

**PAGE PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES**

**July 12, 2016**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on July 12, 2016, in the Council Chambers at City Hall in Page, Arizona. Vice Chair Bill Justice presided. Commissioners Rob Peterson, Bubba Ketchersid, Shelley Johnstone, John Mayes and Lyle Dimbatt were present. Chair Leroy Wicklund was excused. City Council Liaison, Korey Seyler was excused.

Vice Chair Bill Justice called the meeting to order at 5:30 p.m.

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

**MINUTES**

Planning and Zoning Commission Regular Meeting-June 7, 2016

Motion made by Commissioner Bubba Ketchersid to approve the minutes. The motion was duly seconded by Commissioner John Mayes 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 staff was reviewing the Ordinance Analysis and Annotated Outline from Michael Baker.

Commissioner Lyle Dimbatt asked if the Commission could have a copy to be able to see what changes get made. Kim Johnson agreed to send the Commission the outline.

**NEW BUSINESS**

A. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-4.11) Nancy Walter, Oasis at Lake Powell.

Motion made by Commissioner John Mayes to approve CUP 13-4.11. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.

B. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional Use Permit (CUP 15-5.28A) Vacation Time Properties/Jacob Burton.

Motion made by Commissioner Bubba Ketchersid to approve CUP 15-5.28A. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

C. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional

Use Permit (CUP 15-5.28B) Vacation Time Properties/Jacob Burton.

Motion made by Commissioner Rob Peterson to approve CUP 15-5.28B. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

D. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional Use Permit (CUP 15-5.28C) Vacation Time Properties/Jacob Burton.

Motion made by Commissioner Lyle Dimbatt to approve CUP 15-5.28C. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

E. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional Use Permit (CUP 15-5.28D) Vacation Time Properties/Jacob Burton.

Motion made by Commissioner Shelley Johnstone to approve CUP 15-5.28D. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

F. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional Use Permit (CUP 15-5.14) Joseph and Eve Ligon.

Motion made by Commissioner Rob Peterson to approve CUP 15-5.14. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

G. Discussion and possible action regarding approval of Bed and Breakfast Conditional Use Permit (CUP 17-1) Jeannie Schiaffo.

Jeannie Schiaffo 1638 Mountain View Court responded to a complaint that was submitted to the Commission about her application for a B&B CUP. She stated that her mom's dog is now leashed whenever leaving the yard. The back gates have also been secured.

Commissioner Rob Peterson asked about the issue of noise from guest cars beeping when being unlocked /locked. Jake Burton stated that if you do not use the key fob and use the key instead the alarm will go off. Michelle Owens asked what the difference was between the neighbors, homeowners, and guests cars beeping when being locked/unlocked? Vice Chair Bill Justice stated that it is not addressed in the B&B ordinance.

Community Development Director Kim Johnson stated that since it is a conditional use permit then added conditions could be listed. Commissioner Lyle Dimbatt asked if that would apply to all B&B's or just the one. Vice Chair Bill Justice requested that a legal opinion on the subject be on the next agenda.

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 17-1. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

H. Discussion and possible action regarding a renewal of Vacation Home Rental Conditional Use Permit (CUP 15-5.13) Maschelle Peyton.

Motion made by Commissioner Lyle Dimbatt to approve CUP 15-5.13. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

I. Discussion and possible action regarding approval of Vacation Home Rental Conditional

Use Permit (17-2) Jake Burton.

Motion made by Commissioner Rob Peterson based on the findings noted in the staff report, and subject to the conditions noted in the staff report to approve CUP 17-2. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.

J. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (17-3) Michael and Vicki Wright.

Commissioner Bubba Ketchersid recused himself from the dais.

Motion made by Commissioner Rob Peterson based on the findings noted in the staff report, and subject to the conditions noted in the staff report to approve CUP 17-3. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

Commissioner Bubba Ketchersid returned to the dais.

K. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (17-4) Annie Sullivan.

Motion made by Commissioner Shelley Johnstone based on the findings noted in the staff report, and subject to the conditions noted in the staff report to approve CUP 17-4. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

L. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (17-5) Michelle Owens.

Motion made by Commissioner John Mayes based on the findings noted in the staff report, and subject to the conditions noted in the staff report to approve CUP 17-5. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.

Vice Chair Bill Justice requested that the complaint for agenda item 9G be entered as record.

M. Annual Planning and Zoning Election of Officers

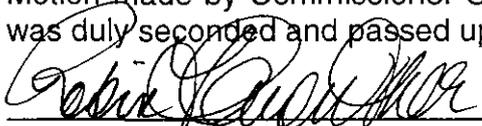
1. Election of Chairman
2. Election of Vice Chairman

Commissioner Lyle Dimbatt made a motion for Chairman Leroy Wicklund and Vice Chair Bill Justice to remain as officers. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

Vice Chair Bill Justice requested that a legal interpretation of conditional use permit requirements be on the next agenda. He also requested to be on the next agenda a discussion about going back to two meetings a month.

**ADJOURN**

Motion made by Commissioner Shelley Johnstone to adjourn the meeting at 6:24 p.m. The motion was duly seconded and passed upon a unanimous vote.

  
Robin Crowther  
Planning and Zoning Director

  
Leroy Wicklund  
Chair

