



**MEETING NOTICE
CITY OF PAGE
PLANNING AND ZONING COMMISSION**

PLANNING AND ZONING COMMISSION

CITY HALL, 697 VISTA AVENUE

PAGE, ARIZONA

January 3, 2017

5:30 P.M.

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Planning and Zoning Commission and the general public that the Page Planning and Zoning Commission will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona.

Members of the Planning and Zoning Commission will attend either in person or by telephone conference call.

1. CALL TO ORDER

- 2. ROLL CALL** Chair, Leroy Wicklund Bubba Ketchersid
 Vice Chair, Bill Justice John Mayes
 Rob Peterson Shelley Johnstone
 Lyle Dimbatt
 City Council Liaison, Korey Seyler

3. PRIORITY LIST

None

4. MINUTES

Planning and Zoning Commission Regular Meeting-December 6, 2016

5. COMMUNICATIONS

None

6. HEAR FROM THE CITIZENS

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Planning and Zoning Commission. Individual Commission members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda. Citizens may also use the Information Request Forms which are available.

7. PUBLIC HEARING

None

8. UNFINISHED BUSINESS

A. Discussion regarding Planning and Zoning Ordinance Update.

9. NEW BUSINESS

- A. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 15-11.2) Hahn Family Trust.
- B. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 14-8.25) Twist Thompson.

10. ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Tuesday, February 7, 2017 at 5:30 p.m.

Persons with disabilities should call the City of Page at 645-8861 (TDD 645-4216) for program and services information and accessibility.

DISCLAIMER

**AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.
THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO MEETING.
PLEASE SEE LOCAL CRIER BOARDS FOR CURRENT AGENDA.**

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of December, 2016 at _____ p.m. DATED this ____ day of December, 2016.

By: _____
CITY OF PAGE

IF YOU WOULD LIKE TO RECEIVE Planning and Zoning Agendas VIA EMAIL, PLEASE SEND YOUR EMAIL ADDRESS TO cityclerk@cityofpage.org OR CALL 645-4221.

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

A Regular Meeting of the Page Planning and Zoning Commission was held at 5:30 p.m. on December 6, 2016, in the Council Chambers at City Hall in Page, Arizona. Chair LeRoy Wicklund presided. Vice Chair Bill Justice, Commissioners Rob Peterson, Bubba Ketchersid, Shelley Johnstone, and John Mayes were present. Commissioner Lyle Dimbatt was 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 and Community Development Director, Kim Johnson.

MINUTES

Regular Planning and Zoning Commission Meeting-November 1, 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

None.

HEAR FROM THE CITIZENS

None.

PUBLIC HEARING

None.

UNFINISHED BUSINESS

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

Motion made by Vice Chair Bill Justice to untable the agenda item. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

Motion made by Vice Chair Bill Justice to remove the agenda item. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

- B. Discussion regarding Planning and Zoning Ordinance Update.

Community Development Director Kim Johnson stated that she and Planning and Zoning Director Robin Crowther had a 3-hour phone conference with the planning consultant that day. Kim stated that the task force should meet in January.

NEW BUSINESS

- A. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 14-5.14) Vin Paitoon.

Planning and Zoning Director Robin Crowther reviewed the requirements that have been met by the applicant through the submittal process for a VHR renewal. all the information for agenda items A-E and the corresponding locations.

Motion made by Vice Chair Justice to approve CUP 14-5.14, CUP 13-5.21, CUP 13-7.10, CUP 13-7.11, CUP 13-5.20. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

Commissioner Bubba Ketchersid inquired about proof of taxes for all CUP's.

- B. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-5.21) Vin Paitoon/PT Holdings.

See motion on Agenda item A.

- C. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-7.10) Vin Paitoon/PT Holdings.

See motion on Agenda item A.

- D. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-7.11) Vin Paitoon/PT Holdings.

See motion on Agenda item A.

- E. Discussion and possible action regarding renewal of Vacation Home Rental Conditional Use Permit (CUP 13-5.20) Vin Paitoon/PT Holdings.

See motion on Agenda item A.

- F. Discussion and possible action regarding Lighting Ordinance process.

Community Development Director Kim Johnson presented the process for moving forward on the lighting ordinance update.

Motion was made by Commissioner John Mayes to form a subcommittee consisting of Korey Seyler, Rob Peterson, and Lyle Dimbatt. The motion was duly seconded by Commissioner Shelley Johnstone and passed upon a unanimous vote.

- G. Discussion on NPS Dark Sky presentation discrepancies per Larry Clark.

Larry Clark 1608 Pueblo, stated that he had been in contact with a new representative from NPS. Larry stated that he understands the importance of lighting and safety. He told the Commissioner that he will forward them the answers to his questions when he receives them. Commissioner Rob Peterson agreed that night time safety is a priority and dark sky does not conflict with it.

H. Discussion about Southwest Development Kohen and Co LLC.

Commissioner Bubba Ketchersid questioned the time line and other investors who have purchased City property in the past and did nothing with it. Commissioner John Mayes expressed the same concern. Community Development Director Kim Johnson stated that the issue is not lost on City Council.

ADJOURN

Motion made by Chair LeRoy Wicklund to adjourn the meeting at 6:05 p.m. The motion was duly seconded by Commissioner John Mayes and passed upon a unanimous vote.

Robin Crowther
Planning and Zoning Director

LeRoy Wicklund
Chair

PLANNING DEPARTMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Robin Crowther, Planning and Zoning Director

MEETING DATE: January 3, 2017

SUBJECT: Discussion and possible action regarding a renewal of VHR Conditional Use Permit (CUP 15-11.2) Hahn Family Trust.

ATTACHMENTS: TPT Payments on Record
Police Department Letter

APPLICANT: Hahn Family Trust owner of the property.

REQUEST: The applicant is requesting a renewal of a Conditional Use Permit to allow a Vacation Home Rental in a residential zone, zoned PDR.

LOCATION: The location is 584 Robert Lane and described as Subdivision: MOUNTAIN VIEW Block: 258 Lot: 16 Sixteenth: NE Quarter: SW Section: 06 Township: 40N Range: 09E MBL HOME TITLE: 3626075 SERIAL: CAVAZLP1118833U YEAR: 2012 MAKE: CAVCO LITCHFIELD PARK SIZE: 12X50.5, SERIAL: CAVAZLP111883X SIZE: 12X56.5 according to the Plat thereof on file and of record through the Coconino County Assessor.

LAND USE: MDR-Medium Density Residential — *2.0 to 12.0 dwelling units per acre.* This category can be single-family homes on smaller lots, or patio homes, duplexes, and town homes. Landscaping is an integral part of the medium density neighborhood character. Recreational amenities such as parks, swimming pools, and clubhouses, should be included in developments. Land situated near or around schools and parks should be considered for medium-density detached housing so families could be within walking distance of these facilities.

ZONING: **3.6.1 Planned Development Residential District, PDR**

It is the intent of this district to provide for unusual, innovative or combined use developments that would not fit the descriptions of other districts and yet would maintain the objectives of this Ordinance. The uses could be residential, commercial or any combination.

CODE OF ORDINANCES:

5. 12. 7 Application and Renewal Fees and Requirements

Vacation Home Rental Conditional Use Permits will require, in addition to the 300. 00 initial application fee, an annual fee of \$250. 00 and shall be subject to an annual review or revocation by the Commission each year upon review of a status report for compliance with Section 2. 6, Conditional Use Permits, and this Section.

In the event the Vacation Home Rental fails to comply with any of the terms of the Conditional Use Permit or any other applicable laws, the permit may be revoked in accordance with the provisions of Section 2. 6. 6., Revocation, of this Ordinance.

REVIEW:

The Hahn Family Trust is requesting a renewal of a Conditional Use Permit for a Vacation Home Rental in the Planned Development Residential zoning district. The land use is Medium Density Residential. A renewal fee of \$250.00 has been paid, sales tax is paid current and a police report shows 0 police calls in the past year.

FINDINGS:

In granting a Renewal for a Conditional Use Permit for a Vacation Home Rental the following items are required in accordance with the VHR ordinance.

- Payment of renewal fee. **Completed & Attached.**
- A copy of sales tax payments to date. **Completed.**
- Police report in reference to any calls to the address in the past year. **Completed & Attached.**

RECOMMENDATION:

Staff recommends approval of a renewal of Vacation Home Rental Conditional Use Permit for 584 Robert Lane.

I move to approve renewal of Vacation Home Rental Conditional Use Permit (CUP 15-11.2) Hahn Family Trust.

I move to deny Vacation Home Rental Conditional Use Permit (CUP 15-11.2) Hahn Family Trust.



PAGE POLICE DEPARTMENT

December 20, 2016

Robin,

My research found zero (0) calls for service and zero (0) reports in the past year for the following address:

584 Robert Lane

If you have any questions or concerns, please don't hesitate to call.

Sincerely,

Dawn Joslen

Page Police Dept.
Records Division
(928) 645-4355

PLANNING DEPARTMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Robin Crowther, Planning and Zoning Director

MEETING DATE: January 3, 2017

SUBJECT: Discussion and possible action regarding a renewal Vacation Home Rental Conditional Use Permit (CUP 14-8.25) House of Blue, Twist Thompson.

ATTACHMENTS: TPT Payments on file
Police Department Letter

APPLICANT: Twist Thompson owner of the property.

REQUEST: The applicant is requesting a renewal of a Conditional Use Permit to allow a Vacation Home Rental in a residential zone, zoned R-2.

LOCATION: The location is 1057 Grandview and described as Subdivision: CANYON EST UNIT 02 Block: 34 Lot: 11 Sixteenth: SW Quarter: NW Section: 29 Township: 41N Range: 09E according to the Plat thereof on file and of record through the Coconino County Assessor.

LAND USE: MDR – Medium Density Residential
Medium Density Residential — *2.0 to 12.0 dwelling units per acre.*
This category can be single-family homes on smaller lots, or patio homes, duplexes, and town homes. Landscaping is an integral part of the medium density neighborhood character. Recreational amenities such as parks, swimming pools, and clubhouses, should be included in developments. Land situated near or around schools and parks should be considered for medium-density detached housing so families could be within walking distance of these facilities.

ZONING: The property is zoned R-2.
3.3.5 Two-Family Residential District, R2
The intent of this district is to provide essentially a single-family dwelling unit neighborhood, while permitting multi-family housing, including rental units, as well as condominiums, town-homes and other smaller lot properties which afford the possibility of home ownership. Single Family homes in this district shall not include manufactured or mobile homes.

CODE OF ORDINANCES:

5. 12. 7 Application and Renewal Fees and Requirements

Vacation Home Rental Conditional Use Permits will require, in addition to the 300. 00 initial application fee, an annual fee of \$250. 00 and shall be subject to an annual review or revocation by the Commission each year upon review of a status report for compliance with Section 2. 6, Conditional Use Permits, and this Section.

In the event the Vacation Home Rental fails to comply with any of the terms of the Conditional Use Permit or any other applicable laws, the permit may be revoked in accordance with the provisions of Section 2. 6. 6., Revocation, of this Ordinance.

REVIEW:

Twist Thompson 1057 Grandview, is requesting a renewal of a Conditional Use Permit for a Vacation Home Rental in the R-2 zoning district. A renewal fee of \$250.00 must be paid, sales tax is paid current and is on file, and a police report showing 0 police calls.

FINDINGS:

In granting a Renewal for a Conditional Use Permit for a Vacation Home Rental the following items are required in accordance with the VHR ordinance.

- Payment of renewal fee. **Completed & Attached.**
- A copy of sales tax payments to date. **Completed & Attached.**
- Police report in reference to any calls to the address in the past year. **Completed & Attached.**

RECOMMENDATION:

Staff recommends approval of a renewal of Vacation Home Rental Conditional Use Permit for 1057 Grandview.

I move to approve Vacation Home Rental Conditional Use Permit (CUP 14-8.25) House of Blue, Twist Thompson.

I move to deny Vacation Home Rental Conditional Use Permit (CUP 14-8.25) House of Blue, Twist Thompson.



PAGE POLICE DEPARTMENT

December 20, 2016

Robin,

My research found zero (0) calls for service and zero (0) reports in the past year for the following address:

1057 Grandview

If you have any questions or concerns, please don't hesitate to call.

Sincerely,

Dawn Joslen
Page Police Dept.
Records Division
(928) 645-4355

