

Town of Pinetop-Lakeside General Plan

This is intended to be the citizens' General Plan. It was developed by the citizens; it needs to be approved by the citizens, and can best be implemented by the citizens.

The Town has limited resources and authority to implement this plan. It is only through the diligence and concerted effort of the citizens of Pinetop-Lakeside that this plan can be truly realized.

Development of this plan started with the current (2001) General Plan. Recognizing that the Goals, Objectives and Implementation Measures are the most important portions of any General Plan, we have modified and updated them based on the three citizen surveys and other supporting documents, including 2010 Census data, discussion from several Planning and Zoning Commission meetings, the Town Code, and state statutes. In addition, we have assembled in the appendices to this plan documentation that is referenced to implement the plan goals and objectives. The appendices include, but are not limited to:

- The 2001 General Plan
- Aggregate Source map
- Build-out Analysis

We are required by statute to include a Land Use element and a Circulation element. At the direction of the Town Council we have included six additional elements all of which we feel are important to planning the future of our Town.

Vision Statement

We are committed to preserving our Town's friendly mountain heritage and environmental attributes for present and future generations to share and enjoy including opportunities for outdoor activities, interacting with wildlife, and enjoying the natural

beauty of our lakes, creeks, meadows and forests. The objective is to provide a growing and diverse economy with meaningful employment opportunities while providing for a unique and exceptional quality of life for our residents and visitors.

Statement of Community Goals and Development Policy

“Pinetop-Lakeside, with its distinctive ‘small town in the forest’ image, presents the challenge of determining how development can best be accommodated without degrading community character.”

“The General Plan encourages a balanced land use pattern that respects the environment, private property rights and preservation of community character.”

Open Space

One of the more difficult issues encountered in the development of the General Plan is the issue of open space. While the Arizona Revised Statutes (A.R.S.) may require an “Open Space” element, “open space” is not defined.

The General Plan statutes provide some guidance:

A.R.S. § 9-461.06. N.

In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre.

For the purposes of the General Plan, we refer to “open space” as any single lot or larger which is

characterized by great natural scenic beauty or whose existing openness, natural condition, or present state of use, if retained, would maintain or enhance the conservation of natural or scenic resources. This may include recreational sites which are largely undeveloped.

Administration and Implementation

A.R.S. § 9-461.07. A.

A. After the municipal legislative body has adopted a general plan, or amendment thereto, the planning agency shall undertake the following actions to encourage effectuation of the plan:

1. Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the general plan or part thereof in order that it will serve as a pattern and guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the general plan. The measures recommended may include plans, regulations, financial reports and capital budgets.
2. Render an annual report to the legislative body on the status of the plan and progress in its application.
3. Endeavor to promote public interest in and understanding of the general plan and regulations relating to it.
4. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens generally with relation to carrying out the general plan.

Land Use Goals

Definition of Land Use: General distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality. (A.R.S. 9-461.05.C.1.a.)

1. Utilize a system for land use planning that is clear, easy to use, reinforces the vision, goals and objectives of the General Plan, and ensures the health, safety, and welfare of the citizens of Pinetop-Lakeside and the surrounding area.
2. Ensure that any growth is quality growth through zoning regulations.
3. Preserve and enhance community character.
4. Allow for a diverse mixture of housing opportunities that meet the goals and objectives of the General Plan and that are sensitive to the environment.
5. Consider air quality and programs for access to solar power.

Objectives / Policies

1. Protect existing properties from adverse impacts created by new adjacent uses.
2. Promote and enhance opportunities for Town residents and visitors to enjoy and participate in cultural and recreational activities.
3. Improve the image of Pinetop-Lakeside and create a strong sense of community.
4. Ensure the preservation and continued use of Woodland Lake Park as a primary recreational and open space amenity.
5. Ensure high quality development.
6. Update and improve existing commercial, office and service facilities in the community necessary to meet future need.
7. Encourage compatible infill development and redevelopment.
8. Pursue land use goals always mindful of the rights of individual property owners.

Implementation Measures

1. Utilize buffering to protect against incompatible uses.
2. Review and clarify the zoning code.
3. Review densities in zoning districts.
4. Review and improve Town regulations.
5. Enforce compliance with regulations.
6. Promote the reduction and elimination of non-conforming land uses.
7. Review all proposed development for conformance to the General Plan.
8. Conduct Design Review.
9. Incorporate zoning protections from Section 4.1 in the 2001 General Plan into the zoning code.
10. Increase the number of community cultural and recreational facilities available and the number of developments providing public space for cultural and recreational purposes.

Circulation Goals

Definition of Circulation: General location and extent of existing and proposed arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan. (A.R.S. 9-461.05.C.2.)

1. Plan for a safe, efficient, cost effective transportation system, in a manner that accommodates current demands as well as anticipated growth.
2. Upgrade roads to enhance safety, access and environmental considerations with priority to improvements that address connectivity and access.
3. Expand safe multi-modal transportation options.

Objectives / Policies

1. Improve local circulation and travel safety.
2. Improve the aesthetic appearance with consideration of scenic corridors.
3. Reduce vehicular dependence through the use of pedestrian and bicycle networks and other modes.

Implementation Measures

1. Expand multi-modal options.
 2. Expand bike paths throughout Town.
 3. Support and promote pedestrian and bicycle provisions in site design.
 4. Evaluate roads for safety, access and connectivity in regards to multi-modal transportation.
 5. Implement traffic calming devices to increase transportation safety.
 6. Increase the number of new sidewalks, multi-modal paths, and trails to link recreation areas, public facilities, and shopping with residential neighborhoods.
 7. Create buffers, landscaped with native vegetation, between pedestrian routes and roadways.
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Economic Development Goals	Objectives / Policies	Implementation Measures
<p>Definition of Economic Development: Economic Development is not defined in A.R.S.</p> <ol style="list-style-type: none"> 1. Expand the diversity of the economic base to help create a well-rounded economy. 2. Bolster the employment base while strengthening existing enterprises. 	<ol style="list-style-type: none"> 1. Redevelop/revitalize existing areas. 2. Perfect a transparent Regulatory Process. 3. Increase cooperation and coordination between agencies to promote economic development efforts in the region. 4. Promote tourism and recreation. 5. Ensure that all development is high quality and sensitive to the environment. 	<ol style="list-style-type: none"> 1. Work closely with secondary and post-secondary educational institutions to provide education and training that supports business retention, expansion and attraction. 2. Coordinate business regulations and procedures. 3. Provide incentives to retain and attract quality businesses.

Environmental Planning Goals	Objectives / Policies	Implementation Measures
<p>Definition of Environmental Planning: Analyses, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. (A.R.S. 9-461.05.D.3.)</p> <ol style="list-style-type: none"> 1. Mitigate negative development impacts on air quality, water quality, and natural resources. 2. Participate in forest area stewardship responsibilities to maintain a healthy environment. 3. Manage and protect drainage, floodplain, and wetland areas. 	<ol style="list-style-type: none"> 1. Preserve the integrity of Billy Creek, Walnut Creek, and other identified key riparian areas. 2. Identify, manage, and protect ecological communities and wildlife. 3. Attain a healthy ponderosa pine forest. 4. Preserve the natural aesthetic quality in developed areas. 	<ol style="list-style-type: none"> 1. Encourage remediation of unhealthy forest areas to firewise standards. 2. Enforce compliance with all Town Code provisions including maintenance. 3. Produce and distribute educational materials concerning proper maintenance, management, restoration, and development in natural areas.

Open Space Goals	Objectives / Policies	Implementation Measures
<p>Definition of Open Space: Open space generally refers to undeveloped land or water area. See page 1 of this document.</p> <ol style="list-style-type: none"> 1. Provide open space areas throughout the community to enhance the quality of life, protect the environment, and provide a mixture of recreational opportunities. 2. Encourage multiple uses of open space areas. 	<ol style="list-style-type: none"> 1. Conserve key open space areas to the greatest extent possible. 2. Promote scenic corridors to maintain a sense of visual open space. 3. Work with property owners to preserve and maintain open space. 	<ol style="list-style-type: none"> 1. Replace all usage of the term “open space” that relates to less than an entire lot with more appropriate terminology in the Town Code. 2. Obtain conservation easements and/or development restrictions, where possible for key open space preservation.

Cost of Development Goals	Objectives / Policies	Implementation Measures

Definition of Cost of Development: Policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by new development. (A.R.S. 9-461.05.D.4.)

1. Fairly apportion the costs of development to ensure that development pays its “fair share” of the costs per Arizona Revised Statutes.
2. Recognize the potential values and consequences added by new development.

1. Encourage infill and redevelopment of existing areas.
2. Minimize the burden on community resources from any development.

1. Identify development costs.
2. Monitor impact fee legislation (A.R.S.) regarding development fees.
3. Evaluate potential impacts of all development projects.
4. Partner with and assist to identify sources of funding for redevelopment projects.

Growth Area Goals

Definition of Growth Area: Areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. (A.R.S. 9-461.05.D.2.)

1. Promote a balanced, mixed-use, multi-modal environment that conserves resources, reduces dependency on the automobile, and more efficiently uses existing infrastructure and services capacities.
2. Encourage areas of increased activity utilizing shared resources.

Objectives / Policies

1. Protect Woodland Lake Park and limit development to a 100 acre parcel across from Safeway where a destination resort and/or mixed use area could be developed.
2. Utilize redevelopment areas or mature neighborhoods that allow for redevelopment opportunities.
3. Encourage coordination with grant opportunities for redevelopment.

Implementation Measures

1. Evaluate conditions of existing development to help guide redevelopment.
2. Actively seek ways to purchase or retain Woodland Lake Park.

Water Resources Goals

Definition of Water Resources: Legally and physically available surface water, groundwater and effluent supplies. (A.R.S. 9-461.05.D.5.)

1. Work with the water service providers to assure that the demand for water through the year 2035 can be met by an adequate water supply.
2. Assure adequate water supply for domestic use and fire protection.
3. Manage stormwater runoff to limit contamination of surface water.

Objectives / Policies

1. Work with those entities interested in and responsible for the various uses of the Town’s lakes and streams to assure the continuation and enhancement of those uses and the protection of water quality.
2. Encourage residential and commercial water conservation practices.

Implementation Measures

1. Participate in regional efforts to protect water resources and its quality.
 2. Meet or exceed state and federal water quality mandates.
 3. Continually monitor water supply and projected demand.
 4. Produce and distribute educational materials concerning water conservation practices.
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GENERAL PLAN MAJOR AMENDMENT A.R.S. § 9.461.06 H, L.

A major plan amendment is any proposal(s) that substantially alters the mixture or balance of these land uses, which is fifty gross acres or greater in area, OR that alters the land use designation for 25 percent or more of a total area of an approved development, OR that may significantly impact levels of safety or service as determined by the Planning and Zoning Commission, OR that 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 Town Council, a major amendment will require a two-thirds vote.

All major amendments shall be considered by the Town Council at a single public hearing during the calendar year the proposal is made.

A proposed land use change that does not meet the above criteria may be considered a minor plan amendment for approval by Town Council at any regularly-scheduled meeting upon recommendation of the Planning and Zoning Commission.