



**MEETING NOTICE
CITY OF PAGE
CITY COUNCIL**

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

**JANUARY 22, 2025
5:30 P.M.**

NOTICE OF PUBLIC MEETING AND AGENDA

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL**

Mayor Steven Kidman	
Vice Mayor Mike Farrow	Councilor David Auge
Councilor Amanda Hammond	Councilor Tom Preller
Councilor Kenna Hettinger	Councilor Debi Roundtree
- 5. PRIORITY LIST**
 1. City Council Strategic Priorities
None
 2. City Councilmembers Individual Priorities
None
- 6. MINUTES**
 1. Discussion and Possible Action of the City Council pertaining to City Council Regular Minutes - January 8, 2025
- 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
None
 2. MISCELLANEOUS ACTIONS
None
- 8. PUBLIC HEARINGS**
 1. Public Hearing for the Chapman Mobile Home Park Conditional Use Permit Case #CUP25-001, to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.
 2. Public Hearing for Lake Powell Mobile Home Village Conditional Use Permit Case #25-002 to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.

9. HEAR FROM THE CITIZENS

The City of Page welcomes public engagement, and the public may comment and address the City Council. To request to speak, complete and submit the Request to Speak form PRIOR to the start of the meeting. When called to speak, please step up to the lectern, speak clearly into the microphone, and begin by stating your name for the record. Hear From the Citizens provides a time for the public to speak about matters that are NOT listed on the posted Agenda. The City Council cannot discuss or take legal action on any matters during the Hear From the Citizens. At the conclusion of the Hear From the Citizens, individual members of the Council may respond to criticism made by those who have addressed the Council, may ask Staff to review a matter, and/or may ask that a matter be put on a future agenda. If the topic you are commenting about is listed on the current agenda, you will be called to speak during that agenda item. Comments are limited to three (3) minutes each speaker and thirty (30) minutes in total. If you are with a group, please designate a spokesperson.

10. REPORTS AND ANNOUNCEMENTS

1. MAYOR'S REPORTS AND ANNOUNCEMENTS

None

2. CITY MANAGER'S CURRENT EVENTS SUMMARY

11. BOARDS AND COMMISSIONS

- 1. Discussion and Possible Action by the City Council pertaining to reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):**

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- 1. Discussion and Possible Action by the City Council pertaining to a potential housing development on the Northeast portion of Newburn Road - Parcel No 80106032A**
- 2. Discussion and Possible Action by the City Council pertaining to Chapman Mobile Home Park Conditional Use Permit Case #CUP 25-001 to allow RV Use in MHP Zoning**
- 3. Discussion and Possible Action by the City Council pertaining to Lake Powell Mobile Home Village Conditional Use Permit Case #CUP 25-002 to allow RV Use in MHP Zoning**
- 4. Discussion Only by the City Council pertaining to City Codes 32.035(B), 32.036(A)5, and 32.039(B) - City Land Sale and Lease Processes**
- 5. Discussion Only by the City Council pertaining to City Code 30.054 - City Council Meetings**

14. BID AWARDS

None

15. DEPARTMENTS

None

16. EXECUTIVE SESSIONS

1. Executive Session

Pursuant to A.R.S. § 38-431.03 (A)(4) The City Council may vote to go into Executive Session for discussion or consultation with the attorneys of the public body regarding contracts.

Discussion and Possible Action by the City Council pertaining to Nondisclosure Agreement - Valco Commercial Properties

2. 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.

Discussion and Possible Action by the City Council pertaining to Page Utility Enterprises General Manager, Bryan Hill Annual Review

ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Wednesday, February 12, 2025 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 Clerk's 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: 01/22/2025

Title: Council Strategic Priorities FY 23-27

Presented by:

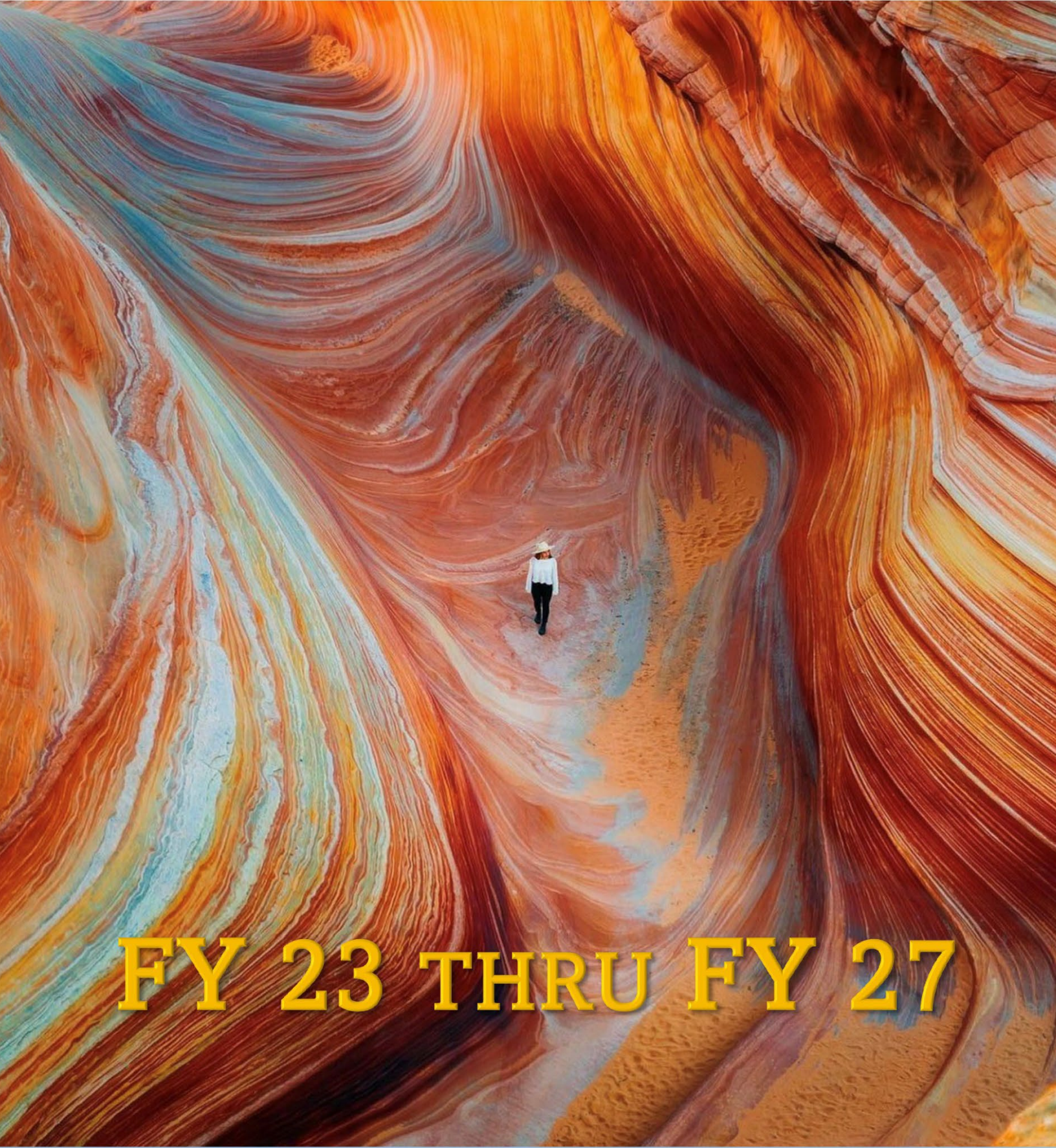
Subject:

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?

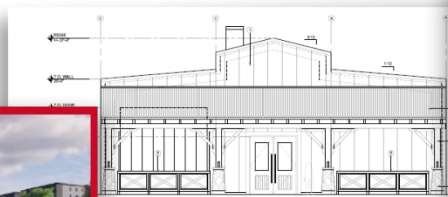


COMMUNITY DEVELOPMENT

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.

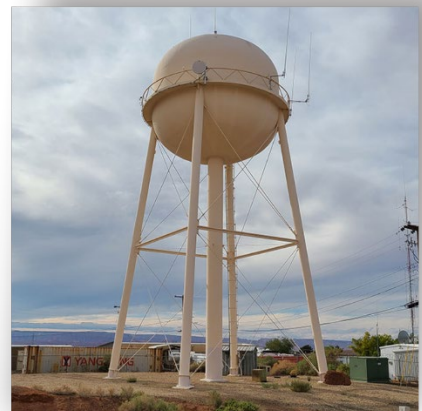


FISCAL STABILITY

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.

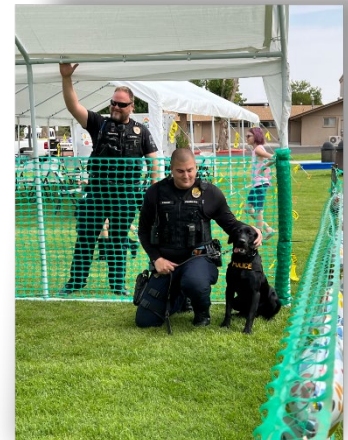


HIGH PERFORMING ORGANIZATION

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.

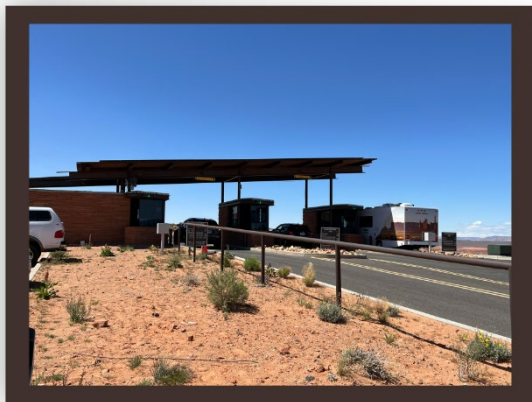


IMPROVING INFRASTRUCTURE

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: 01/22/2025

Title: Councilor Individual Priorities

Presented by:

Subject:

City Councilmembers Individual Priorities

None

Attachments

Individual Priorities

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.

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

Kenna Hettinger Individual Priorities

1. Strengthen Communication and Community Engagement

1.1 Centralize Information Distribution and Strengthen Transparency

- a. Improve the city website to be a single, reliable source of truth where citizens can confidently access all city-related information.
- b. Eliminate discrepancies in information by ensuring all city communications are accurate and unified.
- c. Provide clear and regular updates from city officials to build trust and confidence in local governance.

1.2 Foster Community Engagement

- a. Create opportunities for citizens to learn about local government operations and how to get involved.

2. Enhance Quality of Life Amenities

2.1 Develop an Aquatic and Recreation Center

- a. Prioritize the construction of an aquatic center and recreation facility designed to serve all age groups, from young children to seniors. It is crucial that this facility be carefully designed and built to the highest standards, as it will be the city's sole pool and a key community asset.

2.2 Maintain and Improve Parks and Trails

- a. Continue funding and support for parks and trails to ensure they remain well-maintained and enjoyable for all residents.
- b. Encourage active citizen participation in the Parks and Recreation Advisory Board meetings to gather ideas for future amenities.

3. Support Housing Development

3.1 Streamline Housing Development Processes

- a. Build on the previous council's efforts to simplify and expedite the processes for developers interested in residential projects.
- b. Collaborate with developers to address the housing needs of the community, ensuring the availability of quality housing to attract and retain skilled employees for all industries.

City Council Regular Agenda

Meeting Date: 01/22/2025

Title: City Council Regular Minutes - January 8, 2025

Presented by:

Subject:

Discussion and Possible Action of the City Council pertaining to City Council Regular Minutes - January 8, 2025

Attachments

Council Reg Min 01082025



**PAGE CITY COUNCIL
REGULAR MEETING MINUTES
January 8, 2025**

A Regular Meeting of the Page City Council was held at 5:30 p.m. on the 8th day of January 2025, in the Council Chambers at City Hall in Page, Arizona. Mayor Steven Kidman presided. Vice Mayor Mike Farrow, Councilors David Auge, Kenna Hettinger, Tom Preller, Amanda Hammond (via Zoom), and Debi Roundtree were present. There was a moment of meditation. Mayor Kidman led the Pledge of Allegiance.

Mayor Kidman called the meeting to order.

Staff members present: City Manager, Darren Coldwell; City Attorney, Joshua Smith; IT Director, Kane Scott; Planning and Zoning Director, Zachary Montgomery; Police Chief, Tim Lange; Police Captain, Larry Jones; Police Executive Administrative Assistant, Alexandra Malnack; Police Officer, Josh Malnack; Fire Chief, Jeff Reed; Assistant Fire Chief, Joe Noonchester; Economic Development Director, Gregg Martinez; Events Manager, Lissette De La Cruz; Events Coordinator, Joseph Walker; 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 on December 4, 2024

Motion made by Councilor Hettinger to approve the Minutes. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

CONSENT AGENDA

INFORMATION

Monthly Cash Allocation – October 2024

Parks and Recreation Advisory Board Regular Minutes – October 7, 2024

MISCELLANEOUS ACTIONS

Tom Preller Resignation – Planning & Zoning Commission

Page City Council Regular Meeting – January 8, 2025

Paul Meehan Resignation – Economic Development Advisory Board

Removal of Michaela Long – Youth Advisory Commission

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

PUBLIC HEARINGS

None scheduled.

HEAR FROM THE CITIZENS

Resident Chuck Straub addressed the Council.

REPORTS AND ANNOUNCEMENTS

MAYOR'S REPORTS AND ANNOUNCEMENTS

None.

CITY MANAGER'S CURRENT EVENTS SUMMARY

City Manager Coldwell spoke about the Golf Course, Public Works planning grant awarded for improvements on Coppermine and Haul Road, and City Manager Coldwell was able to secure \$10 million toward the second straw.

BOARDS AND COMMISSIONS

Discussion by the City Council pertaining to reports on board meetings by Board Liaisons
Councilors Hettinger and Preller gave updates.

Planning and Zoning Commission Appointment

Motion was made by Councilor Hettinger to appoint Kelly Pullins to the Planning and Zoning Commission for a term ending June 30, 2025. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

Substance Abuse Task Force Appointment

Councilor Auge commented.

Motion was made by Councilor Auge to appoint Madison Kavaia to the Substance Abuse Task Force for a term ending June 30, 2025. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

UNFINISHED BUSINESS

Ordinance 736-25: Land Sale - Scott

Clerk introduced Ordinance 736-25 by title only.

City Attorney Smith gave background.

There was discussion.

Motion was made by Councilor Hammond to adopt Ordinance 736-25. The motion was seconded by Councilor Roundtree

Page City Council Regular Meeting – January 8, 2025

Discussion continued.

The motion passed unanimously upon a vote.

Valco Commercial Properties Second Amendment

City Attorney Smith gave background.

Councilor Roundtree asked a question.

Motion was made by Vice Mayor Farrow to approve the second amendment to the Valco Commercial Properties contract and authorize the Mayor to sign. The motion was seconded by Councilor Preller and passed unanimously upon a vote.

NEW BUSINESS

Presentation by Zion and Zion PR Firm

The presentation was postponed.

Multi Agency Mutual Agreement

City Manager Coldwell gave background information.

Police Chief Lange introduced Alan Alldredge from Kane County and Mr. Alldredge addressed the Council.

Vice Mayor Farrow commented.

Motion was made by Vice Mayor Farrow to approve the Intergovernmental Agreement for Mutual Aid and authorize the Mayor to sign. The motion was seconded by Councilor Auge and passed unanimously upon a vote.

50th Anniversary Logo Recognition

Economic Development Director Martinez and Events Manager De La Cruz gave background information about the logo contest and announced the first and second place winners.

The winners stood for photos with the City Council.

Future City Council Meetings Schedule

Mayor Kidman gave background.

There was discussion.

Recommendation was made by Councilor Hammond to schedule a work session at 4:30pm on January 22, 2025.

Discussion continued.

Mayor Kidman suggested that we discuss interaction between the City and City Council and Open meeting law questions.

Page City Council Regular Meeting – January 8, 2025

Discussion continued.

Councilor Hettinger suggested that the future topics are chosen at the end of each work session.

Mayor Kidman stated that Council will move forward as discussed.

BID AWARDS

None.

DEPARTMENTS

None.

EXECUTIVE SESSIONS

Motion was made by Councilor Auge to enter Executive Session consecutively for three (3) Executive Session items and remain in the room. The motion was seconded by Vice Mayor Farrow.

Councilor Hammond requested that there be discussion on what should be included in Executive Session.

There was discussion.

City Attorney Smith suggested an amendment to the motion to include legal advice for Both Councilor Auge and Vice Mayor Farrow agreed.

Mayor Kidman amended the motion to include legal advice in Executive Session. The motion was seconded by Vice Mayor Farrow.

There was discussion.

Councilor Hettinger recused herself from Executive Session item 16.3.

The amendment of the motion passed with Mayor Kidman, Vice Mayor Farrow, Councilors Auge, Hettinger, and Preller in approval. Councilors Hammond and Roundtree were opposed.

The amended motion to go into Executive Session consecutively for three (3) Executive Session items, receive legal advice, and remain in the room passed with Mayor Kidman, Vice Mayor Farrow, Councilors Auge, Hettinger, and Preller in approval. Councilors Hammond and Roundtree were opposed.

Mayor Kidman reconvened the Regular City Council meeting at 8:30 p.m.

Page City Council Regular Meeting – January 8, 2025

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 regarding negotiations for the purchase, sale, or lease of real property.

Amendment to Land Sale Agreement for Trebol Hospitality

Motion was made by Vice Mayor Farrow to amend the contract to include the additional 7 acres and authorize the Mayor to sign. The motion was seconded by Councilor Auge.

Councilor Hammond offered additional information.

The motion passed unanimously upon a vote.

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 regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale of portions of Parcels 80216009J and 80101014A

Motion was made by Vice Mayor Farrow to have staff proceed as discussed with surveys and appraisals. The motion was seconded by Councilor Hammond and passed unanimously upon a vote.

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 regarding negotiations for the purchase, sale, or lease of real property.

Potential Land Sale of a portion of Parcel 80216009J - 12 Acre Parcel on Sand Hill Road

Motion was made by Vice Mayor Farrow to accept the project appraisal and direct staff to proceed with the purchase agreement. The motion was seconded by Councilor Auge.

Councilor Hammond asked a question which was clarified by the City Attorney. Councilor Hammond offered additional information.

The motion passed unanimously by all voting members. Councilor Hettinger was recused from this item.

ADJOURN

The meeting was adjourned at 8:37 p.m.

Page City Council Regular Meeting – January 8, 2025

Cindy Scott
City Clerk

Steven Kidman
Mayor

CERTIFICATION

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 8th day of January 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 22nd day of January 2025

Cindy Scott
City Clerk

PUBLIC HEARINGS 8.1.

City Council Regular Agenda

Meeting Date: 01/22/2025

Title: Public Hearing for Chapman Mobile Home Park Conditional Use Permit to allow RV Use in MHP Zoning.

Presented by: Zach Montgomery

Subject:

Public Hearing for the Chapman Mobile Home Park Conditional Use Permit Case #CUP25-001, to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.

Attachments

Staff Report

Staff Report - Conditional Use Permit For an RV Park Use in MHP Zoning For the Chapman Mobile Home Park



P & Z Commission Meeting Date: January 7, 2024
City Council Meeting Date: January 22, 2024
Staff Report Prepared by: Zach Montgomery, City Planning Director
Case Number & Title: **CUP #25-001 – RV Park Use in Mobile Home Park (MHP) Zoning**

Applicant Information:

General Manager for Property Owner/Applicant:
Dave Sutton – General Manager
P.O. Box 4089, Page, AZ 86040

Representative for Property Owner/Applicant:
Aly Musgrove - Representative
P.O. Box 21838, Eugene, OR 97402

Property Description:

Parcel Number(s): **APN #80025001B - Coconino County Parcel Map**
Parcel Size: **Approximately 15.53 Acres ±**
E-911 Street Address: **801 Oak Street, Page, AZ, 86040**
Current Zoning Classification: **Mobile Home Park (MHP) Zoning District**
Current Land Use Classification: **Neighborhood Residential Land Use – Page 2040 General Plan**

Request:

The Applicants are requesting a **Conditional Use Permit (CUP)**, to add the **RV Park Use** to the existing **Mobile Home Park (MHP)** zoning of their **15.53 Acre Chapman Mobile Home Park** property located at **801 Oak Street**, which would allow them to park Recreational Vehicles (RVs) on any vacant Mobile Home spaces located within their Mobile Home Park to add more temporary rental housing units to be available to the Page area and help lessen the severe lack of housing problem facing the city and other area employers who find it extremely difficult, if not impossible at times, to find housing for their new employee prospects and recruits.

Surrounding Property Uses & Zoning Classifications:

Property to North: **Residential Developments – R1-7 and R-2 Single-Family Residential Zoning**
Property to South: **Service Businesses – Service Commercial (SC) Zoning**
Property to East: **Residential Developments – R1-5 and R-2 Single-Family Residential Zoning**
Property to West: **Service Businesses – Service Commercial (SC) Zoning**

Current Land Use:

Neighborhood Residential – Page 2040 General Plan (*Associated Zoning Districts = All Residential, MHP, MHS, HSRD & POS*) The Neighborhood Residential designation denotes areas that have a broader range of existing residential development than do Rural Residential areas, with densities of 1 to 6 Du/Ac. Neighborhood development includes single-family and manufactured or modular units as well as non-residential integrated land uses such as churches, schools and parks that support neighborhood functionality, livability & resident's health & quality of life.

Current Zoning District Classification:

Manufactured/Mobile Home Park (MHP) Zoning - The intent of this district is to provide an alternative single-family living style for those families who choose a manufactured home environment, but lease or rent spaces rather than own individual lots. Campgrounds/RV Parks developed in a safe and attractive manner may also be located in this district. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present.



MHP - Manufactured Home Park

(Subject Parcel Highlighted in Brown)

SC - Service Commercial

(All other abutting properties shown are zoned as Residential Single-Family)

Area Zoning & Subject Lot for Conditional Use Permit – Parcel #80025001B Highlighted in Brown:

Required findings of Facts. *The Planning & Zoning Commission may recommend, and the City Council may approve a CUP as submitted or modified only upon making the following findings:*

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the general plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;
3. The proposed use conforms with the conditions, requirements, or standards prescribed by the zoning code and any other applicable local, state, or federal requirements;
4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site;
5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;
6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
7. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
8. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood; and
9. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Approval or Denial:

1. **The Conditional Use Permit (CUP) shall be denied, if it is found that the application and supporting data does not indicate that all applicable requirements of the zoning code will be met.** Notice of denial, including the reasons, shall be mailed to the applicant at the address on the application.
2. If City Council approves the application, it shall direct the Planning Director to issue a Conditional Use Permit (CUP) establishing the Conditions of Approval governing the use, and make the approved site plan a part of the record of the case. Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a CUP is granted shall be cause for revocation of the permit.

Review:

Based upon Staff's review of the **Conditional Use Permit (CUP)** to add the **RV Park Use** to the **Manufactured/Mobile Home Park (MHP) Zoning District** to allow RV's to be placed on existing vacant spaces within the confines of the MHP to add more temporary rental housing units to help lessen the severe lack of housing for all area employers who find it very difficult to find housing for their new employee prospects and recruits, and based upon the review of the **Required Findings of Facts** stated above, Staff recommends approval based upon the following **Staff Review Findings**:

- #1. The requested **RV Park Use** in the **Manufactured/Mobile Home Park (MHP) Zoning District** to allow RV's to be parked on vacant spaces for temporary housing rental units within the confines of the existing MHP would not be a deleterious use to the existing MHP Use, as they are essentially the same type of temporary rental use, and would not require any modifications or alterations to the existing MHP Use to make this new RV Park Use work.
- #2. This requested **RV Park CUP Use** is found to comply with all the above **Required Findings of Facts**; and,
- #3. This requested **RV Park CUP Use** will in no way be detrimental to the surrounding area; and,
- #4. There remains a serious need and lack of attainable housing for the professional working class.

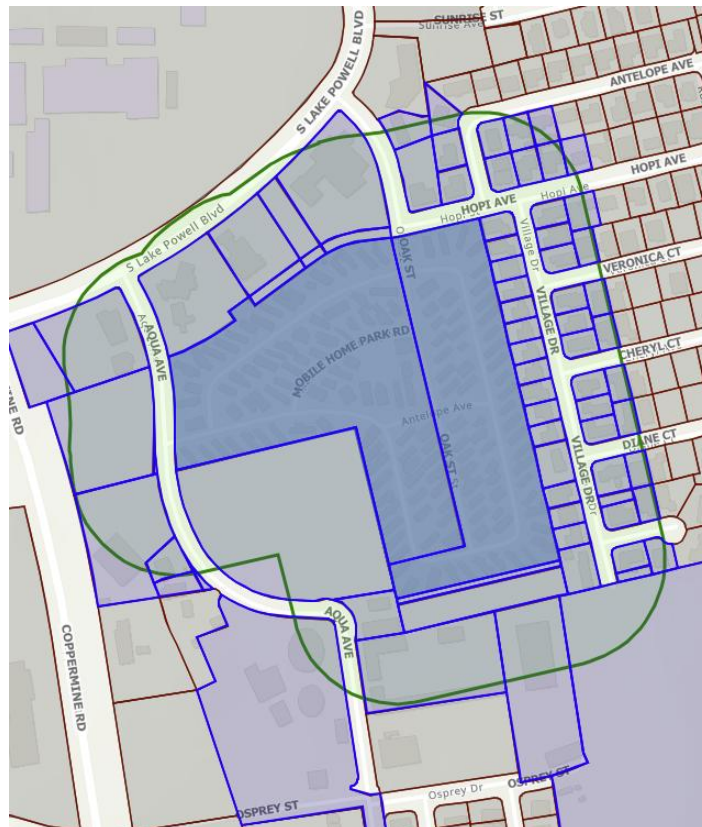
Staff Recommendation:

Staff recommends Approval of CUP Case #25-001 with the recommended Condition(s) of Approval below.

Recommended Motion & Conditions of Approval:

I move to recommend City Council approve CUP Case #25-001 to add the RV Park Use to the existing Manufactured/Mobile Home Park (MHP) Zoning District to allow RV's to be parked on vacant spaces within the confines of the existing Manufactured/Mobile Home Park, to allow for more temporary units to help diminish the existing housing shortage for all area employers, with the following Staff recommended Condition(s) of Approval:

- #1. *RV's may only be used as Temporary Housing for the minimum and maximum periods listed below.*
- #2. *RV's shall be rented for a "minimum" period of one month, so as to conform with the character and nature of the Mobile Home Parks where they will be located.*
- #3. *In accordance with Page Zoning Codes Section 152.045 Specific Land Use & Development Standards - In establishing the temporary or seasonal nature of the campground, no single camping site shall be occupied by the same party for a period of time longer than nine continuous months in any 12-month period. That period shall run from February 1st through October 31st of any given calendar year, for Staff monitoring purposes.*



300-FOOT NOTIFICATION MAP

FOLLOWING ARE PROPERTY OWNERS NOTIFIED WITHIN 300-FOOT RADIUS

APN	SITUS	PAGE PAGE	SITUS_CITY
80081005	810 VILLAGE DR 	PAGE PAGE	AZ
80081034	3 CHERYL CT 	PAGE PAGE	AZ
80032019	205 ANTELOPE AVE 	PAGE PAGE	AZ
80107003D	814 AQUA AVE 	PAGE PAGE	AZ
80081028	1 VERONICA CT 	PAGE PAGE	AZ
80023006A	 	PAGE PAGE	AZ
80025001C	 	PAGE PAGE	AZ
80081031	53 CHERYL CT 	PAGE PAGE	AZ
80032022	204 HOPI AVE 	PAGE PAGE	AZ
80106003C	806 AQUA AVE 	PAGE PAGE	AZ
80106026	809 AQUA AVE 	PAGE PAGE	AZ
80081049	3 LAKESIDE CT 	PAGE PAGE	AZ
80081042A	1 DIANE CT 	PAGE PAGE	AZ
80081017A	834 VILLAGE DR 	PAGE PAGE	AZ
80025002C	 	PAGE PAGE	AZ
80023009	413 S LAKE POWELL BLVD 	PAGE PAGE	AZ
80032023	208 HOPI AVE 	PAGE PAGE	AZ
80106027	 	PAGE PAGE	AZ
80081050	1 LAKESIDE CT 	PAGE PAGE	AZ
80107002B	0 	PAGE PAGE	AZ
80081022	805 VILLAGE DR 	PAGE PAGE	AZ
80106078	 	PAGE PAGE	AZ
80081011	822 VILLAGE DR 	PAGE PAGE	AZ
80023010A	331 S LAKE POWELL BLVD 	PAGE PAGE	AZ
80032020	104 ANTELOPE AVE 	PAGE PAGE	AZ
80032001	101 ANTELOPE AVE 	PAGE PAGE	AZ
80106023	813 AQUA AVE 	PAGE PAGE	AZ
80081016	832 VILLAGE DR 	PAGE PAGE	AZ
80081008	816 VILLAGE DR 	PAGE PAGE	AZ
80081037	41 DIANE CT 	PAGE PAGE	AZ
80081029	813 VILLAGE DR 	PAGE PAGE	AZ
80081044	21 LAKESIDE CT 	PAGE PAGE	AZ
80106016J	808 AQUA AVE 	PAGE PAGE	AZ
80106009A	 	PAGE PAGE	AZ
80032002A	105 ANTELOPE AVE 	PAGE PAGE	AZ
80081003	806 VILLAGE DR 	PAGE PAGE	AZ
80023004C	702 OAK ST 	PAGE PAGE	AZ
80081020	213 HOPI AVE 	PAGE PAGE	AZ
80081045	17 LAKESIDE CT 	PAGE PAGE	AZ
80106016K	810 AQUA AVE 	PAGE PAGE	AZ
80025002D	 	PAGE PAGE	AZ
80081009	818 VILLAGE DR 	PAGE PAGE	AZ
80106010	 	PAGE PAGE	AZ
80023003	706 OAK ST 	PAGE PAGE	AZ
80023007B	801 AQUA AVE 	PAGE PAGE	AZ
80081012A	824 VILLAGE DR 	PAGE PAGE	AZ
80081006	812 VILLAGE DR 	PAGE PAGE	AZ
80081035	1 CHERYL CT 	PAGE PAGE	AZ
80081051	 	PAGE PAGE	AZ
80081001	802 VILLAGE DR 	PAGE PAGE	AZ
80081023	69 VERONICA CT 	PAGE PAGE	AZ
80025001D	 	PAGE PAGE	AZ
80081014	828 VILLAGE DR 	PAGE PAGE	AZ
80032021	200 HOPI AVE 	PAGE PAGE	AZ
80081007	814 VILLAGE DR 	PAGE PAGE	AZ
80081030	57 CHERYL CT 	PAGE PAGE	AZ
80025003	801 OAK ST #62 	PAGE PAGE	AZ
80106024	308 OSPREY ST 	PAGE PAGE	AZ
80032018	209 ANTELOPE AVE 	PAGE PAGE	AZ
80081015	830 VILLAGE DR 	PAGE PAGE	AZ
80081036	821 VILLAGE DR 	PAGE PAGE	AZ
80081002	804 VILLAGE DR 	PAGE PAGE	AZ
80081041	3 DIANE CT 	PAGE PAGE	AZ
80081024	65 VERONICA CT 	PAGE PAGE	AZ
80025001E	 	PAGE PAGE	AZ
80106016A	 	PAGE PAGE	AZ
80081043A	 	PAGE PAGE	AZ
80032002B	109 ANTELOPE AVE 	PAGE PAGE	AZ
80081004	808 VILLAGE DR 	PAGE PAGE	AZ
80081038	37 DIANE CT 	PAGE PAGE	AZ
80081027	3 VERONICA CT 	PAGE PAGE	AZ
80023005A	313 S LAKE POWELL BLVD 	PAGE PAGE	AZ
80081021	803 VILLAGE DR 	PAGE PAGE	AZ
80081010	820 VILLAGE DR 	PAGE PAGE	AZ
80025001B	801 OAK ST 	PAGE PAGE	AZ
80032024	212 HOPI AVE 	PAGE PAGE	AZ

--- End of Report ---

PUBLIC HEARINGS 8.2.

City Council Regular Agenda

Meeting Date: 01/22/2025

Title: Public Hearing Lake Powell Mobile Home Village Conditional Use Permit to allow RV Use in MHP Zoning.

Presented by: Zach Montgomery

Subject:

Public Hearing for Lake Powell Mobile Home Village Conditional Use Permit Case #25-002 to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.

Attachments

Staff Report

Staff Report - Conditional Use Permit For an RV Park Use in MHP Zoning For Lake Powell Mobile Home Village



P & Z Commission Meeting Date: January 7, 2024
City Council Meeting Date: January 22, 2024
Staff Report Prepared by: Zach Montgomery, City Planning Director
Case Number & Title: **CUP #25-002 – RV Park Use in Mobile Home Park (MHP) Zoning**

Applicant Information:

General Manager for Property Owner/Applicant:
Dave Sutton – General Manager
P.O. Box 4089, Page, AZ 86040

Representative for Property Owner/Applicant:
Aly Musgrove - Representative
P.O. Box 21838, Eugene, OR 97402

Property Description:

Parcel Number(s): **APN #80104014 - Coconino County Parcel Map**
Parcel Size: **Approximately 70.55 Acres ±**
E-911 Street Address: **1 Cameron Road, Page, AZ, 86040**
Current Zoning Classification: **Mobile Home Park (MHP) Zoning District**
Current Land Use Classification: **Neighborhood Residential Land Use – Page 2040 General Plan**

Request:

The Applicants are requesting a **Conditional Use Permit (CUP)**, to add the **RV Park Use** to the existing **Mobile Home Park (MHP)** zoning of their **70.55 Acre Lake Powell Mobile Home Village** property located at **1 Cameron Road**, which would allow them to park Recreational Vehicles (RVs) on any vacant Mobile Home spaces located within their Mobile Home Park to add more temporary rental housing units to be available to the Page area and lessen the severe lack of housing problem facing the city and other area employers who find it extremely difficult, if not impossible at times, to find housing for their new employee prospects and recruits.

Surrounding Property Uses & Zoning Classifications:

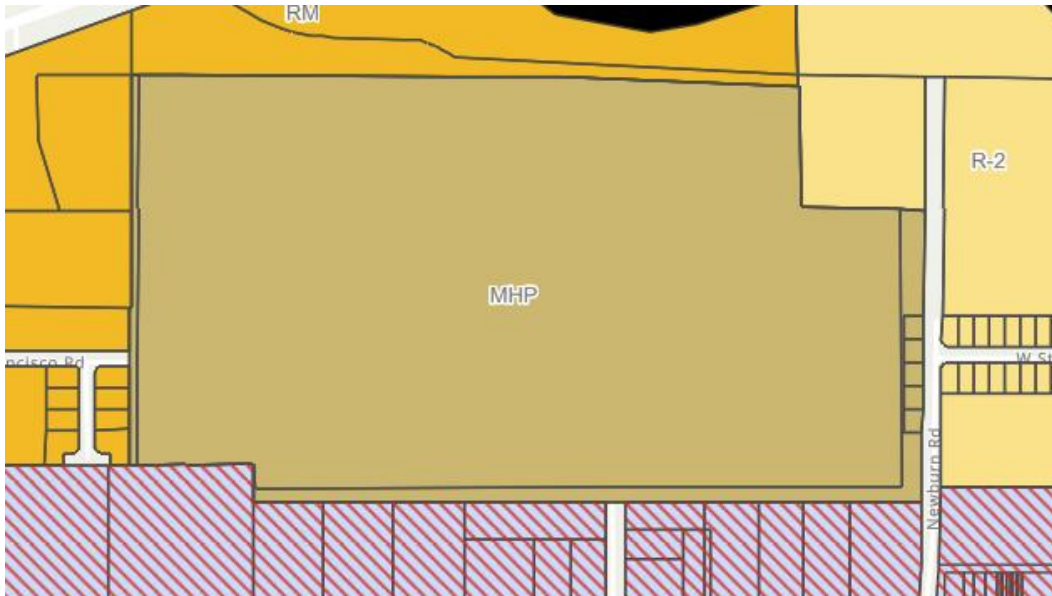
Property to North: **Single & Multi-Family Residential Developments – (RM) and (R-2) Zoning**
Property to South: **Service Commercial Businesses – Service Commercial (SC) Zoning**
Property to East: **Single-Family Residential Developments – (R-2) Zoning**
Property to West: **Multi-Family Residential Developments – (RM) Zoning**

Current Land Use:

Neighborhood Residential – Page 2040 General Plan (*Associated Zoning Districts = All Residential, MHP, MHS, HSRD & POS*) The Neighborhood Residential designation denotes areas that have a broader range of existing residential development than do Rural Residential areas, with densities of 1 to 6 Du/Ac. Neighborhood development includes single-family and manufactured or modular units as well as non-residential integrated land uses such as churches, schools and parks that support neighborhood functionality, livability & resident's health & quality of life.

Current Zoning District Classification:

Manufactured/Mobile Home Park (MHP) Zoning - The intent of this district is to provide an alternative single-family living style for those families who choose a manufactured home environment, but lease or rent spaces rather than own individual lots. Campgrounds/RV Parks developed in a safe and attractive manner may also be located in this district. The development standards of this district are intended to be consistent with the standards for other single-family neighborhoods developed at similar densities. All public utilities and facilities must be present.



MHP - Manufactured Home Park

(Subject Parcel Highlighted in Brown)

SC - Service Commercial

(Other abutting properties are Residential (RM) Multi-Family and (R-2) Single-Family)

Area Zoning & Subject Lot for Conditional Use Permit – Parcel #80104014 Highlighted in Brown:

Required findings of Facts. *The Planning & Zoning Commission may recommend, and the City Council may approve a CUP as submitted or modified only upon making the following findings:*

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the general plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;
3. The proposed use conforms with the conditions, requirements, or standards prescribed by the zoning code and any other applicable local, state, or federal requirements;
4. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of the buildings or structures and the type and extent of landscaping and screening on the site;
5. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided;
6. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads;
7. Proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
8. Proposed use shall not be injurious to the use and enjoyment of property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood; and
9. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Approval or Denial:

1. **The Conditional Use Permit (CUP) shall be denied, if it is found that the application and supporting data does not indicate that all applicable requirements of the zoning code will be met.** Notice of denial, including the reasons, shall be mailed to the applicant at the address on the application.
2. If City Council approves the application, it shall direct the Planning Director to issue a Conditional Use Permit (CUP) establishing the Conditions of Approval governing the use, and make the approved site plan a part of the record of the case. Failure of the applicant to comply with the conditions and safeguards which are a part of the terms under which a CUP is granted shall be cause for revocation of the permit.

Review:

Based upon Staff's review of the **Conditional Use Permit (CUP)** to add the **RV Park Use** to the **Mobile Home Park (MHP) Zoning District** to allow RV's to be placed on existing vacant spaces within the confines of the MHP to add more temporary rental housing units to help lessen the severe lack of housing for all area employers who find it very difficult to find housing for their new employee prospects and recruits, and based upon the review of the ***Required Findings of Facts*** stated above, Staff recommends approval based upon the following ***Staff Review Findings***:

- #1. The requested **RV Park Use** in the **Manufactured/Mobile Home Park (MHP) Zoning District** to allow RV's to be parked on vacant spaces for temporary housing rental units within the confines of the existing MHP would not be a deleterious use to the existing MHP Use, as they are essentially the same type of temporary rental use, and would not require any modifications or alterations to the existing MHP Use to make this new RV Park Use work.
- #2. This requested **RV Park CUP Use** is found to comply with all the above ***Required Findings of Facts***; and,
- #3. This requested **RV Park CUP Use** will in no way be detrimental to the surrounding area; and,
- #4. There remains a serious need and lack of attainable housing for the professional working class.

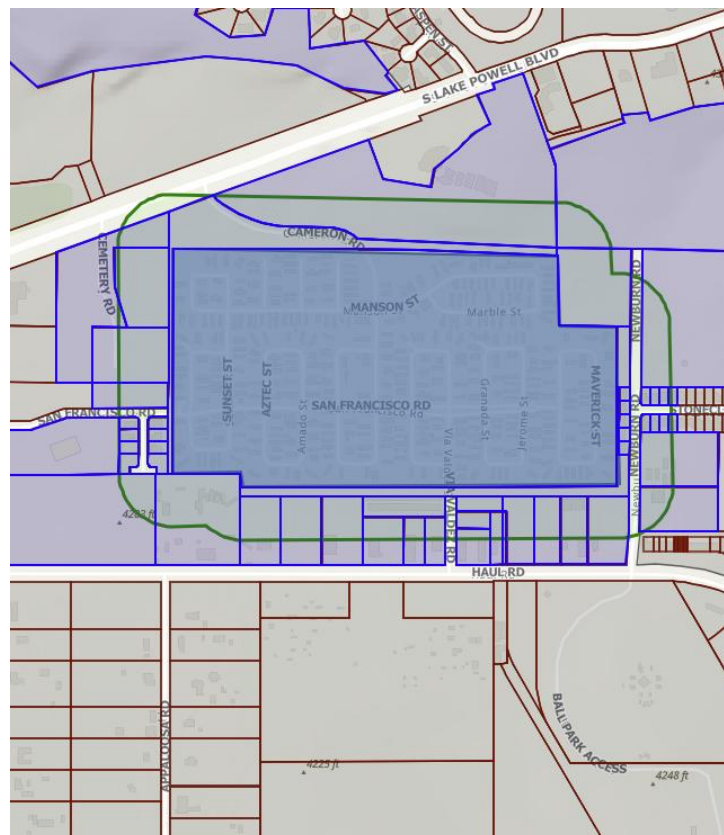
Staff Recommendation:

Staff recommends Approval of CUP Case #25-002 with the recommended Condition(s) of Approval below.

Recommended Motion & Conditions of Approval:

I move to recommend City Council approve CUP Case #25-001 to add the RV Park Use to the existing Manufactured/Mobile Home Park (MHP) Zoning District to allow RV's to be parked on vacant spaces within the confines of the existing Manufactured/Mobile Home Park, to allow for more temporary units to help diminish the existing housing shortage for all area employers, with the following Staff recommended Condition(s) of Approval:

- #1. *RV's may only be used as Temporary Housing for the minimum and maximum periods listed below.*
- #2. *RV's shall be rented for a "minimum" period of one month, so as to conform with the character and nature of the Mobile Home Parks where they will be located.*
- #3. *In accordance with Page Zoning Codes Section 152.045 Specific Land Use & Development Standards - In establishing the temporary or seasonal nature of the campground, no single camping site shall be occupied by the same party for a period of time longer than nine continuous months in any 12-month period. That period shall run from February 1st through October 31st of any given calendar year, for Staff monitoring purposes.*



300-FOOT NOTIFICATION MAP

FOLLOWING ARE PROPERTY OWNERS NOTIFIED WITHIN 300-FOOT RADIUS

APN	SITUS	SITUS_CITY
80119003	119 CANYON CT 	PAGE
80209010	540 HAUL RD 	PAGE
80106046	491 STONECLIFF DR 	PAGE
80119006	118 CANYON CT 	PAGE
80209005	 	PAGE
80106038	840 NEWBURN RD 	PAGE
80209011E	526 HAUL RD 	PAGE
80104002F	845 Newburn RD 	PAGE
80209011A	530 HAUL RD 	PAGE
80209007B	544 HAUL RD 	PAGE
80209012B	 	PAGE
80104005B	 	PAGE
80209012E	504 HAUL RD 	PAGE
80106049	480 STONECLIFF DR 	PAGE
80106041	822 NEWBURN RD 	PAGE
80119001	107 CANYON CT 	PAGE
80104010A	551 SAN FRANCISCO RD 	PAGE
80104001V	556 HAUL RD 	PAGE
80209007C	546 HAUL RD 	PAGE
80106050	479 STONECLIFF DR 	PAGE
80104009B	 	PAGE
80209004A	 	PAGE
80106044	497 STONECLIFF DR 	PAGE
80106047	486 STONECLIFF DR 	PAGE
80106039	834 NEWBURN RD 	PAGE
80106045	492 STONECLIFF DR 	PAGE
80104014	1 CAMERON RD 	PAGE
80209011B	53 VIA VALDEZ RD 	PAGE
80209012C	 	PAGE
80104002E	835 NEWBURN RD 	PAGE
80106034	 	PAGE
80106048	485 STONECLIFF DR 	PAGE
80106042	816 NEWBURN RD 	PAGE
80104001W	550 HAUL RD 	PAGE
80119004	125 CANYON CT 	PAGE
80209006	524 HAUL RD #B 	PAGE
80106032A	 	PAGE
80104002C	475 S LAKE POWELL BLVD 	PAGE
80119007	112 CANYON CT 	PAGE
80106035A	 	PAGE
80209011D	528 HAUL RD 	PAGE
80106043	498 STONECLIFF DR 	PAGE
80119005	124 CANYON CT 	PAGE
80104005A	S 	PAGE
80209012A	520 HAUL RD 	PAGE
80209012D	508 HAUL RD 	PAGE
80119008	106 CANYON CT 	PAGE
80104015A	 	PAGE
80106040	828 NEWBURN RD 	PAGE
80104008	 	PAGE
80119002	113 CANYON CT 	PAGE
80209004B	524 HAUL RD #A 	PAGE

--- End of Report ---

City Council Regular Agenda

Meeting Date: 01/22/2025

Title: Board Liaisons Report

Presented by:

Subject:

Discussion and Possible Action by the City Council pertaining to reports on the most recent Board meetings by Board Liaisons (The most recent Board Agendas can be found on the City of Page website <https://cityofpage.org/government/public-meetings/>):

Mayor Kidman – Page Utility Enterprises Board
Mayor Kidman – Page Public Safety Personnel Retirement Systems Board
Mayor Kidman – Volunteer Firefighter Pension Board
Vice Mayor Farrow – Youth Advisory Commission
Councilor Auge - Substance Abuse Task Force
Councilor Hettinger - Parks and Recreation Advisory Board
Councilor Preller – Planning and Zoning Commission
Councilor Hammond – Economic Development Advisory Board
Councilor Roundtree – Library Advisory Board



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.1.

City Council Regular Agenda

Meeting Date: 01/22/2025
Brief Title: Potential Housing Development
Presented by: Darren Coldwell, City Manager
Department: City Manager
Action: Motion

RECOMMENDED ACTION:

Staff recommends that a motion be made to approve the opportunity for a formal survey and appraisal of the vacant property east of Newburn Road.

BACKGROUND:

The developer has worked many times on smaller developments in Page and is a long-time resident. He would like the opportunity to purchase the undeveloped property on Newburn Road directly behind the current housing development. He is looking at working wage homes for residents and has agreed to some stipulations for the city extending Newburn Road.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Fiscal Impact

Fiscal Year: 2025

Amount Requested: N/A

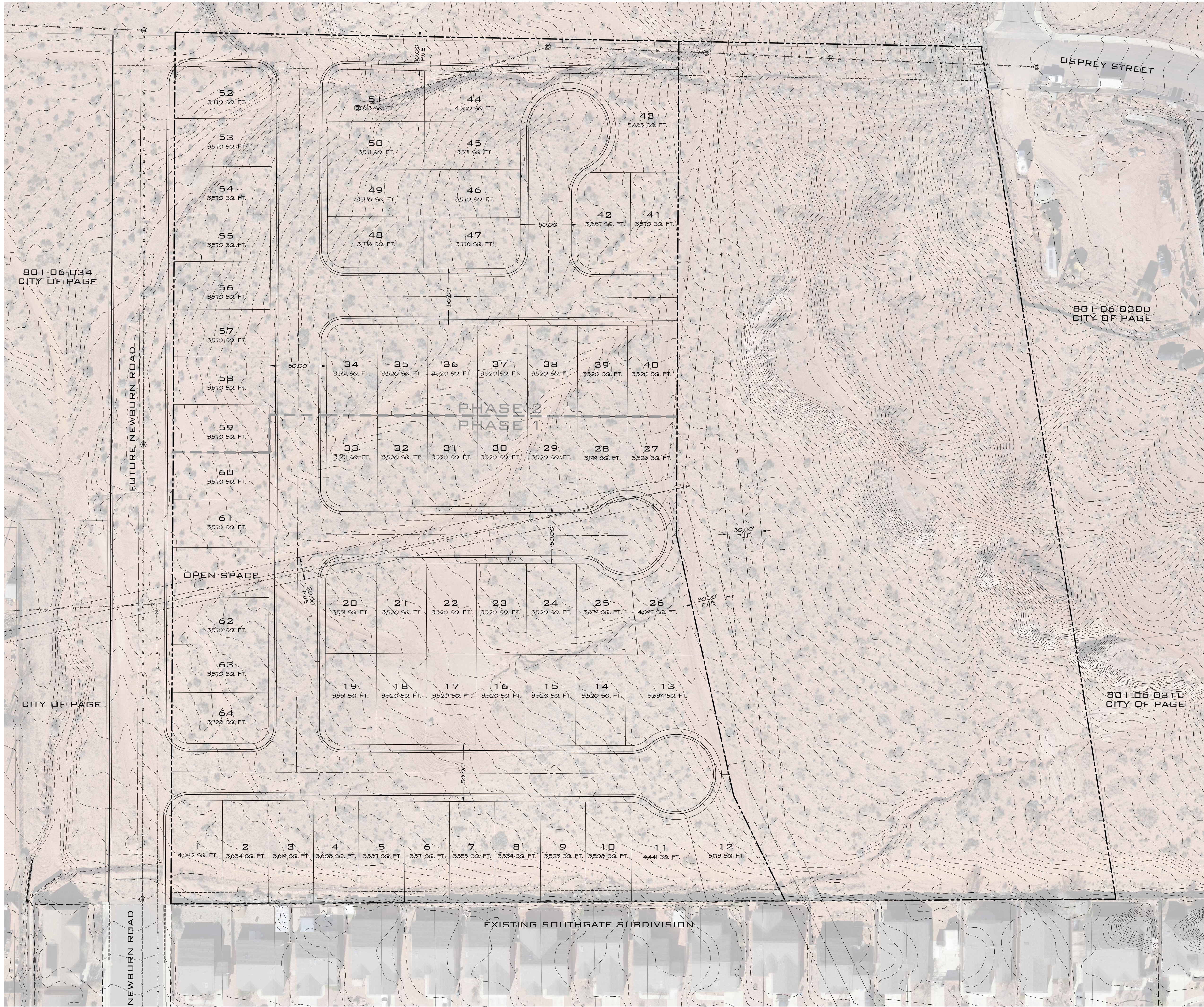
Line Item(s): N/A

Budget Impact:

There currently is no fiscal impact to the city.

Attachments

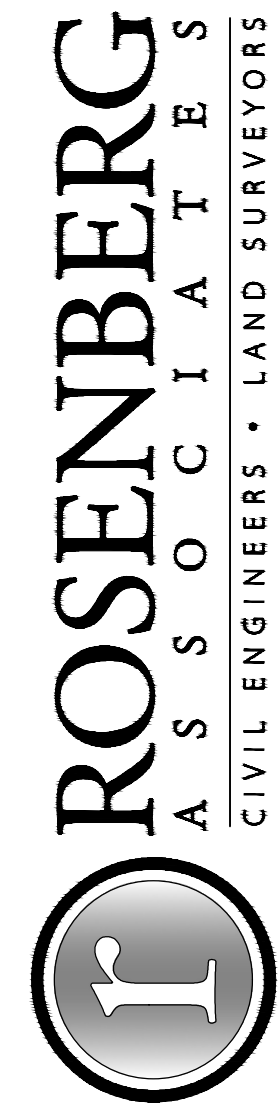
Layout of Development



GENERAL SITE INFORMATION:

PARCEL NUMBER: 80106032A
PARCEL AREA: 13.46 ACRES
LAND PURCHASE AREA: 551,673 SQ. FT. (8.01 ACRES)
PHASE 1: 200,801 SQ. FT. (4.60 ACRES)
PHASE 2: 151,064 SQ. FT. (3.47 ACRES)
ZONING INFORMATION:
EXISTING: R-2 (SMALL LOT RESIDENTIAL 2)
PROPOSED: R-2 (SMALL LOT RESIDENTIAL 2)
DENSITY:
ALLOWED: 8 DWELLING UNITS PER ACRE
PROPOSED: 1.43 DWELLING UNITS PER ACRE

DATE:	12/05/2024
JOB NO.:	14547-24
DESIGNED BY:	PMD
CHECKED BY:	PMD
DWG:	CONCEPT
DATE:	
REVISIONS:	



352 East Riverside Drive, Suite A-2
St. George, Utah 84790
Ph (435) 673-8586, Fx (435) 673-8397
www.racivil.com

CONCEPTUAL SITE PLAN
FOR
PAGE AFFORDABLE HOUSING
PAGE, AZ.



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.2.

City Council Regular Agenda

Meeting Date: 01/22/2025

Brief Title: Chapman Mobile Home Park Conditional Use Permit Case #CUP 25-001 to allow RV Use in MHP Zoning.

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Motion

RECOMMENDED ACTION:

Discussion and possible action on the Chapman Mobile Home Park Conditional Use Permit Case #CUP 25-001 to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.

BACKGROUND:

To allow the Mobile Home Park to rent vacant spaces to park Recreational Vehicles to add to our available stock of temporary workforce housing for our area employers in accordance with the findings in the Staff Report and the Conditions of Approval.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

At their regular meeting on January 7, 2025, the Planning and Zoning Commission voted unanimously by all members present to recommend City Council Approve Conditional Use Permit Case #CUP 25-001 with all recommended Conditions of Approval.

Fiscal Impact

Budget Impact:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.3.

City Council Regular Agenda

Meeting Date: 01/22/2025

Brief Title: Lake Powell Mobile Home Village Conditional Use Permit Case #CUP 25-002 to allow RV Use in MHP Zoning.

Presented by: Zach Montgomery, Planning Director

Department: Planning and Zoning

Action: Motion

RECOMMENDED ACTION:

Discussion and possible action on the Lake Powell Mobile Home Village Conditional Use Permit Case #CUP 25-002 to allow the RV Park Use in the Mobile Home Park (MHP) Zoning District.

BACKGROUND:

To allow the Mobile Home Park to rent vacant spaces to park Recreational Vehicles to add to our available stock of temporary workforce housing for our area employers in accordance with the findings in the Staff Report and the Conditions of Approval.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

At their regular meeting on January 7, 2025, the Planning and Zoning Commission voted unanimously by all members present to recommend City Council Approve Conditional Use Permit Case #CUP 25-002 with all recommended Conditions of Approval.

Fiscal Impact

Budget Impact:

N/A



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13. 4.

City Council Regular Agenda

Meeting Date: 01/22/2025

Brief Title: Discussion of City Codes 32.035(B), 32.036(A)5, and 32.039(B)

Presented by: Amanda Hammond, Councilmember

Department: City Clerk

Action: Other

RECOMMENDED ACTION:

Discussion Only

BACKGROUND:

Councilor Hammond requested to add this item to the Agenda.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

City Codes - AH

Full listing of Page City Code: <https://cityofpage.org/government/city-code/>

https://codelibrary.amlegal.com/codes/page/latest/page_az/0-0-0-742

§ 32.035 AUTHORITY TO INITIATE THE SALE OR LEASE OF REAL PROPERTY.

(A) The Council may initiate the sale or lease of real property by publicly identifying and posting those city-owned properties that are not needed or likely to be needed by the city within a reasonable period of time. A map identifying the properties for sale or lease shall at the direction of Council be posted on the city web site and be available in published form through the Clerk's office.

(B) A third party may request to purchase or lease city-owned property not identified and posted "For Sale or Lease." Any party desiring to make such a purchase shall furnish such preliminary information as necessary to allow the Council to evaluate the proposal.

(1976 Code, § 3-5-1) (Ord. 456-03, passed 5-8-2003; Ord. 655-19, passed 2-13-2019)

https://codelibrary.amlegal.com/codes/page/latest/page_az/0-0-0-746

§ 32.036 MANNER OF SALE OF REAL PROPERTY.

Real property may be sold by the city in any of the following ways.

(A) *By negotiation.*

(1) All property sales consummated pursuant to negotiation shall be approved by ordinance of the Council.

(2) All properties identified and posted "For Sale" by Council, shall be sold without regard to identity of the purchaser, intended use or schedule for development.

(3) Purchasers of all city-owned property shall be responsible for providing a survey and an appraisal completed by a certified general appraiser licensed in Arizona.

(4) Proposed purchase agreements shall be presented by the purchaser through city staff to the Council for negotiation and approval. Council may approve a sale based on appraised value presented or seek another appraisal prior to further negotiation. Once Council has approved the sale of property, a formal written agreement shall not be consummated until publication and comment periods have expired.

(5) The City Clerk shall publish in a paper of general circulation in the city a "Notice of Sale of City Property" to be published once a week for two consecutive weeks. The City Clerk shall also post a copy of the notice in at least three public places in the city. The notice shall contain the names of the purchasers, a general and legal description of the property to be sold and the sales price. Any other purchaser may, before the expiration of publication and comment periods, present a proposed purchase agreement which shall include earnest money in a minimum amount of 10%

of the sales price. Such a proposal shall have the effect of abating the published sale until further negotiations have been completed. Council may negotiate the sale in the best interest of the city.

(6) At the next regular meeting of the City Council after the required publication, the Council may approve the ordinance for the sale of the identified property. Council may not thereafter consider other offers to purchase the identified property unless the acts or omissions of the purchaser would preclude the close of escrow.

(7) If the Council approves the ordinance, a formal written agreement to purchase shall be executed and the sale concluded.

(8) All land sales agreements shall contain an acknowledgment by the purchaser that the purchased property is subject to use and development restrictions imposed by the City of Page General Plan, the General Development and Subdivision Regulations, city zoning ordinance, the Gateway Area Specific Development Plan, city adopted building codes and other applicable state and federal laws.

(9) Any state real estate broker representing a purchaser prior to an initial offer will at the close of escrow be paid a 3% commission based on the sales price. Exclusive real estate sales agreements for the sale of city property shall not be permitted.

(B) *By sealed bid or public auction.* Upon resolution of the Council, the City Clerk shall be authorized to proceed with the sale of real property, under this section, as follows.

(1) If the value is less than \$25,000, as appraised, the property may be sold by sealed bid or by public auction as determined by the Council.

(2) If the value is more than \$25,000, as appraised, the property shall be sold at public auction to the highest bidder.

(3) At least 30 days prior to sale or disposition of property by sealed bid or auction, the City Clerk shall cause to be published in the official newspaper of the city a notice of sale of such property. The notice of sale shall be a brief description of the property, the hour, date and place of sale or disposition, and may also include the location where bid blanks and specifications may be secured, the location of the property, the conditions of sale and any restrictions placed on the use of the property as well as other such information considered relevant by the Council. The notice shall be published once each week for three consecutive weeks if in a weekly newspaper, with not less than 20 days intervening between the first and last publication and if in a daily newspaper, six consecutive times. The City Clerk shall also post a copy of the notice in at least three public places in the city.

(4) Bids:

(a) The minimum acceptable bid shall be determined by resolution of the Council;

(b) Sealed bids shall be accompanied by a cashier's check payable to the city for 10% of the bid which check will be returned to the bidder if unsuccessful;

(c) All bidders at an auction shall, prior to the auction, furnish the auctioneer with a cashier check payable to the city for 10% of the appraisal value which check will be returned to the bidder if unsuccessful;

(d) Such sales shall be made to the highest bidder, but the Council shall have the right to reject any and all bids; and

(e) The sale shall be binding upon the city only upon award of the bid and delivery of the quit claim deed to the successful bidder, and no other action of the city or its representatives shall be construed to vest any right, title or interest to or in said property in any person prior to said delivery of the deed. Said award or rejection of the bid shall be made by the Council at the next regular Council meeting following the bidding.

(C) *Sale of slivers.*

(1) If the value of the property is less than \$10,000 as appraised, and the property is not marketable to the general public because no one other than an adjoining property owner can, within the Zoning Code of the city, lawfully utilize the property, as determined by the City Council, and if there is no other adjoining property owner who desires to purchase the property, the property may be sold to the adjoining property owner for its appraised value without the necessity for a public sale, either by auction or sealed bid.

(2) The manner of sale to the adjoining property owner shall proceed in compliance with this subchapter, except that the contents of the notice of sale shall be modified so as to advise the public of the proposed sale to a particular individual. The sale shall thereafter be made to the individual at the time contained within the notice of sale. If there is more than one adjoining property owner who may lawfully utilize the property in connection with his or her adjoining property and they each desire to purchase the property, then, and only in that event, the property shall be sold at sealed bid in accordance with this section except that the only qualified bidders upon the parcel of property to be sold shall be the adjoining property owners who qualify as a bidder in accordance with this division (C).

(1976 Code, § 3-5-2) (Ord. 183-87, passed - -; Ord. 352-96, passed 12-19-1996; Ord. 456-03, passed 5-8- 2003; Ord. 655-19, passed 2-13-2019)

https://codelibrary.amlegal.com/codes/page/latest/page_az/0-0-0-783

§ 32.039 LEASE OF CITY PROPERTY.

(A) It is the policy of the city that public land or buildings shall be leased in a way that maximizes the value of city assets, promotes activities and uses that are in the overall best interest of the city, and are consistent with the General Plan. The Council may lease any land or buildings now or hereafter owned by the city on such terms and conditions, including an option to purchase, as the Council may prescribe by public auction, sealed bids or negotiation. All leases made pursuant to public auction or sealed bids shall be made to the highest responsible bidder at the highest rental bid, after notice thereof in accordance with § [32.036](#)(B), stating explicitly the time and conditions of the proposed lease. The Council may, in its discretion, reject any and all bids.

(B) All leases made pursuant to negotiation shall be approved by resolution of the Council, unless otherwise specified herein. Prior to the approval and execution of such a lease, the Council shall publish in a paper of general circulation in the city, a notice of intent to lease city property once each week for two consecutive weeks if in a weekly paper, with not less than six days

intervening between the first and last publication and if in a daily paper, four consecutive times. The City Clerk shall also post a copy of the notice in at least three public places in the city. The notice shall, at a minimum, contain the names of the parties to the proposed lease, a general description and address of the property to be leased, the proposed use of the property, the term of the lease and the rental amount of the proposed lease. The cost of publication shall be paid by the proposed tenant of the lease. Airport hangar leases, leases based upon a fee schedule adopted by the Council, and leases of nominal value, which shall be deemed leases of less than \$2,000 of annual lease revenue, are exempt from the publication requirements. Leases with only one interested party that are based upon a published fee schedule adopted by Council may be approved the City Manager.

(C) In the event the city receives a written objection to the award of a negotiated lease, within the publication period, the proposed lease shall be abated until further negotiations or a public auction has been completed. All notices of intent to lease shall contain the information regarding written objections and the manner therefor.

(1976 Code, § 3-5-5) (Ord. 183-87, passed - -; Ord. 626-15, passed 10-28-2015; Ord. 655-19, passed 2-13-2019)



**CITY OF PAGE
REQUEST FOR COUNCIL ACTION**

NEW BUSINESS 13.5.

City Council Regular Agenda

Meeting Date: 01/22/2025

Brief Title: Discussion of City Code 30.054

Presented by: Steven Kidman

Department: Mayor and Council

Action: Other

RECOMMENDED ACTION:

Discussion Only

BACKGROUND:

Mayor Kidman asked for this item to be added to the Agenda.

ALTERNATIVES CONSIDERED:

N/A

ADVISORY BOARD / COMMISSION ACTION:

N/A

Attachments

City Code - SK

Full listing of Page City Code: <https://cityofpage.org/government/city-code/>

https://codelibrary.amlegal.com/codes/page/latest/page_az/0-0-0-290

§ 30.054 AGENDA.

(A) *Notice.* The City Clerk shall give notice of each meeting of the Council to whom and in the manner as prescribed in the state statutes. The agenda shall be considered a part of all notice of Council meetings. The City Council may instruct the City Clerk to give any other notice that it deems necessary.

(B) *Preparation.* The City Clerk shall finalize the agenda not later than Friday prior to the regular Council meeting, including all backup material that has been received. Copies of the agenda, including backup material, shall be posted and distributed in accordance with law. Special meetings called under § [30.051](#) need not follow this outline, however, notice thereof shall be given in a manner consistent with state law.

(C) *Additions.* Additions may be made to the agenda after the deadlines set by division (B) above by the City Manager or any member of City Council.

(1976 Code, § 2-4-5) (Ord. 77, passed 11-23-1982; Ord. 110, passed 5-22-1984; Ord. 654-19, passed 1-23-2019)