

NOTICE OF MEETING
City of Page
Subdivision Committee

Location of Meeting: Page City Hall, 697 Vista Avenue, Page, Arizona
AGENDA

1. **Date:** January 23, 2017
2. **Call to Order:** 9:00 a.m.
3. **Roll Call:**
 - ___ Crystal Dyches, City Manager (Chairperson)
 - ___ Mayor, Bill Diak
 - ___ Community Development Director, Kim Johnson
 - ___ Planning and Zoning Director, Robin Crowther
 - ___ Public Works Supervisor, Clifford Linker
 - ___ Engineer, Matt Wood
4. **Approval of Minutes**-April 21, 2016.
5. **HEAR FROM THE CITIZENS**

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Parks and Recreation Advisory Board. Individual Parks and Recreation Advisory Board members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda. Citizens may also use the Information Request Forms which are available.
6. **New Business:**

Discussion and possible action regarding a plat revision for 4 existing parcels to become 3 parcels.
The location is Tenth Avenue and Pine. (See Map)

Subdivision: PAGE TOWNSITE (BLOCK 23) CASE 1 PAGE 140 Block: 23 Lot: 11 FKA CASE 2 MAP 107 Sixteenth: NE Quarter: SE Section: 30 Township: 41N Range: 09E

Subdivision: PAGE TOWNSITE (BLOCK 23) CASE 1 PAGE 140 Block: 23 Lot: 10 FKA CASE 2 MAP 107 Sixteenth: NE Quarter: SE Section: 30 Township: 41N Range: 09E

Subdivision: PAGE TOWNSITE (BLOCK 23) CASE 1 PAGE 140 Block: 23 Lot: 9 FKA CASE 2 MAP 107 Sixteenth: NE Quarter: SE Section: 30 Township: 41N Range: 09E

Subdivision: PAGE TOWNSITE (BLOCK 23) CASE 1 PAGE 140 Block: 23 Lot: 8 FKA CASE 2 MAP 107 Sixteenth: NE Quarter: SE Section: 30 Township: 41N Range: 09E
7. **Adjournment**

If you would like to receive City Council agendas via email, please send your email address to cityclerk@cityofpage.org or call 645-4221.

DISCLAIMER

THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO MEETING. PLEASE SEE LOCAL CRIER BOARDS FOR CURRENT AGENDA. THANK YOU.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of January, 2017 at _____ a.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

DATED this ____ day of January, 2017.

CITY OF PAGE

By: _____
Planning and Zoning Director

MINUTES
City of Page
Subdivision Committee

1. **Date:** April 21, 2016

2. **Call to Order:**

The meeting was called to order at 10:42 a.m. by City Manager, Crystal Dyches.

3. **Roll Call:**

City Manager Crystal Dyches, Mayor Bill Diak, Community Development Director Kim Johnson, Planning and Zoning Director Robin Crowther, Public Works Director Clifford Linker, and Engineer Matt Wood were present.

4. **Approval of Minutes**-January 19, 2016

Motion made by Crystal Dyches to approve the minutes. The motion was duly seconded by Kim Johnson and passed upon a unanimous vote.

5. **HEAR FROM THE CITIZENS**

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Parks and Recreation Advisory Board. Individual Parks and Recreation Advisory Board members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda. Citizens may also use the Information Request Forms which are available.

None.

6. **New Business:**

Discussion and recommendation regarding a lot split for parcel 80113003Z Larkspur.

Subdivision: PAGE (BLOCK 90, LOT 5A, 5B) 3201937 Block: 90 Lot: 5A Sixteenth: SE Quarter: NE Section: 30 Township: 41N Range: 09E Sixteenth: NE Quarter: SE Section: 30 Township: 41N Range: 09E

Matt Wood requested utility easements around the perimeter of the lots. Updates to the lot descriptions and references need to be corrected.

Motion made by Crystal Dyches to approve the lot split of Lot 5A into 5-A1 and 5-A2 with requested utility easements. The motion was duly seconded by Clifford Linker and passed upon a unanimous vote.

7. **Adjournment**

Community Development Director, Kim Johnson made a motion to adjourn the meeting at 11:16 a.m. The motion was duly seconded by Clifford Linker and passed upon a unanimous vote.

Chair, Crystal Dyches

PLANNING DEPARTMENT

MEMORANDUM

TO: Subdivision Committee

FROM: Robin Crowther, Planning and Zoning Director

MEETING DATE: January 23, 2017

SUBJECT: Discussion and possible action regarding plat revision of parcels 80003014, 80003013, 80003012, and 80003011.

ATTACHMENTS: Application
Map

APPLICANT: Dugan Warner on behalf of D.D. and F, LLC.

REQUEST: The applicant is requesting a plat revision for 4 existing parcels to become 3 parcels.

LOCATION: The location is Tenth Avenue and Pine. (See Map)

Subdivision: PAGE TOWNSITE (BLOCK 23) CASE 1 PAGE 140
Block: 23 Lot: 11 FKA CASE 2 MAP 107 Sixteenth: NE Quarter: SE
Section: 30 Township: 41N Range: 09E

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LAND USE: **Downtown Business (DB)**
This category is designated to provide for the development of the downtown area as the center of the community. The DB category shall encourage year-round commercial, entertainment, cultural, recreational, office and civic activities. The DB category shall allow eating and drinking establishments, professional offices, government administration uses, specialty retail, galleries and

tourism-related retail and lodging. Commercial services for adjacent residential neighborhoods shall also be permitted. It is recommended that the City prepare a specific plan for the downtown area in the future. This plan should be prepared to establish an overall program for improvements in the downtown area. Such a plan may include: architectural theme, landscape theme, circulation, and other urban design improvements in the downtown area.

ZONING:

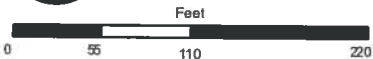
3.5.1 Service Commercial District, SC

This district is intended to allow more intense business uses which are compatible with the developed local economy. These uses generally require unique services such as truck delivery, storage, and light manufacturing and also require a full complement of public services.

REVIEW

Dugan Warner on behalf of D.D. & F, LLC is requesting a plat revision to make 4 existing parcels into 3 parcels. There is presently a building that is built across 2 existing parcels.

There is a 10' utility easement at the rear of all parcels that will not be affected by a change in the number of parcels.



Coconino Parcel Map

January 11 2017

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PURPOSES ONLY
NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



PLAT OF PAGE TOWNSITE
 TOWNSHIP 41 NORTH, RANGE 9 EAST, G. & S.R. MERIDIAN, ARIZONA
 BLOCK 23 SECTIONS 29 & 30



EXPLANATION

- PROPERTY LINE
- E OF S WEST
- EAST OF LINE
- COMMON PROPERTY
- FOR L.P. 1951

The boundary shown on this plat is based on a survey conducted on or about 1951. The survey was conducted by the undersigned and the results are shown on this plat. The survey was conducted in accordance with the provisions of the laws of the State of Arizona. The survey was conducted in accordance with the provisions of the laws of the State of Arizona. The survey was conducted in accordance with the provisions of the laws of the State of Arizona.

[Handwritten signature]
 Surveyor

This plat of the Township of Page, Arizona, containing the land of the State of Arizona, was filed for record on September 7, 1951, and is hereby approved.

[Handwritten signature]
 County Clerk

STATE OF ARIZONA
 COUNTY OF SAHARA
 On this 20th day of DECEMBER, 1951,
 I, the undersigned, County Clerk of the County of Sahara, State of Arizona, have examined the plat of the Township of Page, Arizona, and find that the same is in accordance with the laws of the State of Arizona, and that the same is a true and correct copy of the original as the same is contained in the records of the County of Sahara, Arizona.

[Handwritten signature]
 County Clerk

RECORDED 12-21-51

Department of the Interior
 Bureau of Land Management
 Washington, D.C. September 15, 1951

The survey represented by this plat appears to be correctly executed in accordance with the requirements of law and the regulations of this office is hereby accepted.

[Handwritten signature]
 Director

Recorded 12-21-51 Case 1 Map 140