

**MINUTES OF THE REGULAR MEETING AND PUBLIC HEARING  
OF THE TOWN OF PINETOP-LAKESIDE PLANNING AND ZONING  
COMMISSION, HELD ON THURSDAY, AUGUST 27, 2020  
AT TOWN OF PINETOP-LAKESIDE COUNCIL CHAMBERS  
325 W. WHITE MOUNTAIN BOULEVARD, LAKESIDE, AZ 85929**

**A. Call to Order**

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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
Tim Williams	Commission Member
Larry Agan	Commission Member
David Orris	Commission Member
Alison Stewart	Commission Member

The following Member was absent:

Richard Smith	Vice Chairman
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Also Present:

Keith Johnson	Town Manager
Jill Akins	Town Clerk
Kristi Salskov	Assistant to the Town Clerk

**B. Call to the Public**

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Chairman Staley called for public comments.

Robert Ingels offered the following comments to the Commission: *"First of all I want to thank you for what I think was a signal to those of us citizens that at a recent Planning and Zoning meeting that the Commission decided not to recommend rezoning, I believe, 10.7 acres to commercial from the Forest Service land exchange parcel. To me that was a start in a good direction where maybe we*

*need to look at the big picture and the impacts that development potentially can cause to our community and make the best decisions we can by having factual information in front of us and applying the General Plan and zoning code as we move ahead with approvals of things. So, thank you, for your attentiveness that night and we are where we are now. One of the things that I found very important and meaningful to me, was the quality of the Town of Pinetop-Lakeside General Plan. The entire document has great guidance for you and for the Town citizens. It says “It is intended to be the citizen’s General Plan and it was developed by the citizens and it needs to be approved by the citizens”, which it was by the voters, “and can be best implemented by the citizens.” There are some great general guidelines to help us move ahead as we continue to develop and change. I would implore the Commissioners individually to take a few minutes and look at this. There are various areas that were worked on for quite a period of time, compromise was made and the plan was adopted by the voters as something we should adhere too as we move ahead as a community. Your role is that I think might be something that individually as you read it you will identify why it is important to know what is going on when the Planning Commission makes a decision and maybe know a little more about the zoning code. You have been very good about making recommendations to the Council and that is in our zoning code now. Thank you for all of your work in that. I also wanted to say that I recently submitted paperwork that I wanted you folks on the Commission to have. I represent a small group of folks known as the People’s Voice Committee (PVC). The literature that I will leave with the Town Clerk have copies for each of you of a statement that we gave to the Town Council on August 20<sup>th</sup>, one week ago, and I think that would be valid for you folks to know how some of the citizens feel about the Town. There is also a three page piece in here, not too lengthy, that make recommendations to about the three hundred plus acres of Forest Service land that needs some general, conceptual planning for the big picture.”*

## **C. Minutes**

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### **C.1 Minutes of the Regular Meeting of the Planning and Zoning Commission held on June 25, 2020.**

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Chairman Staley moved to approve the minutes of the regular meeting of the Planning and Zoning Commission held on June 25, 2020. Commissioner Orris seconded the motion and by show of hands the following vote was recorded:

**AYES**

Adam Staley

**ABSTAIN**

**NAYS**

John Salskov  
Tim Williams  
Larry Agan  
Alison Stewart  
David Orris

**D. New Business:**

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**D.1 Information and approval to recommend the re-appointment of Larry Agan to the Planning and Zoning Commission with a term ending July 24, 2022.**

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Commissioner Orris moved to approve the recommendation of re-appointment of Larry Agan to the Planning and Zoning Commission with a term ending July 24, 2022. Chairman Staley seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

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

**D.2 Information and approval to recommend the re-appointment of Alison Stewart to the Planning and Zoning Commission with a term ending July 24, 2022.**

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Chairman Staley moved to approve the recommendation of re-appointment of Alison Stewart to the Planning and Zoning Commission with a term ending July 24, 2022. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

Adam Staley  
John Salskov  
Tim Williams  
Larry Agan  
Alison Stewart

David Orris

**D.3 Information, Discussion and Legal Action regarding Town Code Section 17.116.040 selection of a Chairman and Vice Chairman for the Planning and Zoning Commission.**

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Commissioner Stewart moved to appoint Adam Staley as Chairman of the Planning and Zoning Committee. Commissioner Williams seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

Adam Staley  
John Salskov  
Tim Williams  
Larry Again  
David Orris  
Alison Stewart

Commissioner Williams moved to appoint John Salskov as Vice Chairman of the Planning and Zoning Committee. Commissioner Stewart seconded the motion and by show of hands the following vote was recorded:

**AYES**

**ABSTAIN**

**NAYS**

Adam Staley  
John Salskov  
Tim Williams  
Larry Again  
David Orris  
Alison Stewart

**D.4 Information, Discussion and Public Hearing regarding the approval of Conditional Use Permit (CUP) 131 to construct a church on property Zoned R-low Rural Residential.**

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Town Manager Johnson said that the applicant, The Church of Jesus Christ, is requesting to construct a church on property zoned R-Low Rural Residential per Town Code Section 17.20.030 Conditional Uses (A) Churches. The property is located at 3158 E White Mountain Blvd., Pinetop, AZ 85929, APN 411-43-021. It is directly south of the Game and Fish office and before the WorldMark Resort. Once the CUP is approved the applicant will still need to go through a Site and

Design Review process before a building permit can be issued. Staff recommends approval of the Conditional Use Permit.

Chairman Staley called for public hearing to allow comments on this matter.

Larry McCormick, 5980 Mark Twain, Pinetop, offered the following comments to the Commission: *“My concern is, and maybe this will be discussed down the road, is living in the area, right off of Bucksprings and Pinetop Lakes, I was a little concerned about the traffic control issue. People coming off from the Casino, down Bucksprings heading further south and further north, speed limit is marked 50 miles an hour and I doubt if the average speed limit is below 60, and they come flying down. So, my question is, is there a consideration for an acceleration lane, a left hand turn lane, are they going to try and make left hand turns directly into the church against traffic, those things can be pretty costly. One of the ideas we had was maybe at some point right after where the church is going in, I’m not exactly sure where the church is located, speed limit goes down to 35 miles an hour. Again, one in twenty people maybe slow down to 35 miles an hour. So, the potential for people pulling out of the church and heading either north or south, there can be some traffic issues, and just wondering at some point if this had been considered in the application. I believe that a permit that was in the packet tonight, kind of skirts the issue of traffic. It only states that a drive will be constructed for the property from White Mountain Blvd. so, what exactly precautions, if any, will be considered. I just wanted to point that out.”*

Michael Watson, Elder of the Church of Jesus Christ, addressed the Commission with the following comments: *“We appreciate your consideration for the application. The church, for a little bit of background, has been here for fifty years. In fact, two of our founding members, Issac and Bonnie Smith, moved here over fifty years ago and have dedicated their life to serving this area, especially the Apache people. The property that we are trying to purchase is closer to the Apache Reservation and we run a van there to pick-up members and visitors. In addition to that, it is just a much bigger piece than what we currently have and, in fact, we have been meeting in a double wide trailer with a single wide for fifty years. We are excited about the prospect of building in this location. It is a beautiful piece of property and we appreciate the consideration. It is a small church, we have about forty to fifty members right now and I do not anticipate too much of an increase in traffic in and out. I did talk to ADOT, a preliminary conversation, and they said that because of the size of the building and the traffic that is anticipated, they said that wouldn’t need to see a traffic impact analysis. We meet on Sunday and Wednesday nights and there is not a lot of traffic, so it is not a*

*concern to them, but we will go through ADOT for the drive and sidewalk and will address going into and out of the site.”*

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

In response to Chairman Staley, Mr. Watson said that the building is approximately 4000 square feet.

In response to Chairman Staley, Mr. Watson said that they hope to close escrow on September 17, 2020 and ideally they hope to begin construction in the spring of 2021, but said they have to secure their funding before moving forward. He said they hope to move forward immediately with power to the site, survey the property and develop plans for the property.

In response to Commissioner Williams, Mr. Watson said that trees have been cleared and thinned from the property and said that he does not know who did the work.

Commissioner Williams suggested that the building needs to start within a year of the approval of the Conditional Use Permit (CUP) and if not, the CUP will have to be renewed.

Commissioner Stewart stated that it is a great use of the property and said that she cannot see residential homes being built right along Highway 260. She said the fact that the church has a long standing history in the community and that it is a small church going in there, she feels it is an excellent location.

Commissioner Stewart moved to approve Conditional Use Permit (CUP) 131 to construct a church on Property Zoned R-Low Rural Residential. The Conditional Use Permit (CUP) is subject to renewal in one year if a construction permit has not been pulled the owner may request a one year extension. Vice Chairman Salskov seconded the motion and by show of hands the following vote was recorded:

AYES

Adam Staley  
John Salskov  
Tim Williams  
Larry Agan  
David Orris

ABSTAIN

NAYS

Alison Stewart

E. Staff Reports:

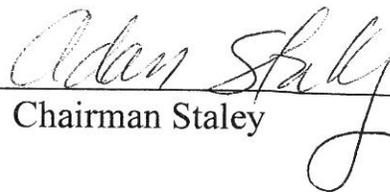
E.1 Report and Update from Community Development Department.

Town Manager Johnson stated that monthly Town financials will be sent to the Commission by the Finance Director and he said that the Town has seen a strong economy in Town during the pandemic. He stated that the June 2020 construction revenues were 100% higher than they were a year ago for June 2019. He said that real estate has been very busy and that the Town's Visitor Center has had an almost equal number of people coming in compared to last year's numbers.

In response to Commissioner Williams, Town Manager Johnson answered that a lot of the Town's revenues for the year will depend on the winter and if Sunrise has a good year and people are able to come up for winter sports. He said due to the restrictions for traveling nationwide and throughout the world, people are staying within the state. He said there have been a large number of first-time visitors here that did not even know Pinetop-Lakeside existed. He said that it is hard to guess what will happen in the last half of the year.

Chairman Staley announced that the September 10<sup>th</sup> meeting will be cancelled and that a meeting will be held on September 24<sup>th</sup>.

There being no further business at this time, the meeting was adjourned at approximately 6:26 p.m.

  
Chairman Staley