

**MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, HELD TUESDAY, JANUARY 20, 2015, IN THE TOWN COUNCIL CHAMBERS.**

Chairman Jarchow called the Regular Meeting to order at 6:01 p.m. Roll call was as follows:

ROLL CALL:	<u>Present</u>	<u>Absent</u>		<u>Present</u>	<u>Absent</u>
John Jarchow	<u>X</u>	<u>    </u>	Timothy Williams	<u>X</u>	<u>    </u>
James Snitzer	<u>X</u>	<u>    </u>	Ken Haught	<u>X</u>	<u>    </u>
Rob Ingels	<u>X</u>	<u>    </u>	Adam Staley	<u>    </u>	<u>X</u>
Richard Smith	<u>    </u>	<u>X</u>			

STAFF PRESENT: Paul Esparza, Community Development Director and Jill Akins, Assistant to the Town Clerk.

ITEM NO. 3, CALL TO THE PUBLIC:

Patrick Place said he wanted to explain to the Commission why he voted against the General Plan at the Town Council meeting. He said he is not against the proposed General Plan. He said he wanted the two opposing sides to come together and agree on the two or three words causing disagreement, and said he was hoping everyone would be able to come to an agreement on the plan. He said he was trying to make a point. He said the proposed General Plan is a great plan and he appreciates the hard work the Commission did on the plan. Chairman Jarchow said he respects and appreciates Mr. Place taking the time to attend the meeting. He said the Commission was concerned on his no vote and thanked Mr. Place for his explanation. Mr. Place said he is on the side of the Planning and Zoning Commission.

ITEM NO. 4, INFORMATION/DISCUSSION/LEGAL ACTION RE: APPROVAL OF REGULAR MEETING MINUTES FOR NOVEMBER 18, 2014, DECEMBER 2, 2014 AND JANUARY 6, 2015:

**COMMISSIONER INGELS MOVED TO APPROVE THE MEETING MINTUES FROM THE NOVEMBER 18, 2014, THE DECEMBER 2, 2014 AND THE JANUARY 6, 2015 MEETINGS. VICE CHAIRMAN WILLIAMS SECONDED THE MOTION AND IT CARRIED UNANIMOUSLY.**

ITEM NO. 5, INFORMATION/DISCUSSION/LEGAL ACTION RE: OPEN SPACE DEFINITION AND REVIEW OF OPEN SPACE IN THE TOWN CODE:

Chairman Jarchow said he would like this item on each meeting agenda until legal action is taken. He said the definition of Open Space would be added to Chapter 17 in Section 17.12 Definitions. He said the definition for Open Space would be "shall apply to a single lot or larger." He said a definition for Unbuilt Lot Area would be added in Chapter 17 in Section 17.12 Definitions. He said the definition for Unbuilt Lot Area would be "a portion of a lot that does not contain paving or a structure." Chairman Jarchow said in Chapter 17.04 Mountainside

Development Regulations K. "Conservation Easement" the words Open Space would be replaced with the words Unbuilt Lot Area. He said in Chapter 17.08 General Provisions 17.08.030 Declaration the words Open Space in the paragraph would be changed to Unbuilt Lot Area. He said in Chapter 17.12 Definitions number 41 Open Space would be changed in the paragraph to the words Unbuilt Lot Area. He said it was agreed upon by the Commission that where the words Open Space appeared in Chapter 17 the wording would be changed to Unbuilt Lot Area, except where noted. He said Chapter 17.76 Open Space/Park Zoning District under Purpose "The Open Space/Park Zoning District shall be applied only to land dedicated to or owned by the State, County, Town, Forest Service, or to private property, upon consent of its owner." He said the words Open Space would not be changed, but said the words "and shall consist of a lot or larger" would be added to the statement. He said Chapter 17.80 Conditional Use Permits C. number 2 Open Space buffers would be changed to Unbuilt Lot Area. He said 17.96.060 Recommendations for creating survivable space under B. would read "Increase the amount of Unbuilt Lot Area." He said the rest of Chapter 17.104 through 17.132.040 where the words "Open Space" appear would be changed to Unbuilt Lot Area. Commissioner Ingels said he would suggest the Commission accumulate three to four different changes and then recommend the changes to Town Council. He said he does not have a comfort level to say yes tonight to recommend to Town Council the Code be changed. Commissioner Haught said it is a simple component to change and if several amendments are taken to the Town Council it would become more complicated and more difficult to understand. He said if the Commission would take this one simple to understand component to Town Council to change it would be less complicated. Vice Chairman Snitzer said he agrees with Commissioner Haught. He said it is easy to understand. He said before Open Space had numerous meanings. He said now the Commission has said Open Space means a lot or larger size parcel. He said Unbuilt Lot Area is a portion of a lot that does not contain paving or structures. Commissioner Ingels said he appreciates where the Commission is going, but said he wants the public to be comfortable and know they have a Commission and Town Council that would hear and consider public suggestions. Chairman Jarchow said it would happen at the Town Council level also. He said if the Commission chooses to move forward tonight it would go to the Mayor and Town Council and he said it would be noticed on the agenda for legal action. He said the earliest it would be on the Town Council agenda would be the second meeting in February 2015. Commissioner Ingels said he would feel more responsible if the Commission had multiple items to be considered and discussed, and not just one item. Chairman Jarchow said he agrees with Commissioner Haught's opinion. He said if the Town Council is given three items to consider and they do not like one of them the other two may be lost. Commissioner Williams said if one item was given to concentrate on it would keep it simple. Commissioner Ingels said Open Space in the community has been a big issue which is why the Commission is talking about it. Vice Chairman Snitzer said the Commission had said the Zoning Code would be brought in line with the General Plan.

COMMISSIONER HAUGHT MADE A MOTION TO AMEND CHAPTER 17 TO REFLECT THE CHANGE IN WORDING FROM OPEN SPACE TO UNBUILT LOT AREA WHERE IT THE WORDS OPEN SPACE APPEAR EXCEPT IN PARAGRAPH 17.76.010. COMMISSIONER WILLIAMS SECONDED THE MOTION AND THE MOTION CARRIED 4-1 WITH COMMISSIONER INGELS OPPOSED.

ITEM NO. 6, STAFF REPORTS:

Paul Esparza said the Town Council approved the General Plan document with a vote of four to two. He said the Special Election would be held on May 19<sup>th</sup> 2015 and would be a yes or no vote only on the 2015 General Plan. He said he would be working with the Town Clerk on a publicity pamphlet. He said it would be a short document and user friendly. Chairman Jarchow said a yes vote puts the General Plan document in place for ten. He said a no vote puts the 2001 Plan in place until the next general election. Commissioner Ingels said he would like a General Plan update and progress given under staff reports at the Planning and Zoning meetings. Mr. Esparza said he would give an update, but said he would only be able to give an update on the progress of the General Plan to election date. He said the Commission would not be able to discuss or show bias to the General Plan. Karen Warnick said a publicity pamphlet explaining the differences between the 2001 General Plan and the proposed General Plan would be very helpful. She said to include the major differences between a no vote and a yes vote. She said she would do an article when she had the information.

ITEM NO. 7, FUTURE AGENDA ITEMS:

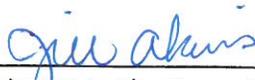
Chairman Jarchow said agenda item number five would be on the next meeting agenda.

Vice Chairman Snitzer gave an update on TWiGs.

The meeting adjourned at 7:37 p.m.

Dated this 23<sup>rd</sup> day of January 2015.

PINETOP-LAKESIDE PLANNING AND ZONING COMMISSION

  
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Jill Akins, Assistant to the Town Clerk