





Four Season Wonderland

GENERAL PLAN

TOWN OF PINETOP-LAKESIDE COUNCIL

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Adopted
September 25, 1986

GENERAL PLAN STUDY GROUP

The General Plan Study Group was an informal citizens group which worked with the Town Staff and Mr. Corbett to develop this plan. This group consisted of community members representing many lifestyles and business interests and also involved several elected officials, home owner organizations and county residents.

Prepared by
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PINETOP-LAKESIDE PROFILE

INTRODUCTION

Pinetop-Lakeside is situated high in the White Mountains of east-central Arizona at an elevation of 7,200 feet. The community is located in the southeastern corner of Navajo County. Pinetop-Lakeside was previously two communities which were incorporated into one July 31, 1984. These communities were established in the 1880's by Mormon settlers. Today Pinetop-Lakeside enjoys a central location within a large mountain recreation area.

WEATHER*

Month	Average Temperature (°F)		Average Total Precipitation (Inches)
	Daily Min.	Daily Max.	
January	44.2	17.7	1.51
February	48.3	21.0	1.41
March	53.8	25.4	2.15
April	63.9	32.1	0.79
May	73.0	38.5	1.15
June	82.8	47.6	0.67
July	85.8	55.5	2.95
August	85.9	54.1	2.93
September	79.4	47.6	2.40
October	68.5	35.7	2.57
November	55.3	24.8	1.84
December	45.6	18.9	1.93
Year	65.3	34.9	22.31

Average Total snow, sleet and hail annually: 38.2 inches.

Snowfall in the Pinetop-Lakeside area is 50% higher than Show Low area.

*Lakeside Reporting Station
Based on an eleven year average.

PRINCIPAL PINETOP-LAKESIDE ECONOMIC ACTIVITIES

The economy of the community of Pinetop-Lakeside is heavily oriented towards serving the tourists and recreation seekers, as well as the summer homeowners of the area. Trade and services employment in Pinetop-Lakeside is characteristic of the county pattern in which this sector comprises over one-half of the total. These activities have been highly seasonal in the past, with

summer visitors far outnumbering those in the winter, but the development of the winter sports areas in the vicinity is increasing winter visitor activity. A winter sports complex; Sunrise Park, located 30 miles from Pinetop-Lakeside is attracting skiers from Arizona, New Mexico, California and Texas with its well developed slopes and facilities. Pinetop-Lakeside provides much of the available lodging, and local businessmen have taken advantage of this new market.

Manufacturing in the county is based almost entirely on forest products. Raw materials for this industry are provided by the world's largest stand of Ponderosa Pine.

PINETOP-LAKESIDE EMPLOYMENT STRUCTURE

	Percent of Total
Agriculture & Mining	1.3%
Construction	13.7%
Manufacturing	7.5%
Transportation, Communication & Public Utilities	9.0%
Wholesale Trade	3.3%
Retail Trade	21.8%
Finance, Insurance & Real Estate	3.6%
Services	34.4%
Public Administration	5.3%

Source: U.S. Bureau of the Census, 1980.

LABOR FORCE DATA

	1985	1986
Civilian Labor Force	1550	1680
Employed	1246	1330
Unemployed	304	350
Unemployment Rate	19.6%	20.8%

GROWTH INDICATORS

	1984	1985	1986
Postal Receipts (\$)	135,325**	252,105	281,826
School Enrollment*	N/A	1,776	1,809
Net Assessed Valuation (\$)			
Pinetop Fire District	31,112,332	40,607,385	50,999,682
Lakeside Fire District	17,941,226	20,992,329	25,265,919

*Blue Ridge Unified School District

**Only Pinetop Postal figures used

PROPERTY TAX RATE PER \$100 ASSESSED VALUATION

	1984	1985	1986
Unified School District	\$6.05	\$6.46	\$6.00
Community College	.75	.75	.58
County	.80	.91	.89
State of Arizona	.40	.40	.38
Total Outside City	8.00	8.52	7.85
Pinetop Fire District	.86	.67	.63
Lakeside Fire District	.93	.97	.86
Flood Control District	.92	.89	.45
Sanitary District	N/A	3.28	1.07
Total	10.71	14.33	10.86

Source: Arizona Tax Research Association

*POPULATION

	1980	1986	1980 - 1986 Compounded Percentage Change
**Pinetop-Lakeside	2,315	2,500	+1.3%
Navajo County	67,629	74,000	+1.5%
Arizona	2,718,215	3,351,900	+3.5%

**Local sources estimate area population to be 13,000.

Sources: Arizona Department of Economic Security
U.S. Bureau of the Census

*1985 Census for area of Town limits - 2335 population

FINANCE

Arizona Bank	2 offices (1 in Show Low)
First Interstate Bank	2 offices (1 in Show Low)
Valley National Bank	2 offices (1 in Show Low)
Frontier State Bank	2 offices (1 in Show Low)
Citibank	1 office (Pinetop-Lakeside)
MeraBank	1 office (Pinetop-Lakeside)

Navajo County, including Pinetop-Lakeside, has been designated a Redevelopment area by the Economic Development Administration under Title IV of the Public Works and Economic Development Act of 1965. Under the provisions of the Act, any new public investment which will create additional employment opportunities is eligible for low interest loans to finance up to 65% of the firm's capital investment. Other grants and loans are available for public works and development facilities.

TRANSPORTATION

Highways	Arizona 260, 77, 73 and 60.
Truck	Thunderbird Freight Lines; United Parcel Service (interstate); Johnson Freight Lines; C.W. Keith.
Bus	White Mountain Passenger Lines, Pinetop-Lakeside Airport Express.
Airport	Show Low Municipal; 2 Runways (4,000 ft and 6,000 ft), lighted, paved runway; served by: Ram Aero Airlines and Aero Crafter.

COMMUNICATIONS

Newspapers	Weekly: Wampus Saver, Apache Scout, Falcon 2 Issues/Wk.: White Mountain Independent, Pinetop-Lakeside News Daily: Arizona Republic (Phoenix)
Radio	2 stations from Show Low, KVWM-AM (5,000 watts) and FM (3,000 watts), KVSL-AM (1,000 watts day, 250 watts night),; KRFM (100,000 watts) FM 24 hours.
Television	13 channels by cable, 4 channels by antenna

UTILITIES

Electricity	Navopache Electric Cooperative
Propane	Doxol, Cal Gas, Aztec Butane, Inc., Buckeye Gas Products
Telephone	Continental Telephone Company of the West (CONTEL)
Water	Pinetop Water Company Arizona Water Company Ponderosa Water Company
Sewer	Pinetop-Lakeside Sanitary District; sewer plant has been in operation since early 1981.
Sanitation	Waste Control of Northern Arizona

MEDICAL FACILITIES

Hospital	1, Navapache Hospital, 57 beds
Physicians	23 active staff, 18 consulting
Dentists	6 in area
Optometrists	2 in area
Orthodontists	2 in area
Clinics	3, chiropractic and dental
Ambulance service based at the hospital.	
Paramedic — Fire Department.	

GOVERNMENT SERVICES

Local Government	Town of Pinetop-Lakeside Town Council
Local Government	Navajo County Board of Supervisors
Sheriff's Department	1 sergeant, 8 deputies
Fire Department	20 volunteers
Underwriters Rating	Grade 7, Grade 9 in outlying areas
Police Department	1 chief, 1 lieutenant, 2 sergeants, 8 police officers, 1 animal control officer

HOUSING

Current information on housing availability can be obtained from the Pinetop-Lakeside Chamber of Commerce, P.O. Box 266, Pinetop, AZ 85935.

EDUCATIONAL FACILITIES

	No.	Faculty	Enrollment
Blue Ridge Unified School District	4	105	1,781

Northland Pioneer College

A nationally accredited community college, serving Pinetop-Lakeside. The college has adopted the decentralized center concept with centers located in 17 communities. The main administrative and service campus is in Holbrook. Areas of study include occupational, vocational, academic and avocational programs.

CHURCHES

- 1 Catholic
- 3 (Wards) The Church of Jesus Christ of Latter-Day Saints
- 5 Protestant and others

COMMUNITY FACILITIES

Health Center	1
Library	1
Pools	2
Golf Courses	3 (18-hole, 2 private)
Tennis Courts	12 (8 lighted)
Drive-In Theater	1
Racketball Courts	8
Senior Citizens	1

SCENIC ATTRACTIONS

Two landform features of eastern Arizona provide the background for the scenic and recreation attractions of the area. Immediately south of Pinetop-Lakeside is the Mogollon Rim, a steep escarpment ranging from 1,000 to 2,000 feet in height, which separates the northern plateau region from the lower central and southern areas.

The White Mountains, situated in portions of the Apache/Sitgreaves National Forest and White Mountain Apache Indian Reservation provide many varied recreational activities. The reservation alone, which is the largest privately owned recreation area in the west, has over 300 miles of streams and 26 major lakes. (Special use permits are needed on the reservation.) Hunting and fishing are popular and picnic and camping facilities are provided throughout the three areas. There are three public and one private fishing lakes in the Pinetop-Lakeside area. Rainbow, brown and brook trout are the primary fish in this area. Winter sports are becoming more popular at such facilities as Sunrise Ski Area, which will eventually handle 3,000 skiers per hour on over 100 miles of runs. The winter months provide cross-country skiing, sledding, snowmobiling and ice fishing. The Sunrise Park Ski Complex, east of Pinetop-Lakeside, is owned and operated by the White Mountain Apache Indians. Located on 10,700 foot Mt. Ord, the facility offers 5 lifts, 2 T-bars and a rope tow serving 62 runs on a variety of slopes. Night skiing is available.

LODGING AND MEETING FACILITIES

Motels	32 (lodges, resorts & motels)
Condo'tel	65 condominiums for rent
Meeting Facilities	5, with the largest seating 200
Trailer Parks	7

GROWTH AND INFRASTRUCTURE

The many impacts of growth on Pinetop-Lakeside that made incorporation an important step in the maintenance of community spirit and good planning, pose a challenge to the community that could result either in numerous benefits or a reduction in the quality of life.

Some possible benefits are a more diverse selection of activities and entertainment for the community residents, a broader selection of goods and services, a wider range of job opportunities, and a more stable year round economy.

On the other hand, growth could bring more traffic congestion, air pollution, water pollution and loss of the pristine mountain environment that has brought people to Pinetop-Lakeside and made them want to stay. Growth without good planning could weaken the economic base because of the loss of natural beauty and the small town rural atmosphere.

Fortunately, Pinetop-Lakeside does not face the potential of urban sprawl many towns do because it is surrounded by National Forest and Indian Reservation. But within these confines there could be all the mistakes, on a small scale, that result from traditional urban sprawl. Impacts on the Town infrastructure — roads, sewer, and water — must be considered carefully as the city grows. Too dense of a population and poor planning will create sewer problems, and severe traffic congestion on State Highway 260.

The Pinetop-Lakeside Sanitary District's waste treatment facilities can be expanded without exorbitant cost and without the need for additional land for secondary treatment facilities, if housing densities are kept at lower levels. These densities can be established by the capacity of the existing interceptor lines. Lower densities and the completion of a well-planned circulation system can keep the impacts of traffic congestion at minimal levels.

Pinetop-Lakeside has shown as high as a 7.8 percent increase in population for a two-year period in recent years, and the Northern Arizona Council of Governments has projected a 4.2 percent annualized growth rate for the Town between 1980-2000. The implementation of good planning policies and adherence to the General Plan are the best guarantees for improvement rather than degradation of the Town's environment.

THE GENERAL PLAN FUNCTION

The General Plan is an expression of Town policy regarding physical development based on the widely-held attitudes and desires of its citizens. It sets forth the guidelines to which all development, both public and private, must conform. The General Plan is the official document governing all Town Council (planning authority) and administrative decisions regarding zoning, subdivisions, and public improvements.

IMPLEMENTATION

To implement the General Plan, the Town of Pinetop-Lakeside shall adopt action programs which can include specific plans for the town center, neighborhoods or districts. Additional elements to the General Plan which could be developed in the future may include a housing element, industrial park, parks and recreation, community services, open space and a highway tree planting plan.

The most important aspect to the implementation program is reviewing the Zoning Code and the adoption of other ordinances to provide the "tools" necessary to implement the plan as a policy statement.

Obtaining trail easements for pedestrian ways as shown on the General Plan map should be obtained by the Town as public easements if possible. The Town should require easements where necessary prior to approval of any development project, subdivision, rezoning or special use. Where easements are located on properties being developed the Town will require the improvement of these easements as a condition of the permit.

Recommended actions regarding the zoning ordinances and development standards for the Town include:

1. A landscaping ordinance for the Town to require minimum landscape improvements as a part of new development projects and to supplement the tree ordinance of the Town.
2. A "screening of outdoor storage yards" provision in the Zoning Code. Such a provision could allow 12 months for non-conforming properties to conform and set minimum standards as to type of screen fencing which is allowable.
3. The establishment of an architectural review board to develop architectural guidelines for the Town and review development proposals.
4. The use of offsite development requirements and also development fees for public improvements as provided for under A.R.S. 9-243 and A.R.S. 9-463.05.
5. The encouragement of "Planned Unit Developments".
6. The establishment of zoning districts and permitted uses as recommended in the land use element of this Plan as specifically noted in the appendix.

7. Develop zoning provisions to protect solar access rights and encourage use of energy efficient design.
8. Develop design standards and surfacing requirements for parking lot areas.

The General Plan and the Zoning Map

When viewing the relationship between the General Plan and the Zoning Map it should be realized that an important time difference is involved. The General Plan is a projection on a long-range generalized basis of what the community will become in twenty years. Zoning is immediate and specific and relates to what is currently existing and planned. Therefore, the Zoning Map at any given time may look quite different from the General Plan Map, but will change over the years as the General Plan is implemented.

Rezoning in Relation to the General Plan

Any application for rezoning shall follow administrative procedures through public hearings. The question of timing, which applies to the location as well as overall need for a proposed development, is of great importance in rezoning. In any case, land should not be zoned for development in advance of the time it is to develop. In the meantime, it should be zoned for the appropriate use.

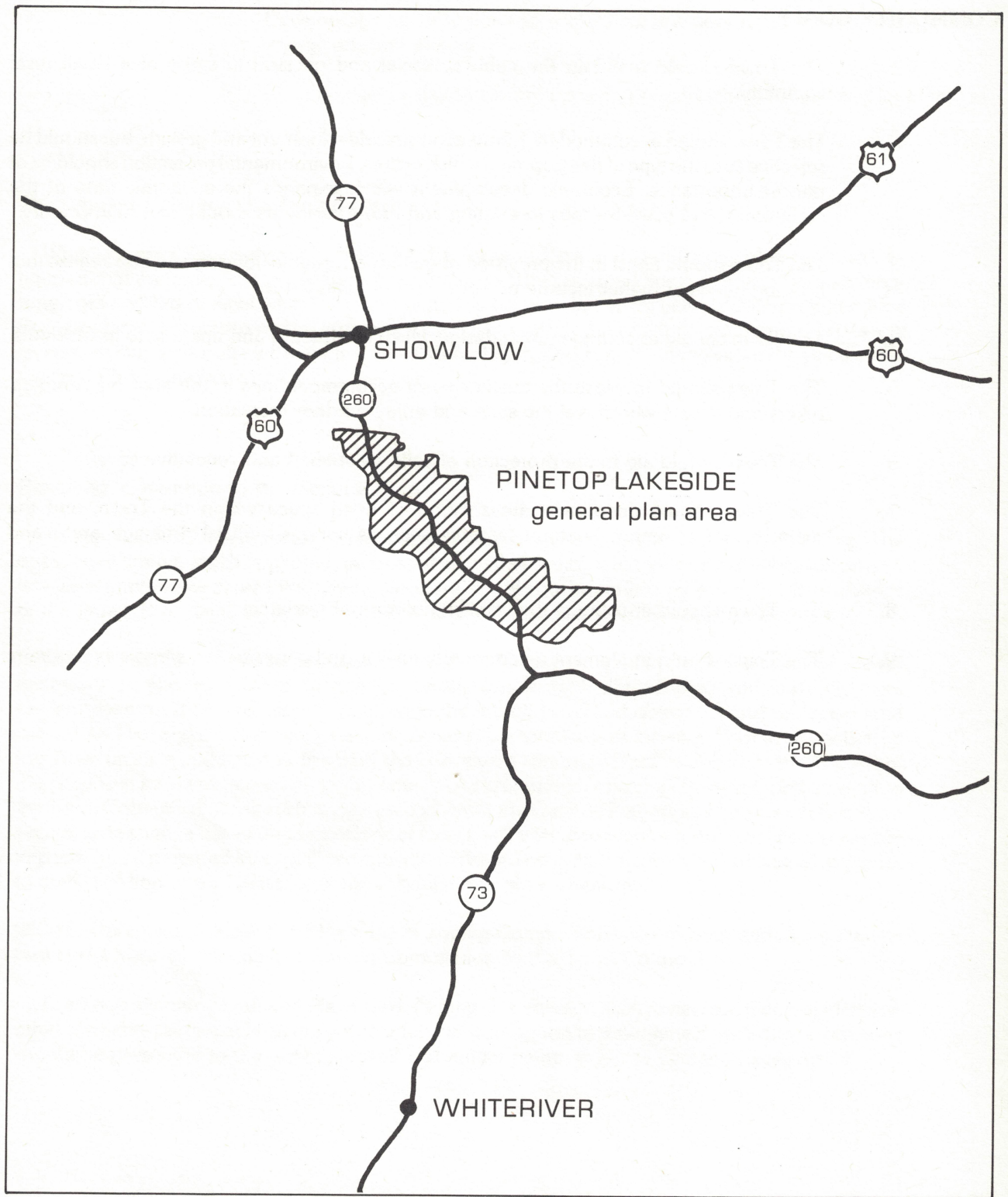
The General Plan must be reviewed periodically for current validity, and amended whenever necessary. Applications for zone changes which conflict with the adopted and currently valid General Plan must be evaluated in relation to the intent, goals and objectives and projected land uses of the Plan and existing land uses and physical characteristics of the area. Prior to any action by the Town on such applications, the Staff shall develop a "finding of fact" report as to the impacts of the proposed land use in relation to this criteria. A recommendation shall be developed by Staff to the Town Council following such review as to whether the General Plan should be amended to allow such zoning change based on the findings of fact. The Town may require a study or "assessment of impacts" to be prepared by a qualified consultant (based on detailed criteria to be established) prior to consideration of a request for a zone change and plan amendment.

(NOTE: Upon establishment of a Planning & Zoning Commission such recommendations shall be forwarded from the Planning & Zoning Commission to the Town Council.)

The Town Planning Staff and Planning & Zoning Commission shall review the General Plan and other elements thereof at least once a year following adoption to determine if updating or revisions should be presented to the Town Council and amendments made as deemed necessary.

COMMUNITY GOALS

1. The Town should maintain the cultural, social and physical integrity of a small rural community.
2. The Town should accommodate future economic development and growth, but should be selective as to the type of development which occurs. Environmental protection should be of utmost importance. Economic development which expands the economic base of the community and provides jobs to existing and future residents should be a high priority.
3. The Town should assist in the provision of quality, affordable housing and also realize that housing needs of higher income persons must be planned for.
4. The Town should encourage urban design which is attractive and uplifting to its residents.
5. The Town should increase the availability of accommodations in the area for campers, hikers and others who travel the state and enjoy outdoor recreation.
6. The Town should aid in the protection of soils, watershed and vegetative cover.
7. The Town should encourage preservation of open space within the Town, and the maintenance of unique natural features such as springs, natural drainage areas and meadows.
8. The Town should encourage the recycling of natural resources.
9. The Town should implement a community energy and conservation standards program.



LAND USE ELEMENT

State statutes require that a General Plan include "A land use element which designates the proposed 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 such other categories of public and private uses of land as may be appropriate to the Municipality. The land use element shall include a statement of the standards of population density and building intensity recommended for the various land-use categories covered by the Plan. The land use element shall include consideration of access to incident solar energy for all general categories of land use."

Objective No. 1: Designation of sufficient but not excessive areas of land to meet the projected needs within each land use category.

Policies: 1. Determine land use and density categories consistent with the goals and needs of the community.
They are as follows:

Categories	Densities
R-Low, holding category and low density	(1 + house per 1 to 5 acres)
R1-4	4 houses per acre
R1-6	6 houses per acre
R-2	12 units per acre
R-3	20 units per acre
Mobile	4-6 units per acre
C-R	Commercial Recreational
C-1	Light Commercial
C-2	Heavy Commercial
Public Services	
Churches	
Open Space	

2. Population projections for planning area.

The following is based on a rough scale of the residential areas within the General Plan. The right-of-way ratio is calculated by estimating the minimum area necessary to accommodate a one acre parcel. This ratio may vary. The density in the R-low district is proposed at 1 to 5 acre lots; an average of 2.5 acre lots (or .4 dwelling units per acre) was used. The mobile district is proposed at 4 to 6 dwelling units per acre. For this report, an average of 5 units per acre was used. It will vary greatly from one development to another. This will be based on topography, drainage, vegetation, views and amenities. The estimated population is based on the national average of 2.5 people per unit.

District	Density	Total Acreage
R-Low	.4 DU/AC	3277
R1-4	4 DU/AC	5057
R1-6	6 DU/AC	124
R2	12 DU/AC	17
R3	20 DU/AC	162
Mobile	5 DU/AC	310

Less R/W Ratio of .24	No. of DU	Est. Population
2491	996	2490
3844	15376	38440
95	570	1425
13	156	390
124	2480	6200
236	1180	2950
TOTAL	20,758	*51,895

* It should be noted that the estimated total population which is projected should be considered a seasonal peak resident population because of the seasonal nature of the Pinetop-Lakeside area.

3. The General Plan is divided into five (5) planning areas:

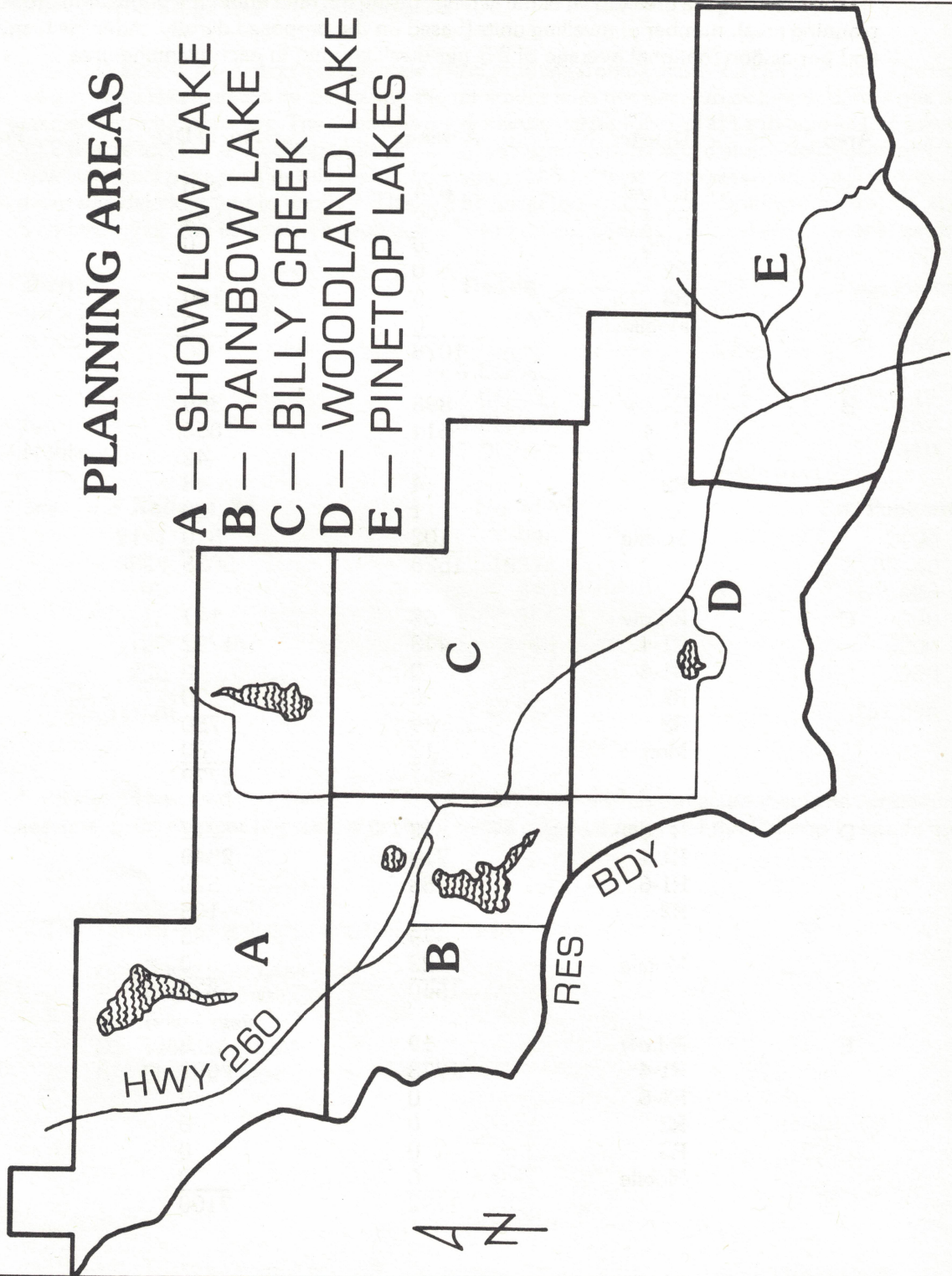
- A. Show Low Lake
- B. Rainbow Lake
- C. Billy Creek
- D. Woodland Lake
- E. Pinetop Lakes

The following is a breakdown of the acreage (using the ratio under the population projections for planning area), number of dwelling units (based on the proposed density under the General Plan) and population (national average of 2.5 per dwelling unit) in each planning area.

Area	District	Acreage	No. of DU	Population
A	R-Low	674	270	675
	R1-4	399	1596	3990
	R1-6	0	0	0
	R2	0	0	0
	R3	5	100	250
	Mobile	0	0	0
		<u>1078</u>	<u>1966</u>	<u>4915</u>
B	R-Low	898	359	898
	R1-4	514	2056	5140
	R1-6	7	42	105
	R2	4	48	120
	R3	1	20	50
	Mobile	102	510	1275
		<u>1526</u>	<u>3035</u>	<u>7588</u>
C	R-Low	368	147	367
	R1-4	448	1792	4480
	R1-6	0	0	0
	R2	0	0	0
	R3	39	780	1950
	Mobile	12	60	150
		<u>867</u>	<u>2779</u>	<u>6947</u>
D	R-Low	532	212	530
	R1-4	710	2840	7100
	R1-6	88	528	1320
	R2	9	108	270
	R3	79	1580	3950
	Mobile	122	610	1525
		<u>1540</u>	<u>5878</u>	<u>14695</u>
E	R-Low	19	8	20
	R1-4	1773	7092	17730
	R1-6	0	0	0
	R2	0	0	0
	R3	0	0	0
	Mobile	0	0	0
		<u>1792</u>	<u>7100</u>	<u>17750</u>

PLANNING AREAS

- A — SHOWLOW LAKE
- B — RAINBOW LAKE
- C — BILLY CREEK
- D — WOODLAND LAKE
- E — PINETOP LAKES



Objective No. 2: Planning for the location and development of neighborhoods within the community.

- Policies:
1. Determination of the boundaries of specific neighborhoods with regard to their sizes and locations.
 2. Determination of facilities needed in neighborhoods.
 3. Recognizing neighborhood organizations (home-owners associations, crime watch organizations, etc.)

Objective No. 3: Provide for a town commercial and civic center to serve as the focal point of the community.

The town center is what we think of as a traditional downtown, reminiscent of the center of the towns and cities prior to the 1950's and 60's, before the development of highway commercial strips and shopping malls. The town center functions as the center of commerce, civic and social activity. It bonds the town together, unifying diverse neighborhoods. It can be a pleasant and exciting place to go with a character unattainable in commercial strips of shopping malls.

It should include the full range of retail outlets, entertainment facilities, civic offices, and a residential community to add vibrance and make it safer. Town centers with a residential component have lower crime rates than those without. Town centers that have recreation facilities such as bowling, baseball, or soccer fields adjacent are even more vibrant.

It is the interplay of diverse activities that gives a town center its vibrance and helps assure its success.

Location and access are also important to the success of a town center. It should be centrally located and have good auto, pedestrian, and bicycle access.

If Pinetop-Lakeside decides to develop the town center itself, it can choose from a number of different approaches. It can create a development district, produce a master plan or specific plan and sell lots to developers. The Town could produce a master plan and sell large parcels to developers or sell the entire center to one developer. These options should be considered carefully. The Town has a great deal to gain from the appropriate choice.

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 3. Recognizing neighborhood organizations (home-owners associations, crime watch organizations, etc.)

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If Pinetop-Lakeside decides to develop the town center itself, it can choose from a number of different approaches. It can create a development district, produce a master plan or specific plan and sell lots to developers. The Town could produce a master plan and sell large parcels to developers or sell the entire center to one developer. These options should be considered carefully. The Town has a great deal to gain from the appropriate choice.

Another question that must be answered is whether the Town Center should be developed with an architectural theme or range of compatible architectural styles.

The Town Staff and the Study Group have investigated the feasibility of various locations for the Town Center. Locations which are under consideration at this time include the "Lakeside Townsite" area, the northeast corner of Section 36, T9N, R22E which is currently owned by the USFS, and two other locations which are private ownership parcels, one located southeast of the intersection of Porter Mountain Road and Highway 260 and one south of Highway 260 behind the Highway frontage in proximity to Double B Lodge.

The Town will continue to study locations for a future town center and will amend the General Plan when the best location is identified.

- Policies:
1. Identifying the most appropriate location for a town center.
 2. Develop a specific plan for the town center.
 3. Establish zoning around the town center to enhance its viability.
 4. Develop convenient auto/bicycle and pedestrian access to the town center.

Objective No. 4: De-emphasize the highway commercial strip development along State Route 260 and emphasize a rural and recreational atmosphere instead,

One of the most obvious planning problems in Pinetop-Lakeside is the growth of the commercial strip along Highway 260. It is destroying the natural beauty of the area, creating traffic congestion problems, and its spread diminishes the prospects of creating a successful town center.

To control its spread and begin to re-establish the natural beauty of the area, the existing commercial zoning should be divided into two categories. The first should encourage the clustering of retail and professional offices to reduce auto traffic and create easily recognized commercial centers. This zoning district should be called Light Commercial, C-1.

The second category should extend between the light commercial zones, and develop with heavily wooded and landscaped frontages on Highway 260 in keeping with a forest atmosphere.

The most appropriate uses are motels, cabins, lodges, restaurants, sporting goods and related uses which are resort, tourist and recreational in nature. A 30% minimum open space (green area, walks, plaza, etc.) should be provided on site and at least 50% of this usable open space should be provided between the front of the building and the front property line. This zoning district should be called Commercial Recreational.

The successful application of these two zoning district categories should enhance the natural beauty of the area and allow commercial and office development to be focused in several locations along Highway 260 and in a new Town Center zoned Commercial General.

- Policies:
1. Create two zoning categories to separate general retail and office zoning from recreational motels and lodges, and conference areas.
 2. Require a 30 percent open space requirement and highway landscaping in recreational zoned commercial areas.
 3. Establish retail and office nodes along Highway 260 to decrease circulation problems.

Objective No. 5: Maintain the rural mountain atmosphere.

- Policies:
1. Maintain existing public lands as non-developable areas.
 2. Maintain low densities and building height limitations.
 3. Maintain natural drainage areas, meadows, and orchards as open space within developments.
 4. Interconnect open space, parks, drainage, etc. enhance the accessibility of residents to the outlying areas.
 5. Provide continuous equestrian and pedestrian paths through Pinetop-Lakeside.

Objective No. 6: Provision for the appropriate distribution of land for needed residential uses.

- Policies:
1. Determine the need for each type of residential unit.
 2. Designate the areas most appropriate for each type of residential unit.

Objective No. 7: Maximization of the availability of commercial services and facilities to meet the needs of the citizens of Pinetop-Lakeside and to attract tourist business to provide for a strong local economy and necessary tax revenue for the Town of Pinetop-Lakeside.

- Policies:
1. Determine the goods and services needed in the community.
 2. Actively encourage their availability.

Objective No. 8: Development of a heavy commercial park site for heavy commercial activities suitable for Pinetop-Lakeside.

- Policies:
1. Development of jobs which are favorable economically and environmentally, and which will help to balance the community, increase the tax base and expand year round employment opportunities.
 2. Provision for an adequate amount of land with good access for heavy commercial development.

In reference to a site for a heavy commercial park consideration was given to an existing commercial area located on the east side of Woodland Road consisting of approximately 15 acres of commercial uses. Because Woodland Road and Woodland Lake Road create a major route from existing residential areas to Highway 260 and also, because this area is reasonably close to the major school sites in Town thus providing ease of access for future school age children, the expansion of this area into a heavy commercial center is not recommended. Because of the existing uses it is recommended that this 15 acre area be zoned commercial and not expanded and efforts be made to upgrade this area through screening, landscaping, etc. This approach will make feasible the development of multi-family uses in proximity to this commercial node.

Objective No. 9: Planning and development of a new civic center that will serve as a community center.

- Policies:
1. Location within the civic center of all policy-making and administrative offices of the Town government, as well as all those to which public access is frequently necessary.
 2. Consideration of location of facilities for other branches of government within the center such as County offices, particularly court facilities.

3. Siting of the civic center within the town center to strengthen the focal point of the community, add support for the town center businesses and enhance its general vitality.

Objective No. 10: Provision of properly located school sites to meet the needs of the community as it grows.

- Policies:
1. Identification of the demand for various types of educational facilities.
 2. Coordination of the location of schools with other land uses.

Objective No. 11: Provision of adequate parks and recreation facilities to meet the needs of the Town.

- Policies:
1. Development of park standards.
 2. Development of plans for the location of parks and other recreation facilities in accordance with other land use.

PRELIMINARY CIRCULATION ELEMENT

State statutes require that a General Plan include "a circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, and any other nodes of transportation as may be appropriate, all correlated with the land use elements of the Plan." This should provide for a balanced, comprehensive transportation and circulation system coordinated with land use that adequately accommodates the total travel needs of the community. It is recommended that the Town develop a detailed transportation plan element in the future which should include the following information and be based on the policies and objectives as listed in this Preliminary Element.

The purpose of a transportation study is to develop a plan for future actions by the Town, County and Arizona Department of Transportation regarding transportation improvements and key decisions related to vehicular and pedestrian transportation within the "planning area" of the Town as reflected in this General Plan.

Data and Information to be Considered

1. Existing traffic count (ADOT)
2. Inventory of existing R.O.W. and public easements
3. Aerial photos (ADOT)
4. Existing traffic control devices
5. Existing and projected population
6. Existing land use
7. Identification of existing transportation problems

Planning Elements

1. Projected traffic counts based on future land use plan
2. Projected right-of-way needs
3. Recommended future street linkages and pedestrian considerations
4. Street Classification Plan
5. Typical street cross sections by classification including considerations for utility locations, sidewalks, drainage, etc.
6. Future traffic control devices and speed limit considerations
7. Future structural changes to street system, such as, intersection redesign, major drainage improvements, etc.
8. Five, ten and fifteen year capital improvement plans for transportation including proposed improvement districts or other financing plans
9. Recommended land use plan modifications based on study

Objective No. 1: Improvement of the safety, efficiency and convenience of all modes of transportation.

- Policies:
1. Establishment of land use patterns that reduce auto trips and segregate heavy commercial traffic from residential and retail commercial traffic.
 2. Establishment of multiple routes of access to and from all areas of the Town.
 3. Creation of safe intersections
 4. Minimization of conflict between vehicular, pedestrian and bicycle traffic.

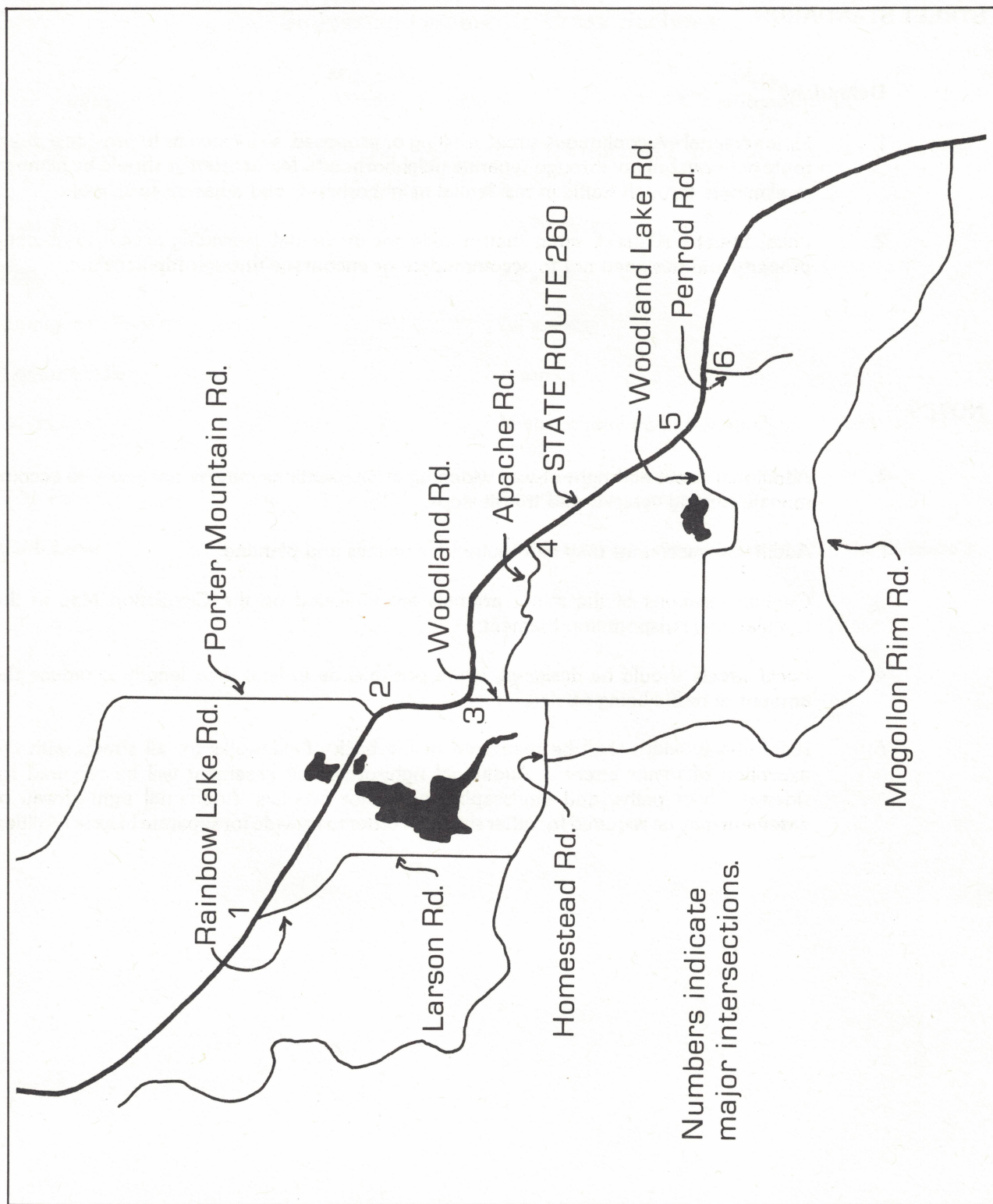
Objective No. 2: Minimization of pollution and other environmental impacts caused by the total transportation system.

- Policies:
1. Support and development of effective alternatives to the use of the automobile, such as bicycle and pedestrian routes.
 2. Maintenance of an automobile circulation system consistent with the goal of reduced automobile traffic.

Transportation Recommendations

1. Channelization of traffic onto State Route 260 at major intersections.
2. Provision for signalization as needed at the intersection of Highway 260 and Rainbow Lake Drive, Porter Mountain Road, Woodland Road, Apache Road, Woodland Lake Road, and Penrod Road.
3. Completion of the Mogollon Rim Road as a scenic route and secondary emergency access route.
4. Connection of Porter Mountain Road with Route U.S. 60 near Show Low.
5. Improvement of the Woodland Road and Woodland Lake Road loop as a minor arterial.
6. Improvement of the route south on Rainbow Lake Drive to Larson Road to Homestead Road to Woodland Road as a minor arterial.

7. Completion of bicycle, pedestrian, and equestrian path routes and trails as indicated on the General Plan Map.
8. Development of an alternate access route between Pinetop-Lakeside and Show Low to provide for long term increases and avoid future traffic overload on Highway 260.



STREET STANDARDS

Definitions

1. Minor Arterial - A continuous street, existing or proposed, so located as to provide a direct route between but not through separate neighborhoods. Minor arterials should be planned to eliminate through traffic in residential neighborhoods and adjacent to schools.
2. Local Street - A street, other than a collector or arterial, providing access to abutting property and designed not to accommodate or encourage through trip activities.

NOTES:

1. Additional street and right-of-way widening at intersections may be necessary to accommodate turning vehicles and transit stops.
2. Additional easements may be required for utilities and planting.
3. General locations of the minor arterials are indicated on the Circulation Map in the Circulation-Transportation Element.
4. Local streets should be designed, when possible, as to limit their length to reduce the amount of traffic being carried.
5. Right-of-way width shall be measured at the back of sidewalks for all streets with the exception of major arterials. Additional right-of-way or easement will be required for sidewalk, bike paths, and landscaping on major arterials. Additional right-of-way or easement may be required for other streets in order to provide for separate bicycle facilities.

Suggested Geometric Cross Sections

Item	Minimum Width	Street Classification
Moving Lane	12'	Arterials (subtract 1 foot when adjacent to emergency parking)
Two Way left turn lane	11'	Minor Arterials
Parking	8'	All streets
Emergency Parking	6'	All streets
Center Median	14'	Arterials
Bike Lane	7'	Minor arterial and collectors (add 1 foot next to curb lane)
Bike Path	10'	Arterial and collector
Curb Lane	-	Add 2 feet to minimum lane width ("shy distance")

DRAINAGE

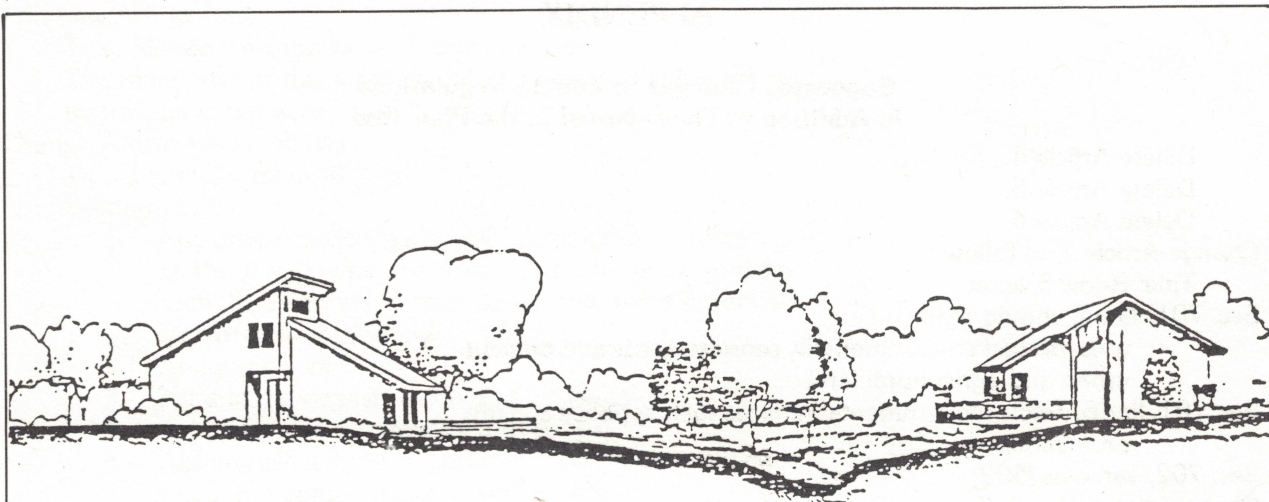
Natural drainage should be used when possible to preserve the natural beauty characteristic of the forest and meadows of Pinetop-Lakeside and to reduce the cost of maintenance for the Town.

The drainage of water from the land is an intricate process and integral part of the ecosystem. It affects, and is affected by, the materials and contours of the ground, and the living things in and on the ground, particularly plant life.

At the same time, however, natural drainage and the ecological communities related to it are a rich and satisfying part of man's subjective environment — aesthetically, sensually, and psychologically. It is subtly stimulating and comforting to experience the movement and sound of water in its great variety, flowing through almost-level fields, making its way along tiny creeks or swales, rushing down steeply inclined streams, or over falls or river rapids; or flowing smoothly and silently in a deep winding channel. The animal and plant life in these waterways and along their banks is endlessly fascinating.

The many small waterways that contain water only during rains and for a few days afterward keep the water moving slowly and allow it to soak into the banks where it is held and gradually released. Thus the rainfall reaches the larger streams gradually over many days. In neighborhoods where runoff is carried in street gutters and underground pipes, these natural delaying processes do not occur, and rainfall reaches streams and rivers in a matter of hours. Storms produce sudden heavy surges that can destroy small streams and create flooding problems in larger ones, requiring major artificial controls like holding ponds and straightened channels.

Each subdivision should maintain existing creeks and drainageways and create additional swales where needed to adequately handle runoff. Small 18" high check dams should be used to create temporary water storage when necessary to reduce peak flows.



Typical cross section of neighborhood drainage swale.

APPENDIX

Suggested Changes to Zoning Regulations In Addition to Those Noted in the Plan Text

- Delete Article 4.
- Delete Article 5.
- Delete Article 6.
- Change Article 7 as follows:
 - Title: R-low 5 acres.
- Sec. 701, line 2 should read:
 - uses, protect environmentally sensitive areas and prevent urban and agricultural land.
- Sec. 701, line 6, delete (governmental services such as police and fire protection).
- Sec. 702, same as (502).
- Change Article 8 as follows:
 - Title: R-low 1 acre.
- Sec. 802, same as (502).
- Delete Article 9.
- Change Article 10 as follows:
 - Title: R1-4 instead of R1-10.
- Add new Article:
 - Title: R1-6 Single Family Residential Zoning District 6,600 Square Feet per Dwelling Unit.
 - Remain the same as Article 10 except 6,600 square feet is minimum lot size. Duplexes are allowed uses.
- Sec. 1004 side yard is 6 feet.
- Sec. 1005 #2 lot width 55 feet.
 - #5 minimum distance between buildings is 12 feet.
- Change Article 11 as follows:
 - Sec. 1101, line 6, change to 12 units per acre.
- Change Article 12 as follows:
 - Sec. 1201 same as 1101 except 20 units per acre.
 - Sec. 1202 same as 1102.
 - Sec. 1205 #3, 20 units per acre.
- Add new Article
 - Title: Mobile Neighborhood 4 units per acre
- Section #1, Purpose
 - The principal purpose of this zoning district is to provide locations for neighborhoods that can accommodate mobile home subdivisions.
- Section #2, Uses
 - Mobile homes and all other uses allowed in 1002.
- Section #3, same as 1003.
- Section #4, yard regulations to be a minimum of 15 feet between structures.
- Section #5, Density
 - There should not be more than 4 units per acre overall.

Add new Article

Title: Mobile Neighborhood, 6 units per acre

The remainder of this article is the same as Mobile Neighborhood 4 units per acre, except the density.

Change Article 13 as follows:

Title: Light Commercial (C-1)

Section 1302

1. Any use permitted in the "R-3" zoning district subject to all the regulations specified in the use regulations for such "R-3" zoning district unless the use is otherwise regulated in this article.
2. Antique stores.
3. Art and dance instruction and art galleries.
4. Art metal and ornamental iron shops.
5. Automobile laundries, provided steam cleaning is confined to a completely enclosed building.
6. Automobile parts and supplies.
7. Automobile repair shops and garages, provided all operations are conducted within a completely enclosed building.
8. Automobile sales and rentals including display room.
9. Awning and canvas stores.
10. Banks.
11. Bakeries and candy stores, including the manufacturing of bakery and candy products for on-site retail sales only.
12. Barber and beauty shops.
13. Bars and liquor stores.
14. Baths, turkish, including masseurs.
15. Blueprinting and photostating establishments.
16. Boat sales.
17. Book, stationery and gift stores.
18. Bowling alleys.
19. Catering establishments.
20. Clock and watch repair shops.
21. Clothing and costume rentals.
22. Clothing and dry goods stores.
23. Craft shops which include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
24. Dance halls and night clubs.
25. Day nurseries and nursery schools.
26. Delicatessen stores.
27. Drive in restaurants and refreshment stands.
28. Drugstores and soda fountains.
29. Electrical shops.
30. Equipment rentals and sales.
31. Feed stores.
32. Florist shops.

33. Funeral homes and chapels.
34. Furniture stores.
35. Gasoline service stations.
36. Grocery stores and meat markets, provided there is no slaughtering of animals or poultry on the premises.
37. Hardware and appliance stores.
38. Ice cream stores.
39. Jewelry stores.
40. Key and gun shops, including incidental repair work.
41. Laundry agencies and self-service laundries.
42. Lumber yards, including operations incidental to piece sales.
43. Miniature golf courses.
44. Music conservatory and music instruction.
45. Offices.
46. Paint and wall paper stores.
47. Parking lots.
48. Pet shops, not involving the treatment or boarding of cats or dogs.
49. Photographers and artists studios.
50. Pool halls.
51. Private schools operated as a commercial enterprise.
52. Precision and musical instrument repair shops, including transmitter towers and stations.
54. Radio and television stores and repair shops.
55. Restaurants and cafes.
56. Retail stores.
57. Shoe repair shops.
58. Tailor shops.
59. Taxidermists.
60. Used car and truck sales lots.
61. Variety stores.
62. Accessory buildings and uses customarily incidental to the above uses.
63. Any use similar to those listed above as determined by the Planning & Zoning Administrator and subject to granting of a Conditional Use Permit.
64. Travel trailer parks, subject to securing a use permit and following current regulations.

Section 1305 #3, min. (2000) square feet.

Add new Article

Title: Commercial Recreational (C-R)

Section 1 Purpose

The principal purpose of this zoning district is to provide for recreational, entertainment, lodging, and dining type facilities.

Section 2, Use Regulation

1. Any uses provided for in R-low 1.
2. Hotels and motels.
3. Restaurants and cafes.

4. Miniature golf courses.
5. Taxidermists.
6. Day nursery and nursery schools.
7. Sporting goods stores.
8. Antique stores.
9. Art and dance instruction.
10. Art galleries.
11. Art metal and ornamental iron shops.
12. Banks.
13. Bakeries and candy stores.
14. Barber and beauty shops.
15. Book, stationery and gift stores.
16. Bowling alleys.
17. Catering establishments.
18. Craft shops which include ceramics, mosaics, fabrics, jewelry, leather goods, silk screening, dress designing, sculpturing and wood carving.
19. Nightclubs.
20. Florist shops.
21. Ice cream stores.
22. Jewelry stores.
23. Offices.
24. Photographers and artists studios.
25. All other uses similar to those listed above as determined by the Planning & Zoning Administrator and subject to the granting of a Conditional Use Permit.
26. Travel trailer parks, subject to securing a use permit and the following: (a) landscape screen from the view of Highway 260. (b-n) Same as Sec. 1302 #17, a-m.

Section 3, same as Sec. 1303.

Section 4, same as Sec. 1304 except add to #1: Along Highway 260 there will be a 30-foot front yard requirement. Native trees and brush must be used to establish a forest landscape theme. Parking is not allowed in front yard setback.

Article 15 change as follows:

ARTICLE 15. Heavy Commercial (C-2)

Section 1502. Use Regulations.

A building or premises shall be used only for the following purposes:

1. Any use permitted in the "C-1" Zoning District, subject to all the regulations in the use regulations for such "C-1" Zoning District unless the use is otherwise regulated in this article; except dwellings or other places of domicile, mobile home parks, travel trailer parks, mobile home subdivisions, hotels, resort hotels and motels shall not be permitted.
2. Assembly of electrical appliances, electronic instruments and devices, radios, and phonographs, including the

manufacture of small parts only, such as coils, condensers, transformers, and crystal holders.

3. Books, hand binding and tooling.
4. Cabinet and carpenter shops.
5. Compounding of cosmetics and pharmaceutical products.
6. Construction equipment, limited to sale, service and rental.
7. Frozen food lockers.
8. Ice distributing stations.
9. Jewelry, manufacture from precious metals and minerals.
10. Laboratories, medical, dental, experimental, photo or motion pictures, research or testing.
11. Manufacture of medical, dental and drafting instruments.
12. Manufacture of optical goods and equipment, watches, clocks and other similar precision instruments.
13. Manufacture, compounding, processing, packaging or treatment of such products as candy, cosmetics, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries, but not including the refining and rendering of fats and oils.
14. Manufacture of clay, leather, metal and glass products of a handicraft nature.
15. Manufacture of electrical or electronic apparatus, musical instruments, games and toys.
16. Manufacture, compounding, assembling or treatment of articles or merchandise, from the following previously prepared fiber, glass, hair, leather, paper, plastics, precious or semi-precious metals or stones, light sheet metal, shell, textiles, tobacco, wire, yarns, wood not involving planing mills, and paint not employing a boiling process.
17. Manufacture of pottery and figurines or other similar ceramic products, using only previously pulverized clay.
18. Milk depots.
19. Mobile home and travel trailer sales.
20. Offices.
21. Plumbing shops.
22. Public garages.
23. Printing, lithography and publishing establishments
24. Radio and television broadcasting stations and studios, but not including transmitter towers and stations.
25. Stone monument sales.
26. Tinsmith shops.
27. Trade schools.
28. Upholstery shops.
29. Wholesale stores.
30. Any other office, laboratory and manufacturing uses

similar to those uses enumerated herein which do not create any danger to the public health, safety and general welfare in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, odor, heat or glare and which by reason of high value in relation to size and weight of merchandise received and shipped, create very little truck traffic.

31. Accessory buildings and uses customarily incidental to the above uses.
32. Warehousing and storage, including construction material and equipment storage, public utilities materials and equipment storage, and public warehouses, but not including the warehousing and storage of explosives and junk.
33. All other uses similar to those listed above as determined by the Planning & Zoning Administrator and subject to the granting of a Conditional Use Permit.

Delete Article 16.