

MINUTES OF THE WORK SESSION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, HELD JUNE 7, 2011 AT 6:15 P.M. IN THE TOWN COUNCIL CHAMBERS.

Chairman Coble called the Work Session to order at 6:15 p.m. Roll call was taken as follows:

<u>ROLL CALL:</u>	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Chairman Mark Coble	<u>X</u>	_____	Robert Ingels	<u>X</u>	_____
Vice Chairman John Jarchow	<u>X</u>	_____	James Maloney	<u>X</u>	_____
Brian Gilbert	_____	<u>X</u>	Jim Snitzer	<u>X</u>	_____
Ken Haught	<u>X</u>	_____			

STAFF PRESENT:

Paul Esparza, Community Development Director; Brian McCabe, Town Planner; W. Kent Foree, Town Attorney; and Lu Anne Frost, Town Clerk.

STAFF REPORTS:

Mr. Esparza stated he distributed a copy of the current Planning & Zoning Commission listing, and said there are two seats up for appointment. He said the Code indicates there must be up to five members who reside within the Town limits and the Blue Ridge School District, and two members who may live within the Blue Ridge School District but not reside within another incorporated community. He said two Commissioners currently meet those criteria. He said the back page of the packet outlines the procedure they take for appointments. He said they have received three letters of interest for the two seats. He said the Commission should make their recommendations, ranking them as their first, second, and third choices.

Mr. Esparza said staff would continue to look at Town Code 17.128, Zoning Map and Text Amendment Procedures criteria, and said he would spend time with the Town Attorney to review that and the overlay map criteria. He said they are curious as to where they stand since the General Plan failed. He said there are no pending site plans. He said they anticipate the Maverik Store pulling the building permit tomorrow.

Commissioner Jarchow stated regarding Section 17.116.090, Commission packet preparation, there are three references to the Community Development Department secretary, which at this time is a vacant position and suggested the references be changed to Community Development Department or Town.

Commissioner Ingels asked what items would be on the next agenda. Mr. Esparza stated he anticipates the zoning map amendment criteria and overlay district on the next agenda. He said they would hold the next meeting on July 5. Commissioner Ingels asked how soon a revised General Plan would come up for discussion. Chairman Coble asked how much time they have to work on the General Plan. Mr. Esparza stated they have through 2015. Commissioner Ingels

stated he would like the Chairman and staff to consider an agenda item for the Commission to address issues that are a part of the General Plan.

The Work Session adjourned at 6:25 p.m.

Dated this 15th day of June 2011.

PINETOP-LAKESIDE PLANNING AND
ZONING COMMISSION

/s/ Lu Anne Frost, Town Clerk

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, HELD JUNE 7, 2011 AT 6:30 P.M. IN THE TOWN COUNCIL CHAMBERS.

Chairman Coble called the Regular Meeting to order at 6:30 p.m. Roll call was taken as follows:

<u>ROLL CALL:</u>	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
Chairman Mark Coble	<u>X</u>	_____	Robert Ingels	<u>X</u>	_____
Vice Chairman John Jarchow	<u>X</u>	_____	James Maloney	<u>X</u>	_____
Brian Gilbert	<u>X</u>	_____	Jim Snitzer	<u>X</u>	_____
Ken Haught	<u>X</u>	_____			

STAFF PRESENT:

Paul Esparza, Community Development Director; Brian McCabe, Town Planner; W. Kent Foree, Town Attorney; and Lu Anne Frost, Town Clerk.

ITEM NO. 3, CONSIDERATION AND APPROVAL OF THE MINUTES OF THE WORK SESSION AND REGULAR MEETING HELD ON MAY 3, 2011:

COMMISSIONER SNITZER MOVED TO APPROVE THE MINUTES OF THE WORK SESSION AND REGULAR MEETING HELD ON MAY 3, 2011 AS PRESENTED. COMMISSIONER HAUGHT SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.

ITEM NO. 4, CALL TO THE PUBLIC:

Chairman Coble explained the rules for public participation.

There were no requests to address the Commission at this time.

ITEM NO. 5, REVIEW OF FINAL STAFF RECOMMENDATIONS FOR PROPOSED TEXT AMENDMENTS TO TOWN CODE CHAPTER 17.116 PLANNING AND ZONING COMMISSION ORGANIZATION AND PROCEDURE:

Paul Esparza stated they first considered this in April, and said at that time they reviewed the proposed text changes and discussed some other changes. He stated the Commission had requested the Town Attorney look at the powers and duties, and said he had a chance to meet with Kent Foree. He stated they provided the Commission with copies of Chapter 17.116 with the suggested changes. He said the passages highlighted in yellow are the old changes and those highlighted in blue are the new changes. He said the Commission should review the information before it going to the Town Council for action on June 16. Mr. Esparza went over the latest changes to Chapter 17.116 suggested by the Town Attorney. Commissioner Jarchow stated there are three references to a secretary in 17.116.090, and suggested they replace secretary with department in two places and one with Town. Commissioner Ingels asked if this should be

conducted as a public hearing. Mr. Foree stated he modified the Chapter based on the public hearing held by the Planning and Zoning Commission. He said these are not substantive changes given what the Commission has reviewed, and are more of a scrivener's error, including the recommendations by Commissioner Jarchow today. He said it should be modified to represent the circumstances today. Mr. Esparza stated the Town Council would hold a public hearing.

ITEM NO. 6, PLANNING & ZONING COMMISSION EXPIRING SEATS:

Mr. Esparza stated he provided a copy of the current Commissioner listing with expiration dates. He said they are asking the Commission to make a recommendation on two seats held by Commissioner Jarchow and Commissioner Snitzer, which he said, expire on July 24. He stated John Jarchow, Jim Snitzer, and Jim Beck submitted letters of interest. He said of the seven Commission members, at least five seats are to be occupied by residents of the Town of Pinetop-Lakeside who also reside in the Blue Ridge School District, and said two seats may be occupied by those who reside within the Blue Ridge School District, but who do not reside in any other incorporated community.

Commissioner Jarchow stated they originally appointed him just after the discussion of the aircraft ordinance. He said it was a long meeting and the votes ended in a tie, and said it was not a high point in Planning and Zoning history. He said he has heard Commissioner Ingels and Joe Russell talk at great length about the Tree Board. He said once John Vuolo stated they had no jurisdiction or responsibility, he noticed Commissioner Ingels had not brought it up again. He said there are many important things to do and wild goose chases do not help get it done. He said during his term, they have passed the open space ordinance, which he said is very creative and puts Pinetop-Lakeside in a different realm. He said many good things have been accomplished, but said they have much to do. He said it is important to stay on track, and said the tree board is a good thing.

Jim Beck stated in his letter of interest he provided background information, and stated why he would be an asset to the Planning and Zoning Commission. He said he would watch the Code carefully, and said he would review it very thoroughly. He said he is the type of person who reads things carefully. He said he would bring fresh ideas. Chairman Coble asked if he felt the Commission had not been following the Code. Mr. Beck said he did not believe they were adhering to the design theme. Commissioner Ingels stated he was impressed with Mr. Beck's artistic design, and said he expressed it in his letter. He said he has a lot of respect for that type of artistic mind. Mr. Beck said he has a background in signage and visual arts. Commissioner Haught asked him about his feelings concerning growth. Mr. Beck stated he is not a no-growth person, and said he supports growth in certain areas. He said he supports the participating majority's opinion, and said he supports the people's vision about what this community should look like. He said increased rooftops may bring more people, but said it could diminish the Town's resources. He said the Town needs growth in the business sector.

Commissioner Snitzer stated he has enjoyed his term on the Planning and Zoning Commission. He said he has seen the Town when it was much smaller, and said there is confusion in the community about development. He said if the Town had better explained things, the citizens

would have understood them better. He said he does not know if he has the answers, but said he is willing to listen.

COMMISSIONER HAUGHT MOVED TO RECOMMEND JOHN JARCHOW AS FIRST CHOICE. COMMISSIONER GILBERT SECONDED THE MOTION AND IT CARRIED WITH FIVE IN FAVOR. COMMISSIONER INGELS OPPOSED, AND VICE CHAIRMAN JARCHOW ABSTAINED.

COMMISSIONER INGELS MOVED TO RECOMMEND JIM BECK AS THE SECOND CHOICE. THIS MOTION FAILED FOR LACK OF A SECOND.

COMMISSIONER MALONEY MOVED TO RECOMMEND JIM SNITZER AS SECOND CHOICE. COMMISSIONER HAUGHT SECONDED THE MOTION AND IT CARRIED WITH SIX IN FAVOR. COMMISSIONER SNITZER ABSTAINED.

ITEM NO. 7, STAFF REPORTS:

Mr. Esparza stated he had nothing further to report.

The Regular Meeting adjourned at 7:00 p.m.

Dated this 15th day of June 2011.

PINETOP-LAKESIDE PLANNING AND
ZONING COMMISSION

/s/ Lu Anne Frost, Town Clerk