

**MINUTES OF THE REGULAR MEETING
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING
COMMISSION, HELD ON THURSDAY, JUNE 13, 2019
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

A. Call to Order

Chairman Staley called the meeting to order at 6:00 p.m.

Roll Call:

The following Members were present:

Adam Staley	Chairman
John Salskov	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member
Tim Williams	Commission Member
Alison Stewart	Commission Member

The following Member was absent:

Richard Smith	Vice Chairman
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Also Present:

Cody Blake	Community Development Director
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B. Call to the Public

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

C. Minutes

C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on May 9, 2019.

Commissioner Agan moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on May 9, 2019. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Adam Staley		
John Salskov		
Larry Agan		
David Orris		
Tim Williams		
Alison Stewart		

Vice Chair Smith absent.

D. Staff Reports

Community Development Director Blake stated that Little Caesars will be opening the week of June 17, 2019.

Community Development Director Blake said that the owners of the Safeway Plaza asked for permit costs and hopefully they will be pulling a permit for remodeling the outside of the plaza. He explained that there will be two phases of construction; beginning with the south east end of the plaza with the shops and storefront and Phase Two will be Safeway store.

Community Development Director Blake announced that he has received preliminary design for an Auto Zone in Pinetop at the location where Robert Pico State Farm had been located. It is proposed to remove the brick building that is currently located on the property. Along with the building of the Auto Zone, a pad would be poured for future development. There will be two driveways off of White Mountain Boulevard, and one driveway off of the side street. He stated he recommended eliminating one of the driveways off of White Mountain Boulevard.

Community Development Director Blake announced that at the next meeting in July there could be a Conditional Use Permit for the Commission’s consideration. He

explained that he received a call from a citizen regarding a lot on Hill Drive in Pinetop. He said Pinetop Water purchased a lot that is zoned R1-4 and per Town Code they are required to obtain a Conditional Use Permit to be able to put a utility on the lot. He explained that the citizen is concerned that the well that will be drilled will dry up their well and said that all of the properties in the area are on wells. He said that Pinetop Water has been asked to obtain a Conditional Use Permit for the lot. Pinetop Water was not happy about this request and felt that they should not be forced to do a Conditional Use Permit.

Community Development Director Blake said that Arizona Water will be updating some lines, from six-inch lines to twelve inches, from Safeway up to Little Caesars in the Fall of 2019. He added that some of the businesses in that area do not have sufficient water.

In response to Chairman Staley, Director Blake said that the water line is located in the right of way.

E. New Business

E.1 Consider announcement of vacancies to the Planning and Zoning Commission

Community Development Director Blake explained that Chairman Staley and Commissioner Slaskov terms are expiring on July 24, 2019. He explained that the Town Clerk advised that the vacancies be advertised in the newspaper. He said that he needs permission from the Commission to advertise the vacancies. He stated that Chairman Staley and Commissioner Slaskov have both completed and submitted applications to continue serving on the Planning and Zoning Commission. He explained that if the Commissioners agree, he will send the advertisement to the newspaper next week and back to the Commission at the next regular meeting on July 11, 2019 and forward the recommendation to the Town Council for approval to fill the two vacancies.

It was the consensus of the Commission to give Director Blake the approval to move forward with advertising for the two vacancies that will expire on July 24, 2019.

Chairman Staley asked if any of the Commissioners are interested in serving as Chairman. He explained that he is okay with being Chairman, but said he is very busy, he is happy to continue to serve on the Commission as a Member, but said if

someone would like the experience serving as the Chairman he would be fine. He asked the Commissioners to think about this.

Director Blake stated the Chairman and Vice Chairman positions will be voted on at the August meeting.

F. Old Business

**F.1 Review and Discussion of Changes to Title 17, Chapter 17.04
Mountainside Development Regulations**

The following changes to Title 17, Chapter 17.04 Mountainside Development Regulations were discussed.

It was the consensus of the Commission to recommend the following changes:

17.04.070 Development standards

C. Land Disturbance Standards.

1. Delete
2. All disturbed land that is not otherwise used for approved development shall be restored to the natural grade and revegetated with natural plant material.
- 3, 4, 5, 6, 7, and 8 – Delete
- Table 1 – Delete

D. Driveways

1. Driveways need to conform with the requirements of the local Fire District.
- 2, 3 and 4 - Delete

E. Grading and Drainage Standards

1. There shall be no clearing, grubbing, grading, importing or stockpiling of fill material on, or to, any site prior until permission is provided by the Town.
2. Delete
3. Rip-rap spill slopes may be allowed; provided that they are approved by the Community Development Director.
 - a, b and c – Delete
4. Delete
5. A mountainside wash shall not be diverted, relocated, or moved from its present position to another location; however, a mountainside wash may be bridged by a

structure so long as such structure does not impede the flow of the mountainside wash.

6. Earth contiguous to the structure shall contact that structure at an angle approximating that of the natural grade as practical with conformance to the building codes.

It was the consensus of the Commission to stop the review at this point and continue the review at the next regular meeting and begin at Section F. Walls and Fences.

G. Discussion Regarding Any Future Agenda Items.

It was the consensus of the Commission to cancel the June 27, 2019 meeting. The next regular meeting of the Commission will be held on Thursday, July 11, 2019.

H. Adjournment:

There being no further business at this time, the meeting was adjourned at approximately 6:59 p.m.



Chairman Staley