

**PAGE PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
DECEMBER 1, 2015**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on December 1, 2015, in the Council Chambers at City Hall in Page, Arizona.

**1. CALL TO ORDER**

Chair Leroy Wicklund called the meeting to order at 5:30 p.m.

**2. ROLL CALL**

Chair Leroy Wicklund presided. Commissioners R. B. Ward, Rob Peterson, and Bubba Ketchersid were present. Vice Chair Bill Justice was excused. City Council Liaison, Scott Sadler was present.

Staff members present: Planning and Zoning Director, Robin Crowther and Community Development Director Kim Johnson.

**3. PRIORITY LIST**

**4. MINUTES**

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Motion made by Commissioner Rob Peterson to approve the minutes. The motion was duly seconded by Commissioner R.B. Ward and passed upon a unanimous vote.

**5. COMMUNICATIONS**

None

**6. HEAR FROM THE CITIZENS**

None

**7. PUBLIC HEARING**

(A) Public Hearing regarding a rezone (ZON 15-10.11) Page Eye Center (Stonefeather Enterprises LLC).

Motion made by Commissioner Bubba Ketchersid to open the Public Hearing. The motion was duly seconded by Commissioner R.B. Ward and passed upon a unanimous vote.

There were no public comments.

Motion made by Commissioner Bubba Ketchersid to close the Public Hearing. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

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### 8. UNFINISHED BUSINESS

None

### 9. NEW BUSINESS

- A. Discussion and possible action regarding a rezone (ZON 15-10.11) Page Eye Center (Stonefeather Enterprises LLC).

Commissioner Bubba Ketchersid asked if we had input from anyone who received letters of the rezone. Planning and Zoning Director Robin Crowther stated that one citizen had come in and inquired but did not have any issues with the rezone.

Motion made by Commissioner R.B. Ward to recommend the rezone ZON 15-10.11. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.

- B. Discussion and possible action regarding a renewal Vacation Home Rental Conditional Use Permit (CUP 14-5.14) Vin Paitoon.

Motion made by Commissioner Bubba Ketchersid to approve renewal of CUP 14-5.14. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

- C. Discussion and possible action regarding a renewal Vacation Home Rental Conditional Use Permit (CUP 14-8.25) House of Blue, Twist Thompson.

Motion made by Commissioner R.B. Ward to approve renewal of CUP 14-8.25. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

- D. Discussion and possible action regarding a renewal Vacation Home Rental Conditional Use Permit (CUP 14-8.28) Scott Golba.

Motion made by Commissioner Rob Peterson to approve renewal of CUP 14-8.28. The motion was duly seconded by Commissioner R.B. Ward and passed upon a unanimous vote.

- E. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 15-11.2) Hahn Family Trust.

Motion made by Commissioner Rob Peterson to approve CUP 15-11.2. The motion was duly seconded by Commissioner R.B. Ward and passed upon a unanimous vote.

- F. Discussion and possible action regarding an Outdoor Vending Conditional

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### Use Permit (CUP 15-11.16) Banner Page Hospital.

City Council liaison Scott Sadler left the dais.

Susan Eubanks 603 Pinto, answered questions as to how many days a week would the mobile unit be at Walmart (1-2 days per week) and is it open when parked at the hospital (yes on Sundays).

Motion made by Commissioner R.B. Ward to approve CUP 15-11.16. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

City Council liaison Scott Sadler returned to the dais.

### G. Discussion and possible action regarding Zoning Ordinance update.

Community Development Director Kim Johnson talked about moving forward with an RFP and that due to Planning and Zoning Commission quorum issues the request to put out an RFP had already gone to the City Council.

It is the consensus of the Planning and Zoning Commissioner that staff should move forward with the RFP for the Zoning Ordinance update.

### H. Discussion regarding Hotel Parking Requirements.

Planning and Zoning Director Robin Crowther stated how the City of Page's hotel parking requirements are excessive. Community Development Director Kim Johnson stated that there are hotels that are creating their site plans and have to file for variances due to the excessive requirements.

There was discussion about single stalls and oversized stalls for boat and bus parking.

The Board of Adjustment recommended that the Planning and Zoning Commission take action to change the hotel parking requirements in the P&Z Ordinance. Staff will do research of comparable cities motel parking.

### I. Discussion regarding Vacation Home Rental on-site parking.

Planning and Zoning Director Robin Crowther explained that the "required" parking is what is relevant to VHR parking and in the table required parking is 2 stalls on concrete or pavement. The code presently does not address parking in excess of this. Community Development Director Kim Johnson state that all parking at residential homes was recently discussed at a City Council meeting.

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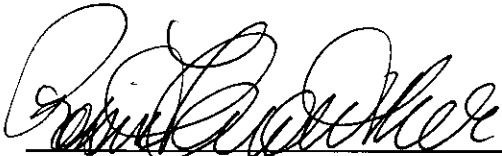
J. Discussion regarding Lighting.

Commissioner Rob Peterson stated that not all LED technology should be approved.

Community Development Director Kim Johnson stated that City Council had given her direction on the lighting ordinance and she will move forward with the Public Hearing based on that.

**10. ADJOURN**

Motion made by Commissioner Bubba Ketchersid to adjourn the meeting at 6:42 p.m. The motion was duly seconded by Commissioner R.B. Ward and passed upon a unanimous vote.



Robin Crowther  
Planning and Zoning Director



Leroy Wicklund  
Chair