying over my house, as an additional comment.

6/19/2014 3:03 PM [View respondent's answers](#)

what are you getting at --- these questions are weird

6/19/2014 2:43 PM [View respondent's answers](#)

The town has no right to change Zoning. If a person buys a piece of real property and it is zoned residential then it's residential. End of story. The city needs to stop rezoning property to fit the needs of the Town Council.

6/19/2014 2:17 PM [View respondent's answers](#)

Within any development plan, the town must require open spaces be part of that plan. Density restrictions would allow this to happen. Many developments in the Phoenix and Tucson area, require a park or open space to be within their plan. Paul Esparza is a great asset in this area. Use the tools you have on hand!

6/19/2014 2:09 PM [View respondent's answers](#)

Cluster development in areas of more density which would allow larger open spaces (have a downtown, not a long strewn out strip mall which requires more driving)

6/19/2014 2:03 PM [View respondent's answers](#)

We have millions of acres of open space all around us. We do not need to spend money to preserve space in town. The town can, and should, follow the direction of towns like Oro Valley that requires developers to maintain a certain amount of open space in their communities. For instance if a developer wants to subdivide land to build homes he must set aside 30%-40% as open, public access, space. This has resulted in a beautiful community with an almost linear park throughout the town. They have also done a great job attracting good paying, low impact businesses to that community like medical research and development.

6/19/2014 2:00 PM [View respondent's answers](#)

Quite frankly the only open spaces are owned by private land owners. We have no right to tell them what they can do as long as they are following the zoning laws that are already in place. There are plenty of large open spaces near the town along the highway on the reservation.

6/19/2014 1:50 PM [View respondent's answers](#)

I think that property should be developed so that our town can grow. The former council shot down the developers who wanted to have shops boarder around Woodland Lake. Shame on everyone for not letting this happen. We need everything up here so that we don't have to go to Phoenix, Tucson and Flagstaff to shop. We need to encourage companies to come here, not Show Low. The Chamber of Commerce needs to REALLY SUPPORT the business's that already exist and future companies/business's. The Chamber of Commerce needs to lower their fees and take into consideration to make their fees affordable in our hard times.

6/19/2014 1:37 PM [View respondent's answers](#)

If the town and national forest owns large open spaces and meadows, they will be preserved. If the town keeps private owners from developing their land, we have problems, and we'll be scaring every new business away as we have been doing for years.

6/19/2014 1:35 PM [View respondent's answers](#)

Another example of Pinetop-Lakeside citizens holding mutually exclusive ideas as if they were possible. There Aint No Such Thing As Free Lunch.

6/19/2014 10:17 AM [View respondent's answers](#)

A certain percentage of the open spaces and meadows should be required to be maintained for wildlife. The zoning should be changed if it allows for all of a meadow to be developed or doesn't allow for any open space. However, if the owner of a property bought the land and it was zoned for development of lots of houses, it shouldn't be changed just because they want to develop it. It would be necessary to convince the owner to set aside some open space.

6/18/2014 4:12 PM [View respondent's answers](#)

I disagree with the preservation of meadows. Market forces should determine development within zoning. I'm not sure what the question is implying regarding "respecting private property rights" as the owners of meadows have property rights to determine what they want to do with their property.

6/18/2014 11:07 AM [View respondent's answers](#)