

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, HELD TUESDAY, MAY 5, 2015, IN ROOM 16.

Chairman Jarchow called the Regular Meeting to order at 4:30 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>	___	Timothy Williams	<u>X</u>	___
James Snitzer	<u>X</u>	___	Ken Haught	___	<u>X</u>
Rob Ingels	<u>X</u>	___	Adam Staley	<u>X</u>	___
Richard Smith	<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:

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

ITEM NO. 4, INFORMATION/DISCUSSION/LEGAL ACTION RE: OPEN SPACE/UNBUILT LOT AREA DEFINITIONS:

Chairman Jarchow said Open Space would have to be better defined before presenting it to the Town Council. Commissioner Ingels said he would like a better definition of Unbuilt Lot Area. Chairman Jarchow said he would like to have the definition of Open Space under in the Title 16 definitions. He said in Title 16 numbers 82, 83 and 84 definitions would have to be alphabetized. Chairman Jarchow said his recommendation for Title 16 under number 82 put in the Open Space definition, but add the wording “as such it may be excluded from this Title as Open Space in itself because it is a zoning definition.” Chairman Jarchow said in Title 17 there would be three specific definitions. Commissioner Ingels said he would like to have the word “preserved” included in the definitions. Chairman Jarchow said he thought the words preserved, active and passive are in Title 16 not in Title 17. Mr. Esparza said preserved, active and passive are in Title 16 and said only applicable to sub-divisions. Commissioner Ingels said in a Planned Unit Development Zoning District there would be Open Space. Mr. Esparza said under a Planned Unit Development thirty percent of the property would be used as parking and would be considered Open Space. Commissioner Ingels said he is concerned with the definitions of Unbuilt Area, Unbuilt Common Area and Unbuilt Lot Area. He said rear yards and easements could be considered meaningful open space in developments. He said the word preserved is important to him because of living in a forested mountain community, and said it is a desirable and positive landscape element. He said not seeing the word preserved any longer in title 17 is a concern to him. Chairman Jarchow said the word preserved was never in Title 17. Commissioner Ingels said he is fine with Title 16. Chairman Jarchow said the Title 17 Open Space definition would be a zoning district designation and means a single lot or larger. Chairman Jarchow said to look at numbers 82, 83 and 84 in Title 17. He said these are Unbuilt

Lot Area, Unbuilt Common Area and Unbuilt Area. He said Unbuilt Common Area means an area of land within a development that may include trails, drainage areas and recreational facilities held for the use of multiple parties. He said Unbuilt Lot Area means any lot area exclusive of structure or paving. He said Unbuilt Area means an area of land exclusive of structure or pavement. Chairman Jarchow asked Commissioner Ingels where does passive, active and preserved occur in Title 17. Commissioner Ingels said it does not in Title 17 and said he is having a difficult time grasping the concept of Unbuilt Area. He said there does not seem to be an attempt to preserve the natural and existing environment when development occurs in any of the definitions. Chairman Jarchow said there is in terms of percentages. Commissioner Staley said this would be addressed through Zoning, and said the Commission is only defining the three definitions. Chairman Jarchow said the proposed definition changes would not affect the development of any zones. Commissioner Ingels said he is struggling with the definitions and said he appreciates the dialogue for his concern.

COMMISSIONER WILLIAMS MADE A MOTION TO APPROVE THE TITLE 16 AND 17 DEFINITIONS AS APPLIES TO THE TOWN CODE AS FOLLOWS: OPEN SPACE IS A ZONING DISTRICT DESIGNATION AND MEANS A SINGLE LOT OR LARGER. UNBUILT LOT AREA MEANS ANY LOT AREA EXCLUSIVE OF STRUCTURE OR PAVING. UNBUILT COMMON AREA MEANS AN AREA OF LAND WITHIN A DEVELOPMENT THAT MAY INCLUDE TRAILS, DRAINGAGE AREAS AND RECREATIONAL FACILITIES HELD FOR THE USE OF MULTIPLE PARTIES. UNBUILT AREA MEANS AN AREA OF LAND EXCLUSIVE OF STRUCTURE OR PAVEMENT. COMMISSIONER STALEY SECONDED THE MOTION AND THE MOTION CARRIED 5-1 WITH COMMISSIONER INGELS OPPOSED.

ITEM NO. 5, INFORMATION/DISCUSSION RE: TACO BELL REMODEL:

Chairman Jarchow said Taco Bell is proposing a remodel. Mr. Esparza said he had been talking to an architect in Mesa, Arizona regarding the remodeling. He said Taco Bell is currently remodeling sites with the "Live Mas" prototype style and said the remodel would be similar to a remodel done in Yuma, Arizona. He said the existing building would be remodeled and said elements would be added to the existing structure. Commissioner Staley said currently there is limited flow of traffic and parking around the building. Mr. Esparza said the elements and extensions would be towards the highway. He said they would be adding to the existing structure. Chairman Jarchow said projecting towards the street would be acceptable, but said towards the parking lot would be unacceptable. He said the discussion for the Commission tonight would be about the and style and building features. Commissioner Staley said he would like to have the Taco Bell remodeled. Commissioner Ingels said he would like the style to comply better with the Towns architectural themes. He said the lights on top of the building are not acceptable. Mr. Esparza said he suggested adding stone to the bottom of the columns. Commissioner Ingels said they should strive to meet the design review requirements and use the correct colors and materials. A discussion ensued regarding compliance with the design review board and the design review board. Mr. Esparza said he would ask for more wood and stone elements on the design.

ITEM NO. 6, INFORMATION/DISCUSSION RE: BUCK SPRINGS PROPOSED RESIDENTIAL DEVELOPMENT:

Mr. Esparza said he had been working with Mark Kahlick regarding the ten acres of Planned Unit Development on Bucksprings Road. He said the development would be forty-two units in twenty-one buildings. He said the general road layout is a loop with forest service access from the development, and said there would be access to the ADOT trail running along highway 260. He said there is a large flood plain, gazebo area and a storm water detention area qualifying as Open Space. He said this would be the tentative layout of the development and said Mr. Kahlick, J & L Development, Inc., and Mr. Brimhall, Tetra Tech, are in attendance to answer questions and receive feedback from the Commission. Commissioner Staley asked if the units were front loaded two car garage units. Mr. Brimhall said they are, and said there would be two additional exterior parking spaces in the driveway along with parking on the street. Mr. Esparza said due to the density of the project the Code requires a sixty foot right of way which would accommodate on street parking. Chairman Jarchow asked if there would be any common parking areas. Mr. Brimhall said the street parking would be used as the common area parking. He said in front of units five, six, seven and eight would be considered common area parking. Commissioner Staley said there would be sufficient parking for the development. He asked what the intended surface material for the driveways and common parking areas would be. Mr. Kahlich said the driveways would be concrete pavers. He said the units would have an architectural pleasing look in front using log siding. He said treatments around the windows would also have log siding. He said the walkways would possibly be crushed granite. He said the sewer easement area would be left open space with recreational areas and picnic benches. He said he would talk to the Forest Service regarding allowing at least one gate entry into the forest. A lengthy discussion ensued regarding trail and forest access. Commissioner Williams asked if the units would be built on slabs. Mr. Kahlich said they would be on stem walls due to the rocky terrain. He said the foot print size of the unit is approximately thirty feet by seventy feet. He said the unit is roughly eighteen hundred square feet single level and said up to twenty three hundred square feet with a loft option and upstairs bedroom. He said porches would be built inside as covered porches within the foot print. He said each entryway would have a paver entryway and columns to define the entryways. Commissioner Williams asked if there would be a turn lane at the entrance. Mr. Kahlich said if it is required. Mr. Esparza said they might be required to do a traffic impact study. Commissioner Ingels asked if there would be a pedestrian path in front of the development. Mr. Kahlich said it is possible there would be a crushed granite walk way in front of the development. Commissioner Ingels asked if there would be public common use versus private use only for trail access for hikers or bikers. Mr. Kahlick said it would depend if the community would be gated and he said it had not been decided yet. He said it would depend on the real estate market and said sometimes a gated community would sell better. Mr. Kahlich said there would be a nice entryway whether the community was gated or not. Mr. Esparza said the next step would be either site plan approval or tentative plat approval. He said Mr. Brimhall and Mr. Kahlich would take the Commission's comments into review and bring back a tentative plat. He said they had exceeded the Open Space requirements and have met the required standards. Commissioner

Williams asked if the stem walls would be painted or have stone on them. Mr. Kahlich said most likely the stem walls would be painted. Commissioner Staley asked if the side walls along the main traffic corridor, Bucksprings Road, would be dressed up in some way. Mr. Kahlich said something would be installed either low walls, fencing or landscaping. He said the fire department would review for access. Commissioner Ingels asked if there would be any trees saved in the development. Mr. Kahlich said trees would be marked and saved within the development. He said the development would not clear cut trees, but said would try to save trees. A lengthy discussion ensued regarding clearing and saving trees.

ITEM NO. 7, STAFF REPORTS:

Mr. Esparza said the Public Hearing for the Communications Tower would be held on Thursday, May 21, 2015 at 6:00 p.m. He said the applicant had approached all of the adjacent property owners. He said the letters to neighboring properties had been mailed out and the property had been posted. He said the Community Counseling Center is considering adding a second building to their facility on Porter Mountain Road in the Commerce Park. He said it would be a six to seven thousand square foot building. Commissioner Williams said there are three seats on the Planning and Zoning Board expiring on July 24, 2015.

ITEM NO. 7, FUTURE AGENDA ITEMS:

An update was not given at this time.

The meeting adjourned at 6:02 p.m.

Dated this 11th day of May 2015.

PINETOP-LAKESIDE PLANNING AND ZONING COMMISSION

Jill Akins, Assistant to the Town Clerk