

**PAGE PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
June 7, 2016**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on June 7, 2016, in the Council Chambers at City Hall in Page, Arizona. Chair Leroy Wicklund presided. Commissioners Rob Peterson, Bubba Ketchersid, Shelley Johnstone, John Mayes and Lyle Dimbatt were present. Vice Chair Bill Justice was excused. City Council Liaison, Corey 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 and Community Development Director, Kim Johnson.

**MINUTES**

Regular Planning and Zoning Commission Meeting-May 3, 2016

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

**COMMUNICATIONS**

Community Development Director Kim Johnson invited the commission and citizens to come to the Page Park Master Plan meeting to be held Thursday, June 9, 2016 at 5:30p.m. at City Hall.

**HEAR FROM THE CITIZENS**

None.

**PUBLIC HEARING**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

- A. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-3.7) Rim View Point LLC/Bruce Correll.

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 Bubba Ketchersid to approve CUP 13-3.7. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

- B. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 14-5.17) Paul Smith.

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 John Mayes to approve CUP 14-5.17. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

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

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Permit (CUP 15-4.14) Richard Kidman.

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 Bubba Ketchersid to approve CUP 15-4.14. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

D. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (CUP 16-5.18) Jeff & Theresa Knight.

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

Commissioner Bubba Ketchersid questioned why there was a line through bedroom 5 on the site plan. It was just the measurement line.

Motion made by Commissioner Bubba Ketchersid to approve CUP 16-5.18. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

E. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (CUP 16-4.24) Vin Paitoon.

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

Kim Johnson pointed out a mistake on the number of bedrooms as it should be 3 not 4 on the review page of the agenda packet. The site plan is correct.

Motion made by Commissioner Shelley Johnstone to approve CUP 16-4.24. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

F. Discussion and possible action regarding approval of Vacation Home Rental Conditional Use Permit (CUP 16-4.25) Sukanya Chayasub.

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

Motion made by Commissioner John Mayes to approve CUP 16-4.25. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

G. Discussion and possible action regarding approval of a Vacation Home Rental Conditional Use Permit (CUP 16-5.14) Jennifer & Eric Duce.

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

Motion made by Commissioner Shelley Johnstone to approve CUP 16-5.14. The motion was duly seconded by Commissioner Lyle Dimbatt and passed upon a unanimous vote.

- H. Discussion and possible action regarding approval of a Vacation Home Rental Conditional Use Permit (CUP 16-5.16) Matthew & Jennifer Lund.

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

Motion made by Commissioner John Mayes to approve CUP 16-5.16. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

- I. Discussion and possible action regarding approval of a Vacation Home Rental Conditional Use Permit (CUP 16-5.10) Joseph & Eve Ligon.

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

Motion made by Commissioner Rob Peterson to approve CUP 16-5.10. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

- J. Discussion and possible action regarding approval of a Vacation Home Rental Conditional Use Permit (CUP 16-5.17) Melissa Goates.

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

Motion made by Commissioner Lyle Dimbatt to approve CUP 16-5.17. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

- K. Discussion and possible action regarding approval of an Outdoor Vending Conditional Use Permit (CUP 16-5.19) Joe Stansfield.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a new Outdoor Vending Conditional Use Permit.

Community Development Director Kim Johnson wanted to make sure the minutes show that all vending should take place on the Stansfield property and not the property that is adjacent to it. The circled area on the site plan should be moved to the northeast parking area of the Stansfield property.

City Council Liason Korey Seyler asked Joe Stansfield if he needed a county health permit to sell

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produce. Joe Stansfield 291 Morgan Road, stated he did not since he isn't making anything from the produce just selling it in its' original form. Commissioner Rob Peterson asked about the need for water or electricity on the property and trash receptacles. Joe Stansfield said he doesn't need any as he has built 4-260 quart coolers. Joe said he will take all trash with him each day when he leaves. Joe Stansfield also stated that he has permission to be on the adjacent property that is recorded at Coconino County.

Commissioner Bubba Ketchersid was concerned that the site would look like 98 and Coppermine. What about signs? Joe said that both he and the rentals would have signs that are presently being made.

Chair Leroy Wicklund stated that the Commission just wants to be sure that the site is kept clean.

Motion made by Commissioner John Mayes to approve Outdoor Vending CUP 16-5.19. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

### L. Discussion regarding Planning and Zoning Ordinance Update.

Community Development Director Kim Johnson went over changes to the Planning and Zoning Ordinance update modules from the consultants. An updated detailed project schedule and work plan was given to the Commission.

### M. Discussion and possible action regarding July meeting date.

Planning and Zoning Director Robin Crowther stated that the regularly scheduled meeting would be July 5, 2016 the day after the fourth of July. She said if there is concern of commissioners being gone to change the meeting to a week later.

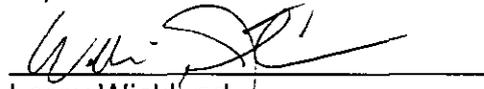
Motion made by Commissioner John Mayes to change the meeting to Tuesday, July 12, 2016. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.

## ADJOURN

Motion made by Commissioner John Mayes to adjourn the meeting at 6:20 p.m. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote.



Robin Crowther  
Planning and Zoning Director



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Leroy Wicklund  
Chair