

**PAGE PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES AMENDED  
AUGUST 2, 2016**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on, August 2, 2016, in the Council Chambers at City Hall in Page, Arizona. Chair Leroy Wicklund presided. Vice Chair Bill Justice, Commissioners Rob Peterson, Shelley Johnstone, and Lyle Dimbatt were present. Commissioners John Mayes and Bubba Ketchersid, were excused. City Council Liaison, Korey Seyler was present.

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

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

**MINUTES**

Regular Planning and Zoning Commission Meeting-July 12, 2016

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

**COMMUNICATIONS**

None.

**HEAR FROM THE CITIZENS**

None.

**PUBLIC HEARING**

None.

**UNFINISHED BUSINESS**

- (A) Discussion regarding Planning and Zoning Ordinance Update.

Community Development Director Kim Johnson stated that the only update is we are trying to decide on a meeting date for the next task force meeting to review Module 1 of the Zoning Ordinance update which we have not received yet.

**NEW BUSINESS**

- A. Discussion regarding legal counsel on Conditional Use Permit conditions.

City Attorney Joshua Smith answered the question that was posed by Vice Chair Bill Justice (Can the commission impose conditions on individual conditional use permits)? Joshua Smith stated, yes the commission can impose conditions on individual conditional use permits if they are reasonable, the use will not adversely affect the health, safety or general welfare of the public in the general vicinity of the proposed Conditional Use Permit, and the use is compatible with the area and does not negatively affect the properties in the general vicinity.

Commissioners Lyle Dimbatt and Rob Peterson asked if the beep noise from a key fob is reasonable. Community Development Director Kim Johnson stated that it is acceptable to add reasonable conditions to a Conditional Use Permit to make the use is more compatible with surrounding uses. Then there was discussion about what is reasonable. Kim Johnson stated that it is staff's job

to make recommendations regarding conditions and assist in determining if a condition is reasonable for the specific use and neighborhood. Kim went on to say that staff would not support a condition related to disallowing key fob beeps as reasonable.

B. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 15-7.7) Charles and Kathleen Manz.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a VHR renewal.

Motion made by Commissioner Rob Peterson to approve CUP 15-7.7. The motion was duly seconded by Commissioner Lyle Dimbatt and passed upon a unanimous vote

C. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 15-3.31) Brian Price.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a VHR renewal.

Motion made by Commissioner Shelley Johnstone to approve CUP 15-3.31. The motion was duly seconded by Commissioner Lyle Dimbatt and passed upon a unanimous vote

D. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 14-6.9) Kori Black.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a VHR renewal.

Motion made by Vice Chair Bill Justice to approve CUP 14-6.9. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote

E. Discussion and possible action regarding approval of a Vacation Home Rental Conditional Use Permit (17-6) Kori Black.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a VHR CUP approval.

Commissioner Rob Peterson asked about the new numbering for conditional use permits. Planning and Zoning Director Robin Crowther stated that we are numbering the conditional use permits to coincide with the current fiscal year.

Motion made by Commissioner Lyle Dimbatt based on the findings noted in the staff report, and subject to the conditions noted in the staff report to approve CUP 17-6. The motion was duly seconded by Vice Chair Bill Justice and passed upon a unanimous vote.

F. Discussion and possible action regarding Planning and Zoning meetings.

Vice Chair Bill Justice asked that this item be on the agenda to discuss returning to 2 meetings a month. Due to the lack of a full board in attendance he requested the item be tabled to the next meeting.

Motion made by Vice Chair Bill Justice to table the agenda item to the next meeting. The motion was

duly seconded by Commissioner Lyle Dimbatt and passed upon a unanimous vote.

G. Discussion and possible action regarding September Planning and Zoning meeting date.

Planning and Zoning Director Robin Crowther asked about the possibility of a quorum for the next meeting that is scheduled the day after Labor Day. The meeting will remain on Tuesday, September 6, 2016.

**ADJOURN**

Motion made by Vice Chair Bill Justice to adjourn the meeting at 6:00 p.m. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.



Robin Crowther  
Planning and Zoning Director



Leroy Wicklund  
Chair