

**PAGE PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
September 6, 2016**

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on September 6, 2016, in the Council Chambers at City Hall in Page, Arizona. Chair Leroy Wicklund presided. Commissioners Rob Peterson, Bubba Ketchersid, Shelley Johnstone, and Lyle Dimbatt were present. Vice Chair Bill Justice and Commissioner John Mayes were excused. City Council Liaison, Korey Seyler was excused.

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-August 2, 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 highlighted different items from the first Zoning Task Force meeting. Module I of the zoning code update was discussed at the meeting. There was a lot of interaction when it came to discussing zoning districts and uses. Commissioner Rob Peterson a member of the zoning task force was impressed with Matt Klyszeiko's knowledge and presentation.

NEW BUSINESS

- A. Discussion and possible action regarding a Motel/Hotel/Homestay Inn in a Service Commercial zone with an 8-foot cinder block fence (stucco) buffering the property (CUP 17-7) Larry Butts.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a Motel/Hotel/Homestay Inn

in a Service Commercial zone with an 8-foot cinder block fence buffering the property for a CUP approval.

Commissioner Rob Peterson asked if the entire property would be fenced. Larry Butts 906 Vista stated that he would like to fence the entire property in the future.

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 17-7. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

B. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 15-6.15) Dee Ann Otto.

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 15-6.15. 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 14-6.19) Dawnell Robertson.

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

Commissioner Bubba Ketchersid asked why the proof of taxes did not show to September. Robin Crowther explained that the billing is sent out a couple months prior, but she could furnish the document to him to see.

Motion made by Commissioner Shelley Johnstone to approve CUP 14-6.19. The motion was duly seconded by Commissioner Rob Peterson and passed upon a unanimous vote

D. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 17-8) Ann Sullivan, Jeff and Evangeline Banfill.

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 Bubba Ketchersid asked if there was a law against the owners of the property storing their own vehicles on the paved on-site parking which would take away from vacation home rental parking. Robin Crowther stated that there is no restriction for this as long as the VHR meets the required parking of 2 paved parking stalls.

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 17-8. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.

E. Discussion and possible action regarding a Vacation Home Rental Conditional Use Permit (CUP 17-9) Kate Sumners.

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.

Kate Sumners 916 El Mirage, clarified that there were not 4 bedrooms, there were 3 bedrooms and a pull out bed. Robin Crowther stated that she would make corrections to the CUP.

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 with the corrections as stated, to approve CUP 17-9. The motion was duly seconded by Commissioner Shelley Jonstone and passed upon a unanimous vote.

F. Discussion and possible action regarding a previously Tabled Agenda Item (Planning and Zoning meetings frequency).

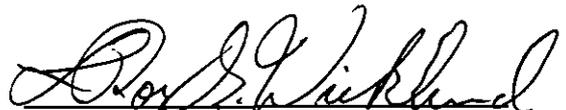
This agenda item remained tabled as Vice Chair Bill Justice, who requested the item be on the agenda was absent.

ADJOURN

Motion made by Commissioner Lyle Dimbatt to adjourn the meeting at 5:55 p.m. The motion was duly seconded by Commissioner Bubba Ketchersid and passed upon a unanimous vote.



Robin Crowther
Planning and Zoning Director



Leroy Wicklund
Chair