

TOWN OF PINETOP-LAKESIDE

RESOLUTION NO. 25-1765

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA, ADOPTING A MAJOR PLAN AMENDMENT TO THE LAND USE ELEMENT OF THE 2015 GENERAL PLAN FOR 70.16± ACRES AS DESCRIBED WITHIN “EXHIBIT A”.

WHEREAS, Town Council has established the Planning and Zoning Commission as the planning agency for the Town, and

WHEREAS, Town Council adopted Resolution No. 13-1284 declaring a public participation plan, and

WHEREAS, the Planning and Zoning Commission has drafted a comprehensive, long-range General Plan for the development of the Town in accordance with the requirements A.R.S. §9-461; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 26, 2024, and has reviewed the proposed Major Plan Amendment to the 2015 General Plan Land Use Element and the public comments related to the Major Plan Amendment to the Land Use Element of the 2015 General Plan; and has unanimously recommended the adoption of the Major Plan Amendment to the Land Use Element of the 2015 General Plan for 70.16± as described within “Exhibit A” to the Mayor and Town Council; and

WHEREAS, Town Council held a public hearing on January 16, 2025, to hear public comments on the proposed Major Plan Amendment to the Land Use Element of the 2015 General Plan; and

WHEREAS, after reviewing the proposed Major Plan Amendment to the Land Use Element of the 2015 General Plan and considering the public comments received by the Planning and Zoning Commission at its September 26, 2024, public hearing and the public comments offered at the public hearing before the Town Council on January 16, 2025; Town Council believes that adopting the proposed Major Plan Amendment to the Land Use Element of the 2015 General Plan for 70.16± acres as described within “Exhibit A”, and finding that it is in the best interests of the Town and will help promote the health, safety, and welfare of the Town; and

WHEREAS, Town Council has reviewed the scope of the proposed Major Plan Amendment to the Land Use Element of the 2015 General Plan for 70.16± acres and finds that the Major Plan Amendment to the Land Use Element of the 2015 General Plan fulfills the requirements of A.R.S. §9-461.05.C.1; and

WHEREAS, The 2015 voter-approved General Plan defines a Major Plan Amendment as any proposal(s) that substantially alters the mixture or balance of these land uses and is greater than fifty gross acres OR that alters the land use designation for 25 percent or more of a total area of an approved development, or it significantly impacts levels of safety or service as determined by the Planning and Zoning Commission, OR conflicts with or alters the goals and/ or objectives of any General Plan Element. After a staff review, a Planning and Zoning Commission public hearing

and recommendation, and a public hearing by the Town Council, a Major Amendment will require a two-thirds majority of the Council approval; and

WHEREAS, the Major Amendment to the 2015 Pinetop-Lakeside General Plan Land Use Element for 70.16± acres as described within “Exhibit A” is designated a public record, three (3) copies of which shall be filed in the office of the Town Clerk for public review and inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Pinetop-Lakeside;

Section 1: That Document known as “Major Plan Amendment to the 2015 Pinetop-Lakeside General Plan Land Use Element” for 70.16± acres, as described on “Exhibit A” has been reviewed and approved by the Planning and Zoning Commission and has been recommended by the Planning and Zoning Commission for adoption by the Town Council.

Section 2: The “Major Plan Amendment to the 2015 Pinetop-Lakeside General Plan Land Use Element” is hereby approved the the Town Council and designated as a public record, three (3) copies of which shall be on file in the office of the Town Clerk for public review and inspection.

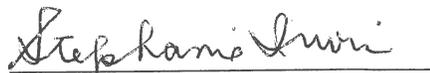
PASSED AND ADOPTED at a regular meeting by the Mayor and Town Council of the Town of Pinetop-Lakeside this 16th day of January 2025



ATTEST:


Kristi Salskov, CMC
Town Clerk

TOWN OF PINETOP-LAKESIDE


Stephanie Irwin
Mayor

APPROVED AS TO FORM:


William J. Sims, III
Town Attorney

EXHIBIT A

**LEGAL DESCRIPTION
± 70.16 ACRES**

A portion of Sections 2 and 3, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, more particularly described as follows:

PARCEL I:

All that portion of the West-half of the Southwest-quarter of the Southwest-quarter of said Section 2.

Containing 20 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.

PARCEL II:

All that portion of U.S.F.S. Lot 12, as shown on survey Recording Fee #2010-04390, Records of Navajo County, being the Southeast-quarter of the Southeast-quarter of said Section 3, more particularly described as follows:

BEGINNING at the East 1/16 corner of said Section 3, said corner also being the Southwest corner of said Lot 12;

Thence South 89°38'39" East, along the South line of said Lot 12, a distance of 1333.20 feet to the Southeast corner of said Section 3;

Thence North 02°15'44" West, along the East line of said Section 3, a distance of 1396.40 feet to the South 1/16 corner;

Thence South 89°33'17" West, along the North line of said Lot 12, a distance of 1332.02 feet to the Southeast 1/16 corner;

Thence South 02°14'36" East, along the West line of said Lot 12, a distance of 1377.73 feet to **THE POINT OF BEGINNING**;

Containing 42.40 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.

PARCEL III

All that portion of the Southwest-quarter of the Southeast-quarter of Section 3, Township 9 North, Range 22 East of the Gila and Salt River Base and Meridian, Navajo County, Arizona, lying East of Penrod Road, more particularly described as follows:

COMMENCING at the South 1/4 corner of said section, said corner also being the Southwest corner of Lot 11, as shown in survey recorded in Fee#2010-4390, Records of Navajo County;

Thence South 89°38'21" East, along the South line of, said Lot 11, a distance of 1333.24 feet to the E1/16 corner of said section;

Thence North 02°14'36" West, along the East line of said Lot 11, a distance of 138.31 feet to a point lying on the West right-of-way of Penrod Road;

Thence continuing North 02°14'36" West, along said East line, a distance of 169.16 feet to a point lying on the East

right-of-way of Penrod Road, and **THE POINT OF BEGINNING**;

Thence continuing North $02^{\circ}14'36''$ West, along said East line, a distance of 1070.26 feet to the Northeast corner of said Lot 11;

Thence South $89^{\circ}33'17''$ West, along the North line of said Lot 11, a distance of 567.64 feet to a point lying on said East right-of-way of Penrod Road, said point also lying on a non-tangent curve to the left, having a radius of 4500.29 feet;

Thence 1230.94 feet, along said curve to the left, having a central angle of $15^{\circ}40'18''$, and a chord bearing South $29^{\circ}46'57''$ East, 1227.11 feet to **THE TRUE POINT OF BEGINNING**;

Containing 7.76 acres, more or less.

RESERVING, SUBJECT TO, AND TOGETHER WITH all easements of record.