



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

**CITY COUNCIL REGULAR MEETING
CITY HALL, 697 VISTA AVE
PAGE, ARIZONA**

**AUGUST 21, 2024
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA

1. CALL TO ORDER

2. INVOCATION

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Mayor Bill Diak

Vice Mayor John Kocjan

Councilor David Auge

Councilor Steven Kidman

Councilor Mike Farrow

Councilor Kenna Hettinger

Councilor Richard Leightner

5. PRIORITY LIST

1. Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities
None

2. Discussion and possible action by the City Council pertaining to the City Councilors Individual
Priorities
None

6. MINUTES

1. City Council Regular Meeting - August 7, 2024

2. City Council Special Meeting - August 12, 2024

7. CONSENT AGENDA

The Consent Portion of the Agenda is a means of expediting routine matters. All items approved will be done by one undebatable motion passed unanimously. Any item may be removed for debate on request of any member of Council. Items removed from the Consent Portion become the first items of business of the Regular Agenda.

1. INFORMATION

- a.** Planning and Zoning Commission Minutes - July 2, 2024

2. MISCELLANEOUS ACTIONS
None

8. PUBLIC HEARINGS

- 1.** Minor General Plan Amendment to the Future Land Use Map for Parcel #80114001V

9. HEAR FROM THE CITIZENS

Members of the public may address the City Council. The City Council cannot discuss or take legal action on any matters during the Call to the Public, unless the matters are properly noticed for discussion and legal action. At the conclusion of the Call to the Public, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, or may ask that a matter be put on a future agenda. If you wish to address the Council at tonight's meeting, please raise your hand, and you will be recognized and asked to come to the podium to provide your name and address. Please limit your remarks to three (3) minutes.

10. REPORTS AND ANNOUNCEMENTS

- 1.** MAYOR'S REPORTS AND ANNOUNCEMENTS
None
- 2.** CITY MANAGER'S CURRENT EVENTS SUMMARY

11. BOARDS AND COMMISSIONS

- 1.** Discussion by the City Council pertaining to reports on board meetings by Board Liaisons

12. UNFINISHED BUSINESS

- 1.** Discussion and possible action by the City Council pertaining to the Code of Ethics and Standards of Conduct for City Council, Boards, and Commissions

13. NEW BUSINESS

- 1.** Discussion and possible action by the City Council pertaining to a presentation by the Youth Advisory Commission

2. Discussion and possible action by the City Council pertaining to the purchase of passenger trolleys
3. Discussion and possible action by the City Council pertaining to the presentation of a potential resort project
4. Discussion and possible action by the City Council pertaining to the purchase of rental property for employee housing
5. Discussion and possible action by the City Council pertaining to a Minor General Plan Amendment to future land use map to change land use of Parcel #80114001V located on the Southeast side of Lake Powell Boulevard and Clubhouse Drive - Resolution No. 1323-24
6. Discussion and possible action by the City Council pertaining to Zone Change Request Case #ZON 24-001 to change the zoning of Parcel #80114001V - Ordinance No. 730-24
7. Discussion and possible action by the City Council pertaining to the Arizona Department of Liquor Licenses and Control Application for the Page Chamber Street Fair
8. Discussion and possible action by the City Council pertaining to the Arizona Department of Liquor Licenses and Control Application for the Canyon Club Oktoberfest
9. Discussion and possible action by the City Council pertaining to the Arizona Department of Liquor Licenses and Control Application for Glen Canyon Conservancy
10. Discussion and possible action by the City Council pertaining to the Arizona Department of Liquor Licenses and Control Application for the Grand Circle Arts Alliance
11. Discussion and possible action by the City Council pertaining to the future use of the Pera Club and City Hall
12. Discussion and possible action by the City Council pertaining to speeding in the Community
13. Discussion and possible action by the City Council pertaining to the Rescheduling of November and December Council Meetings - Holiday Conflicts
14. **BID AWARDS**
None
15. **DEPARTMENTS**
None
16. **EXECUTIVE SESSIONS**

1. EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential purchase of rental property

Discussion and possible action by the City Council pertaining to the potential purchase of rental property

2. EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential Land Sale of a portion of Parcel #80220005A

Discussion and possible action by the City Council pertaining to the potential sale of a portion of Parcel #80220005A located near Highway 98 and Coppermine Road

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, September 11, 2024 at 5:30 p.m.

Pursuant to A.R.S. 38.431.02, notice is hereby given to the members of the City Council and to the general public that the Page City Council will hold a meeting open to the public. Supporting documents and Staff reports, which were furnished to the City Council, with this agenda, are available for review at www.cityofpage.org or at the City Clerk's Office. Council Members of the City of Page City Council will attend either in person or by technological means. City Council may vote to go into Executive Session for the purpose of obtaining legal advice from the City Attorney on any item listed on the agenda, pursuant to A.R.S. 38-431.03 (A)(3). City Council may modify the agenda order, if necessary. This agenda may be subject to change up to 24 hours prior to the meeting.

Persons with disabilities should call the City Clerks Office, at 928-645-4205 for program and services information and accessibility.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the City of Page makes a video or voice recording of a minor child A.R.S. §1-602.A.9. City Council meetings are audio and video recorded. Parents or guardians may either submit a written consent to the City Clerk's Office, or by allowing a minor to be present and/or participate in the meeting, parents or guardians waive this right.

If you would like to receive City Council agendas via email, please send your email address to cityclerk@pageaz.gov or call 928-645-4205.

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 _____, 2024, at ____ p.m. in accordance with the statement filed by the City of Page City Council with the City Clerk.

CITY OF PAGE

By: _____
CITY CLERK'S OFFICE

PRIORITY LIST 5.1.

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: Council Strategic Priorities FY 23-27

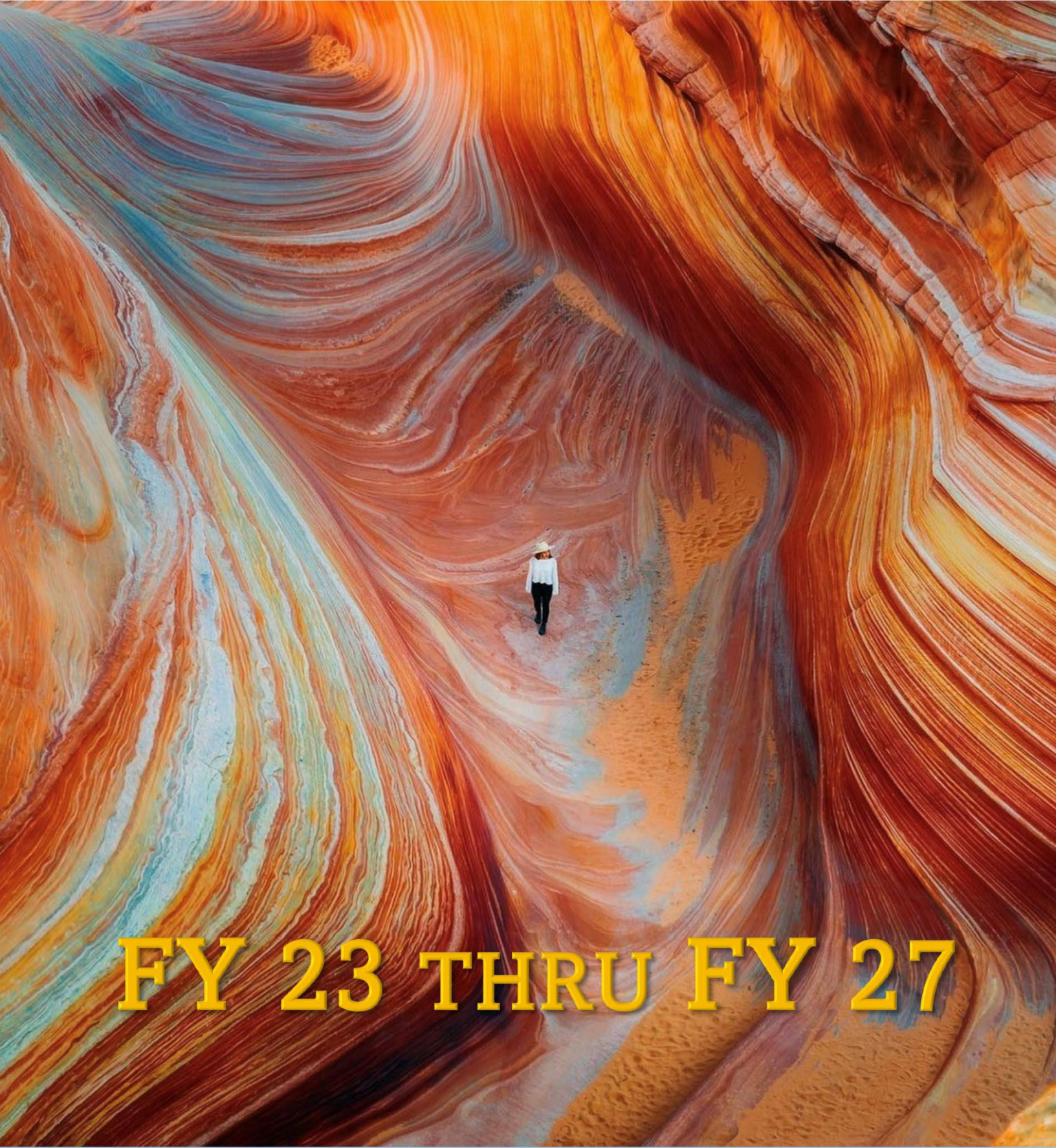
Presented by:

Subject:

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities
None

Attachments

FY23-27 City Council Strategic Priorities



FY 23 THRU FY 27



STRATEGIC CITY COUNCIL PRIORITIES



Page City Council



Dave Auge



William Diak, Mayor



Brian Carey



John Kocjan, Vice Mayor



Richard Leightner



Kenna Hettinger



Mike Farrow



VISION & VALUES

VISION

The City of Page shines as an eco-tourism destination and gateway to the world-renowned Grand Circle of National Parks. Page is a welcoming and family-friendly community that prioritizes education, respects cultural diversity, and preserves the scenic environment. This vibrant and active city is fiscally responsible and provides a diverse economy that offers housing, healthcare, and employment opportunities, as well as entertainment, dining, and recreational choices for residents and tourists of any age.

VALUES

- Teamwork and Collaboration
- Accountability, Transparency, and Proactive Communication
- Fiscal Responsibility
- Integrity
- Customer Service
- Continued Strategic Planning



OBJECTIVE CRITERIA

Objective Criteria for Decision Making

- Is it in the best interest of the community and stakeholders?
- Does it align with our goals and priorities?
- Is it achievable and sustainable?
- Is it financially viable?
- Is it legal?
- Is it fair?
- Is it safe and secure?

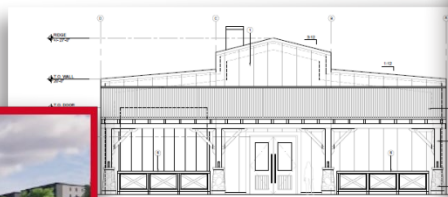


COMMUNITY DEVELOPMENT

A pleasant environment is a source of pride for its residents and an important component of the quality of life in an area. Community aesthetics take on an economic meaning, encouraging tourism and business recruitment. Community Development is a process by which local decision-makers and residents work together to leverage resources to increase business development and job opportunities; and attract capital to improve the physical, social and environmental conditions in the community.

Goals: Implement economic development processes that assist in the development of a strong local economy; protect neighborhoods from blighting and deteriorating conditions that have a negative impact on area property values; and encourage residents and business owner's efforts to maintain the physical environment through standards set in local ordinances.

- Objective 1.1** Continue partnership and communication with stakeholders regarding streetscape development from Vista Avenue to South Navajo Drive. Budget and implement downtown streetscape that will establish design as well as strategies and policies for development and identify implementation costs associated with development enhancement programs.
- Objective 1.2** Establish a revitalization plan for the central business district (Block 17).
- Objective 1.3** Identify City-owned properties that support medium and/or high density affordable housing and develop a plan to ensure infrastructure is available to these developable properties. Actively market to attract developers for affordable apartments, condominiums, and single-family homes.
- Objective 1.4** Foster development of moderately priced housing to accommodate workforce needs. Work with potential grant sources and community housing organizations to explore housing alternative and incentivize housing development.
- Objective 1.5** Promote and encourage attractive neighborhoods through City services, enforcement techniques, and compliance with City codes and regulations.
- Objective 1.6** Continue supporting the Arizona League of Cities and Towns on the issues related to vacation home rentals through representation with the legislature. Utilize Arizona State Law SB1168 by adopting an ordinance to regulate vacation home rentals.

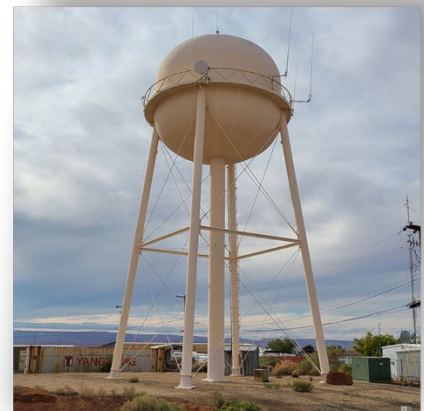


FISCAL STABILITY

The City is committed to maintaining fiscal stability to ensure the delivery of high-quality services. This requires an efficient transparent financial system, accurate and reliable forecasting of revenues, and control of expenses.

Goal: Operate in a fiscally prudent manner, assuring the most efficient expenditure of public funds.

- Objective 2.1** Explore alternative funding mechanisms to support infrastructure and future economic development project funding.
- Objective 2.2** Continue implementation of a 5-year Capital Improvement Program that balances the costs of planned capital expenses with realistic allocation of available resources.
- Objective 2.3** Continue financial forecasts that allow the City to annually identify future revenue and expenditure trends and prepare plans to address problems in a timely fashion.
- Objective 2.4** The Page Utility Enterprises Board has identified Water, Sewer, and Garbage Utility reserve levels to stabilize rates. The board will make rate recommendations to the City Council.
- Objective 2.5** Page Utility Enterprises (PUE) staff will continue long-term financial will make rate recommendations to the City Council.
- Objective 2.6** Begin planning for the future of waste collection and recycling for the City of Page.
- Objective 2.7** Evaluate current City Emergency Fund cap.

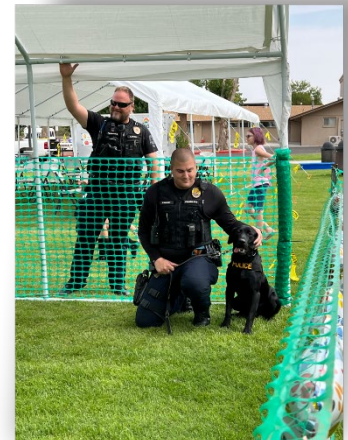


HIGH PERFORMING ORGANIZATION

The City of Page strives to develop a high performing organization through continuous system and process improvements; the commitment to make time to do the “work of leadership”; and the encouragement of City employees to exercise their leadership and talents at every level of the organization.

Goal: To create an environment that supports transparency, communication, collaboration, teamwork, and high performing employees. Enable the City to recruit, retain and compete for talent, and ensure retention of institutional knowledge. Develop a functional Emergency Operation Plan to ensure a resilient organization.

- Objective 3.1** Recruit and retain a skilled workforce through training and skills development, utilizing most recent trends and best practices. Conduct a salary structure review.
- Objective 3.2** Continue to improve methods used by the City to communicate proactively and openly. Implement an event bulletin board and emergency event messaging.
- Objective 3.3** Update City website to keep content relevant and current for customer satisfaction, and optimize the use of technology to drive efficiency, productivity, and service.
- Objective 3.4** Review and implement necessary security measures throughout City-owned public facilities.
- Objective 3.5** Promote community involvement through the recruitment, retention, and engagement of volunteers and the support of local organizations and partners.
- Objective 3.6** Create a process to evaluate Council appointed positions.

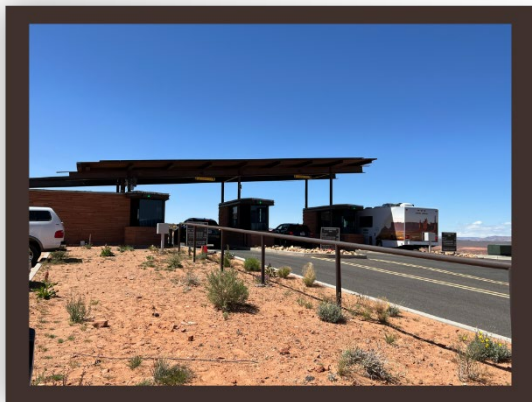


IMPROVING INFRASTRUCTURE

The City Council is committed to maintaining and improving public infrastructure and City facilities to preserve both the physical character and livability of the community.

Goal: Maintain and improve critical City infrastructure, including streets, sidewalks, parks, trails, facilities, and utilities to support economic growth and improve quality of life in Page.

- Objective 4.1** Strategically invest and support updating City facilities, including technology, and equipment.
- Objective 4.2** Pursue the funding to implement a plan to provide a redundant water supply to meet City needs.
- Objective 4.3** Maintain a Pavement Management Program (PMP) to ensure the preservation of roadway surfaces.
- Objective 4.4** Explore alternatives for a north fire station.
- Objective 4.5** Implement the recommendations from the Carollo Water Study for water and sewer utilities to ensure financial stability and prepare for growth.
- Objective 4.6** Identify locations for and project the costs of converting overhead primary electric infrastructure to underground.
- Objective 4.7** Review design and identify funding to move forward with Phase 3 of Horseshoe Bend development.
- Objective 4.8** Implement a Master Plan for expansion and improvements to the airport.



QUALITY OF LIFE

The City strives to enhance the overall quality of life for our residents and visitors by offering high quality recreation and leisure activities and improving parks, trails, streetscape and open spaces in Page.

Goal: Maximize resources that enhance the quality of life for our residents and visitors.

Objective 5.1 Plan, design and implement community programs to enhance the quality of life in the City of Page.

Objective 5.2 Research and pursue grant opportunities to enhance recreation programs
Objective 5.3 Evaluate components of the Parks Master Plan and determine priority list.

Objective 5.4 Foster, implement and educate to allow the development of a plan for events, farmers market, public market, arts, and activities in partnership with local not-for-profits/community groups.

Objective 5.5 Establish a committee for planning a 50th City anniversary celebration in 2025.

Objective 5.6 Identify funding and construct a recreational facility that includes an aquatic center.



PRIORITY LIST 5.2.

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: Councilor Individual Priorities

Presented by:

Subject:

Discussion and possible action by the City Council pertaining to the City Councilors Individual Priorities
None

Attachments

Individual Council Priorities

PRIORITIES
CITY OF PAGE
BY
BILL DIAK

FY 2021-2022

Fiscal Responsibility

- Use resources wisely
- Always look for new revenue opportunities
- Foster accountability
- Plan for the long-term economic future
- Finish Horseshoe Bend Phase 3 to maximize revenue and visitor experience

Address Community Housing Needs

- Young families
- Low Income
- Seasonal
- Mid-Range

Infrastructure

- Pavement Management
- Future needs for development
- Water allocations and redundancy
- Infrastructure to match Master Plan

Downtown Streetscape and Revitalization

- Central Business District as well as Uptown area
- Walkable, tree lined, benches

Be proactive to Community wants

- i.e. make a plan to fund a swimming pool in 2-years

**PRIORITIES
CITY OF PAGE
by
Vice Mayor John Kocjan**

2013/2014

- 1) Secure a revenue stream to service bond debt load.**
- 2) Increase water allocation**
- 3) Infrastructure Improvements**

David Auge

Vision and Council Priorities:

- Integrity, Accountability and Transparency in all phases to our citizens and city staff.
- Fiscal Responsibility in future Budgets and spending requests brought to council
 - We must work with and support our City Manager and Department Heads on review and approval of spending requests with an eye on a realistic budget for 2021-2022 and forward so we continue with the fiscal responsibility that has been established.
- Responsive and accurate replies to citizen requests and inquiries and council input from city staff.
- City Zoning Project completed ASAP
- Strategic Planning
 - Revitalization of our downtown thru the streetscape project and driving business opportunities not just in Block 17 but elsewhere.
 - Tourism is our current and future for Page. To drive tourism we must continue enhancing the our downtown, not just in type of business but of curb appeal. The east side of LP Boulevard needs benches, shrubbery.
 - Revenue opportunity at Horseshoe Bend to take advantage of its worldwide popularity thru Phase 3 building and completion. This will enhance Sales Tax revenue which will help drive continued enhancement of our parks, bike and hiking trails, and golf course for recreation, relaxation and special events for our citizens and tourist-based economy.
 - We continue to have a housing challenge for medium and low income and seasonal individuals and families. Help developers by having accurate parcel zoning and infrastructure plans in place that are conducive to timely development.
 - Continue to work with city staff on review and update of our 5-year plan to complement and guide future budgets for capital spend for needed projects and equipment as well as infrastructure needs including streets, water and sewer, and power.

November 30, 2020

STRATEGIC PRIORITIES FROM COUNCILOR BRIAN CAREY

1. MAINTAIN AND IMPROVE COMMUNITY HEALTH

- 1.1. Work with federal, state and county public health departments to monitor COVID 19 pandemic and establish appropriate public health safeguards. Model community leadership as city council members. Develop action plan with public health departments and community medical resources for vaccine distribution and other responsive measures.
- 1.2. Invigorate Substance Abuse Task Force to identify vulnerable populations suffering alcohol and/or drug addictions and partner with public health and social service agencies to implement solutions to reduce vagrancy and other unhealthy behaviors.
- 1.3. Plan necessary improvements for city water supply and wastewater management systems. Plan for new fire station as part of improvements at the Page Airport.
- 1.4. Complete redevelopment of John C. Page Memorial Park to provide public restrooms, public gathering venues, outdoor entertainment facilities and other features identified in the master plan.
- 1.5. Establish pedestrian and bike paths identified in the Parks Master Plan to improve connectivity of city neighborhoods and encourage healthy activities.

2. ENSURE LONG-TERM ECONOMIC VIABILITY AND ENCOURAGE ECONOMIC OPPORTUNITIES

- 2.1. Demonstrate flexibility and consistency in management of COVID 19 pandemic to provide the maximum stability for business operations and planning.
- 2.2. Expand partnerships with Page-Lake Powell Chamber of Commerce, CREDA, Local First Arizona, Arizona Office of Tourism, Coconino Community College Small Business Development Center, Arizona Commerce Authority, Economic Collaborative of Northern Arizona, and other organizations and agencies to increase economic opportunities, especially in recreational tourism.
- 2.3. Complete and begin implementation of Downtown Redevelopment Plan.
- 2.4. Encourage strengthening and expansion of educational programs at Coconino Community College Page Center and CAVIAT.
- 2.5. Foster development of moderately priced housing to accommodate workforce needs. Work with potential grant sources and community housing organizations to explore housing alternatives and incentivize housing development.
- 2.6. Encourage improvements to existing communications and data networks and the provision of additional services to provide high-quality internet connectivity.
- 2.7. Continue improvements to the main terminal, parking facilities and runways/taxiways at the Page Airport to maximize connectivity beyond Page. Maintain the Alternative Essential Air Services Contract to provide jet service for the general public.
- 2.8. Relocate city garage and remove Navajo Drive fire station in order to redevelop prime downtown property, perhaps as part of an entertainment district.

3. PARK IT IN PAGE

- 3.1. Finalize development and management of Horseshoe Bend in partnership with the National Park Service. Revise Phase 3 development plans to reduce development costs. Establish

agreements for fee collection and other operational activities as necessary. Develop trail along western city boundary with Glen Canyon NRA.

- 3.2. Rezone all City of Page parks in the Parks Master Plan to appropriately identify their current and planned uses. Amend plan to include assets not included in the initial park inventory.
- 3.3. Establish a regional mountain bike park and begin planning for development. Solicit applicable grant funding and partnerships.
- 3.4. Begin planning and development of a multi-purpose aquatic recreational facility.
- 3.5. Convene workshop for long-term planning for Antelope Valley and environs from Coppermine Road to the eastern corporate boundary.
- 3.6. Revisit state park possibilities for Page or adjacent federally-managed properties.
- 3.7. Improve Rim Trail and develop appropriate connector trails. Work with Regional Trail Alliance to identify and market hiking opportunities in Page and the surrounding areas.

4. CELEBRATE PAGE

- 4.1. Establish a 50th Anniversary Task Force to begin planning for community improvements and celebrations for 2025.
- 4.2. Establish attractive city gateways through zoning and appropriate improvements to welcome and route incoming traffic.
- 4.3. Work with Glen Canyon Conservancy, Grand Circle Arts Alliance, Page Unified School District and other entities to expand artistic and cultural opportunities and displays.

5. COMMUNICATE TO AND INVOLVE PAGE CITIZENS

- 5.1. Utilize City of Page website to communicate current and timely information.
- 5.2. Reduce executive sessions of the city council to maximize transparency of council discussions.
- 5.3. Restart advisory board/committee meetings to provide for citizen input to the city council.
- 5.4. Pilot video chats, podcasts, media interviews or similar outreach by councilors and/or city staff such as the weekly streamed interviews with Coconino County Supervisors.
- 5.5. Encourage additional council workshops and public open houses on specific focus areas to increase the exchange of ideas between citizens and council.

6. ESTABLISH SUSTAINABLE PRACTICES FOR CITY MANAGEMENT

- 6.1. Establish a realistic 10-year rolling capital expenditure plan for project development and equipment replacement.
- 6.2. Implement performance management metrics for city council appointees.
- 6.3. Complete updates of General Plan and Zoning Map to provide blueprint for development of additional housing and businesses.
- 6.4. Work with Mayor and City Manager to broaden and strengthen external communications with the private and public sectors, especially Coconino County, State of Arizona, neighboring federal agencies, and the Navajo Nation.
- 6.5. Revisit all city revenue sources to ensure the provision of city services and facilities on the most cost-effective basis.
- 6.6. Review city employee salaries and hiring practices with a focus on recruitment and retention objectives.

Richard Leightner

Council Priorities

- Review, amend (if required), and approve General Plan Land Use Map and the Code of Ordinances Zoning Map to include establishment & allocation of both affordable and market based housing....and permanently establish Parks in the Parks Master Plan, including Heritage Funded location(s) and city adopted area's (both formally accepted/assigned and future planned).
- Plan and fund infrastructure where possible as incentive for developers on recognized area's identified as Medium and/or High Density development and actively market for affordable housing.
- Complete and work with business resources and interested organizations/residents on the implementation of Downtown Streetscape Redevelopment Plan....as budget and possible grant funding allows.
- Work with the Grand Circle Artists Alliance in getting set-up for open-air marketing & music.
- Work with all organizations in Page & the surrounding area to help plan and bring tourism to activities centered here.
- Continue to plan and develop the Horseshoe Bend area as a major income source for the city.
- Attract light industry to area's marketable for such use and streamline the application & approval process. PROMOTE ECONOMIC DEVELOPMENT in the Industrial Park and maybe even partner with Navajo Nation entities in order to do so.
- Support and provide provisions for staffing the Page Police & Fire Department, and make provisions for needed equipment. Also foster good relationships with all area Law Enforcement agencies
- Establish better working/partnering relationships between Council and City Departments and provide an avenue for citizens to Q & A our actions....which leads me into the last (but certainly not least) action item/priority.
- We need to foster/improve communication between the City and Citizens...by being more visible and accessible both via social media, website(s), and local media through on-air programing, and daily/weekly updates on websites & social media outlets.
- I agree whole-heartedly with Councilor Lee's points on increasing public outreach by manning a booth at ALL major occasions & festivities in the area providing current information on upcoming/important events, developments, etc. and answering questions (or directing people to where they can find answers).

Council Priorities

City of Page

By

Mike Farrow

I) Smart and Balanced Growth of Page

- a. Enhance our infrastructure for Business Growth for Tomorrow and Beyond
- b. Alignment of Business and City pursuits for future successes
- c. Leverage City and Business Capabilities and Services for Page Citizens
- d. Support efforts for a strong vision and objectives for Page citizens, businesses and services for balanced growth

II) Community Engagement and Involvement

- a. Enhance communications to businesses and citizens
 - i. Frequent, relevant, timely and concise sharing of activities, situations, issues and challenges
- b. Encourage, advertise, promote and challenge engagement and involvement in committees, task forces and work groups
 - i. Create more engagement opportunities
 - ii. Create more empowerment through education, orientations, mentoring, and training meetings
- c. Encourage and support education, seminars and participation in training for enhancing engagement, and involvement programs for City employees, Council Members, work groups and task forces

III) Page Safety and Security

- a. Establish, publish and maintain a City's Emergency Operations Plan
 - i. Involve mutual aid of City, County, State and Regional Services

- ii. Establish and maintain a regular EOP meeting, training and table top exercises
 - b. Establish and maintain a robust "Best in Class" Active Shooter Program for City, our critical infrastructure, schools, places of business, recreation and churches
 - i. Establish and maintain a community integration effort of Threat Management to stay ahead of threat concerns
 - c. Be actively involved and support our first responder services of Law Enforcement and Fire/Rescue Services and understand and assist in the challenges in supporting our first responders, citizens and visitors.
 - d. Identify and support Mental Health initiatives
- IV) Enhance Youth Opportunities**
- a. Our youth is our future and our opportunity to create structured learning cycles for their advancement.
 - b. Determine and provide greater trade skill learning opportunities
 - c. Empower our youth to support safe schools and choices
 - d. Provide more opportunities for youth to be involved in city and business pursuits
 - e. Continue to support enhanced structured and recreational activities
 - f. Be active and support our City's Substance Abuse Task Force

Do what's right. Integrity is core to our success

I will lead by example - give it my best and expect the best from others

I will treat others as I wish to be treated

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: City Council Regular Meeting Minutes - August 7, 2024

Presented by:

Subject:

City Council Regular Meeting - August 7, 2024

Attachments

Minutes 8-07-2024



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
DATE August 7, 2024**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 7th day of August 2024, in the Council Chambers at City Hall in Page, Arizona. Mayor William Diak presided. Vice Mayor John Kocjan, and Councilors David Auge, Richard Leightner, Mike Farrow, and Kenna Hettinger were present. Brian Carey was excused. There was a moment of meditation. Mayor Diak led the Pledge of Allegiance.

Mayor Diak called the meeting to order.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Public Works Director, Kyle Christiansen; Police Chief, Tim Lange; Management Analyst, Robin Crowther; Deputy City Clerk, Jennifer Lange; and City Clerk Cindy Scott.

PRIORITY LIST

Discussion and possible action by the City Council pertaining to the City Council Strategic Priorities

None.

Discussion and possible action by the City Council pertaining to the City Councilors individual priorities

None.

MINUTES

City Council Regular Meeting from July 24, 2024

Motion made by John Kocjan to approve the Minutes. The motion was seconded by David Auge and passed unanimously upon a vote.

CONSENT AGENDA

INFORMATION

Youth Advisory Commission Minutes from April 19, 2024

MISCELLANEOUS ACTIONS

None

Motion made by Councilor Leightner to approve the Consent Agenda. The motion was seconded by David Auge and passed unanimously upon a vote.

Page City Council Regular Meeting – August 7, 2024

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Chuck Straub, Page resident, stated concerns about the layout and size of the agenda portion on the Cities website. He also voiced concerns regarding the need for property transactions to have a more understandable description. Lastly, Mr. Straub expressed that it would be beneficial for the public, if we used social media to relay any new information and/or the updated status of the current election.

Tammy Straub, Page resident, voiced concerns regarding the increased number of accidents within the city. She also inquired whether the city has a plan to minimize the number of speeders on Lake Powell Boulevard.

Amanda Hammond, Page resident, encouraged the council to look for more creative ways for citizens to express their thoughts and opinions. She also voiced concern for the low number of voters that was recorded this election and urged citizens to use council meetings as an opportunity to be heard.

Erik Stanfield, Page resident, expressed his gratitude to the City Council for his new position on the Economic Development Advisory Board. He also mentioned the efforts that are being made to organize a citizens' group to help city work on the Economic Development Advisory Board.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

None.

CITY MANAGER'S CURRENT EVENTS SUMMARY

None.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons
Councilor Hettinger, Parks and Recreation Advisory board, stated that the board reviewed progress on the FY 2024 - 2025 budgeted priorities and continued discussing the FY 2025 - 2026 priorities. Councilor Hettinger mentioned that Councilor David Auge presented on behalf of the Canyon Club.

Councilor Farrow attended the August 6, 2024, Planning and Zoning meeting. There was a five (5) to one (1) vote to allow the zoning change to a property on the Southeast corner of Lake Powell boulevard and Club House Drive.

Page City Council Regular Meeting – August 7, 2024

Councilor Leightner, Economic Development Advisory board, stated that there will be a meeting on August 20, 2024, at 5:30 P.M.

Vice Mayor Kocjan, Page Utility Enterprises, stated that there will be a meeting on August 13, 2024.

Discussion and possible action by the City Council pertaining to an appointment to the Economic Development Advisory Board

Motion made by Mayor Diak to appoint Vickie Alexander to the Economic Development Advisory Board with a term ending June 30, 2025. The motion was seconded by Councilor Leightner and passed unanimously upon a vote.

Discussion and possible action by the City Council pertaining to an appointment to the Planning and Zoning Commission

Motion made by Mayor Diak to appoint Lindsey Blake to the Planning and Zoning Commission with a term ending June 30, 2026. The motion was seconded by Councilor Leightner and passed unanimously upon a vote.

UNFINISHED BUSINESS

Discussion and possible action by the City Council pertaining to the South Central Communications wired telecommunications license and right-of-way use agreement - Resolution No. 1322-24

Deputy City Clerk Jennifer Lange introduced Resolution 1322-24 by title only.

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AUTHORIZING AND APPROVING THE WIRED TELECOMMUNICATIONS LICENSE AND RIGHT-OF-WAY AGREEMENT BETWEEN THE CITY OF PAGE AND SOUTH CENTRAL COMMUNICATIONS, INC.

City Attorney Josh Smith explained the terms of the agreement to the City Council.

Motion made by Vice Mayor Kocjan to adopt Resolution 1322-24. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

NEW BUSINESS

Discussion and possible action by the City Council pertaining to the acquisition of a new 2024 F750 dump truck

Public Works Director, Kyle Christiansen, presented his request for a new 2024 F750 dump truck for the Parks and Trails department to the City Council.

Page City Council Regular Meeting – August 7, 2024

Motion made by Councilor Hettinger to approve the purchase of a new F750 Dump Truck for the amount of \$124,687.41. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

Discussion and possible action by the City Council pertaining to a Purchase Agreement extension for Lot 8, Block 196, Parcel No. 80210019

Jake Burton, JB Development and Construction LLC, presented on behalf of Mr. Kang regarding the development of the property and asked council for a nine (9) month extension to the purchase agreement.

Motion made by Mayor Diak to give a nine (9) month extension to Mr. Kang for his project. The motion was seconded by Councilor Farrow and passed unanimously upon a vote.

Discussion and possible action by the City Council pertaining to accepting Councilor Brian Carey's resignation and declaring a vacancy on City Council

On Thursday, August 1, 2024, Mayor Diak received a letter of Resignation from Councilor Brian Carey effective immediately.

Motion made by Vice Mayor Kocjan to accept Councilor Carey's resignation and declare a vacancy on City Council effective immediately. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

Discussion and possible action by the City Council pertaining to the process to fill the City Council vacancy

Motion was made by Vice Mayor Kocjan to make the process to appoint Steve Kidman to fill the vacant Council seat and place it on the Monday Special Meeting agenda. The motion was seconded by Councilor Hettinger.

Concerns were raised by City Attorney Josh Smith regarding making an appointment as the agenda states that the item is for the process to fill the vacancy.

There was discussion.

Motion failed unanimously upon a vote.

Motion was made by Mayor Diak to follow the process that we have used in the past to request letters of interest. Motion was seconded by Councilor Leightner.

There was discussion.

Page City Council Regular Meeting – August 7, 2024

Mayor Diak amended his motion to accept the letters of interest to be submitted by 5:00 P.M. tomorrow, August 8, 2024 and to make a decision at a Special Meeting by approximately 5:15 P.M. on Monday, August 12, 2024. The motion was seconded by Councilor Leightner and passed unanimously upon a vote.

The original motion passed unanimously upon a vote.

BID AWARDS

None.

DEPARTMENTS

None.

EXECUTIVE SESSIONS

Mayor Diak introduced the Executive Sessions pertaining to Parcel No. 80220005A and Parcel No. 801-12-005A and removed Executive Session pertaining to Parcel No. 80210019.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential land sale of Parcel No. 80220005A, property located on the South side of Highway 98

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Purchase Agreement extension for Lot 8, Block 196, Parcel No. 80210019

Removed.

EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(7) The City Council may vote to go into Executive Session for the purpose of discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Potential Land Sale - Parcel # 801-12-005A

Motion made by Vice Mayor Kocjan to enter into Executive Session consecutively for

Page City Council Regular Meeting – August 7, 2024

both Executive Sessions. The motion was seconded by Councilor Hettinger and passed unanimously upon a vote.

Mayor Diak reconvened the Regular City Council Meeting at 6:54 P.M.

Discussion and possible action by the City Council pertaining to the potential land sale of Parcel No. 80220005A, property located on the South side of Highway 98

The consensus of City Council was to have staff continue moving forward as discussed in Executive Session.

Discussion and possible action by the City Council pertaining to a Purchase Agreement extension for Lot 8, Block 196, Parcel No. 80210019
Removed.

Discussion and possible action by the City Council pertaining to the potential for a partial land sale of Parcel # 801-12-005A

Consensus of City Council was to have staff continue moving forward and bring back to Council for consideration.

ADJOURN

The meeting was adjourned at 6:55 P.M.

Jennifer Lange
Deputy City Clerk

William R. Diak
Mayor

CERTIFICATION

Page City Council Regular Meeting – August 7, 2024

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 7th day of August 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14th day of August 2024

Jennifer Lange
Deputy City Clerk

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: City Council Special Meeting Minutes - August 12, 2024

Presented by:

Subject:

City Council Special Meeting - August 12, 2024

Attachments

Special Minutes 08122024



PAGE CITY COUNCIL SPECIAL MEETING MINUTES AUGUST 12, 2024

A Special Meeting of the Page City Council was held at 5:20 p.m. on August 12, 2024, in the Council Chambers at City Hall in Page, Arizona.

1. CALL TO ORDER

Mayor Diak called the meeting to order.

2. INVOCATION

There was a moment of meditation.

3. PLEDGE OF ALLEGIANCE

Mayor Diak led the Pledge of Allegiance.

4. ROLL CALL

Present: Mayor William Diak; Vice Mayor John Kocjan; Councilor David Auge;
Councilor Richard Leightner; Councilor Michael Farrow; Councilor Kenna
Hettinger

Staff Present: Darren Coldwell, City Manager; Joshua Smith, City Attorney; Kane Scott, IT
Director; Cindy Scott, City Clerk; Robin Crowther, Management Analyst

Councilor Richard Leightner joined via Zoom at 5:23 p.m.

5. NEW BUSINESS

1. Discussion and possible action by the City Council pertaining to the canvass of the votes for the July 30, 2024 Primary Election and the adoption of Resolution No. 1324-24.

Pursuant to ARS §16-642 (A), "the governing body holding an election shall meet and canvass the election not less than six days nor more than twenty days following the election".

Since the Primary Election was on July 30, 2024, and the next available City Council Meeting is not until twenty-two days later (August 21, 2024), a Special Meeting had to be called to comply with the statute.

Motion made by Vice Mayor John Kocjan, duly seconded by Councilor David Auge to accept the canvass of the July 30, 2024, Primary Election and adopt Resolution No. 1324-24. The motion passed unanimously upon a vote.

2. Discussion and possible action by the City Council pertaining to an appointment to the City Council to fill the vacancy created by the resignation of Brian Carey.

Councilor Brian Carey resigned from Page City Council effective August 1, 2024. At the August 7, 2024, Regular City Council Meeting, Council requested letters of interest be submitted with a cutoff date of August 8, 2024, at 5:00pm. Councilor Carey's term ends November 30, 2024.

Motion made by Vice Mayor John Kocjan, duly seconded by Councilor David Auge and Councilor Leightner to appoint Steve Kidman to the Page City Council for a term ending November 30, 2024.

Comments of welcome were made by Councilor Auge and Councilor Hettinger.

The motion passed unanimously upon a vote.

6. EXECUTIVE SESSIONS

1. EXECUTIVE SESSION

Pursuant to A.R.S. § 38-431.03 (A)(1) The City Council may vote to go into Executive Session for the purpose of discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.

An appointment to the City Council to fill the vacancy created by the resignation of Brian Carey

Discussion and possible action by the City Council pertaining to an appointment to the City Council to fill the vacancy created by the resignation of Brian Carey.

Executive session was removed as the item was already addressed in New Business.

ADJOURN

The meeting was adjourned at 5:26 p.m.

Cindy Scott
City Clerk

William R. Diak
Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Special Meeting, held on the 12th day of August, 2024. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 21st day of August, 2024

Cindy Scott, City Clerk

CONSENT AGENDA 7.1. a.

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: Planning and Zoning Commission Minutes - July 2, 2024

Presented by:

Subject:

Planning and Zoning Commission Minutes - July 2, 2024

Attachments

P&Z Minutes 07022024



PLANNING AND ZONING COMMISSION MEETING MINUTES FOR REGULAR MEETING HELD ON JULY 2, 2024

A Regular Meeting of the City of Page - Planning and Zoning Commission was held at 5:30 p.m. on July 2, 2024, at City Hall in the City Council Chambers located at 697 Vista Avenue, in Page, Arizona.

Commissioners Present: *Chair Victor Castillo, *Vice-Chair Chris Van Meenen, and Commissioners *Shelly Johnstone, *Rick Yanke, *Tom Preller and *Chuck Straub. (A Quorum of six (6) members was present)
City Council Liaison Brian Carey. (*Members present for voting, unless noted otherwise)

Commissioners Absent: (None).

Staff Present: Zach Montgomery, City Planning & Zoning Director

CALL TO ORDER: Chair Victor Castillo presided and called meeting to order at 5:30 p.m.

MINUTES: *P&Z Regular Meeting – October 10, 2023.* Motion made by Commissioner Yanke to approve the Minutes as written, seconded by Vice-Chair Van Meenan, and motion passed by unanimous vote.*

HEAR FROM THE CITIZENS: None. The citizens present spoke during the Public Hearing Agenda Item.

PUBLIC HEARING: for **Zone Change Case #ZON 24-001** was opened and only three people spoke, and all opposed the zone change. **Tina Hollman** stated property taxes residential vs. commercial; it's being listed as undergoing a rezone to commercial; the asking price/acre; rezone must benefit community not just applicant. **Dugan Warner** stated he believed Planned Development properties require a plan to get zone change; many uses approved to go in commercial; property owner needs to present development plan otherwise property is just being flipped for profit. **Darius Mahmoudi, Attorney for Marpalm Incorporated** stated many references in Page 2040 General Plan and 2018 Housing Study where the focus is a need for housing, including multifamily; speculative rezone which only benefits property owner; don't be naïve as there are lots of permitted uses in C-2 zoning district. **Montgomery called Point-of-Order** to explain that real estate listings, property taxes and/or the amount the property is being listed for sale cannot influence the vote on a zone change case since they don't adhere to the zoning code criteria for the review to approve or deny a zone change request.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. Annual Meeting of the Planning and Zoning Commission to Elect Officers. Vice-Chair Van Meenan and Commissioner Yanke were both nominated to serve as Chair, and Chair Castillo and Commissioner Preller were both nominated to serve as Vice-Chair. Commissioner Yanke and Commissioner Preller were both voted on unanimously by all members to serve as Chair and Vice-Chair respectively.

2. Newly elected Chair Rick Yanke addressed this item: Discussion to decide upon best upcoming Thursdays to hold Luncheon to honor previous commissioners Lyle Dimbatt and Bubba Ketchersid for their years of service. Discussion ensued and all agreed the Thursdays of July 18th and 25th would work for everyone. Staff to coordinate with Lyle and Bubba to determine best Thursday to meet their schedule and report back to the commissioners via email.

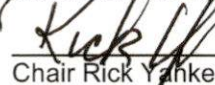
ADJOURN: Meeting adjourned at 6:02 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are true and correct for the meeting held on **July 2, 2024**, and the meeting was duly called and held, and a quorum was present to allow business to be conducted.


Planning & Zoning Staff

8/6/24
Date


Chair Rick Yanke

8/6/24
Date



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

PUBLIC HEARINGS 8.1.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Minor General Plan Amendment to the Future Land Use Map for Parcel #80114001V

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Other

RECOMMENDED ACTION:

Mayor to open the public hearing.

Mayor to close the public hearing.

BACKGROUND:

This Minor General Plan Amendment to the Future Land Use Map to change the Land Use of Parcel #80114001V from Multifamily Residential to Business Commerce must be done before the applicant requested Zone Change can be done to change the zoning of the property from Planned Development Multifamily Residential to Community Commercial (C-2) zoning.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

The Public Hearing at the Planning and Zoning meeting on August 6, 2024 was opened and closed and one person spoke in opposition.

Fiscal Impact

Budget Impact:

N/A

Attachments

Staff Report

STAFF REPORT

M & S COX INVESTMENTS PROPERTY

MINOR GENERAL PLAN AMENDMENT



P & Z Commission Meeting Date: August 6, 2024 @ 5:30 P.M.
City Council Meeting Date: August 14, 2024 @ 5:30 P.M.
Staff Report Prepared by: Zach Montgomery, City Planning Director
Case Number & Title: Minor General Plan Amendment – Cox Property

Applicant Information:

Property Owner/Applicant:
M&S Cox Investments, LLC
1132 S. 2670 East – St. George, UT 84790

Representative:
Skyler G. Lawrence, JD

Property Description & Location:

The subject property is undeveloped, with the assigned Coconino County APN Parcel Number: 80114001V, and it is approximately **11.22 Acres ±**, as further defined as Lot 6A, Amended Plat of Tract ELD 3, Lots 5 & 6, Section 30, Township 41 North, Range 9 East, G&SRM, Coconino County, City of Page. Please also see “**Exhibit A**” - **Property Boundary Map & Legal Description**, “**Exhibit B**” - **Future Land Use Map (FLUM) of Subject & Surrounding Properties**, and “**Exhibit C**” – **300-Foot Property Notification Map and Addresses**.

This Subject Property – Parcel #80114001V is located east of the Marriott and north of the city-owned Golf Course and Driving Range, and it fronts onto North Lake Powell Boulevard on the East and North sides, and onto Clubhouse Drive on the West side. The properties to the West and Northwest are zoned as Community Commercial (C-2) Zoning, with the city-owned Golf Course and driving range, which is a Commercial Use, being located to the South. The properties to the east and north are zoned as Single-Family Residential (R1-8) Zoning.

ADDRESS: This property has not been assigned an E-911, and it is located entirely within the Page city limits.

Applicant Request:

The Applicant is requesting a Zone Change for their **11.22 acre±** property from **Planned Development Multi-Family Residential (PDRM) Zoning** to the **Community Commercial (C-2) Zoning**.

Current Land Use Designation & Zoning District Classification:

Land Use: The City’s 2040 General Plan – Future Land Use Map (FLUM) designates this property as **Multifamily Residential** and in order to change the zoning of the property to Community Commercial (C-2) zoning, the FLUM first needs to be amended to designate this property as **Business Commerce**. The FLUM (**See Exhibit B**) shows the properties surrounding this parcel having the following Land Use designations, where the property to the west is **Business Commerce (Marriott Hotel)**, to the south is **Open Space (Commercial Use golf course)**, to the northwest, north and east are **Mixed-Use (Commercial/Residential)**, and to the southeast is **Downtown Area (Business Commercial)**.

Zoning District: The City’s **Official Zoning Map** currently designates this property as **Planned Development Multi-Family Residential (PDRM)**. The Zoning Code requires properties with a PD zoning designation to undergo a zone change to a zoning designation that has development standards. The owner has requested to rezone the property to Community Commercial (C-2) zoning to allow for commercial uses and Staff agrees that this is an appropriate use for the property.

Proposed/Requested Zoning District Classification:

The applicant is requesting their property zoning be changed to the **Community Commercial (C-2) Zoning District** to make it more desirable for sale and development with the vast number of uses permitted in the C-2 Zoning District, as compared to the limited number of uses permitted in the **Multifamily (RM) Zoning District**.

The Community Commercial (C-2) Zoning District is intended to provide a range of general commercial needs, such as: major business groupings; regional size shopping centers; retail sales and personal, professional and business services, excluding business parks, that meet the daily demands of the overall larger community and traveling public. This district may also act as a transition between high-density, centrally located commercial activities customarily found in the Central Business District, and multi-family residential districts. Businesses in this district require high visibility, maintain sufficient parking, are buffered from traditional residential neighborhoods, and are predominantly located in commercial strips or nodes located beside or at intersections of major highways and arterials. This district does allow a Mixed-Use Overlay as a Conditional Use, as shown in Table 2.3-1, and in accordance with Section 152.027(B)(5).

Since the subject property does have properties zoned as Community Commercial (C-2) Zoning and/or that currently houses an existing commercial use abutting this subject property on two (2) sides, directly west and south of the subject property, the property owner is well within their rights to request the zoning be changed to Community Commercial (C-2) Zoning to allow for permitted commercial uses to be developed on their property.

The Development Standards for the C-2 Zoning District include the following:

1. No minimum lot width dimensions are required or established.
2. No minimum Lot Size dimensions or acreage are required or established.
3. Minimum Building Setbacks shall be: 20-feet Front*; 15-feet both Sides; and, 20* feet Rear.
**(Front and Side Setbacks for street facing parking areas shall be a minimum of 15 feet, Zero Side Setbacks are permitted for structures if adjacent structures also have Zero Side Setbacks and regulations of the Building Code in force at the time of the review are met.)*
4. Maximum Lot Coverage for any lot within this C-2 Zoning District is fifty percent (50%).
5. Maximum height of any structure within this C-2 Zoning District is thirty-five (35) feet.

Staff Review & Findings of Facts:

- ✓ The applicants are requesting a Zone Change from the City of Page Zoning Code of Ordinances, **Chapter 152, Section 090** to change the zoning district designation for the subject property from **Planned Development Multifamily Residential (PDRM)** to **Community Commercial (C-2)** zoning.
- ✓ The subject property has abutting properties to the west and south that are either zoned as Community Commercial (C-2) zoning, or that contain a use typically permitted By-Right in the C-2 Zoning District.
- ✓ The City's **Official Zoning Map** classifies this subject property as **Planned Development Multifamily Residential (PDRM)**, and as required by the City's Zoning Code, since Planned Development (PD) properties don't have Development Standards assigned to them, these properties must first undergo the Zone Change approval process to be rezoned to the appropriate zoning district classification that best suits the proposed Land Use development for the property and area, prior to development.
- ✓ The **Page 2040 General Plan – Future Land Use Map (FLUM)** designates the Land Use for this subject property as **Multifamily Residential**, despite the fact that the Land Use designation for the property to the west is **Business Commerce (with a Commercial Use Marriott Hotel)**, the property to the south is **Open Space (with a Commercial Use Golf Course)**, the properties to the northwest, north and east are all designated as **Mixed-Use (which allows for a mix of Commercial and Residential Uses)**, and the property to the southeast is **Downtown Area (which allows for Business Commercial Uses)**.
- ✓ The **American Planning Association Dictionary (Latest Edition-Page #143)** defines "**Development, High-Intensity - Land uses with higher impacts from density or uses (i.e., Multifamily, Industrial, Commercial Uses).**"
- ✓ The City of Page **Zoning Codes, Chapter 152, Section 027 – Commercial & Mixed-Use Overlay Districts, Table 2-3.1**, only allows the **Multifamily Use** to be in the **Community Commercial (C-2) Zoning District** through the approval of a **more restrictive Conditional Use Permit**, because the Multifamily Use is a **High-Intensity Use** that is more invasive to the surrounding properties, since the Use is active 24/7. *(Other High-Intensity Uses only allowed in the C-2 Zoning District with the approval of a more restrictive Conditional Use Permit include: a Commercial/Residential Mixed-Use Overlay; a Bus Terminal (24/7 Use); and, a Boarding School (24/7 Use) as some examples of these more High-Intensity Uses, which all require prior approval of a Conditional Use Permit.)*

Considerations & Conclusions of Law:

In determining whether to approve, approve with conditions, or deny proposed general plan amendments, issues for consideration shall include, but not be limited to:

(1) Whether the development pattern contained in the future land use plan provides appropriate optional sites for the use proposed in the amendment; ***The development pattern in the FLUM does provide appropriate optional sites for the use proposed in the amendment in at least three other locations around the city.***

(2) That the amendment constitutes an overall improvement to the general plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time; ***The amendment constitutes an overall improvement to the general plan and is not solely for the good or benefit of a particular land owner since it puts a commercial use next to other commercial uses, and it eliminates a stand-alone Multifamily Use in the same area. Good planning principles and practices place commercial uses fronting onto Major Arterial roadways, with Multifamily uses typically located behind the commercial uses, and away from Major Arterials, to reduce road noise pollution for the residents, to keep children away from Major Arterials, and to serve as a buffer between commercial and single-family residential uses.***

(3) The degree to which the proposed amendment will impact the community as a whole or a portion of it by:

(a) Significantly altering acceptable existing land use patterns; ***This is an improvement with no deleterious impact.***

(b) Requiring larger and more extensive improvements to roads, sewer, or water systems than are needed to support the prevailing land uses in which, therefore, may negatively impact development of other lands. The Commission and/or the City Council may also consider the degree to which the need for such improvements will be mitigated pursuant to binding commitments by the applicant, a public agency, or other sources when the impacts of the uses permitted pursuant to the general plan amendment will be felt; ***No deleterious impact.***

(c) Adversely impacting existing uses due to increased traffic on existing systems; or ***No deleterious impact.***

(d) Affecting the livability of the surrounding area or the health and safety of present or future residents; ***Positive impact by replacing a residential use with a commercial use, where the residential use would have had commercial uses on at least two sides, and it would have had more road noise and been unsafe for the residents next to a Major Arterial.***

(4) That the amendment is consistent with the overall intent of the general plan; ***Amendment is more consistent with the general plan by putting like uses next to like uses and prevents potential spot-zoning by removing the residential use.***

(5) Whether there was an error or oversight in the original general plan adoption that did not fully consider facts, projects or trends which could reasonably exist in the future; ***There was an oversight committed when this subject property was zoned as a residential use decades previously, where it now essentially exists as a stand-alone or island parcel.***

(6) Whether events subsequent to the general plan adoption have superseded the original premises and findings made upon plan adoption; ***The original premise for the Multifamily Residential designation on the FLUM was based on the PDRM zoning designation which is no longer a valid zoning designation in the City Zoning Code. Based upon the surrounding development patterns and zoning, the subject property is now better suited for a commercial use designation.***

(7) Whether events subsequent to the general plan adoption may have changed the character and/or condition of the area so as to make the application acceptable; ***The character and condition of the area has not changed since the General Plan adoption. However, the current PDRM zoning designation is no longer a valid zoning designation in the City Zoning Code. Based upon the surrounding development patterns and zoning, the subject property is now better suited for a commercial use designation. The requested zone change will improve upon what was adopted in the general plan by improving the area character by placing commercial uses next to similar commercial uses, and taking the residential use out of the mix for this area.***

(8) The extent to which the benefits of the plan amendment outweigh any of the impacts identified in items (1) through (8) hereto. ***The benefits of the plan amendment outweigh any of the impacts identified in items (1) through (8) above, as discussed and explained in detail in each of the specific items listed hereto.***

Public Comments & Neighborhood Meeting Summary:

As of the date of the posting of the agenda involving this Staff Report, no written comments have been received either in favor of, or in opposition to, this proposed **Minor General Plan Amendment**.

Required Neighborhood Meeting: As mandated by the Zoning Code, the applicant must host a Neighborhood Meeting after notifying all property owners within 300 feet of the boundaries of the subject property undergoing the Minor General Plan Amendment. The Neighborhood Meeting was held at City Hall on **Monday, July 22, 2024, at 5:30 P.M.** and there was nobody in attendance.

Staff Recommendation/Condition(s) of Approval:

Based upon the Findings of Fact and Conclusions of Law provided in the Staff Report, Staff recommends approval of this **Minor General Plan Amendment** to change the **Land Use** of the subject property, as further defined by the Boundary Map and Legal Description provided and attached as “**Exhibit A**”, from **Multifamily Residential** to **Business Commerce**. *(Staff does not have any recommended Conditions of Approval for this case.)*

Possible Motions:

Approval: Based upon the findings of fact and conclusions of law provided in the Staff Report, I move to **recommend City Council approve** the **Cox Property Minor General Plan Amendment**, to change the **Land Use designation** from **Multifamily Residential** to **Business Commerce**, **with no recommended Conditions of Approval**.

Denial: I move to **recommend City Council deny** the **Cox Property Minor General Plan Amendment**, to change the Land Use designation from **Multifamily Residential** to **Business Commerce**, **based upon the following criteria:**

--End of Staff Report—

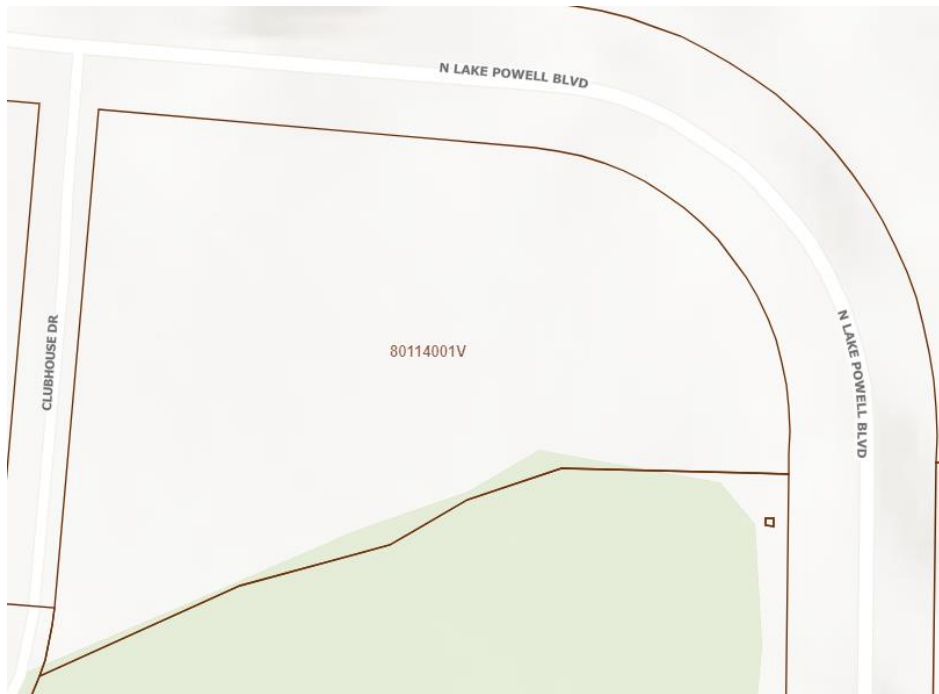
PLEASE SEE THE FOLLOWING EXHIBITS:

EXHIBIT A - Subject Property Boundary Map & Legal Description

EXHIBIT B - Future Land Use Map (FLUM) - Subject & Surrounding Properties

EXHIBIT C - 300-Foot Property Notification Map & Property Owner Addresses

EXHIBIT A
SUBJECT PROPERTY BOUNDARY MAP



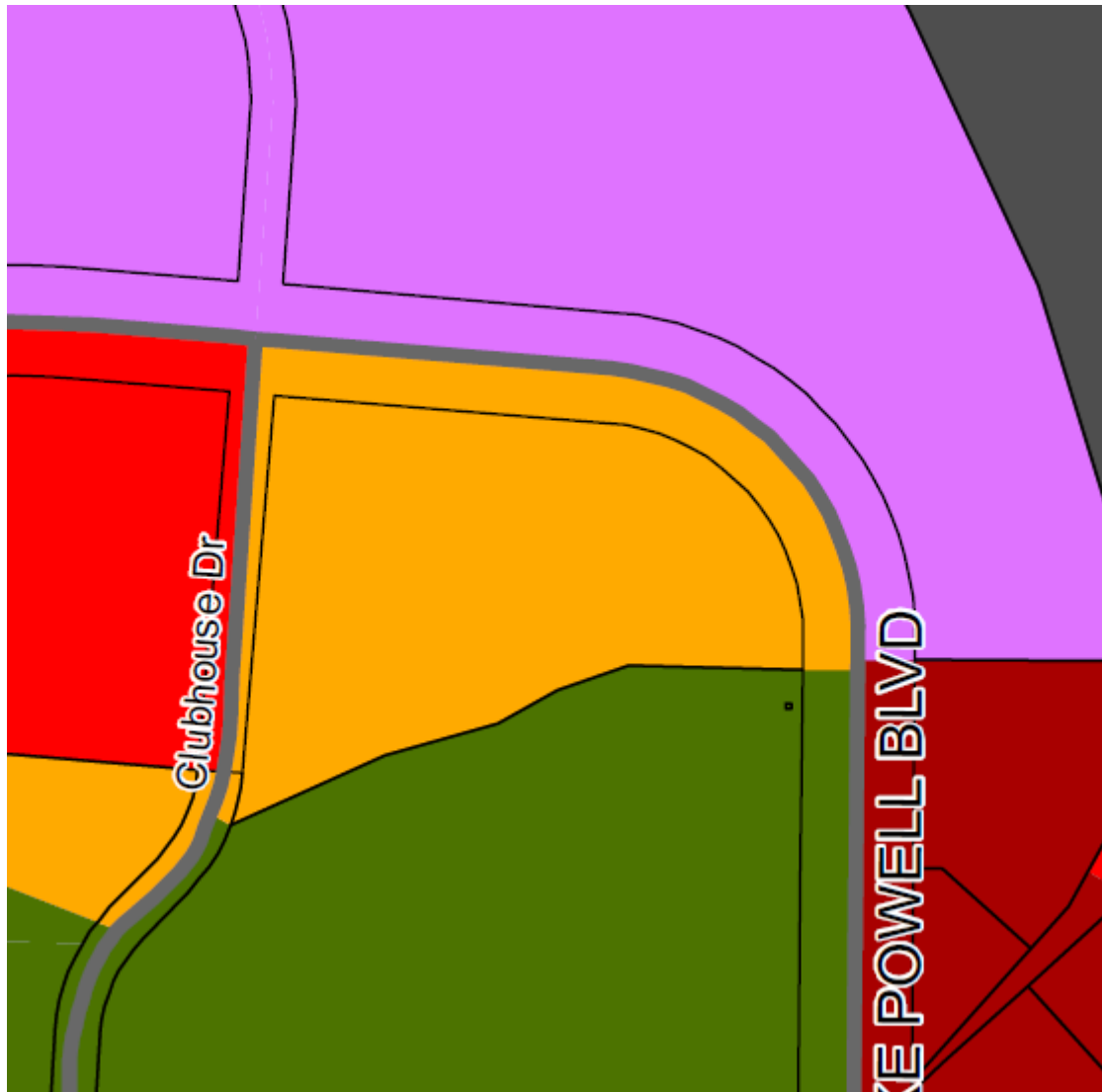
Subject Property Boundary Map – Parcel #80114001V

SUBJECT PROPERTY LEGAL DESCRIPTION

Parcel #80114001V, as further described below:

***LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH,
RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97,
OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.***

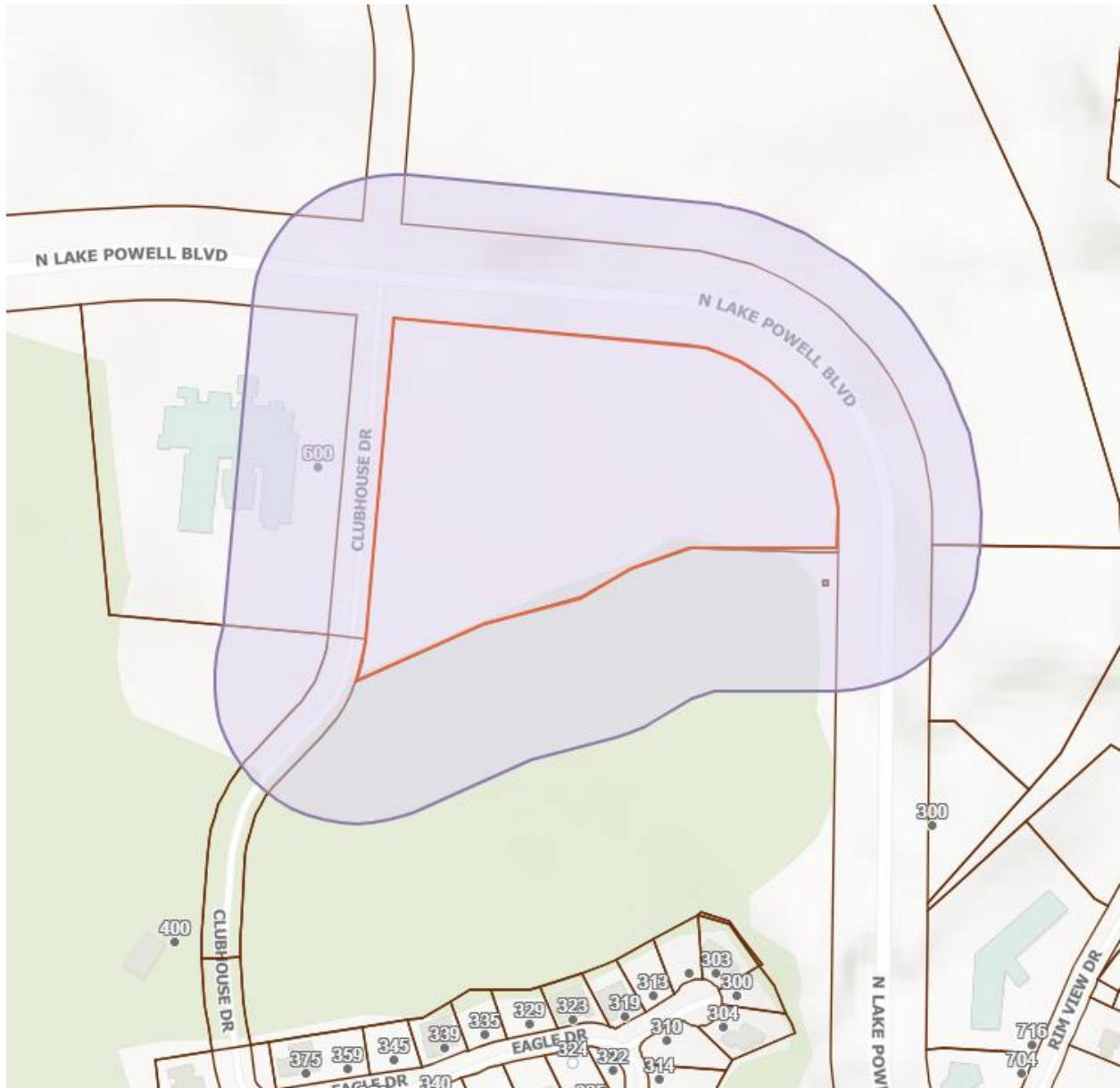
EXHIBIT B
FUTURE LAND USE MAP (FLUM) - SUBJECT & SURROUNDING PROPERTIES



FUTURE LAND USE MAP LEGEND

- Multi-Family Residential
- Business Commerce
- Mixed-Use
(Commercial/Residential Uses)
- Downtown Area
(Commercial Uses)
- Public
(Existing Commercial Use Golf Course)

EXHIBIT C
300-FOOT ZONING NOTIFICATION MAP & PROPERTY OWNER ADDRESSES



MAP OF SUBJECT PROPERTY AND PROPERTY OWNERS WITHIN 300-FEET OF SUBJECT PROPERTY BOUNDARIES. THE SUBJECT PROPERTY IS PARCEL NO. 80114001V SHOWN **OUTLINED IN RED WITHIN THE BUBBLE ABOVE.**

EXHIBIT C - CONTINUED
ADDRESSES OF PROPERTY OWNERS WITHIN
300-FEET OF THE SUBJECT PROPERTY

#	APN	Account #	911 Address	Owner Name	Owner Address
1	80114008	R0010102	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
2	80112003Y	R0003176	N/A	PREMIER LAKE POWELL PROPERTIES LLC	1645 W MOORE RD TUCSON, AZ 85755
3	80113001Q	R0042282	N/A	SORENSEN RESERVES LLC	23 OAK ST BELMONT, MA 02478
4	80114001P	R0001766	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
5	80114001B	R0040717	600 CLUBHOUSE DR	MARPALM OF FLORIDA INC	1000 MARKET ST NO 300 PORTSMOUTH, NH 03801
6	80112004A	R0349051	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
7	80114010	R0352764	400 CLUBHOUSE DR	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
8	80114001V	R0001768	N/A	M & S COX INVESTMENTS LLC	1132 S 2670 E SAINT GEORGE, UT 84790

#	Subdivision	Parcel Area	Area Units	Sale Date	Sale Price	Area(ft ²)
1	N/A	0.790000	A	N/A	N/A	99.99
2	PAGE (BLOCK 435 TRACTS D E LOTS 1-3 BLOCK 436 TRACT B AMENDED) CASE 7 MAP 15	40.000000	A	N/A	N/A	7,686.40
3	PAGE TOWNSITE (BLOCK 21) BOOK 2 PAGE 136	170625.000000	F	10/31/2010, 5:00 PM	0.000000	16,365.05
4	PAGE TOWNSITE (TRACT ELD3) CASE 6 MAP 39	1.380000	A	N/A	N/A	29,330.35
5	PAGE (BLOCK 440 LOT 1 AMENDED) CASE 5 MAP 81	8.000000	A	N/A	N/A	147,593.52
6	INDIGO RIDGE AM	71.290000	A	N/A	N/A	159,087.32
7	N/A	153.300000	A	N/A	N/A	391,124.47
8	PAGE (TRACT ELD3 LOTS 5A 6A TRACT A AMENDED) CASE 6 MAP 97	11.220000	A	N/A	N/A	488,553.54

- END OF EXHIBITS -

BOARDS & COMMISSIONS 11. 1.

City Council Regular Agenda

Meeting Date: 08/21/2024

Title: Board Liaisons Report

Presented by:

Subject:

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

UNFINISHED BUSINESS 12.1.

City Council Regular Agenda

Meeting Date: 08/21/2024
Brief Title: Review and Approval of Code of Ethics
Presented by: Darren Coldwell, City Manager
Department: City Manager
Action: Motion

RECOMMENDED ACTION:

Motion to approve the Code of Ethics and Standards of Conduct for City Council, Boards, and Commissions.

BACKGROUND:

The staff has worked on creating a document that is inclusive of all volunteers as well as all elected officials. The Code of Ethics is a guide to a standard that all members of boards and commissions should follow, including the council. It is a fair standard that also creates accountability that the City Council can now enforce on themselves and volunteers.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2024
Amount Requested: N/A
Line Item(s): N/A

Budget Impact:

There will be no fiscal impact for this document.

Attachments

Code of Ethics



Code of Ethics and Standards of Conduct for City Council, Boards, and Commissions

This policy will address council relations, council and staff relations, and council and citizen relations. By adopting these guidelines for City Council, boards and commissions, we acknowledge our responsibility to each other, to our professional staff, and to the public. The City Council will govern the city in a manner associated with a commitment to the preservation of the values and integrity of representative local government and democracy, and a dedication to the promotion of efficient and effective governing. The following statements will serve as a guide and acknowledge the commitment being made in this service to the community.

The constant and consistent theme through all the conduct guidelines is “respect.” Public officials experience significant workloads and tremendous stress in making decisions that could impact thousands of lives. Despite these pressures, public officials are called upon to always exhibit appropriate behavior. Demonstrating respect for each individual through words and actions is the standard that can help guide public officials to do the right thing in even the most difficult situations.

Section 1. Code of Ethics

The Page City Council believes in fair, ethical, and accountable local government. To this end, the Page City Council has established a Code of Ethics and Standards of Conduct for the members of the City Council and the City's Boards, and Commissions to assure public confidence in the integrity of local government and its effective and fair operations. Members of Page's City Council, Boards, and Commissions shall comply with the following standards.

- A. Acting in the Public Interest.** Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the people of the City of Page and not for any private or personal interest, and they will ensure their fair and equal treatment of all.
- B. Compliance with the Law.** Members shall comply with the laws of the nation, the State of Arizona, and the City of Page in the performance of their public duties. These laws include, but are not limited to, the United States and Arizona Constitutions, the Page City Code and policies, laws pertaining to conflicts of interest, election campaigns, financial disclosure, and the open meeting law.
- C. Conduct of Members.** The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Members shall refrain from abusive conduct, personal charges, or verbal attacks upon the character or motives of other members of the Council, commissions, boards, committees, staff, and the public.
- D. Respect for Process.** Members shall perform their duties in accordance with the processes and rules of order established by the City Council and other applicable laws and regulations governing the deliberation of issues in a public meeting, ensuring and appropriate implementation of policy decisions of the City Council by City staff.
- E. Conduct of Public Meetings.** Members shall prepare themselves for public issues, listen courteously and attentively to all discussions before the body, and focus on the business at hand. They shall refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of business.
- F. Meeting Attendance.** It is the responsibility of Councilmembers to attend City Council meetings and the responsibility of other members to attend meetings of their respective Board or Commission to which they have been appointed in order to fairly conduct the business of Page. It is also the responsibility of members who have been appointed as voting members representing the City of Page on Boards and Commissions to attend meetings of those Boards and Commissions. Absence from meetings should be avoided if at all reasonably possible. The member shall contact the City Clerk, Chair of the Board or

Commission, or other responsible staff person if unable to attend a meeting. Members shall be required to provide current contact information to the City Clerk.

- G. Decisions Based on Merit.** Members shall base their decisions on the merits and substance of the matter at hand, rather than on unrelated considerations.
- H. Communication.** Members shall publicly share substantive information that is relevant to a matter under consideration by the City Council, Board, or Commission, which they may have received from sources outside of the public decision-making body.
- I. Conflict of Interest.** To assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in violation of the law. In addition, members should consider recusal where there is an organizational responsibility or personal relationship that may give the appearance of a conflict of interest. The purpose of the conflict-of-interest laws is to prevent self-dealing by members and to remove or limit any improper influence which might bear on a member's decision. A legal conflict of interest occurs when a member or a relative of the member has a pecuniary interest in a matter that may come before the City Council during the member's term of office on which the member sits, and that interest is not a remote interest as defined in A.R.S. Section 38-502(10). "Relative" means the spouse, child, child's child, parent, grandparent, brother, or sister of the whole or half-blood and their spouses and the parent, brother, sister, or child of a spouse.
 - 1. Compliance with Conflict-of-Interest Laws.** Members shall comply with the conflict-of-interest laws of Arizona. If a member is not sure whether he or she has a conflict of interest in a matter before the City Council, the City Attorney may be contacted.
 - 2. Disclosure of Conflict of Interest.** If a member has a conflict of interest, he or she shall disclose that fact as soon as possible by filing a statement with the City Clerk setting forth the nature of the conflict of interest or declaring the nature of the conflict of interest for the record of the minutes of the meeting. The member shall not participate in any matter as a member if the member has a conflict of interest.
 - 3. Loyalty.** Members have an obligation to put the interest of the City of Page over personal considerations.
 - 4. Personal Interests.** Occasionally a member may find that he or she has a personal interest in a matter, even though a conflict of interest would not exist under the conflict-of-interest laws. Members are encouraged to adhere to strongly held ethical values which are exercised in good faith and to refrain from discussing or voting on a matter if he or she believes personal interest precludes making a fair decision.

- 5. Abstaining from Voting.** A member should not abstain from voting on a matter before the City Council, board, commission or committee unless he or she has an actual conflict of interest or reasonably believes that he or she may have an actual conflict of interest or a personal interest as set forth in Paragraph I, Conflict of Interest. Members shall abstain from participating in deliberations and decision-making where conflicts exist.
- J. Confidential Information.** Members shall respect the confidentiality of information concerning the property, personnel, or affairs of the City. They shall neither disclose confidential information without proper legal authorization nor use such information to advance their personal, financial, or other private interests.
- K. Use of Public Resources.** Members shall not use public resources not available to the public in general, such as City staff time, equipment, supplies, or facilities for private gain or personal purposes.
- L. Representation of Private Interests.** In keeping with their role as stewards of the public interest, Councilmembers shall not appear on behalf of private interests of third parties before the City Council or any commission, board, or committee or proceeding of the City, nor shall members of commissions, boards, and committees appear before their own bodies or before the City Council on behalf of the private interests of third parties on matters related to the areas of service of their bodies.
- M. Advocacy.** Members shall represent the official policies or positions of the City Council, Boards, or Commissions to the best of their ability when designated as delegates for this purpose. When presenting their individual opinions and positions, members shall explicitly state they do not represent the City of Page, nor will they infer that they do.
- N. Positive Workplace Environment.** Members shall support the maintenance of a positive and constructive workplace environment for City employees and for citizens and businesses dealing with the City. Members shall recognize their special role in dealing with City employees to in no way create the perception of inappropriate direction to staff.
- O. Implementation.** As an expression of the standards of conduct for members expected by the City, this Code of Ethics is intended to be self-enforcing. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, ethical standards shall be included in the regular orientations for newly elected and appointed officials for City Council and those appointed to City of Page Boards and Commissions.

Section 2. City Council Relations with City of Page Boards and Commissions, and Councilmember Representation to Other Agencies and Organizations

- A. Board and Commission Recommendations.** Members of the City Council shall not use their power of office to attempt to influence or publicly criticize board or commission recommendations or influence or lobby individual board or commission members on any item while under board or commission consideration. It is important for boards and commissions to be able to make objective recommendations to the City Council on items before them. Members of City Council who attempt to strongly influence commission, board or committee positions on any item may prejudice or hinder their role in reviewing the board or commission recommendation as a member of the City Council.
- B. Board and Commission Meetings.** Individual Councilmembers shall have the right to attend a board or commission meeting but should not speak or become involved in meeting discussions unless the Councilmember is the liaison to that board or commission. Councilmembers attending meetings should avoid any violations of the Open Meetings law should a quorum of councilmembers be present at any meetings.
- C. Council Liaison.** As a Council liaison, the following guidelines shall apply:
- 1. Positive Resource.** With the exception of the City Council liaison to the Page Utility Enterprises (PUE) Board, who is designated as an ex-officio member of the Board by city ordinance, a Council member acting as a liaison to a commission, board, or committee (a “board”) is not a member of the board. Rather, the Council member is a positive resource to support the board in the completion of its work.
 - 2. Direction and Guidance.** A City Council liaison is acting as a representative of the full Council and as such has no authority to provide any direction or guidance to the board other than direction or guidance that clearly represents the direction or guidance of the full Council.
 - 3. Influence.** Generally, the City Council liaison shall not attempt to unduly influence the work or recommendations of the board.
 - 4. Deliberations and Discussions.** With the exception of the City Council liaison to the PUE Board, the City Council liaison shall not take part in the board’s deliberations or discussions unless (a) the board requests the Council liaison’s participation in a particular discussion (in this situation, the Council liaison must expressly state that she or he is speaking for her or himself, not for the entire Council) or (b) the Council member determines that he or she must speak up in order to remind the board of Council direction, City policies, or laws such as the Open Meetings Law or the Public Records Law.

5. **Voting.** The Council liaison shall not take part in any votes or decision making of the board.
 6. **Requests.** The Council liaison shall bring to the Council any requests from the board, such as questions raised by a board about the board's scope of work, requests from the board to change the board's scope of work, or requests for expenditures of City resources to further the board's work.
 7. **Updates to City Council.** The Council liaison shall work to ensure that the Council is regularly updated on the work of the board.
- D. Other Government Agency.** If a Council member appears before another government agency or organization to give a statement on an issue affecting the City, the Council member should first indicate the majority position and opinion of the Council, if known or previously discussed. Personal opinions and comments may be expressed only if the Council member clarifies that these statements do not represent the position of the City Council.

Section 3. City Council Relations with Staff

- A. City Administration.** The City Council and its members shall deal with the administration of the City only through the City Manager, except for the purpose of inquiry, and neither the Council nor any member thereof, shall give orders or instructions to any employee or officer other than the City Manager or other Council appointed officers. The City Manager shall take his or her orders and instructions from the Council, only when promulgated at a duly convened meeting of the Council, and no individual Council member shall give any orders or instruction to the City Manager except for purpose of inquiry. Members shall respect and adhere to the Council-Manager structure of government as outlined in the Page City Code. In this structure, the City Council determines the policies of the City with the advice, information, and analysis provided by the public, commissions, boards, committees, and staff. Except as provided by the Page City Code, members therefore shall not interfere with the administrative functions of the City or the professional duties of City staff, nor shall they impair the ability of staff to implement Council policy decisions.
- B. Mutual Respect.** There shall be mutual respect from both staff and Councilmembers of their respective roles and responsibilities when and if expressing criticism in public session.
- C. Acknowledgement of Roles.** City staff shall acknowledge City Council's role as policy makers and the City Council shall acknowledge the staff's role as responsible for administering the Council's policies.

Section 4. Compliance and Enforcement

This code expresses standards of conduct expected for members of the Page City Council, Boards, and Commissions. Members themselves have the primary responsibility to ensure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government. A violation of this Code of Ethics and Standards of Conduct shall not be considered a basis for challenging the validity of City Council, Board, or Commission decisions. Questions about this Code of Ethics and Standards of Conduct, a conflict of interest, or other ethical issues may be presented to the City Attorney. The City Council may impose sanctions on members whose conduct does not comply with this policy, such as reprimand, formal censure, or removal of board or commission assignment.

Member Signature

State of Arizona)
)ss:
County of Coconino)

On this ____ day of _____, 2024 before me personally
appeared _____, whose identity was proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to this document, and who
acknowledged that he/she signed the above/attached document.

Notary Public for the State of Arizona

My Commission Expires: _____



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 1.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Youth Advisory Commission Presentation

Department: City Clerk

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

The Youth Advisory Commission has prepared a presentation for City Council.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.2.

City Council Regular Agenda

Meeting Date: 08/21/2024
Brief Title: SPECIALITY VEHICLES - TROLLEY PURCHASES
Presented by: Kyle Christiansen, Director of Public Works
Department: Public Works
Action: Motion

RECOMMENDED ACTION:

Motion to approve the purchase of two new passenger trolleys from Specialty Vehicles for the amount \$428,777.00.

BACKGROUND:

Public Works staff has been directed to locate and procure two passenger trolleys for use within the City of Page. Staff have been in contact with Specialty Vehicles of Henderson, Nevada to complete the sale. Specialty Vehicle is the only dealer representing Hometown Manufacturing, the manufacturer of the trolleys made in the USA. The quote is for two, Villager model 32' length, 26 + 4 & 2 WC (paratransit qualified) passenger trolleys. The trolleys will be purchased from Specialty Vehicles through a HGACBuy cooperative contract. The City of Page is currently a listed member of the HGACBuy cooperative. Staff recommends the purchase of the two new trolleys from Specialty Vehicles.

ALTERNATIVES CONSIDERED:

Staff has considered purchasing used. However, the average mileage of a late model trolley is in excess of 200,000 miles used.

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: FY25
Amount Requested: \$428,777.00
Line Item(s): 40-480-9850
Budget Impact:

This purchase was allocated in the FY 2025 Capital Equipment Fund, Horseshoe Bend.

Attachments

Villager
Quote
Floorplan

HGACBUY Worksheet

Contract Extension

Villager



*Turn of
the century
charm.*

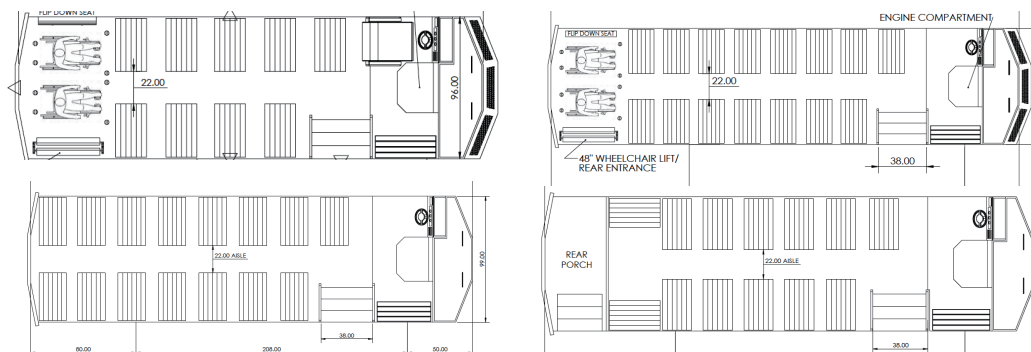


- Nostalgic Charm
- Modern Day Technology
- Hand-crafted, high quality materials
- Proven increased ridership
- Exceptional shuttle, tour, paratransit performance

STANDARD EQUIPMENT

- ELECTRIC ENTRY DOOR
- TRANSIT FLOORING
- ARCH TOP TINTED WINDOWS
- 120,000 BTU HVAC SYSTEM
- INTERIOR LED LIGHTING
- CALIFORNIA STYLE
- MIRRORS
- CD PLAYER, FM
- VINTAGE OAK SLAT SEATING
- 4 SPEAKERS
- MASTER BATTERY SHUT OFF
- FIRST AID KIT, FIRE EXT, FLARE
- 2-TONE PAINT
- PIN STRIPE PACKAGE
- REAR TOW HOOKS
- UNDERCOATING
- ROLL-OUT BATTERY TRAY
- DOT LED LIGHTING EXTERIOR
- SUN VISOR
- REAR VIEW MIRROR
- MECHANICAL DRIVER'S SEAT
- STAINLESS STEEL RAILING
- 2 EGRESS PER SIDE
- BACKUP ALARM
- SEAMLESS FIBERGLASS ROOF
- ALL LABELS & SIGNAGE
- CENTER HEADLIGHT

EXAMPLE FLOOR PLANS



VILLAGER

24', 28'

32', 36', 42'

GVWR	22,000	24,000 - 26,000
Body Width	99"	99"
Body Height	123.5"	123.5"
Int. Height	80.5	80.5
Wheelbase	158", 178", 190"	208", 228", 242"
Approach Angle	18"	18"
Breakover Angle	15"	15"
Departure Angle	9°	9°
Step Height	12"	12"
Step Height Rear	13.5"	13.5"
ADA Location	Rear	Rear
Engine	Cummins ISB 6.7 L Diesel, Electric, CNG, LPG, 7.3L V8 Gasoline	Cummins ISB 6.7 L Diesel, Electric, CNG, LPG, 7.3L V8 Gasoline
Transmission	Allison PTS 2200 / Ford Torque Shift 6-Speed	Allison PTS 2200 / Ford Torque Shift 6-Speed
Alternator	Ford 240 amp, LN 270 amp	Ford 240 amp, LN 270 amp
Fuel Tank Cap.	80 gal	80 gal
Pass. HVAC	Front and Rear	Front and Rear
Driver HVAC	Dash Mount	Dash Mount
Front Axle	Solid Beam	Solid Beam
Brakes	Power 4-wheel disc/tc, Wabco hydraulic assist	Power 4-wheel disc/tc, Wabco hydraulic assist
Tires	225/70R19.5	255/80R22.5
Front Door	34" Electric push out	34" Electric push out
Rear Door	34" Electric push out	34" Electric push out
Seating	14-30 passenger	30-45 passenger
Electrical Sys	Standard Relay Logic Hard Wire	Standard Relay Logic Hard Wire

OPTIONAL UPGRADES

HVAC

- 3rd AC Compressor - increase to 160,000 BTU

SEATING

- Perimeter, forward or combination
- Complete range of padded/vandal resistant transit seating
- Recaro or USSC driver's seat

WINDOWS, DOORS

- Transit Window
- Wide instep door
- Open-air section, rain curtains
- Rear Porch

PARATRANSIT

- ADA platform w/ dedicated door
- Q Straint positions w/ restraints
- Handi-flip fold out seating
- Instep ramp for low-floor package

ELECTRICAL

- Fare Box
- LED destination package
- AVL/GPS system
- 20" DVD monitors

SAFETY

- Fire suppression
- Escape hatch

PAINT & GRAPHICS

- Custom Paint
- Graphic Wraps

Villager 24'-42'



Total Height 123.5"
Total Int. Height 80.5"

158", 178",
208", 228", 242"



Specialty Vehicles Price Quote 2024

440 Mark Leany Drive, Henderson, NV 89011

Phone: 702-567-5256

Fax: 702-567-3020

www.specialtyvehicles.com

Price Quote Created For:				Date:	07/31/24
CUSTOMER NAME:		City of Page, AZ		QUOTE #	CPA-073124
Year	Model	VL208GG - Villager 32' Ford F53	GVWR	Passengers	
2024	Villager	7.3L V8 - Gasoline	22,000	26 + 4 & 2 W/C	

Date Requested:	Totals			
		Body and Chassis Base Price	\$	215,393.00
		Options	\$	(5,554.50)
		Total Cost (Base+ Options)	\$	209,838.50
		Freight	\$	4,250.00
		Total Cost	\$	214,088.50
		HGAC Fee	\$	600.00
		Quantity		2
		Grand Total	\$	428,777.00

Not all items in picture may be included in vehicle quoted

Payment Terms:	
\$107,194.25	25% Down at Time of Order Placement
\$321,582.75	Payment in Full Prior Upon Completion

****Customer is responsible for all taxes and licensing requirements****

Customer:			
Company	City of Page, AZ	Address	697 Vista Avenue
Contact Name	Kyle Christiansen	City, St, Zip	Page, AZ 86040
Title	Director of Public Works	Phone	928-645-4302
Email	kchristiansen@pageaz.gov	Fax	928-645-4307

Purchaser Signature		Specialty Vehicles Signature	
Title		Title	
Date:		Date:	

Notes/Comments:

FOB Crandon, WI

HGAC PRICING

Above Freight Subject to Change with Fuel Prices



Specialty Vehicles Price Quote 2024

440 Mark Leany Drive, Henderson, NV 89011

Phone: 702-567-5256

Fax: 702-567-3020

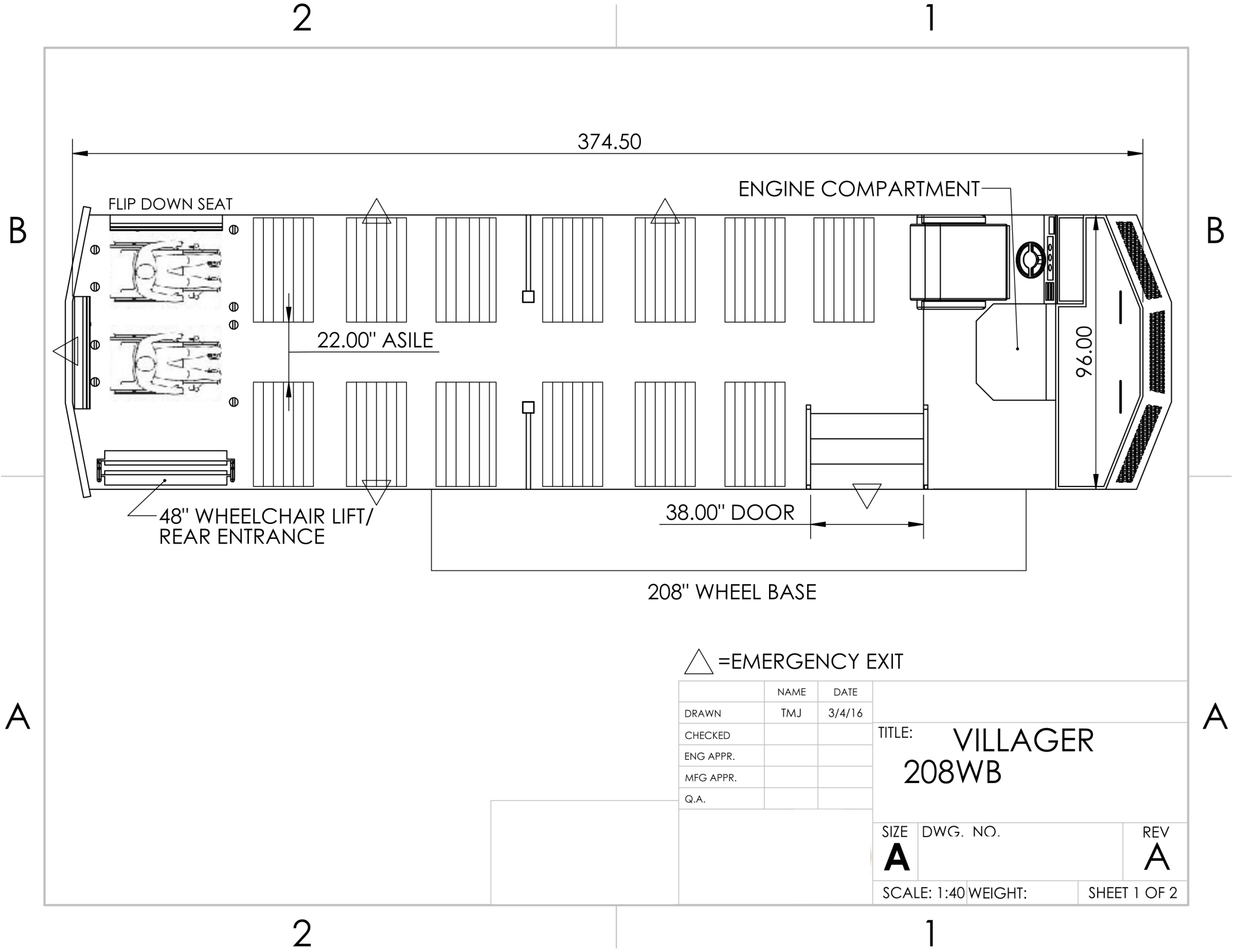
www.specialtyvehicles.com

Price Quote Created For:		Date:	07/31/24
CUSTOMER NAME:	City of Page, AZ	QUOTE #	CPA-073124

Trolley Upgrades/Options in addition to base price

(in some cases replaces what is listed as standard equipment)

Part# / Description	Each	QTY	Extension
Chassis Options:			
Deduct CH0040 - Increase GVW to 26,000 LB	\$ (7,164.50)	1	\$ (7,164.50)
Electrical Options:			
Standard Wiring with Printed Wire	\$ -	1	\$ -
Audio / Video Options:			
Standard - AM/FM/CD/IPOD/USB	\$ -	1	\$ -
AV0120 - Page System REI w/ 4 Speakers - Published	\$ 977.50	1	\$ 977.50
Flooring Options:			
Standard Altro Transit One Piece Floor	\$ -	1	\$ -
HVAC Options:			
HC0020 - Split System - 120,000 BTU	\$ -	1	\$ -
HC0120 - Heat Circulation Pump	\$ -	1	\$ -
HC0160 - Passenger Area Heater 45,000 BTU	\$ -	2	\$ -
Exterior Options:			
EX0040 - Front Bumper Cow Catcher - Woven Wire - Black - Unpublished	\$ 632.50	1	\$ 632.50
Totally Enclosed Body	\$ -	1	\$ -
Paratransit Options:			
ADA020 - Lift, Package Braun Century, Platform Priority Seating Signs, ADA Location Signs, ADA Lighting, Interlock, Audible	\$ -	1	\$ -
ADA200 - Q'Straint Slide-N-Click (Each Position)	\$ -	2	\$ -
ADA240 - 2 Position Flip Seat Perimeter Fold Up with Wood Slats	\$ -	1	\$ -
ADA221 - Dual Chime Signal, Passenger Stop Request Bulkhead Mounted	\$ -	1	\$ -
ADA280 - Storage Box for Belts - Holds 1 Set	\$ -	2	\$ -
Interior Options:			
Standard - Natural Oak Interior with Trim	\$ -	1	\$ -
Standard - Stainless Handrails - Horizontal & Entry	\$ -	1	\$ -
Graphics Options:			
2 Tone PPG Paint and HT Stipe Package (Stock Vinyl Colors Only)	\$ -	1	\$ -
Passenger Seating Options:			
Vintage Style Seats with Oak Slats (per double seat)	\$ -	1	\$ -
Driver Seating Options:			
Standard - Freedman Transit Mechanical Seat - Black Fabric	\$ -	1	\$ -



	NAME	DATE	TITLE: VILLAGER 208WB		
DRAWN	TMJ	3/4/16			
CHECKED					
ENG APPR.					
MFG APPR.					
Q.A.					
			SIZE	DWG. NO.	REV
			A		A
			SCALE: 1:40 WEIGHT:		SHEET 1 OF 2



CONTRACT PRICING WORKSHEET
For MOTOR VEHICLES Only

Contract
No.:

BT-01-21

Date
Prepared:

7/31/2024

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Page, AZ	Contractor:	SVI, Inc.
Contact Person:	Kyle Christiansen	Prepared By:	Nancy Munoz
Phone:	928-645-4302	Phone:	702-330-5229
Fax:	928-645-4307	Fax:	702-567-3020
Email:	kchristiansen@pageaz.gov	Email:	nancy.munoz@specialtyvehicles.com
Product Code:	YIA	Description:	FE Trolley - Villager Gasoline

A. Product Item Base Unit Price Per Contractor's H-GAC Contract: 215393

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.

(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
REMOVE CH0040 - INCREASE GVW TO 26,000# FORD GASOLINE, 22.5" TIRE	-7,164.50		
AV0120 - PAGE SYSTEM REI W/ 4 SPEAKERS	977.50		
		Subtotal From Additional Sheet(s):	
		Subtotal B:	-6187.00

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.

(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
EX0040 - FRONT BUMPER COW CATCHER, WOVEN WIRE - BLACK	632.5		
		Subtotal From Additional Sheet(s):	
		Subtotal C:	632.5

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).

For this transaction the percentage is:

0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

209838.5

Quantity Ordered:	2	X Subtotal of A + B + C:	209838.5	=	Subtotal D:	419677
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E. H-GAC Order Processing Charge (Amount Per Current Policy)

Subtotal E: 600

F. Trade-Ins / Other Allowances / Special Discounts / Freight / Installation

Description	Cost	Description	Cost
		Freight (\$4,250.00 x 2)	8500
		Above Freight Subject to Change with Fuel Prices	
		Subtotal F:	8500

Delivery Date:

TBD

G. Total Purchase Price (D+E+F):

428777

AMENDMENT No. 2 to CONTRACT No. BT01-21
For
Buses-Shuttle, Transit, Trams and Other Specialty Buses
Between
HOUSTON-GALVESTON AREA COUNCIL
And
SVI, Inc.

THIS AMENDMENT modifies the above referenced Contract as follows:

This contract is extended through December 31, 2024 Midnight CT.

Unless otherwise noted, this amendment goes into effect on the date signed by **H-GAC**. All other terms and conditions of this Contract shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their respective duly authorized representatives.

Signed for **Houston-Galveston Area Council**,
Houston, Texas

DocuSigned by:

82EC270D5D61423

Chuck Wemple, Executive Director
Date: 1/24/2024

Signed for: **SVI, Inc.**

DocuSigned by:

39D4377EFF89465...

Nancy Munoz CEO
Date: 1/18/2024

Printed Name & Title:



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.3.

City Council Regular Agenda

Meeting Date: 08/21/2024
Brief Title: A Brief Presentation of a Potential Resort Project
Presented by: Darren Coldwell, City Manager
Department: City Manager
Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

The presenters will propose to you their ideas for a new development along HWY 98 just past the light and the Trading Post gas station. The Parcel #is 80220005A. Please note that this parcel is much larger and will need to be divided.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2024
Amount Requested: N/A
Line Item(s): N/A
Budget Impact:
There is no fiscal impact on the budget.

Attachments

Presentation

Sháándiín Resort

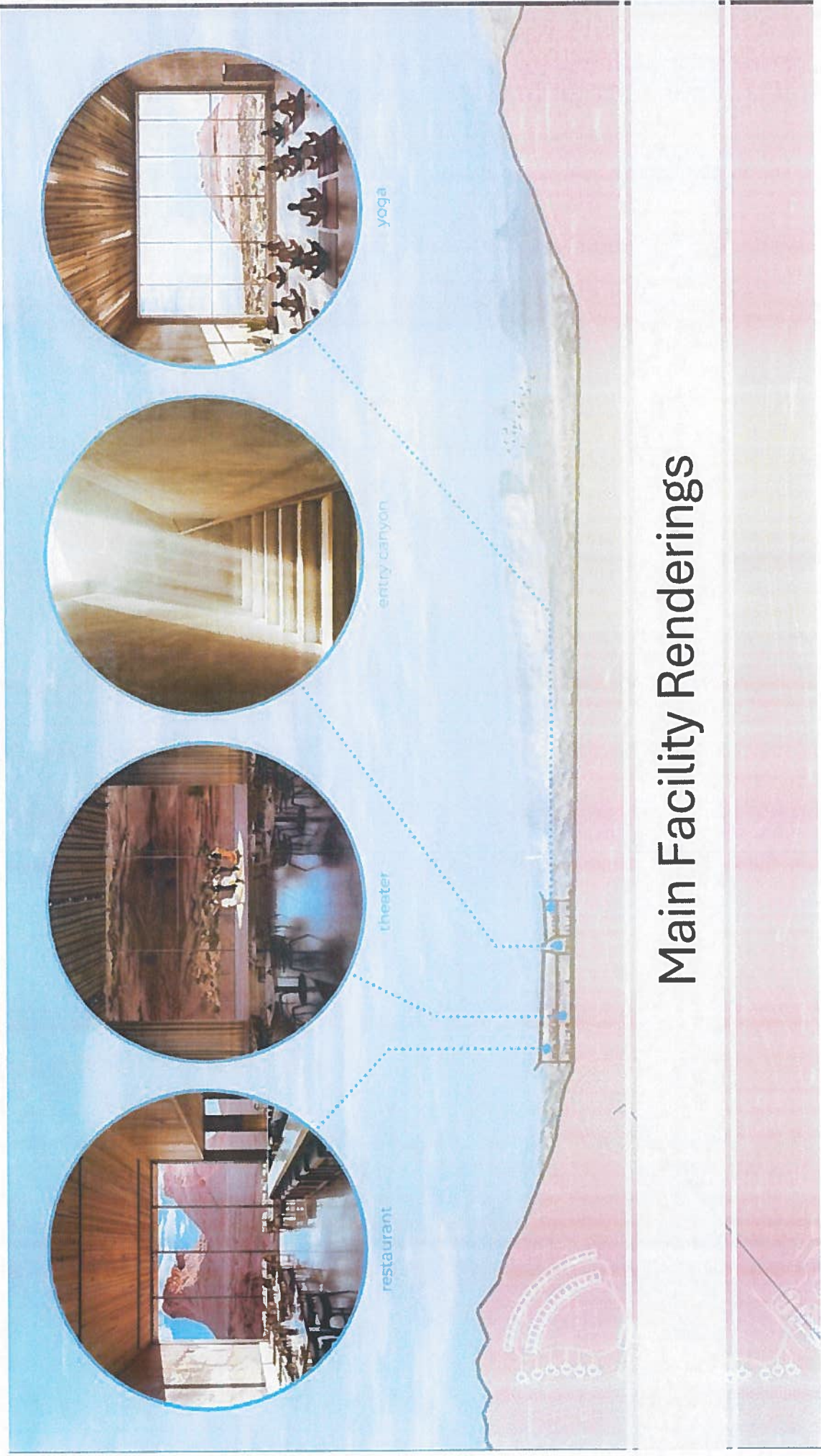
Holger

- Rothlisberger, Hunt, and Bennett

Selected Location

- 20 acres sought
- Ideal topography for project vision; enables tiered layout of units
- Unobstructed views of Navajo Mt.
- Unique sunrise and sunset experiences
- Natural separation from Page, enhancing remote feel
- Potential downsides: sits under air traffic; Highway 98 is in immediate proximity





Main Facility Renderings

Phased Approach



Phase 1 – completion goal: 2026

10 units, combination of 1 & 2 bedroom models
Manager's Office & Maintenance Facility
Golf carts and pathway accessibility



Phase 2 – completion goal: 2028

Add 10-15 units, combination of 1, 2, & 3+ bedroom models
Shop with guest common area



Phase 3 – completion goal: 2030

Add 10-15 units, combination of 1, 2, & 3+ bedroom models
Pool and water feature, pickleball courts, etc.



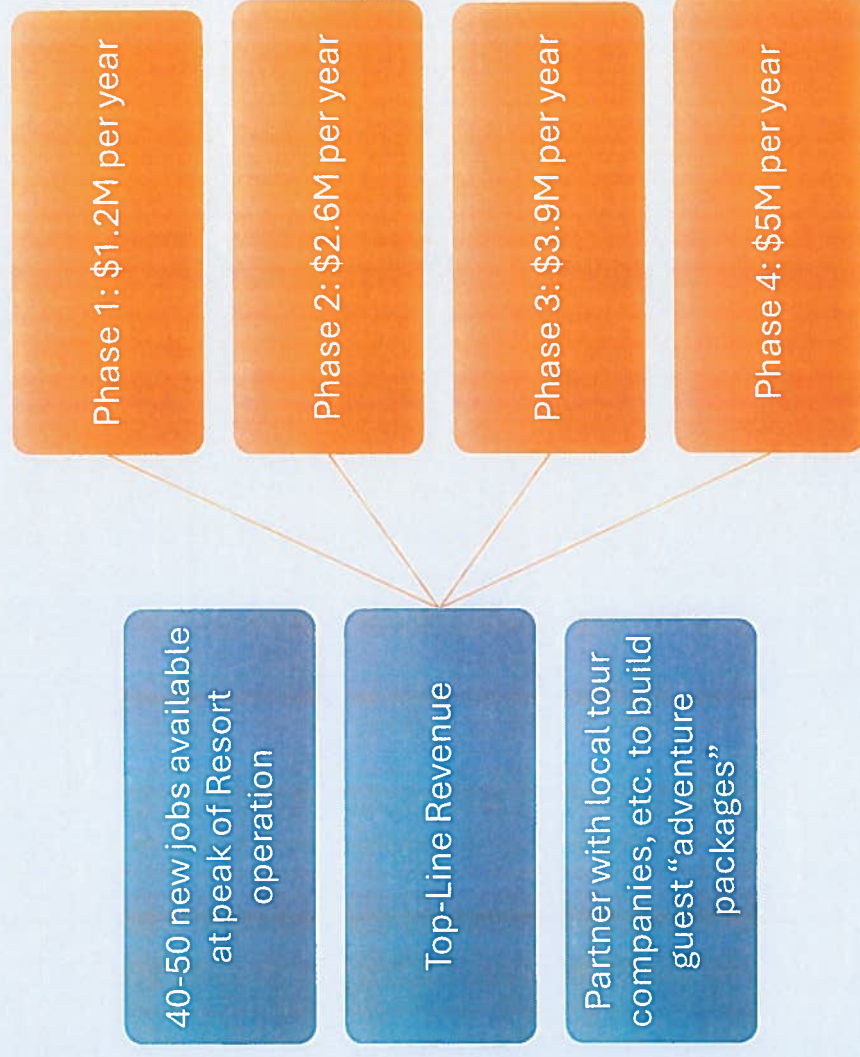
Phase 4 – completion goal: 2032

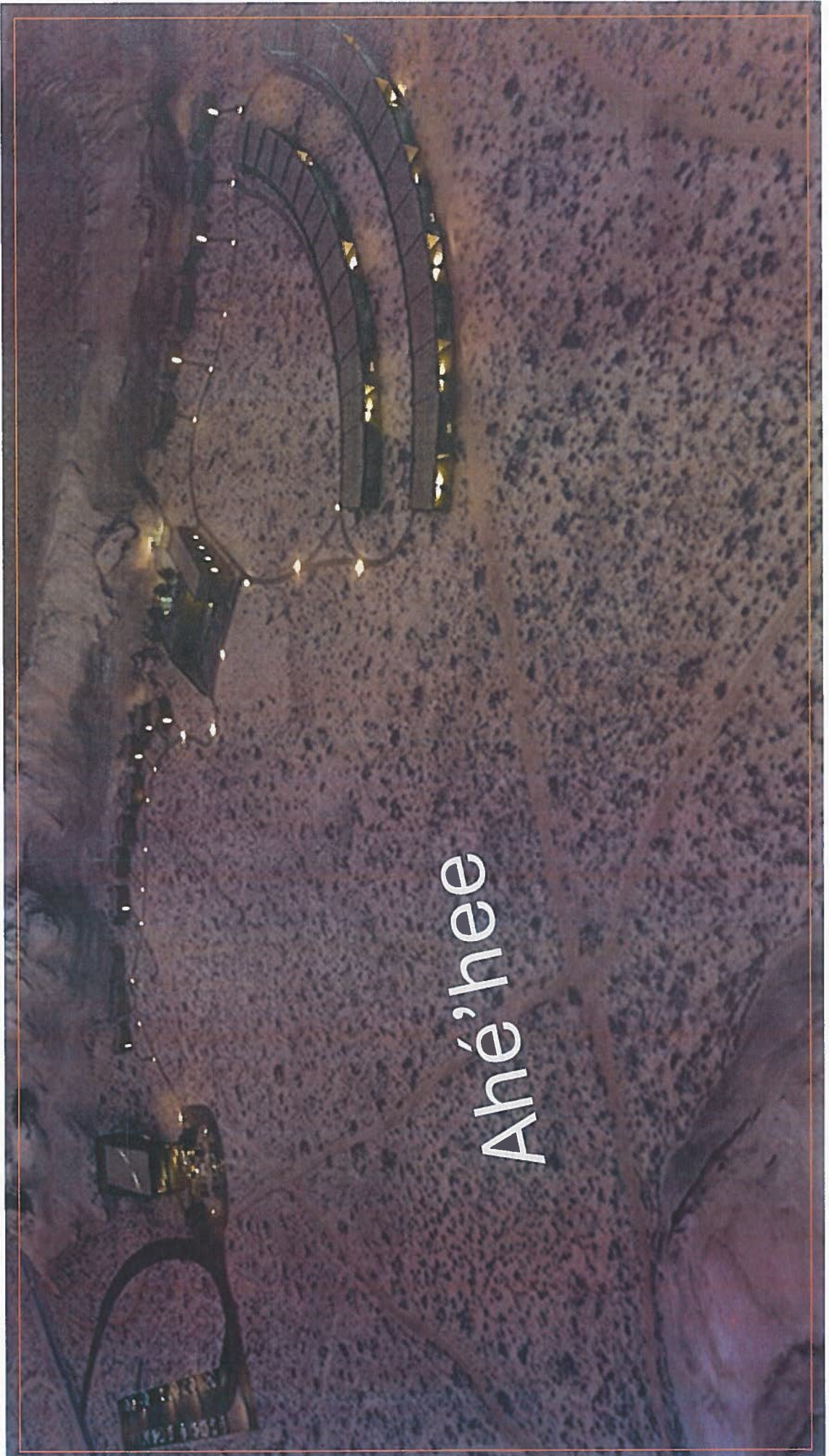
Add 5-10 units, unit bedrooms base on need
Restaurant
Theatre w/ Performing Stage, studio, etc.



Guest Room Renderings

Projected Financial Impact



A photograph of a desert landscape at night. In the foreground, there is a large, illuminated archway structure, possibly a bridge or a decorative element, with lights along its length. A string of small, warm-toned lights hangs across the middle ground. In the background, there are more structures, including what looks like a small building or pavilion, also illuminated. The overall scene is set against a dark, textured background, likely a desert wall or a large rock formation. The text "Ahé'hee" is overlaid on the right side of the image.

Ahé'hee



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 4.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Discussion of Purchase of Rental Property for Employee Housing

Presented by: Darren Coldwell, City Manager

Department: City Manager

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

Staff is looking for direction from City Council concerning the potential purchase of a multi-unit rental property. The City of Page has struggled to find reasonably priced housing for its staff. A majority of the rental apartments are considered low income, or Section-8 housing. Our staff often do not meet the salary requirements, they pass the threshold. Staff would like direction from City Council to see if they are interested in purchasing something that could be used for temporary housing.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2024

Amount Requested: N/A

Line Item(s): N/A

Budget Impact:

Currently there is no fiscal impact.



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.5.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Minor General Plan Amendment to Future Land Use Map to change Land Use of Parcel #80114001V

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Resolution

RECOMMENDED ACTION:

Clerk to introduce Resolution No. 1323-24 by title only.

Motion to adopt Resolution No. 1323-24.

BACKGROUND:

The property owners have requested the zoning of their subject Parcel #80114001V be changed from Planned Development Multifamily Residential (PDRM) to Community Commercial (C-2) zoning. In order to do that, the Future Land Use Map must first be amended to change the Land Use of the subject parcel from the Multifamily Residential Land Use to the Business Commerce Land Use.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

At their regular meeting on August 6, 2024, the Planning and Zoning Commission voted 5 to 1 in favor to recommend the City Council approve the Minor General Plan Amendment.

Fiscal Impact

Budget Impact:

N/A

Attachments

Resolution No. 1323-24

RESOLUTION NO. 1323-24

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, ADOPTING A MINOR GENERAL PLAN AMENDMENT TO THE 2040 CITY OF PAGE GENERAL PLAN FUTURE LAND USE MAP FROM MULTIFAMILY RESIDENTIAL TO BUSINESS COMMERCE.

WHEREAS, the landowner of a parcel located at the corner of Lake Powell Blvd. and Clubhouse Dr. (Parcel Number: 80114001V), has requested an amendment to the zoning designation of said parcel from Planned Development Multi-Family Residential (PDRM) to Community Commercial (C-2); and

WHEREAS, the 2040 City of Page General Plan Future Land Use Map designates this parcel as Multifamily Residential, thus necessitating a minor General Plan amendment; and

WHEREAS, in consideration of the minor General Plan amendment, the City Council, Planning and Zoning Commission, and City staff have held public hearings and meetings, and have considered the information shared by interested persons; and

WHEREAS, on August 6, 2024, the City of Page Planning and Zoning Commission held a public hearing and voted 5 to 1 in favor that the City Council approve the minor General Plan amendment as requested; and

WHEREAS, the City Council held a public hearing on August 21, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

Section 1. Having considered the factors set forth in § 152.088(D) of the Page City Code of Ordinances, the minor General Plan amendment amending the future land use designation of Parcel Number: 80114001V from Multifamily Residential to Business Commerce is approved and the 2040 City of Page General Plan Future Land Use Map shall be updated accordingly.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this ____ day of August, 2024, by the following vote:

Ayes _____
Nays _____
Abstentions _____
Absent _____

CITY OF PAGE

By _____
Mayor

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 6.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Zone Change Request Case #ZON 24-001 to change the zoning of Parcel #80114001V

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Ordinance

RECOMMENDED ACTION:

Clerk to introduce Ordinance No. 730-24 by title only.

Motion to adopt Ordinance No. 730-24.

BACKGROUND:

The applicant property owners have requested the zoning of their subject Parcel #80114001V be changed from Planned Development Multifamily Residential (PDRM) zoning to Community Commercial (C-2) zoning.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

At their regular meeting on August 6, 2024, the Planning and Zoning Commission voted 5 to 1 in favor to recommend the City Council approve Zone Change Case #ZON 24-001.

Fiscal Impact

Budget Impact:

N/A

Attachments

Ordinance No. 730-24

Staff Report

ORDINANCE NO. 730-24

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF PARCEL NO. 80114001V FROM PLANNED DEVELOPMENT MULTI-FAMILY RESIDENTIAL (PDRM) TO COMMUNITY COMMERCIAL (C-2) ZONING.

WHEREAS, the City of Page Planning and Zoning Commission held a Public Hearing on Zoning Case No. ZON 24-001 on July 2, 2024, to consider amending the Planned Development Multi-Family Residential (PDRM) zoning designation to the Community Commercial (C-2) zoning designation; and

WHEREAS, due and proper notice of such Public Hearing before the City of Page Planning and Zoning Commission was given in the time, form, substance and manner provided by law; and

WHEREAS, the City of Page Planning and Zoning Commission has voted 5 to 1 to recommend the adoption of Zoning Case No. ZON 24-001 as aforesaid; and

WHEREAS, the Mayor and City Council have determined that this zoning designation amendment conforms to the City of Page General Plan, and after considering the individual property rights of the property owners, decides to accept the recommendation of the City of Page Planning and Zoning Commission and rezone Parcel No. 80114001V to the Community Commercial (C-2) zoning designation.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

Section 1. The zoning classification of Parcel No. 80114001V, which is approximately 11.22 acres, as further defined as: *LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97*, from the Records of Coconino County Recorder's Office, Arizona, as more particularly described in Exhibit A, said Exhibit being incorporated herein by reference, is hereby amended from the Planned Development Multi-Family Residential (PDRM) zoning designation to the Community Commercial (C-2) zoning designation. Development shall be in accordance with all applicable regulations.

Section 2. That the City of Page Zoning Map is hereby amended to reflect the zoning designation change.

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed, effective thirty (30) days from the adoption hereof.

Section 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this ____ day of _____, 2024, by the following vote:

Ayes	_____
Nays	_____
Abstentions	_____
Absent	_____

CITY OF PAGE

By _____
Mayor

ATTEST:

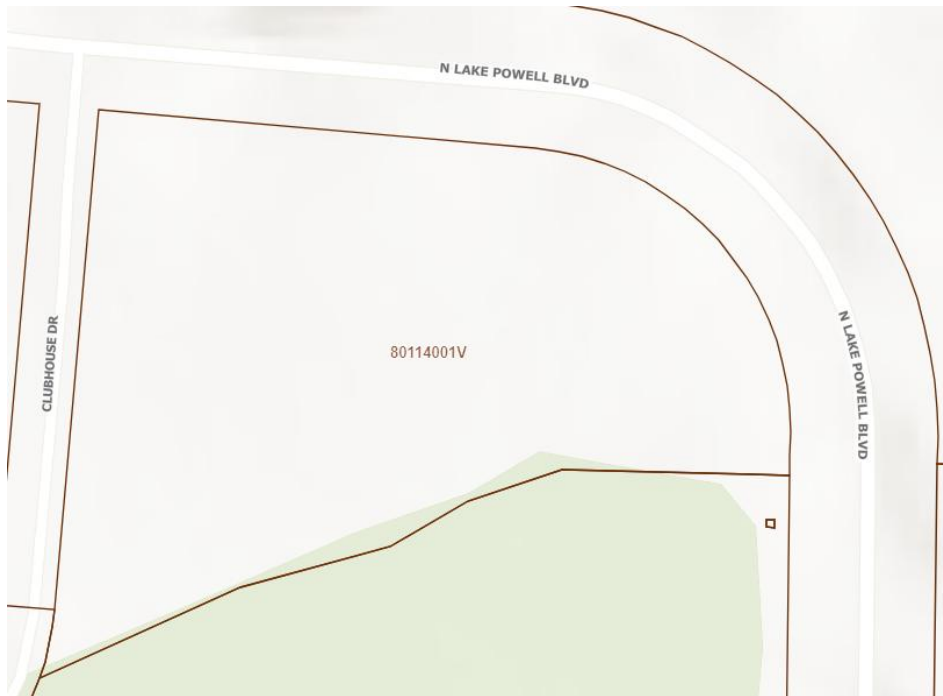
CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

EXHIBITS ON FILE AT:
PAGE CITY CLERK'S OFFICE
697 Vista Ave., Page, AZ

EXHIBIT A
ZONE CHANGE BOUNDARY MAP AND LEGAL DESCRIPTION



Zone Change Boundary Map – Parcel No. 80114001V

LEGAL DESCRIPTION

Parcel #80114001V, as further described below:

LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH, RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97, OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.

STAFF REPORT

M & S COX INVESTMENTS PROPERTY

ZONE CHANGE REQUEST



P & Z Commission Meeting Date: *Public Hearing:* July 2, 2024 *Meeting:* August 6, 2024
City Council Meeting Date: *Public Hearing:* July 24, 2024 *Meeting:* August 14, 2024
Staff Report Prepared by: Zach Montgomery, City Planning Director
Case Number & Title: Case #ZON 24-001 – **M&S Cox Investments Property**

Applicant Information:

Property Owner/Applicant:

M&S Cox Investments, LLC
1132 S. 2670 East – St. George, UT 84790

Representative:

Skyler G. Lawrence, JD

Property Description & Location:

The subject property is undeveloped, with the assigned Coconino County APN Parcel Number: 80114001V, and it is approximately **11.22 Acres ±**, as further defined as Lot 6A, Amended Plat of Tract ELD 3, Lots 5 & 6, Section 30, Township 41 North, Range 9 East, G&SRM, Coconino County, City of Page. Please see “**Exhibit A**” - **Property Boundary Map & Legal Description**, “**Exhibit B**” - **Existing Zoning Map of Subject & Surrounding Properties**, and “**Exhibit C**” – **300-Foot Property Notification Map and Addresses**.

This Subject Property – Parcel #80114001V is located east of the Marriott and north of the Golf Course and Driving Range and it fronts onto N. Lake Powell Boulevard on the East and North, and onto Clubhouse Drive on the West. The properties to the West and Northwest are zoned Community Commercial (C-2), with the city-owned Golf Course and driving range, which is a Commercial Use, located to the South. The properties to the east and north are zoned as Single-Family Residential (R1-8). **ADDRESS:** This property has not been addressed and it is located within the city limits.

Applicant Request:

The Applicant is requesting a Zone Change for their **11.22 acre±** property from **Planned Development Multi-Family Residential (PDRM)** Zoning to **Community Commercial (C-2) Zoning**.

Current Land Use Designation & Zoning District Classification:

Land Use: The City’s 2040 General Plan – Future Land Use Map (FLUM) designates this property as **Multifamily Residential** and in order to change the zoning of the property to Community Commercial (C-2) zoning, the FLUM must first be amended to designate this property as **Business Commerce**. The FLUM shows the properties surrounding this parcel having the following Land Use designations, where the property to the west is **Business Commerce (Marriott Hotel)**, to the south is **Open Space (Commercial Use golf course)**, to the northwest, north and east are **Mixed-Use (Commercial/Residential)**, and to the southeast is **Downtown Area (Business Commercial)**.

Zoning District: The City’s **Official Zoning Map** currently designates this property as **Planned Development Multi-Family Residential (PDRM)**. The Zoning Code requires properties with a PD zoning designation to undergo a zone change to a zoning designation that has development standards. The owner has requested to rezone the property to Community Commercial (C-2) zoning to allow for commercial uses and Staff agrees that this is an appropriate use for the property.

Proposed/Requested Zoning District Classification:

The applicant is requesting their property be changed to the **Community Commercial (C-2) Zoning District** to make it more desirable for sale and development with the uses permitted in the C-2 Zoning District.

*The **Community Commercial (C-2) Zoning District** is intended to provide a range of general commercial needs, such as: major business groupings; regional size shopping centers; retail sales and personal, professional and business services,*

excluding business parks, that meet the daily demands of the overall larger community and traveling public. This district may also act as a transition between high-density, centrally located commercial activities customarily found in the Central Business District, and multi-family residential districts. Businesses in this district require high visibility, maintain sufficient parking, are buffered from traditional residential neighborhoods, and are predominantly located in commercial strips or nodes located beside or at intersections of major highways and arterials. This district does allow a Mixed-Use Overlay as a Conditional Use, as shown in Table 2.3-1, and in accordance with Section 152.027(B)(5).

Since the subject property does have properties zoned as Community Commercial (C-2) Zoning and/or that currently houses an existing commercial use abutting this subject property on two (2) sides, directly west and south of the subject property, the property owner is well within their rights to request the zoning be changed to Community Commercial (C-2) Zoning to allow for permitted commercial uses to be developed on their property.

The Development Standards for the C-2 Zoning District include the following:

1. No minimum lot width dimensions are required or established.
2. No minimum Lot Size dimensions or acreage are required or established.
3. Minimum Building Setbacks shall be: 20-feet Front*; 15-feet both Sides; and, 20* feet Rear.
**(Front and Side Setbacks for street facing parking areas shall be a minimum of 15 feet, Zero Side Setbacks are permitted for structures if adjacent structures also have Zero Side Setbacks and regulations of the Building Code in force at the time of the review are met.)*
4. Maximum Lot Coverage for any lot within this C-2 Zoning District is fifty percent (50%).
5. Maximum height of any structure within this C-2 Zoning District is thirty-five (35) feet.

Staff Review & Findings of Fact:

- ✓ The applicants are requesting a Zone Change from the City of Page Zoning Code of Ordinances, **Chapter 152, Section 090** to change the zoning district designation for the subject property from **Planned Development Multi-Family Residential (PDRM)** to **Community Commercial (C-2)** zoning.
- ✓ The subject property has abutting properties to the west and south that are either zoned as Community Commercial (C-2) zoning, or that contain a use typically permitted By-Right in the C-2 Zoning District.
- ✓ The City's **Official Zoning Map** classifies this subject property as **Planned Development Multifamily Residential (PDRM)**, and as required by the City's Zoning Code, since Planned Development (PD) properties don't have Development Standards assigned to them, these properties must first undergo the Zone Change approval process to be rezoned to the appropriate zoning district classification that best suites the proposed Land Use development for the property and area, prior to development.
- ✓ The **Page 2040 General Plan – Future Land Use Map (FLUM)** designates the Land Use for this subject property as **Multifamily Residential**, despite the fact that the Land Use designation for the property to the west is **Business Commerce (with a Commercial Use Marriott Hotel)**, the property to the south is **Open Space (with a Commercial Use Golf Course)**, the properties to the northwest, north and east are all designated as **Mixed-Use (which allows for a mix of Commercial and Residential Uses)**, and the property to the southeast is **Downtown Area (which allows for Business Commercial Uses)**.
- ✓ The **American Planning Association Dictionary (Latest Edition-Page #143)** defines "**Development, High-Intensity** - Land uses with higher impacts from density or uses (i.e., Multifamily, Industrial, Commercial Uses)."
- ✓ The City of Page **Zoning Codes, Chapter 152, Section 027 – Commercial & Mixed-Use Overlay Districts, Table 2-3.1**, only allows the **Multifamily Use** to be in the **Community Commercial (C-2) Zoning District** through the approval of a **more restrictive Conditional Use Permit**, because the Multifamily Use is a **High-Intensity Use** that is more invasive to the surrounding properties, since the Use is active 24/7. (*Other High-Intensity Uses only allowed in the C-2 Zoning District with the approval of a more restrictive Conditional Use Permit include: a Commercial/Residential Mixed-Use Overlay; a Bus Terminal (24/7 Use); and, a Boarding School (24/7 Use) as some examples of more High-Intensity Uses, which all require prior approval of a Conditional Use Permit.*)

Considerations & Conclusions of Law:

In determining whether to approve, approve with conditions, or deny proposed official zoning map amendments, issues for consideration shall include but not be limited to:

1. Consistency (or lack thereof) with the general plan, and other adopted plans; **Staff has recommended approval of a minor amendment to the General Plan in connection with this rezone. Approval of the Minor General Plan**

Amendment and zone change will make this property more consistent with the general plan by putting Commercial Uses next to Commercial Uses and removing the Residential Use from the area.

2. Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood; *Approval will make this property compatible with present zoning and conforming to nearby uses.*
3. Suitability of the subject property for uses permitted by the proposed zoning district; *Property is suitable for uses.*
4. Suitability of the subject property for uses permitted by the existing district; and *Property is suitable for uses.*
5. Availability of sewer and water facilities. *Sewer, Water, Electric and other utilities are readily available.*

Public Comments & Neighborhood Meeting Summary:

As of the date of the posting of the agenda involving this Staff Report, 6/27/2024, no written comments have been received either in favor of, or in opposition to this proposed zone change request. Verbal comments in opposition to this zone change request were received at the P&Z Commission Public Hearing on 7/2/24, which are shown in the Meeting Minutes.

Required Neighborhood Meeting: As mandated by the Zoning Code, the applicant must host a Neighborhood Meeting after notifying all property owners within 300 feet of the boundaries of the subject property to which they are requesting the zoning classification be changed. The Neighborhood Meeting was held at City Hall on **Monday, June 17, 2024, at 5:30 P.M.** and one (1) resident, a Mr. Jeremy L. Butts attended. The attending resident had the following question(s):

#1. Are the owners requesting this zone change to build a specific development?

RESPONSE(S): No. Owners are requesting a zone change to make the property more marketable for sale and development since Multi-Family Residential has considerably fewer uses that are permitted for development compared to commercial.

Staff Recommendation:

Staff recommends approval of this Zoning Map Amendment (*Zone Change Request*) to change the zoning designation of the subject property, as further defined by the Boundary Map and Legal Description provided and attached as “**Exhibit A**”, from **Planned Development Multi-Family Residential (PDRM)** Zoning to **Community Commercial (C-2)** Zoning, subject to the following Staff recommended **Condition(s) of Approval**:

Staff Recommended Condition(s) of Approval:

1. Approval of this zone change does not approve the site or building construction plans, nor does it authorize any site or building development or construction to occur. The civil and architectural plans must first be approved by the Site Plan Review Committee and Chief Building Official respectively, before building permits can be issued for construction, in accordance with all applicable city adopted Subdivision, Planning, Zoning, Development and Building Codes in effect at the time of submittals, to include, but not be limited to, any required outside agency reviews and permits.

Possible Motions:

Approval: Based upon the Findings of Fact and Conclusions of Law, I move to **recommend City Council approve** Zone Change Case #ZON 24-001, to change the zoning designation for the subject property from **Planned Development Multi-Family (PDRM)** to **Community Commercial (C-2)**, **to include the Staff recommended Condition of Approval as set forth in the Staff Report.**

Denial: I move to **recommend City Council deny** Zone Change Case #ZON 24-001, to change the zoning designation for the subject property from **Planned Development Multi-Family (PDRM)** to **Community Commercial (C-2)**, **based upon the following criteria:**

--End of Staff Report--

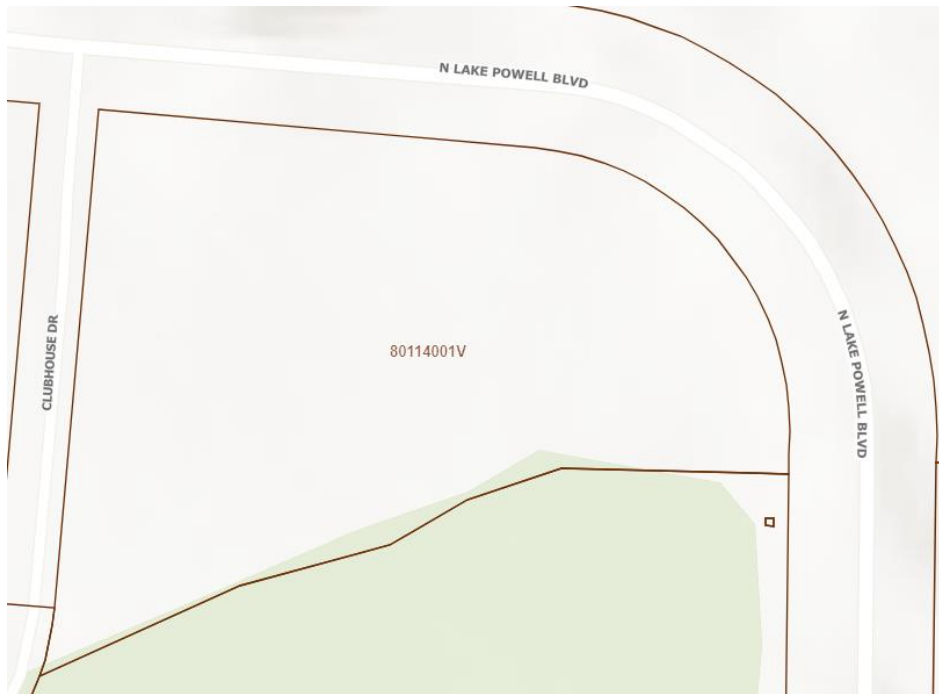
EXHIBITS TO FOLLOW:

EXHIBIT A - Subject Property Boundary Map & Legal Description

EXHIBIT B - Existing Zoning Map of Subject Property and Surrounding Properties

EXHIBIT C - 300-Foot Property Notification Map and Property Owner Addresses

EXHIBIT A
SUBJECT PROPERTY BOUNDARY MAP



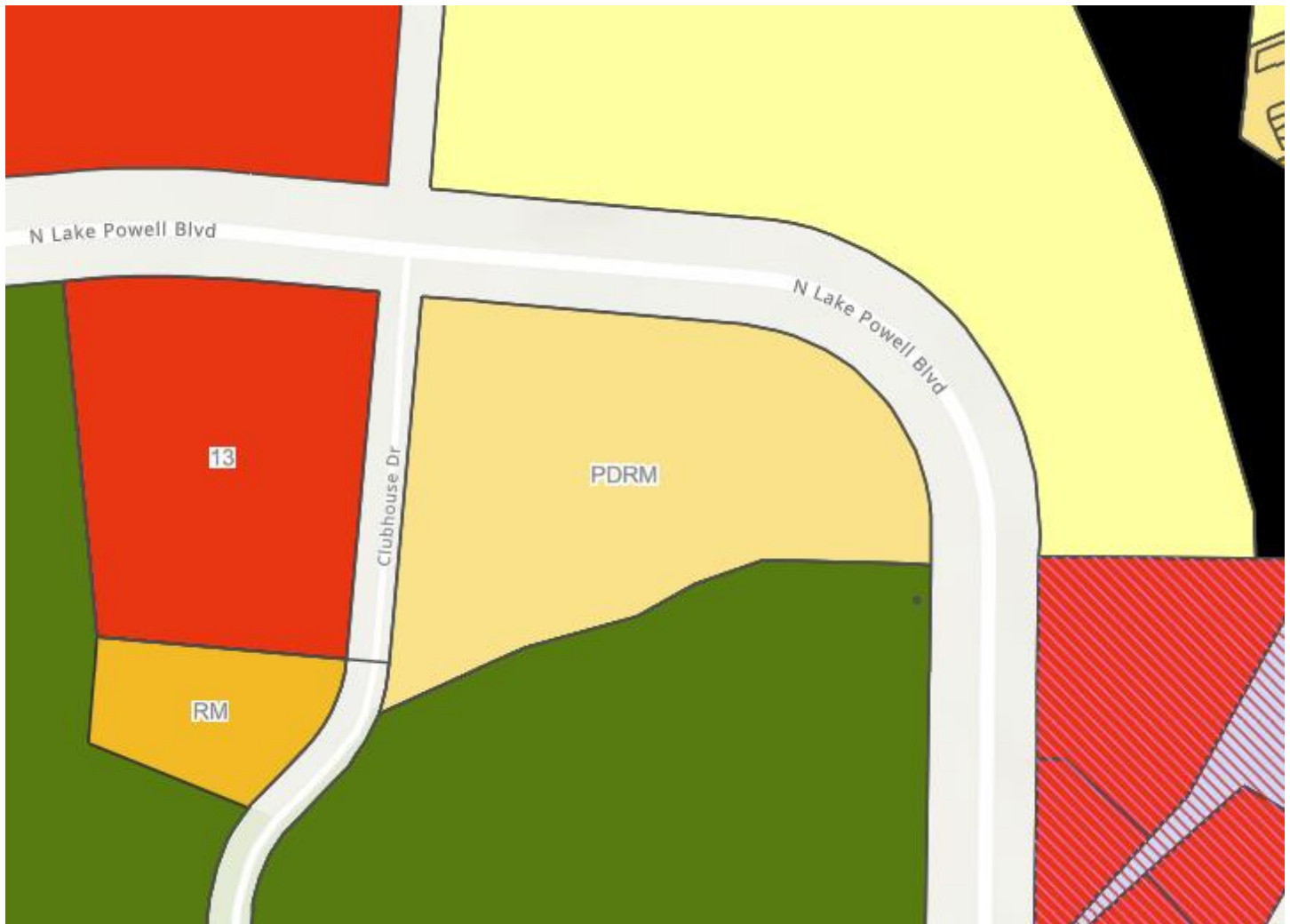
Zone Change Boundary Map – Parcel #80114001V

LEGAL DESCRIPTION

Parcel #80114001V, as further described below:

***LOT 6A, AMENDED PLAT OF TRACT ELD 3, LOTS 5 & 6, SECTION 30, TOWNSHIP 41 NORTH,
RANGE 9 EAST, G&SRM, COCONINO COUNTY, CITY OF PAGE, ARIZONA, CASE 6, MAP 97,
OFFICIAL RECORDS OF COCONINO COUNTY, ARIZONA.***

EXHIBIT B
ZONING MAP OF SUBJECT PROPERTY & SURROUNDING PROPERTIES



ZONING MAP LEGEND

 PDRM - Planned Development Multiple Residence District

(The Subject Property)

 C-2 - Community Commercial

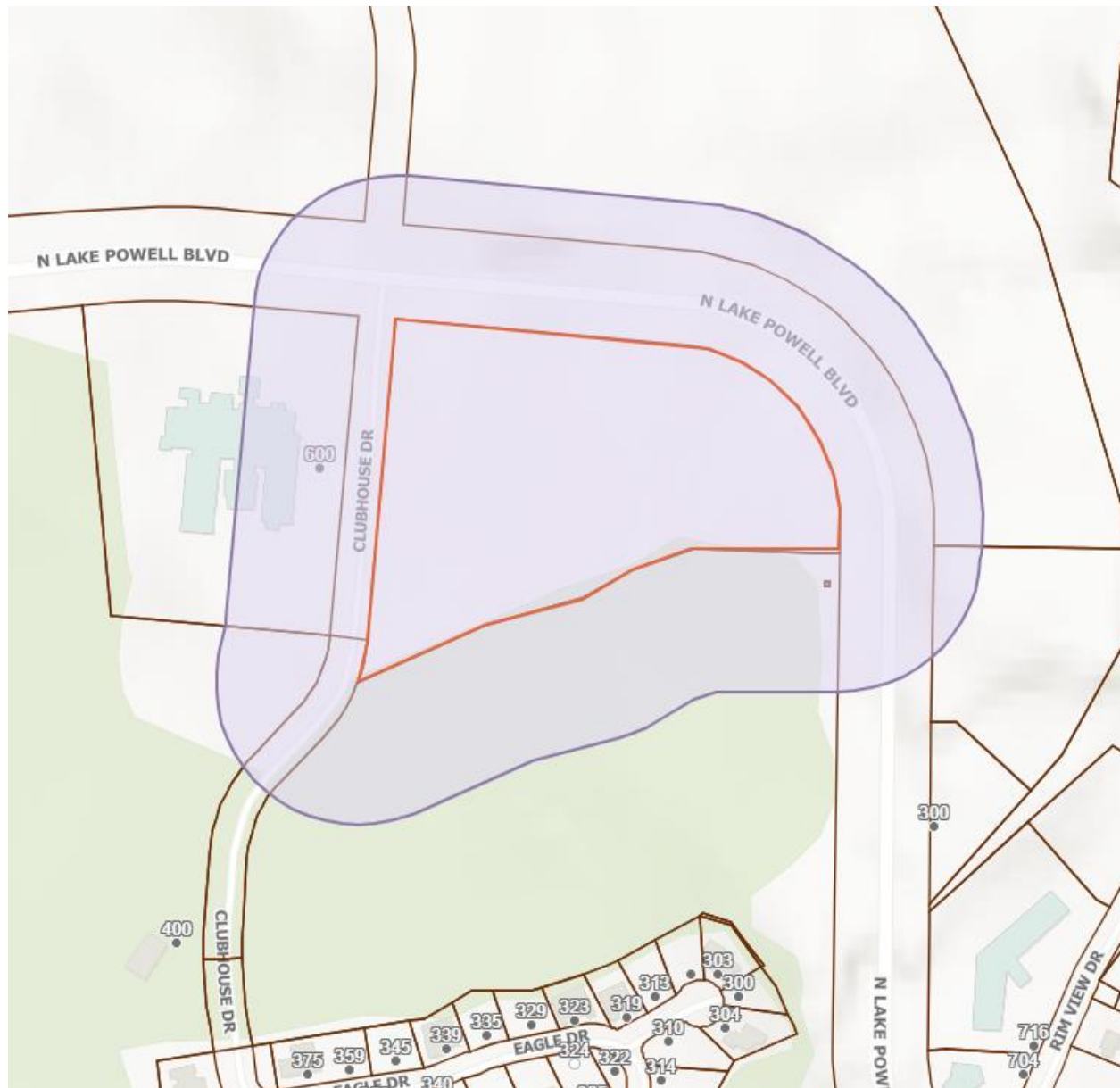
 CBD - Central Business District

 PQP - Public / Quasi-Public

 R1-8 - Single-Family Residential 8,000

 RM - Multi-Family Residential 3

EXHIBIT C
300-FOOT ZONING NOTIFICATION MAP & ADDRESSES



MAP OF SUBJECT PROPERTY AND PROPERTY OWNERS WITHIN 300-FEET OF SUBJECT PROPERTY BOUNDARIES. THE SUBJECT PROPERTY IS PARCEL NO. 80114001V SHOWN **HIGHLIGHTED IN RED WITHIN THE BUBBLE ABOVE.**

EXHIBIT C - CONTINUED
ADDRESSES OF THE PROPERTY OWNERS
WITHIN 300-FEET OF SUBJECT PROPERTY

#	APN	Account #	911 Address	Owner Name	Owner Address
1	80114008	R0010102	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
2	80112003Y	R0003176	N/A	PREMIER LAKE POWELL PROPERTIES LLC	1645 W MOORE RD TUCSON, AZ 85755
3	80113001Q	R0042282	N/A	SORENSEN RESERVES LLC	23 OAK ST BELMONT, MA 02478
4	80114001P	R0001766	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
5	80114001B	R0040717	600 CLUBHOUSE DR	MARPALM OF FLORIDA INC	1000 MARKET ST NO 300 PORTSMOUTH, NH 03801
6	80112004A	R0349051	N/A	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
7	80114010	R0352764	400 CLUBHOUSE DR	PAGE CITY OF	PO BOX 1180 PAGE, AZ 86040
8	80114001V	R0001768	N/A	M & S COX INVESTMENTS LLC	1132 S 2670 E SAINT GEORGE, UT 84790

#	Subdivision	Parcel Area	Area Units	Sale Date	Sale Price	Area(ft ²)
1	N/A	0.790000	A	N/A	N/A	99.99
2	PAGE (BLOCK 435 TRACTS D E LOTS 1-3 BLOCK 436 TRACT B AMENDED) CASE 7 MAP 15	40.000000	A	N/A	N/A	7,686.40
3	PAGE TOWNSITE (BLOCK 21) BOOK 2 PAGE 136	170625.000000	F	10/31/2010, 5:00 PM	0.000000	16,365.05
4	PAGE TOWNSITE (TRACT ELD3) CASE 6 MAP 39	1.380000	A	N/A	N/A	29,330.35
5	PAGE (BLOCK 440 LOT 1 AMENDED) CASE 5 MAP 81	8.000000	A	N/A	N/A	147,593.52
6	INDIGO RIDGE AM	71.290000	A	N/A	N/A	159,087.32
7	N/A	153.300000	A	N/A	N/A	391,124.47
8	PAGE (TRACT ELD3 LOTS 5A 6A TRACT A AMENDED) CASE 6 MAP 97	11.220000	A	N/A	N/A	488,553.54

- END OF EXHIBITS -



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.7.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Special Event Liquor License - Page Chamber Street Fair

Presented by: Bill Diak, Mayor

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to approve the special event license for Page Chamber Street Fair.

BACKGROUND:

The City Clerk's Office received an Arizona Department of Liquor Licenses and Control application for a Special Event License from the Page Chamber of Commerce taking place 10/31/2024 - 11/02/2024.

A Special Event License does not require a public hearing. However, the Arizona Department of Liquor Licenses and Control requires City Council's recommendation.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Liquor License

CSR:

Amount:



SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY

Job #:

Date Accepted:

CSR:

License #:

Application MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Franz, Judy
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
2. Applicant's mailing address: PO Box 727 Page, AZ. 86040
Street City State Zip
3. Applicants home/cell phone: 928-608-5829 Applicant's business phone: 928-645-2741
4. Applicant's email address: judy@pagechamber.com
5. Special Event Name: Page Chamber Street Fair
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Page Lake Powell Chamber
7. Non-Profit/IRS Tax Exempt Number: 86-0169959
8. Arizona Corporation Commission File #: _____ If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: Page Chamber Steet Fair
10. Event Address: Elm Street Page AZ

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

****SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY****

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>10/31/2024</u>	<u>Thursday</u>	<u>3:00 PM</u>	<u>10:00 PM</u>
DAY 2:	<u>11/1/2024</u>	<u>Friday</u>	<u>11:00 AM</u>	<u>10:00 PM</u>
DAY 3:	<u>11/2/2024</u>	<u>Saturday</u>	<u>11:00 AM</u>	<u>10:00 AM</u>
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY10:	_____	_____	_____	_____

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

Number of Police 8 Number of Security Personnel ☒ Fencing ☐ Barriers

Must explain security measures: _____

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

A) ☐ Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)

B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(**Must attach a letter from the licensed premises with an explanation of the option checked below**)

Name of Business

License Number

Phone (Include Area Code)

☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event

☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee

☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. **Must attach letter from the location suspending license for duration of special event**

☐ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)

☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions – Retailer will still be permitted to conduct all normal sale and service of alcohol.

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

☐ Yes ☒ No If yes, attach letter of explanation.

2. How many special event days have been issued to this organization during the calendar year? _____

3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)

☐ Yes ☐ No If yes, please provide the Name of the Special Event Contractor: _____

4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol?
(Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)

☒ Yes ☐ No if yes, please provide the Name of Licensee: Bowl License #: 06030051

5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Page Lake Powell Hub Percentage: 25%

Address: 48 S. Lake Powell Blvd., Page, AZ. 86040
Street City State Zip

Name: Bowl Percentage: 75%

Address: 24 N. Lake Powell Blvd., Page, AZ 86040
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.

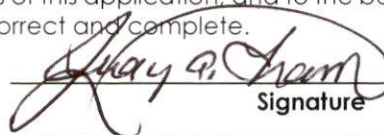


If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Judy Franz, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.


Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

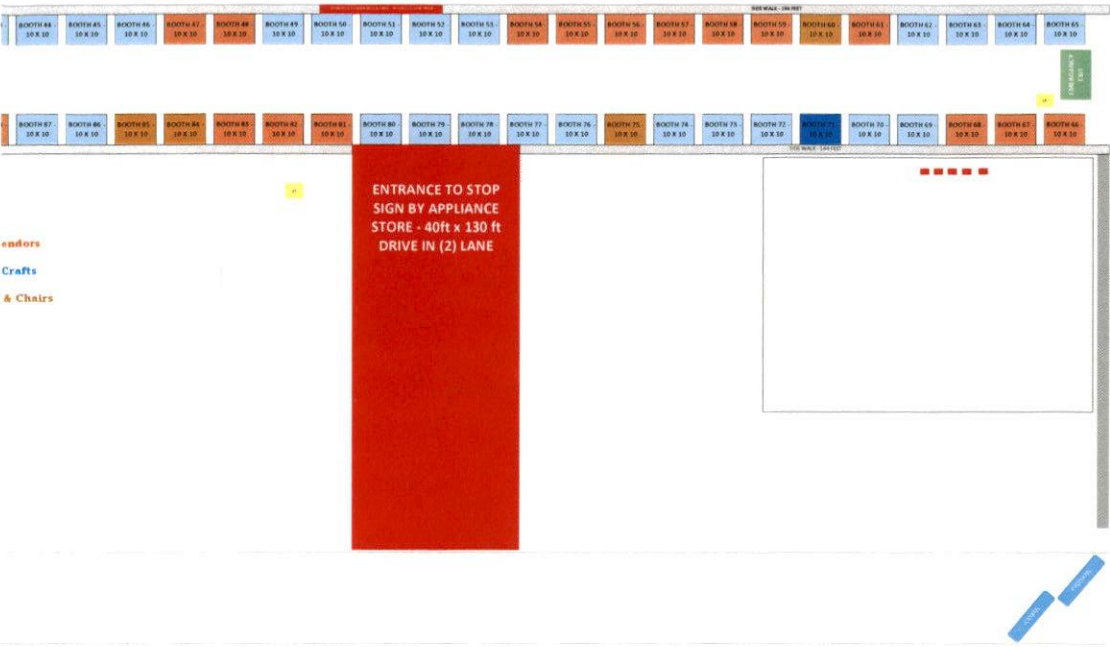
On behalf of _____, _____, _____
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLLC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____







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Lake Powell Blvd

ZONE 2

ZONE 3

Alley

Tables

Mass
age

Digital
Lands

Mesa
Theater

Starlite Restaurant

Page
Chamber/Lake Powell
Hub

Dixie's
Lower
Antelope
Tours

Pow Wow

Desert Celebration

Another Way

NATIONAL BANK

Ice Trailer

Beer Garden

seating area

Light Plant

Light Plant



STATE OF ARIZONA
DEPARTMENT OF LIQUOR LICENSES
AND CONTROL
ALCOHOLIC BEVERAGE LICENSE

BAR
License 06030051

Issue Date: 5/13/2024

Expiration Date: 5/31/2025

Issued To:
ROBERT HARLAN PARK, Agent
BOWL INC, Owner

Location:
BOWL
24 N LAKE POWELL BOULEVARD
PAGE, AZ 86040
USA



Mailing Address:
ROBERT HARLAN PARK
BOWL INC
BOWL
PO BOX 1777
PAGE, AZ 86040
USA

EXP 5/31/2025

POST THIS LICENSE IN A CONSPICUOUS PLACE



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 8.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Special Event Liquor License - Canyon Club Oktoberfest

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to approve the special event license for Canyon Club Oktoberfest.

BACKGROUND:

The City Clerk's Office received an Arizona Department of Liquor Licenses and Control application for a Special Event License from the Canyon Club of Page taking place on 09/27/2024 - 09/28/2024.

A Special Event License does not require a public hearing. However, the Arizona Department of Liquor Licenses and Control requires City Council's recommendation.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Liquor License

CSR:

Amount:



SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLIC USE ONLY

Job #:

Date Accepted:

CSR:

License #:

Application **MUST** be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Sichi Ken
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
2. Applicant's mailing address: PO Box 283 Page AZ 86040
Street City State Zip
3. Applicant's home/cell phone: 928-660-8769 Applicant's business phone: _____
4. Applicant's email address: kennethsichi@gmail.com
5. Special Event Name: Oktoberfest
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Canyon Club of Page
7. Non-Profit/IRS Tax Exempt Number: 94-2883529
8. Arizona Corporation Commission File #: 01415420 If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: Page's Downtown Art District
10. Event Address: 12 N. Seventh Ave.

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	27SEP2024	FRIDAY	4:00 PM	9:00 PM
DAY 2:	28SEP2024	SATURDAY	12:00 PM	9:00 PM
DAY 3:				
DAY 4:				
DAY 5:				
DAY 6:				
DAY 7:				
DAY 8:				
DAY 9:				
DAY 10:				

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

Three (3) _____ Number of Police Four (4) _____ Number of Security Personnel ☒ Fencing ☒ Barriers

Must explain security measures: Entire event perimeter will be fenced and barricades will be used. Attendees wishing to consume alcohol

must check-in at central area for I.D. check and wristbands. Only banded individuals will be permitted to drink alcohol.

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

A) ☒ Special Event being held on an unlicensed premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)

B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(Must attach a letter from the licensed premises with an explanation of the option checked below)

Name of Business

License Number

Phone (Include Area Code)

☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event

☐ Dispense and serve all spirituous liquors under retailer's license - Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee

☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. Must attach letter from the location suspending license for duration of special event

☒ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)

☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions - Retailer will still be permitted to conduct all normal sale and service of alcohol.

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

☐ Yes ☒ No If yes, attach letter of explanation.

2. How many special event days have been issued to this organization during the calendar year? _____

3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)

☐ Yes ☐ No If yes, please provide the Name of the Special Event Contractor: _____

4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol?
(Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)

☒ Yes ☐ No if yes, please provide the Name of Licensee: Camila Alarcon License #: 06030025

5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Canyon Club of Page Percentage: 100%
Address: P.O. Box 283 Page AZ 86040
Street City State Zip
Name: _____ Percentage: _____
Address: _____
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Kenneth Sichi, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

Kenneth Sichi
Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

On behalf of _____, _____, _____, _____
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLLC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____



	Beer Garden Perimeter
	Excluded from Beer Garden Perimeter
	Security
	Entrance/Exits (25ft)



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.9.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Special Event Liquor License - Glen Canyon Conservancy

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to approve the special event license for Page Chamber Street Fair.

BACKGROUND:

The City Clerk's Office received an Arizona Department of Liquor Licenses and Control application for a Special Event License from the Glen Canyon Conservancy taking place on 09/07/2024.

A Special Event License does not require a public hearing. However, the Arizona Department of Liquor Licenses and Control requires City Council's recommendation.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Liquor License

CSR:
Amount:



SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLLC USE ONLY	
Job #:	
Date Accepted:	
CSR:	
License #:	

Application **MUST** be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Glen Canyon Conservancy
(Must be an Officer/Member of the Non Profit Entity) Last
2. Applicant's mailing address: PO Box 1835 First Page Middle AZ 86040
Street City State Zip
3. Applicant's home/cell phone: 605-381-8296 Applicant's business phone: 928-660-7885
4. Applicant's email address: debbie@canyonconservancy.org
5. Special Event Name: Concerts in the Park
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Glen Canyon Conservancy
7. Non-Profit/IRS Tax Exempt Number: 74-2429545
8. Arizona Corporation Commission File #: _____ If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: John C. Page Memorial Park
10. Event Address: 500 S. Navajo Dr. Page, AZ 86040

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

****SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY****

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	07SEP2024	Saturday	6:00 PM	9:30 PM
DAY 2:				
DAY 3:				
DAY 4:				
DAY 5:				
DAY 6:				
DAY 7:				
DAY 8:				
DAY 9:				
DAY 10:				

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

One (1) _____ Number of Police Two (2) _____ Number of Security Personnel ☒ Fencing ☐ Barriers

Must explain security measures: Perimeter of consumption area will have 4' high fencing around the 50'x100' area

Security at both entrances will only admit adults 21+ with valid I.D. inside this fenced-in area.

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

A) ☒ Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)

B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(Must attach a letter from the licensed premises with an explanation of the option checked below)

Name of Business

License Number

Phone (Include Area Code)

☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event

☐ Dispense and serve all spirituous liquors under retailer's license - Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee

☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. **Must attach letter from the location suspending license for duration of special event**

☐ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)

☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions - Retailer will still be permitted to conduct all normal sale and service of alcohol.

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

☐ Yes ☒ No If yes, attach letter of explanation.

2. How many special event days have been issued to this organization during the calendar year? 0

3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)

☐ Yes ☒ No If yes, please provide the Name of the Special Event Contractor: _____

4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol?
(Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)

☐ Yes ☒ No if yes, please provide the Name of Licensee: _____ License #: _____

5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Glen Canyon Conservancy Percentage: 25%

Address: 12 N. Lake Powell Blvd. Page AZ
Street City State Zip

Name: Lake Powell National Golf Course Percentage: 75%

Address: 400 Club House Dr. Page, AZ Page AZ
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Debbie Moses, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

Debbie Moses
Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

On behalf of _____, _____, _____, _____
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLLC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____





**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 10.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Special Event Liquor License - Grand Circle Arts Alliance

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

Motion to approve the special event license for Grand Circle Arts Alliance.

BACKGROUND:

The City Clerk's Office received an Arizona Department of Liquor Licenses and Control application for a Special Event License from the Grand Circle Arts Alliance taking place on 09/06/2024. There was a previous application submitted and approved by City Council that was never sent to the State. Since then the map has changed so they are resubmitting with the new information and rescinding their previous application.

A Special Event License does not require a public hearing. However, the Arizona Department of Liquor Licenses and Control requires City Council's recommendation.

The Arizona Department of Liquor Licenses and Control will be notified of the action taken and will make the final determination.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Liquor License



August 14, 2024

To Page City Council,

Grand Circle Arts Alliance would like to rescind our Special Event Permit application for the event to be held September 6, 2024 and resubmit the attached revised application. Please note, the original application that was approved on 11/15/2023 HAS NOT been submitted to the Arizona Dept of Liquor Licenses and Control.

The date of the event remains the same, but we needed to revise the map to include some outdoor seating.

We are requesting that you accept the rescinded application and approve the revised application.

If you have any questions, I can be reached at 206-619-5414.

Thank you in advance for your assistance,

A handwritten signature in black ink that reads "Cassidy Finn".

Cassidy Finn, Treasurer
Grand Circle Arts Alliance

206-619-5414

GRAND CIRCLE ARTS ALLIANCE
71 7TH AVENUE
PAGE, AZ 8604

CSR:
Amount:



SPECIAL EVENT LICENSE

APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLIC USE ONLY

Job #:
Date Accepted:
CSR:
License #:

Application MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: England-Finn Cassidy A
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
2. Applicant's mailing address: P.O. Box 7072 Page AZ 86040
Street City State Zip
3. Applicants home/cell phone: 206-619-5414 Applicant's business phone: —
4. Applicant's email address: CassidyFinn@gmail.com
5. Special Event Name: 1st Friday Art Show
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Grand Circle Arts Alliance
7. Non-Profit/IRS Tax Exempt Number: 87-4642833
8. Arizona Corporation Commission File #: 23218224 If out of State please specify: —
(Attach letter of good standing)
9. Event Location Name: Grand Circle Arts Alliance
10. Event Address: 717th Ave Suite 1 Page-AZ 86040

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>9-16-2024</u>	<u>Friday</u>	<u>5:00 PM</u>	<u>9:00 PM</u>
DAY 2:				
DAY 3:				
DAY 4:				
DAY 5:				
DAY 6:				
DAY 7:				
DAY 8:				
DAY 9:				
DAY 10:				

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

0 Number of Police 1 Number of Security Personnel ☒ Fencing ☐ Barriers

Must explain security measures: Parking lot will be fenced with 1 entrance/exit and will be monitored by a Board member of Grand Circle Arts Alliance.

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

A) ☐ Special Event being held on an unlicensed premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)

B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(Must attach a letter from the licensed premises with an explanation of the option checked below)

Name of Business

License Number

Phone (Include Area Code)

☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event

☐ Dispense and serve all spirituous liquors under retailer's license - Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee

☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. Must attach letter from the location suspending license for duration of special event

☐ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)

☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions - Retailer will still be permitted to conduct all normal sale and service of alcohol.

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

☐ Yes ☒ No If yes, attach letter of explanation.

2. How many special event days have been issued to this organization during the calendar year? 8

3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)

☐ Yes ☒ No If yes, please provide the Name of the Special Event Contractor: _____

4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol?
(Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)

☐ Yes ☒ No if yes, please provide the Name of Licensee: _____ License #: _____

5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Grand Circle Arts Alliance Percentage: 100%
Address: 71 7th Ave Pag AZ 86040
Street City State Zip
Name: _____ Percentage: _____
Address: _____
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN AUCTION WINE OR DISTILLED SPIRITS PULL SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Cassidy England-Finn, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

Cassidy England-Finn
Signature

LOCAL GOVERNING BODY

Date Received: _____

I, _____ recommend ☐ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

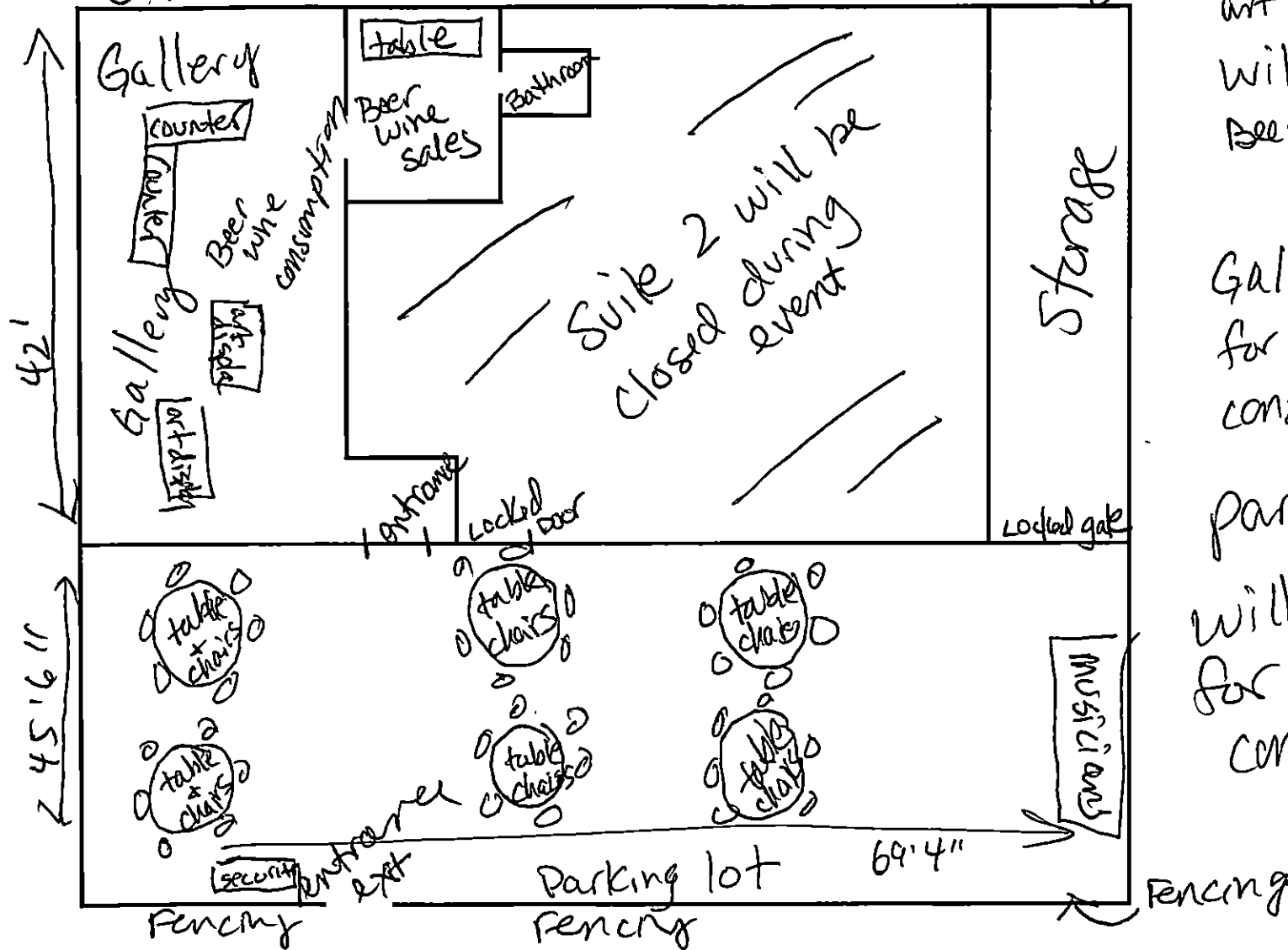
On behalf of _____
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLIC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____

717th Ave Pag AZ 86040



art Gallery classroom
will be used for
Beer/wine/sales

Gallery will be used
for Beer/wine
consumption

parking lot
will be used
for Beer/wine
consumption

Rescinded

CSR:

Amount:



SPECIAL EVENT LICENSE
APPLICATION FEE \$25.00 PER DAY

Arizona Department of Liquor Licenses and Control
800 W. Washington St. 5th Floor Phoenix, AZ 85007
(602) 542-5141

DLIC USE ONLY

Job #:

Date Accepted:

CSR:

License #:

Application **MUST** be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1 Applicant must be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: England Finn Cassidy A
(Must be an Officer/Member of the Non Profit Entity) Last First Middle
2. Applicant's mailing address: P.O. Box 7072 Page AZ 86040
Street City State Zip
3. Applicants home/cell phone: 204619-5414 Applicant's business phone: _____
4. Applicant's email address: cassidyfinn@gmail.com
5. Special Event Name: 1st Friday Art Show
6. Name of Non-Profit Organization, Candidate or Political Party/Gov.: Grand Circle Arts Alliance
7. Non-Profit/IRS Tax Exempt Number: 87-41642833
8. Arizona Corporation Commission File #: 2328224 If out of State please specify: _____
(Attach letter of good standing)
9. Event Location Name: Grand Circle Arts Alliance
10. Event Address: 71 7th Ave Suite 1 Page AZ 86040

Dates and Hours of Event - Days must be consecutive and may not exceed 10 consecutive days.

****SEPARATE APPLICATION FOR EACH "NON-CONSECUTIVE" DAY****

Days	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>9-16-2024</u>	<u>Friday</u>	<u>4:00 PM</u>	<u>9:00 PM</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

SECTION 2 What type of security and control measures will you take to prevent violations of liquor laws at this event?
(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

0 Number of Police 0 Number of Security Personnel ☐ Fencing ☐ Barriers

Must explain security measures: 1 officer of the Board will be serving Beer/wine indoors only

SECTION 3 What is the purpose of this event?

☒ On-site consumption ☐ Off-site (auction/wine/distilled spirits pull) ☐ Both

How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
Check one of the following boxes. (R-19-318)

- A) ☒ Special Event being held on an **unlicensed** premises will require approval and signature by the Local Governing Body on page 3. (If checked move to section 4)
- B) ☐ Will this event be held on a currently licensed premises and within the already approved and licensed area?
(Must attach a letter from the licensed premises with an explanation of the option checked below)

Name of Business

License Number

Phone (Include Area Code)

- ☐ Place license in non-use - Special Event Licensee selling all alcohol without retailer involvement
Must attach letter from the location suspending license for duration of special event
- ☐ Dispense and serve all spirituous liquors under retailer's license - Business operates normally, minimum of 25% of gross revenue from alcohol sales is donated to licensee
- ☐ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be separated from any alcohol used during the special event. **Must attach letter from the location suspending license for duration of special event**
- ☐ Split premise between special event and retail location - Both the special event licensee and the retailer will conduct sales of alcohol. (These sales will be done in separate areas. If alcohol is donated or purchased by the special event licensee it must be in a separate area than the alcohol that is dispensed by the licensed retailer.)
- ☐ Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions - Retailer will still be permitted to conduct all normal sale and service of alcohol.

SECTION 4

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
☐ Yes ☒ No If yes, attach letter of explanation.
2. How many special event days have been issued to this organization during the calendar year? 0 (But applying for 10)
3. Is the Organization using the services of a Special Event Contractor? (A licensee can utilize the services of a special event contractor who may purchase and sell alcohol on behalf of the licensee. If no special event contractor is listed, the licensee is responsible for the sales and service of alcohol.)
☐ Yes ☒ No If yes, please provide the Name of the Special Event Contractor: _____
4. Is the organization using the services of a series 6, 7, 11, or 12 licensee to manage the sale or service of alcohol? (Licensees who hold a series 6, 7, 11, or 12 license are automatically qualified to be the special event contractor)
☐ Yes ☒ No if yes, please provide the Name of Licensee: _____ License #: _____
5. List the name of the Individual or Organization that will receive revenues, **MUST EQUAL 100 PERCENT.**

Attach additional sheet if necessary.

Name: Grand Circle Arts Alliance Percentage: 100%
Address: 71 7th Ave suite 1 Page A-2 86040
Street City State Zip
Name: _____ Percentage: _____
Address: _____
Street City State Zip

Please read A.R.S. § 4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

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SECTION 5 License premises diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense or serve alcoholic beverages under the provisions of your license. Please attach a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades, or other control measures and security position.



If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local governing body before submitting to the Department of Liquor Licenses and Control. Please contact the local governing board for additional information.

APPLICANT SIGNATURE

Declaration:

I, (Print Name) Cassidy England-Finn, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.

Cassidy England-Finn
Signature

LOCAL GOVERNING BODY

Date Received: 11-15-2023

I, John Kocjan Vice Mayor recommend ☒ APPROVAL ☐ DISAPPROVAL
(Government Official) (Title)

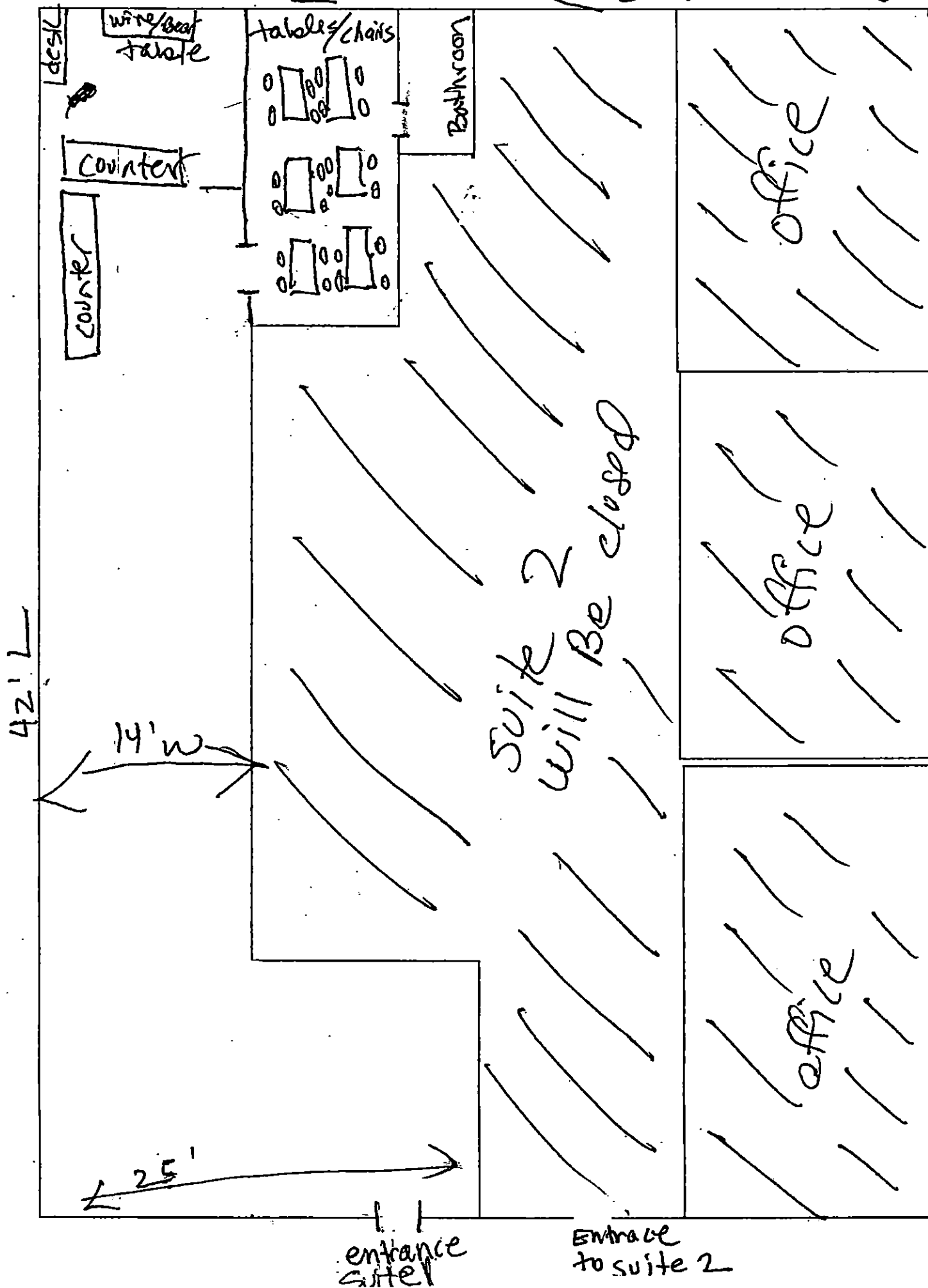
On behalf of Page [Signature] 11-15-2023 928-645-4221
(City, Town, County) Signature Date Phone

The local governing body (city, town or municipality where the fair/festival will take place) may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted.

AZDLIC USE ONLY

☐ APPROVAL ☐ DISAPPROVAL BY: _____ DATE: _____

< Suite 1 > < Suite 2 ^{with me} closed >





**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 11.

City Council Regular Agenda

Meeting Date: 08/21/2024
Brief Title: Future use of the Pera Club and City Hall
Presented by: Bill Diak, Mayor
Department: City Clerk
Action: Motion

RECOMMENDED ACTION:

TBD

BACKGROUND:

Vice Mayor Kocjan requested a discussion about the future use of the Pera Club and City Hall

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

Pera Club Deed
Pera Club Use Information

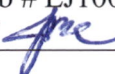
WHEN RECORDED MAIL TO:

**SALT RIVER PROJECT
Land Department/PAB10W
P. O. Box 52025
Phoenix, Arizona 85072-2025**

**AFFIDAVIT EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(3)**

SPECIAL WARRANTY DEED

Coconino County
Parcel # Tract 40 N-20-2, #3975015 CCR
SEC 5, T41N, R9E

Agt. JBC
Job # LJ100730
W  C _____

**SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER
DISTRICT**, an agricultural improvement district organized and existing under the laws of the
State of Arizona,

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, does hereby grant and convey to **CITY OF PAGE, a municipal corporation** whose address is 697 Vista Avenue, Page, AZ 86040, hereinafter called the Grantee, that certain real property situated in Coconino County, Arizona, legally described as set forth on Exhibit A hereto (the "Property"), together with all rights and privileges appurtenant thereto.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record or which would be shown or discovered by a survey or inspection of the Property, and all applicable zoning ordinances and regulations.

By acceptance of this deed, or any rights hereunder, the said Grantee, for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agrees to, and that the transfer is made subject to the following reservations, restrictions, and conditions:

- a) This deed is granted upon the express condition that the Property shall be used only for community, park or recreation purposes, including a portion that may be used for municipal purposes, and if the Property or any part thereof shall be abandoned for such use, such Property or such part thereof shall revert to the Grantor.

And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

[Signature appears on the following page]

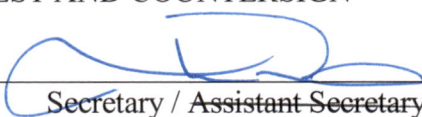
IN WITNESS WHEREOF, **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, has caused its name to be signed and its seal to be affixed by the undersigned officers thereunder duly authorized, this 9th day of MAY, 2024.

SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT

By 
President / Vice President

David Rousseau / Christopher J. Dobson

ATTEST AND COUNTERSIGN


Secretary / Assistant Secretary

John M. Felty / Lora F. Hobaica

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 9th day of MAY, 2024 by David Rousseau / Christopher J. Dobson as President / Vice President and John M. Felty / Lora F. Hobaica as Secretary / Assistant Secretary of **SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT**, an agricultural improvement district organized and existing under the laws of the State of Arizona, on behalf of such district.

My Commission Expires:

MAY 30, 2026


Notary Public

Notary Stamp/Seal

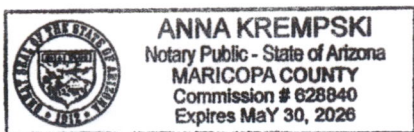


Exhibit A

LAND DESCRIPTION - TRACT 40 N-20-2:

A portion of Section 5, Township 40 North, Range 9 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, further described as follows:

COMMENCING at the Southwest corner of Section 32, Township 41 North, Range 9 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a BLM brass cap stamped "1959";

THENCE South 35° 16' 04" West, a distance of 577.31 feet (South 35° 15' 54" West, a distance of 577.18 feet record per Docket 1047, Page 18 hereinafter referred to as **record**) to the Southerly right-of-way line of Haul Road, a found brass cap in concrete with no markings;

THENCE along a 1,101.92 foot radius curve concave Southwesterly, a radial from this curve bears South 04° 30' 53" West (South 04° 30' 24" West **record**) through a central angle of 20° 35' 31", an arc distance of 396.03 feet to a set 1/2 inch rebar with brass cap stamped "SRP LS 32224", and the

POINT OF BEGINNING;

THENCE continuing along said curve through a central angle of 0° 10' 25", an arc distance of 3.34 feet to a set 1/2 inch rebar with brass cap stamped "SRP LS 32224";

THENCE on a tangent South 64° 44' 01" East (South 64° 43' 27" East **record**), a distance of 638.04 feet (638.00 feet **record**) along the Southerly line of Haul Road to a point from which a set 1/2 inch rebar with brass cap stamped "SRP WC LS 32224" bears South 20° 48' 30" East, a distance of 3.00 feet;

THENCE along a 3,838.82 foot (3,837.75 foot **record**) radius curve concave Northeasterly, a radial from this curve bears North 69° 12' 50" East (North 69° 12' 02" East **record**) through a central angle of 10° 09' 51" (10° 09' 57" **record**), an arc distance of 681.01 feet (680.92 feet **record**) to a found 5/8 inch rebar with no identification at the Northwest corner of Tract 40 N-21 as recorded in Book 4, Page 91, records of Coconino County, Arizona;

THENCE continuing along the same curve through a central angle of 01° 16' 45" (01° 16' 53" **record**), an arc distance of 85.70 feet (85.83 feet **record**) to a found 5/8 inch rebar with no identification (affixed brass tag stamped "LS 32224) on the Westerly line of said Tract 40 N-21;

THENCE South 59° 24' 40" West, a distance of 581.86 feet (South 59° 23' 56" West, a distance of 581.94 feet **record**) to a found 5/8 inch rebar with no identification (affixed brass tag stamped "LS 32224) and a corner of Parcel 2, Doland Sports Complex per Case 4, Map 140;

THENCE North 30° 37' 38" West, a distance of 188.01 feet (North 30° 36' 04" West, a distance of 188.25 feet **record**) along the Easterly line of said Parcel 2 to a found brass cap in concrete

with no markings (to the Southeast corner of City of Page Ranchette Estates Unit V, recorded in Case 4, Map 40, records of Coconino County, Arizona **record**);

THENCE North 30° 35' 32" West (North 30° 36' 04" West **record**), a distance of 1,005.42 feet along the Easterly line of said Doland Sports Complex (City of Page Ranchette Estates Unit V **record**) to a set 1/2 inch rebar with brass cap stamped "SRP LS 32224";

THENCE North 50° 47' 08" East, a distance of 153.00 feet to a set 1/2 inch rebar with brass cap stamped "SRP LS 32224";

THENCE North 27° 31' 13" East, a distance of 147.52 feet to a set 1/2 inch rebar with brass cap stamped "SRP LS 32224" and the **POINT OF BEGINNING**.

Containing 15.59 acres, more or less.

END OF DESCRIPTION

Staff have been informed that a discussion on the use of the PERA Club has been placed on this week's agenda. Staff wanted to include an explanation that over a few administrations elected officials and staff have worked with SRP to achieve the transfer of the PERA Club to the City of Page.

Staff has provided the City Council documentation that shows that it was actually Mayor Tappen that started the process of lobbying SRP for the City to transfer City Hall down to the PERA Club. Included is a letter that Mayor Tappen and the City Manager sent to SRP that is dated clear back to August of 2020, in which it was requested that GM Mike Hummel consider the transfer of the PERA property to the City of Page. Also, included is a similar letter that Mayor Diak sent once again to GM Hummel explaining the city's expected uses of the property. You can see that Mayor Diak reinforced that the City Manager would be the contact for the opportunity of the transfer.

Over the last 4 years the staff have been tasked by both Mayor Tappen and Mayor Diak to do their best to have the property granted to the City of Page. In these discussions it was always assumed by both parties that the back property would be used for something involving recreation and the actual facility would be used as City Hall. You can see that the City Manager specifically asked prior to approving the language on the deed that it was meant for a City Hall, and the explanation was yes. Staff also wants to remind the Council that in the 24/25 budget under line item 9830 there is \$600,000 budgeted for facility improvements, which is for the PERA Club.

The staff are not opposed to doing a different project with the PERA Club facility whatsoever. This is just meant to be an explanation of how staff managed to receive the property working over the last few administrations. If a decision to go a different direction it is important that SRP is advised of any changes to what they have expected the property to be used for.

August 3, 2020

Mr. Mike Hummel
GM & CEO, Salt River Project
P.O. Box 52025
Phoenix, AZ 85072-2025



Re: PERA Club, City of Page- Public Facility Proposal

Mr. Hummel,

We would like to thank you for the many years SRP has been invested in our community with the Navajo Generating Station (NGS). Even with the closure of NGS, SRP is continually investing in Page with assistance in robust revitalization efforts to include our downtown area ensuring future economic vitality. We hope to continue that legacy for years to come with the proposal to transition the Page PERA Club to a city public facility that can be used for benefit of the community.

Relocating City Hall from our aging downtown building to the PERA Club location would immediately free up prime real estate downtown. This would afford the opportunity to bolster much needed growth that is more aligned to the current downtown vision and placemaking that includes mixed-use development and the much needed housing for our medical and public safety personnel.

The addition of the PERA Club to our existing public facilities will afford the City the opportunity to bridge critical community gaps, such as in the areas of childcare and education. By adding both physical space and virtual classroom experiences, the PERA Club will provide a benefit for our at-risks schools: Desert View Intermediate, Page Middle School, and Page High School.

Having this campus also helps the city advance our mission in better energy conservation practices by moving away from antiquated energy inefficient facilities. Environmental stewardship is something both our organizations fully support, and Page will continue the legacy of your leadership in such regard with naming rights and a promise the facility will remain for the good of the public.

The city is currently budgeted for the estimated year one tenant improvements valued at **\$275K** for the PERA Club conversion to City Hall, as well as the estimated ongoing **\$72K** yearly operation cost of the now vacant property.

We hope to continue this discussion if it would be beneficial for everyone. Thank you for your serious consideration,

A handwritten signature in blue ink, appearing to read "Levi Tappan".

Levi Tappan
Mayor,
City of Page

A handwritten signature in blue ink, appearing to read "Darren Coldwell".

Darren Coldwell
City Manager,
City of Page



Office of the Mayor

01/18/2023

Mr. Hummel,

The City of Page would like to thank you for the many years, SRP has invested in our community with your operation of the Navajo Generating Station (NGS). Even with the closure of NGS, SRP has continued investing in Page. Your assistance in robust revitalization efforts has included our downtown area, commitment to economic diversity studies, and continued generous contributions to events that ensure our future economic vitality. We hope to continue that legacy for years to come with the proposal to transition the Page PERA Club to a city public facility that can be used to house our City Hall.

Relocating City Hall from our aging downtown building to the PERA Club location would immediately free up prime real estate downtown. We have had developers already approach us for development. This move would be an opportunity to bolster much needed growth that is more aligned to the current Downtown Streetscape vision that the city has been working towards.

We do want to let you know that the City of Page has plans for the entire 17 acres. Our hope is to turn the current facility and its property into an entire city funded sports complex. Our vision includes a splash-pad, swimming pool, and a recreation facility. The recreation facility would include indoor basketball courts, a climbing wall, and racquetball court. The PERA Club property works hand in hand with the current baseball fields, soccer fields, and playground. Relocating all city services to this property creates a multi-purpose facility that all residents can use and be proud of.

I hope that SRP will consider our vision for the future of the PERA Club property, as it continues SRP's legacy of giving back to our community.

I want to thank you in advance for your consideration of this concept for the PERA Club.

Best regards,

A handwritten signature in blue ink that reads "William R. Diak".

William R. Diak

Bill, I would like to start discussions with your folks in Page about how to make this work. We've had a lot of internal dialogue and if we can get the details worked out, I believe the transfer of the facility to Page would fit with our commitment to the community and the ability to create a legacy for SRP. We need to talk about carving out the credit union property, insuring some minimum space for SRP for continued activity at the plant site, and obviously a host of legal and regulatory details. I look forward to finding a way to make this happen. If you can provide the contacts for the City you would like us to work with, I will get the process started on our side.

Mike

From: Bill Diak <bdiak@pageaz.gov>

Sent: Monday, February 13, 2023 4:56 PM

To: Mike Hummel <Mike.Hummel@srpnet.com>

Cc: Darren Coldwell <dcoldwell@pageaz.gov>; John Kocjan <jkocjan@pageaz.gov>; Kim Larson <klarson@pageaz.gov>

Subject: NGS Pera Property

CAUTION: This email originated from outside the organization
Beware of suspicious links, files, or requests. When in doubt report as phishing.

Mr. Hummel,

Thank you for meeting with Vice Mayor Kocjan and me, we appreciate your time very much.

During our conversation you posed the question, how could SRP be assured the property would continue to be used in the best interest of the community? While Councils cannot commit future Councils, with deed restrictions SRP can guarantee that it will be used only in the best interest of the community. The seller could deed the property with a condition that it only be used for governmental purposes or something to that effect. If we ever tried to sell or use the property for non-governmental purposes, the title would revert back to SRP. I'm sure you would want to reach out to your attorneys for suitable language for something along those lines. It is our plan to build a Community Recreation Center, Swimming Pool and other amenities. We already have 4 ball fields and soccer fields as well as a children's park on adjacent property. This type of Complex would help us serve our community and region better.

As you are well aware the City of Page serves a much larger region than just within the city limits. All of our organized programs are open to the whole region to participate. And they do.

I have attached cost estimates for the project so you can better see our commitment. Our intent for the build out is to use the entire property.

Once again, thank you so much for meeting with us and for considering our proposal for the PERA Club.

Bill Diak

Mayor

City of Page, Arizona

697 Vista Avenue

P.O. Box 1180, Page, AZ 86040

Tel: 928.645.4222 | Fax: 928.645.4227

Cell: 602.499.8733

bdiak@pageaz.gov | pageaz.gov |  

Darren Coldwell

From: Michael J O'Connor <Michael.OConnor@srpnet.com>
Sent: Monday, April 8, 2024 11:04 AM
To: Darren Coldwell
Subject: Re: PERA Club Property

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Happy to discuss. Yes the language would allow for a city hall use

From: Darren Coldwell <dcoldwell@pageaz.gov>
Sent: Monday, April 8, 2024 11:01:42 AM
To: Michael J O'Connor <Michael.OConnor@srpnet.com>
Subject: FW: PERA Club Property

CAUTION: This email originated from outside the organization
Beware of suspicious links, files, or requests. When in doubt report as phishing.

Michael,

I just want to make sure that the actual building still can used for City Hall and the back can be used for the swimming pool and recreation facilities. I am no lawyer, and your language tends to be a bit confusing to us laymen.

Thanks,

Darren Coldwell

City Manager

City of Page, Arizona

697 Vista Avenue

P.O. Box 1180, Page, AZ 86040

Tel: 928.645.4241 | Fax: 928.645.4250

dcoldwell@pageaz.gov | pageaz.gov |  



******NOTICE******

To ensure compliance with the Open Meeting Law, recipients of this message should not forward it to other members of the public body. Members of the public body may reply to this message, but they should not send a copy of the reply to other members.



Delivering water and power®

Attn: Darren Coldwell,
City Manager
City of Page, Arizona

April 6th, 2024

Dear Darren,

As promised in my previous correspondence, I'm reaching out today with another update regarding the PERA Club property located in the City of Page. Salt River Project (SRP) has now concluded the outstanding operational needs for the PERA property and is now ready to proceed with determining the next steps for this valuable piece of property. This was most likely on your radar with the recent [announcement](#) that SRP has turned the keys to the NGS site over to the Navajo Nation.

Salt River Project is very proud of the legacy of community that has formed over the years with the Navajo Nation, the City of Page, Coconino County, and of course all the residents who live in this special part of Arizona. Our desire for the PERA Club property would be for it to monument this legacy of community enjoyment and partnership by continuing to be a place of gathering and recreation into the future. Our goal is that the PERA property will continue to be accessible to all SRP's community partners in this area who have been so valued and appreciated over the years that the Navajo Generation Station was in operation.

To reach the desired outcome outlined above, SRP will include a reversionary clause to the Special Warranty Deed and will require the property be used for the benefit of the community. A draft of the Special Warranty Deed is attached and available for review by you and your team. Please let me know if you have any follow-up questions or concerns regarding the terms of the Special Warranty Deed. We are grateful to the City of Page for assisting SRP with furthering our goals for the property. We look forward to working with you and your team through this process.

Kind Regards,

A handwritten signature in black ink, appearing to read "Jayson Carpenter", with a stylized flourish at the end.

Jayson Carpenter, Manager
SRP | Land Department | PAB10W
P.O. Box 52025, Phoenix, AZ 85072-2025
P: (602) 236-3490
Jayson.Carpenter@SRPnet.com

CC: Michael J. O'Connor

WHEN RECORDED MAIL TO:

**SALT RIVER PROJECT
Land Department/PAB10W
P. O. Box 52025
Phoenix, Arizona 85072-2025**

**AFFIDAVIT EXEMPT PURSUANT TO
A.R.S. §§ 11-1134(A)(3)**

SPECIAL WARRANTY DEED

Coconino County
Parcel # Tract 40 N-20-2, #3975015 CCR
SEC 5, T41N, R9E

Agt. JBC
Job # LJ100730
W _____ C _____

**SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER
DISTRICT**, an agricultural improvement district organized and existing under the laws of the
State of Arizona,

hereinafter called Grantor, for and in consideration of the sum of Ten Dollars, and other valuable consideration, does hereby grant and convey to **CITY OF PAGE, a municipal corporation** whose address is 697 Vista Avenue, Page, AZ 86040, hereinafter called the Grantee, that certain real property situated in Coconino County, Arizona, legally described as set forth on Exhibit A hereto (the "Property"), together with all rights and privileges appurtenant thereto.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record or which would be shown or discovered by a survey or inspection of the Property, and all applicable zoning ordinances and regulations.

By acceptance of this deed, or any rights hereunder, the said Grantee, for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agrees to, and that the transfer is made subject to the following reservations, restrictions, and conditions:

- a) This deed is granted upon the express condition that the Property shall be used only for community, park or recreation purposes, including a portion that may be used for municipal purposes, and if the Property or any part thereof shall be abandoned for such use, such Property or such part thereof shall revert to the Grantor.

And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

[Signature appears on the following page]



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.12.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Speeding in the Community

Presented by: Bill Diak, Mayor

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

TBD

BACKGROUND:

Mayor Diak would like to discuss th speeding in the Community.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.13.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Rescheduling of November and December Council Meeting - Holiday Conflicts

Presented by: Darren Coldwell, City Manager

Department: City Clerk

Action: Motion

RECOMMENDED ACTION:

BACKGROUND:

November 2024 includes three (3) staff holidays, which coincide directly or are next to a regularly scheduled Council Meeting. The consolidation of the November meetings into one meeting in the middle of the month has worked very well for the past few years.

The same rescheduling has been applied to December meetings, but this year, staff would like your consideration to take a holiday break for all of December, allowing much more flexibility for everyone's family-time and travel. The City of Page Code of Ordinances §30.050 REGULAR MEETINGS, The Council shall generally hold regular meetings on the second and fourth Wednesday of each month in the City Council Chambers or at such a date, location or time as the Council may previously have designated by a majority vote thereof

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 16.1.

City Council Regular Agenda

Meeting Date: 08/21/2024
Brief Title: Discussion of Potential Purchase of Rental Property
Presented by: Darren Coldwell, City Manager
Department: City Manager
Action: Motion

RECOMMENDED ACTION:

TBD

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2024
Amount Requested: \$400K
Line Item(s): N/A
Budget Impact:
There could be potentially a \$400K investment for the property.

Attachments



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

EXECUTIVE SESSIONS 16.2.

City Council Regular Agenda

Meeting Date: 08/21/2024

Brief Title: Potential Resort Project

Department: City Clerk

Action: Other

RECOMMENDED ACTION:

TBD

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2024

Amount Requested: N/A

Line Item(s): N/A

Budget Impact:

There is no fiscal impact on the budget.
