



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

**PLANNING AND ZONING COMMISSION
CITY HALL, 697 VISTA AVE
PAGE, ARIZONA**

**APRIL 1, 2025
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA

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

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

1. CALL TO ORDER

- 2. ROLL CALL**
- | | | | |
|----------------------------|---------------|-------------------|--|
| Chair, Rick Yanke | | | |
| Vice Chair, Charles Straub | Kelly Pullins | Shelley Johnstone | |
| Chris Van Meenen | Lindsey Blake | Victor Castillo | |
- City Council Liaison, Tom Preller

3. PRIORITY LIST - Welcome Kelly Pullins, our newest Commissioner.

4. MINUTES

1. Meeting Minutes for the January 7, 2025, Regular Meeting.

5. HEAR FROM THE CITIZENS

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

6. PUBLIC HEARINGS
None

7. UNFINISHED BUSINESS

1. Determine whether to rezone a yet undetermined portion of Parcel #80114003M to the Parks & Open Space (POS) Zoning Designation, and also determine the size of that portion of said parcel that is to be rezoned.

2. Determine whether to rezone the newly created city-owned 72.93 Acre Parcel #80104015B to Parks & Open Space (POS) Zoning.

8. **NEW BUSINESS**
None

9. **ADJOURN**

FOR YOUR INFORMATION

Next Regular Meeting Tuesday, May 6, 2025, at 5:30 p.m.

Persons with disabilities should call the City of Page at 928-645-8861 for program and services information and accessibility. If you would like to receive City Council agendas via email, send your email address to cityclerk@pageaz.gov or call 928-645-4205.

DISCLAIMER

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER.

THIS AGENDA MAY BE SUBJECT TO CHANGE UP TO 24 HOURS PRIOR TO MEETING. PLEASE SEE LOCAL CRIER BOARDS FOR CURRENT AGENDA.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona, Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona, U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 2024, at _____ a.m./p.m.

By: _____
CITY OF PAGE

Planning & Zoning Commission

4. 1.

Meeting Date: 04/01/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

Meeting Minutes for the January 7, 2025, Regular Meeting.

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Approve the Minutes as-is or as-amended.

Fiscal Impact

Budget Impact:

N/A

Attachments

P&Z Meeting Minutes 1/7/25

Planning & Zoning Commission

7. 1.

Meeting Date: 04/01/2025

Brief Title: Determine whether to Rezone a Portion of Parcel #80114003M to Parks & Open Space (POS) Zoning.

Department: Planning and Zoning

SUBJECT:

Determine whether to rezone a yet undetermined portion of Parcel #80114003M to the Parks & Open Space (POS) Zoning Designation, and also determine the size of that portion of said parcel that is to be rezoned.

BACKGROUND:

In 2023, City Council directed staff to work with the private property owners who directly abut Parcel #80114003M to determine the size of the portion of said parcel that shall be replatted as an individual parcel, and then rezoned to Parks & Open Space (POS) Zoning, so the remainder of Parcel #80114003M can remain zoned as Planned Development (PD) which is an undevelopable zoning designation. Should there ever come a time when a developer might be interested in purchasing and developing the remainder of said parcel, it would at that time be considered for a rezoning to conform to all aspects of the City Zoning Codes for the requested use of that property, and in compliance with the City's Future Land Use Map.

ALTERNATIVES CONSIDERED:

Numerous alternatives have been discussed at multiple Planning & Zoning Commission and City Council meetings over the last many years, and the determination and direction given by City Council in 2023 is the alternative that staff has been directed to move forward with.

RECOMMENDED ACTION:

Discussion and possible action to determine the specific size of that portion of Parcel #80114003M that shall be rezoned to City Council's recommended Parks & Open Space (POS) Zoning designation, which will come then come back to the Planning and Zoning Commission at their May 6, 2025, Regular Meeting, and City Council at their May 28, 2025, Regular Meeting, to undergo that proper rezoning process, as fully defined in City Zoning Codes, Chapter 152, Section 090.

Fiscal Impact

Budget Impact:

N/A (Zone Change Fees waived for this city-owned Parcel) Professional Surveying Fees to be paid by city to replat agreed upon portion of the parent parcel that is to be rezoned for this city-owned property.

Attachments

Staff recommended portion to rezone.

Planning & Zoning Commission

7. 2.

Meeting Date: 04/01/2025

Brief Title: Determine whether to rezone the newly created Parcel #80104015B to Parks & Open Space (POS).

Department: Planning and Zoning

SUBJECT:

Determine whether to rezone the newly created city-owned 72.93 Acre Parcel #80104015B to Parks & Open Space (POS) Zoning.

BACKGROUND:

This newly created Parcel #80104015B was brought to the Planning & Zoning Commission on October 1, 2024, as part of Zone Change Case #ZON 24-002, where staff had requested it to be rezoned to Hillside Residential Special District (HRSD) Zoning. This was then heard by City Council at their Regular Meeting on October 23, 2024, and this parcel was pulled and did not get rezoned. As a result, this parcel is currently zoned as Planned Development (PD) Zoning, which is an undevelopable zoning designation since it doesn't contain any Development Standards which could allow it to be developed. The current request is to change the zoning of this subject parcel to Parks & Open Space (POS) Zoning.

ALTERNATIVES CONSIDERED:

Originally, staff recommended changing the zoning of this newly created parcel from its current undevelopable Planned Development (PD) zoning, to Hillside Residential Special District (HRSD) zoning. That did not get approved by City Council at the above stated meeting. Currently, Chuck Straub, Planning & Zoning Commission Vice-Chair has requested this parcel be brought back to determine if it can instead be rezoned to Parks & Open Space (POS) Zoning.

RECOMMENDED ACTION:

Discuss, determine and decide if said Parcel #80104015B should be brought back through the Planning & Zoning Commission and City Council to instead be rezoned from Planned Development (PD) Zoning to Parks & Open Space (POS) Zoning.

Fiscal Impact

Budget Impact:

N/A (City Zone Change Fee to be waived as this is a city-owned parcel)

Attachments

Plat of Parcel #80104015B
