

**PAGE PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
May 19, 2015**

Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on May 19, 2015, in the Council Chambers at City Hall in Page, Arizona. Chair Leroy Wicklund presided. Vice Chair Bill Justice attended by phone, Pro-Tem, Larry Thowe and Commissioners Bubba Ketchersid, Rob Peterson, R. B. Ward were present. City Council Liaison, Scott Sadler was present.

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

Staff members present: Planning and Zoning Director, Robin Crowther.

MINUTES

Regular Planning and Zoning Commission Meeting-April 21, 2015

An error in the minutes was acknowledged and will be corrected.

Motion made by Commissioner R.B. Ward to approve the minutes as corrected.

The motion was duly seconded by Commissioner Rob Peterson and passed upon a vote.

COMMUNICATIONS

None.

HEAR FROM THE CITIZENS

None.

PUBLIC HEARING

1. ZON-15-04- ZONE CHANGE, GPA 15-04 GENERAL PLAN AMENDMENT

Requested by Owner, Larkspur Commons, The request is for a Zoning Amendment for a parcel that presently has 3 different zones on one parcel and 2 different zones on the other parcel. The zones are PD (Planned Development), SC (Service Commercial), and RM (Multi-family residential). The zoning change that is requested for both parcels is PD (Planned Development) which would permit any of the 3 uses the land is already zoned for but under one zone. The Minor General Plan Amendment is changing a downtown business parcel to HDR (High Density Residential).

Motion made by Commissioner Rob Peterson to open the public hearing. The motion was duly seconded by Commissioner R.B. Ward and passed upon a vote.

Citizens who voiced their concerns against different aspects of the public hearing were;
Tamara Straub, 20 12th Avenue
Celeste Tetzner, 13 13th Avenue
Phil Hibbs, 1125 N. Navajo

Planning and Zoning Regular Meeting-May 19, 2015

The Planning and Zoning Director, Robin Crowther explained that the rezone is to make the parcels all one zone that would still permit all of the present uses they are zoned for with the existing multiple zones. She also explained that the minor general plan amendment is to change one of the parcels from downtown business to high density residential which the adjacent parcel is already and has been for years. She said legal council was given for this situation. The owners could go ahead and build on the parcels as zoned but the recommendation was to rezone to clean up the zoning making it uniform to all uses presently permitted making the zoning map more clear. The objective is for consistency.

Motion made by Vice Chair Bill Justice to close the public hearing. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

UNFINISHED BUSINESS

None.

NEW BUSINESS

1. Discussion and possible action regarding GPA 15-04 Minor General Plan Amendment, Larkspur Commons.

Motion made by Pro Tem Larry Thowe to approve GPA 15-04 Minor General Plan Amendment. The motion was duly seconded by Commissioner R.B. Ward and passed upon a vote.

2. Discussion and possible action regarding ZON 15-04 Zoning Amendment, Larkspur Commons.

Motion made by Commissioner R.B. Ward to approve ZON 15-04 Zoning Amendment. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

3. Discussion and possible action regarding a SPR 15-04 Site Plan Approval, Larkspur Commons.

Commissioners had questions about the hotels height, breakfast or restaurant, roof line, and traffic.

Homy Vazifdar, Canyon Point answered questions about the hotel.

John Olberg, Canyon Point answered questions about hotel and traffic study.

Planning and Zoning Director, Robin Crowther asked Chair Leroy Wicklund to read aloud the first 2 pages of the traffic study on the area in question.

Motion made by Pro Tem Larry Thowe to approve SPR 15-04 Site Plan Approval. The

Planning and Zoning Regular Meeting-May 19, 2015

motion was duly seconded by Commissioner R. B. Ward and passed upon a vote.

4. Discussion and possible action regarding renewal of a VHR Conditional Use Permit (CUP 14-4.3) Kissed by the Sun.

Motion made by Commissioner R.B. Ward to approve renewal of VHR CUP 14-4.3. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

5. Discussion and possible action regarding renewal of a VHR Conditional Use Permit (CUP 14-2.26) EKEJ LLC.

Motion made by Pro Tem Larry Thowe to approve renewal of VHR CUP 14-2.26. The motion was duly seconded by Commissioner R.B. Ward and passed upon a vote.

6. Discussion and possible action regarding an Outdoor Vending Conditional Use Permit (CUP 15-5.12) Lake Powell Fun LLC.

There was discussion.

Laura Tennis answered questions about the structure and location.

Motion made by Commissioner R.B. Ward to approve Outdoor Vending CUP 15-5.12. The motion was duly seconded by Commissioner Rob Peterson and passed upon a vote.

7. Discussion and possible action regarding an Outdoor Vending Conditional Use Permit (CUP 15-5.11) Cactus Jacks Desert Ice LLC.

The location was specified as Chief Tsosie's from whom they have a letter permitting them to vend on his property.

Motion made by Commissioner Rob Peterson to approve Outdoor Vending CUP 15-5.11. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

8. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 15-3.31) Price Properties LLC.

There was discussion about amount of bedrooms and parking.

Motion made by Commissioner R.B. Ward to approve CUP 15-3.31. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

9. Discussion and possible action regarding a Vacation Home Rental Conditional Use

Planning and Zoning Regular Meeting-May 19, 2015

Permit (CUP 15-4.13) DJB Rental.

There was discussion about amount of bedrooms and parking.

Motion made by Pro Tem Larry Thowe to approve CUP 15-4.13. The motion was duly seconded by Commissioner R.B. Ward and passed upon a vote.

10. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 15-5.13) Canyon Cottage.

There was discussion about amount of bedrooms and parking.

Motion made by Pro Tem Larry Thowe to approve CUP 15-5.13. The motion was duly seconded by Commissioner R.B. Ward and passed upon a vote.

11. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 15-5.14) Ligon VHR.

There was discussion about amount of bedrooms and parking.

Motion made by Commissioner R.B. Ward to approve CUP 15-5.14. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.

12. Discussion and possible action about Ordinance 644-14 a new chapter in the City Code, CHAPTER 15 - BOARDS, COMMISSIONS AND AUTHORITIES.

This item was added to the Agenda at the request of the City Manager to receive input from the P&Z Commission.

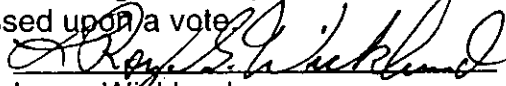
Commissioner Bill Justice stated that we already have a system where the Council chooses the members of the Boards and it has worked for years. If there were term limits it would be difficult to fill positions in a small town. He stated that nothing needs rewritten with responsibilities and definitions remaining the same. The Commission members all agreed.

Robin Crowther encouraged the Commission to email their suggestions to the City Manager.

ADJOURN

Motion made by Vice Chair Bill Justice to adjourn the meeting at 7:13 p.m. The motion was duly seconded by Pro Tem Larry Thowe and passed upon a vote.


Robin Crowther
Planning and Zoning Director


Leroy Wicklund
Chair