

MINUTES OF THE MEETING OF THE GENERAL PLAN ADVISORY COMMITTEE OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, HELD TUESDAY, NOVEMBER 17, 2009 AT 2:00 P.M. IN ROOM 16 OF THE TOWN HALL.

ITEM NO. 1, INTRODUCTIONS:

Paul Esparza called the meeting to order and introductions were made.

MEMBERS PRESENT:

Carla Bowen, Realty Executives; Paul Esparza, Town of Pinetop-Lakeside Community Development Director; Norris Dodd, Pinetop-Lakeside Town Council; Leslee Wessel, Pinetop-Lakeside Council; John Vuolo, Town of Pinetop-Lakeside Parks and Recreation Director; John Jarchow, Planning & Zoning Commissioner; Dennis Hughes; Navopache Electric Cooperative Chief Operating Manager; Greg Loper, Navajo County Planning & Zoning Director; Connie Boggs, Main Street Executive Director; Sue Sitko, The Nature Conservancy/Open Space Committee; Tom Thomas, Town of Pinetop-Lakeside Public Works Director; Dave Smith, Pinetop-Lakeside Sanitary District Manager; Nick Lund, TRACKS; Tim Van Scoter, Lakeside Fire Chief; Lee Hetrick, Arizona Water Company Division Manager; Ed Collins, Lakeside Ranger Station District Ranger, United States Forest Service; Brian McCabe, Town of Pinetop-Lakeside Town Planner; Rick Counts, Counts Planning, LLC.; and Betty Drake, Drake & Associates.

OTHERS PRESENT:

Jim Snitzer; and Jim Beck.

Rick Counts said Phase 1 of the General Plan update has begun. He said a survey was distributed at the kick off meeting, and indicated they have received about 35 surveys back. He said the purpose of today's meeting is to recognize the elements, and what to include in the General Plan. He said there was discussion to consider a regional perspective. He said major concerns included traffic impact and a loss of open space. He indicated this General Plan Advisory Committee (GPAC) must decide if they want to add or change any elements within the General Plan. He said the Energy element is new. He said they would also review the format, of the document taking into account the possibility of placing goals and objectives within each element. He said Phase 2 will begin next year, and indicated he would work more closely with stakeholders. He suggested the Committee hold a rehearsal meeting before having a public meeting. He recommended incorporating a vision statement into the General Plan. Betty Drake said the survey gave ideas of things that are important to the uniqueness of Pinetop-Lakeside. She said characteristics of Pinetop-Lakeside included outdoor living, recreational activities, tourism, friendly, small-town, etc. Councilwoman Wessel said she thinks phrases regarding economic development, employment opportunities, or something indicating the community would sustain itself should be included. She stated those terms are equally important in order to balance out the fun activities. Carla Bowen said she does not favor vision statements because they are boring. Norris Dodd suggested they use part of the 1996 Vision Statement because it was the original basis of the community. Dennis Hughes agreed with Councilman Dodd and said

the original vision statement is representative of the community at that point in time. Ms. Drake said they could try to include some of the phrases and prepare a draft for the Committee to review. Mr. Counts reviewed some of the community issues. Ms. Drake said there were suggestions to incorporate the Linking our Landscape Plan into the General Plan. Councilwoman Wessel said Land Uses should be organized for future developments while connecting them with the existing neighborhoods. Ms. Drake agreed. Mr. Counts noted they should also consider neighboring and seasonal residents. Nick Lund said he is concerned with supporting the Urban Trail System and indicated it is an economic attraction for the Town. He commended Flagstaff for implementing their Urban Trail System, which created 50 miles of trails with over 60% of homes within a half a mile of the trail system. He said they are encouraging the community to use it as alternative transportation. Ms. Bowen stated her biggest concern would be linking the Urban Trail System across the highway. She said there are no safe points to cross along the highway. The Committee discussed ways to highlight characteristics in the community. Ms. Drake said it is a real issue and indicated there are alternatives available including underpasses, which are very expensive. John Jarchow said the summer is when the trails would be used the most. Tom Thomas said there is a PARA Study, which reviews pedestrian safety and traffic control on the 260 corridor through Town and from Porter Mountain Road to the school. He said the study would be completed by May 2010. He said they are also considering another PARA grant, which could allow the Town to rewrite the 1999 Urban Trail System. He said the PARA Study they do next would incorporate the Town Plan, the Landscaping Study, the Regional Transportation Study, and Linking Our Landscape. Ed Collins said they are factoring in lots of open space in the form of drainage and corridors. He said the Town has yet to acquire Woodland Lake Park, after 25 years. He said the United States Forest Service (USFS) would not isolate pieces of land as green belts and open space. John Vuolo said a developer would most likely purchase a parcel and coordinate with the Town to conserve some parcels in accordance with the Open Space Element. Ms. Bowen said she attended an economic class where it was stated there would be one million people living in the White Mountains area in 25 years. The Committee discussed the issue of planning for future generations on a larger and broader scale instead of just a few years from now.

Mr. Counts suggested they weave all the elements together holistically. Ms. Bowen asked Dave Smith how many hookups the Sanitary District has available. Mr. Smith said it depends on whether they consider the flow or connections, and said there are currently 7500. He said they have about 90% of the parcels connected. She said theoretically if the population doubled in ten years then they have used up their facility. Mr. Smith said the Sanitary District tries to dedicate funds every year to install new lines. He said doing it every year is better than increasing fees. Ms. Bowen asked Mr. Smith if the Sanitary District has been coordinating with the Town to supply the Nodal areas with the proper infrastructure. Mr. Smith said they have not, and indicated the Sanitary District has been focusing on areas that are open land. Lee Hetrick said utility companies don't look at growth in that perspective, and stated he would like to cooperate with the Town and the Sanitary District to focus on areas that could be developed. Councilman Dodd asked if the General Plan would take into account infrastructure demands and growth potential. Mr. Counts said it can, but that is why they must integrate all the elements together. The Committee discussed how to create incentives to promote long term employment opportunities. Mr. Jarchow asked what why the Energy Element should be included in the General Plan. Mr. Counts said the Legislature included it for larger communities, and said it

serves multiple purposes. He said it is basically sustainable and affordable energy in the community. He indicated other communities use it as a basis for job creation and outside investment. Ms. Drake said they could also look at land use strategies to reduce energy dependency. Ms. Bowen asked if there is a population cap on the Energy Element. Mr. Counts said yes 50,000. The Committee debated if including an Energy Element would hinder the Town's progress. Mr. Thomas said it is more beneficial to include it.

Mr. Counts said the current plan has a lot of information, but said some might argue there are too many subcomponents. He said now that there are focus goals and objectives, they want to relate them with other parts of the plan. Councilwoman Wessel asked Mr. Esparza if staff is willing to change the current format. Mr. Esparza said they are embracing the suggested format and included it would isolate and bring the connected elements to the forefront. Brian McCabe said the document is very user friendly. Councilwoman Wessel asked which elements are required for the Town. Mr. Counts said Land Use, Circulation, and Transportation have been required since the 1970's. He said Open Space, Recreation, Cost of Development, Growth Areas, and Water Resources were added with Growing Smarter. Ms. Bowen asked if they could combine elements together and suggested consolidating Land Use with Open Space. Sue Sitko said she feels Land Use is part of every element. She said they could use the descriptive phrases in the Vision statement. Mr. Jarchow noted Chapter 1.4 of the General Plan lists the organization of the elements, and stated it must remain in the General Plan. Mr. Counts said they may be able to incorporate or group elements together. He suggested starting with Land Use because it embraces almost every element and said to try a sideways formatting. Mr. McCabe said creating the implementation section would tie it all together. Mr. Jarchow said they are getting into too much into detail. Mr. Counts stated they should review and consider which elements need to be revised. Ms. Sitko said the Land Use Element needs revisions, and recommended they examine it last depending on the amendments made to the other elements. The Committee agreed the Circulation Element must be revised, and contemplated current details of the Circulation Element considering whether it would address future needs. The Committee agreed that creating pedestrian safe trails is important for the future of the Town. The Committee considered Economic Development as one of the most critical elements and agreed there needs to be a better balance between workforce and housing development. The Committee debated the need for community facilities. Mr. Counts said if it has value to the community it should be included. Councilwoman Wessel asked if the Energy Element could be merged into the Environmental Planning Element. Mr. Counts said it could be. Greg Loper suggested they create definitions, describing what each element entails.

Jim Beck suggested they include a definition regarding sustainability. Ms. Drake said that term is another umbrella term. She indicated there were comments in the survey about getting various ranges of housing. Mr. Esparza said the Drachman Institute survey would be helpful in providing more information for the General Plan. Mr. Lund said connecting recreation to Economic Development is essential because there are characteristics in this Town unlike anywhere else in the state. He said the community is attracting other alternative recreational events, which impact the local economy. The Committee said Water Resources is a critical element. They said they do not know enough about the Energy Element to decide whether it should be included in the General Plan.

Mr. Jarchow asked when the next GPAC meeting would be, and if there would be any communication between now and then. Mr. Counts said the next meeting would be in March and stated there would be some form of communication.

Mr. Beck asked if the Town Plan would be included in the General Plan. Ms. Drake said it is a valuable document and would be integrated into the policies and elements.

Mr. McCabe said he is impressed with the comments and thanked the Committee. Mr. Loper said updating the General Plan is an opportunity to identify strengths and weaknesses, and offered his assistance. He said the Town may not achieve all of their accomplishments, but could get it from an adjoining community. He indicated part of regional thinking is how could Pinetop-Lakeside be a good neighbor in order to accomplish those goals. Mr. Lund said it's a way for the Town to be innovative. Mr. Vuolo said he would like to focus his energy toward the youth of the community. He said there are some needs that could be included in the document, including indoor centers for adverse weather conditions. He said some of the larger youth programs like AYSO or Little League could support those goals. Councilwoman Wessel said she would like to see all the other plans fused into the General Plan so there would only be one master document. Ms. Sitko said she appreciates making the document user friendly while being detailed enough for the Commission to use when reviewing future developments. Councilman Dodd said he would like to see parallel objectives between the General Plan and the Strategic Management Plan.

Mr. Beck said the People's Vision Committee is hosting a Town Hall on December 10 and offered to distribute surveys that night.

The meeting was adjourned at 2:56 p.m.

Dated this 17<sup>th</sup> day of December 2009.

PINETOP-LAKESIDE GENERAL PLAN ADVISORY COMMITTEE

/s/ Lisa Figueroa, Community Development Secretary