



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

PLANNING AND ZONING COMMISSION

**CITY HALL, 697 VISTA AVE
PAGE, ARIZONA**

**JANUARY 7, 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, (Vacant) | Charles Straub | Shelley Johnstone | |
| Chris Van Meenen | Lindsey Blake | Victor Castillo | |
| City Council Liaison, (Vacant) | | | |

3. PRIORITY LIST

4. October 1, 2024 Meeting Minutes

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

- 1. Public Hearing for the Chapman Mobile Home Park Conditional Use Permit Case #CUP 25-001 to allow the RV Park Use in the Manufactured/Mobile Home Park (MHP) Zoning District.**
- 2. Public Hearing for the Lake Powell Mobile Home Village Conditional Use Permit Case #CUP 25-002 to allow the RV Park Use in the Manufactured/Mobile Home Park (MHP) Zoning District.**

7. UNFINISHED BUSINESS

8. NEW BUSINESS

1. Discussion and possible action - Business Meeting

1. Chair to read the **Councilmember Liaison Job Description** into the record.
2. Members to take nominations and Vote on Vice-Chair position vacated by Tom Preller.
3. Members to take nominations and Vote on Chair position, if so desired by the members.

2. 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 Manufactured/Mobile Home Park (MHP) Zoning District.

3. 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 Manufactured/Mobile Home Park (MHP) Zoning District.

9. ADJOURN

FOR YOUR INFORMATION

Next Regular Meeting Tuesday, February 4, 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.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

October 1, 2024 Meeting Minutes

BACKGROUND:

N/A

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Members to Vote to Approve Minutes as-written or as-amended.

Fiscal Impact

Budget Impact:

N/A

Attachments

10-1-24 Meeting Minutes

Planning & Zoning Commission

6. 1.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

Public Hearing for the Chapman Mobile Home Park Conditional Use Permit Case #CUP 25-001 to allow the RV Park Use in the Manufactured/Mobile Home Park (MHP) Zoning District.

BACKGROUND:

The RV Park Use must be approved as a Conditional Use Permit to be allowed in the Manufactured/Mobile Home Park Zoning District. This request is to add additional temporary rental dwelling units in Page to accommodate more workforce housing.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Chair to Open Public Hearing.

Chair to Close Public Hearing.

Fiscal Impact

Budget Impact:

N/A

Attachments

Staff Report

Planning & Zoning Commission

6. 2.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

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

BACKGROUND:

To allow RV's to park on vacant spaces within the confines of the Mobile Home Park to provide more temporary rental dwelling units in Page to accommodate workforce housing for area employers.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Chair to Open Public Hearing.

Chair to Close Public Hearing.

Fiscal Impact

Budget Impact:

N/A

Attachments

Staff Report

Planning & Zoning Commission

8.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

NEW BUSINESS

BACKGROUND:

ALTERNATIVES CONSIDERED:

RECOMMENDED ACTION:

Planning & Zoning Commission

8. 1.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

Discussion and possible action - Business Meeting

1. Chair to read the **Councilmember Liaison Job Description** into the record.
2. Members to take nominations and Vote on Vice-Chair position vacated by Tom Preller.
3. Members to take nominations and Vote on Chair position, if so desired by the members.

BACKGROUND:

Council Member Job Description must be read into the record.

Tom Preller is now a City Councilor and no longer a member of the P&Z Commission.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

Chair to read the Council Member Job Description into the record.

Members to nominate and then vote on the new Vice-Chair member to replace Tom Preller.

If members choose to do so, they can nominate and then vote on the Chair position.

Fiscal Impact

Budget Impact:

N/A

Attachments

Council Member Liaison Job Description

Planning & Zoning Commission

8. 2.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

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 Manufactured/Mobile Home Park (MHP) Zoning District.

BACKGROUND:

To add more temporary rental dwelling units in Page to add to our available stock of workforce housing for our area employers.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission recommends City Council Approve Conditional Use Permit Case #CUP 25-001 with any Recommended Conditions of Approval.

Fiscal Impact

Budget Impact:

N/A

Planning & Zoning Commission

8.3.

Meeting Date: 01/07/2025

Brief Title:

Department: Planning and Zoning

SUBJECT:

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 Manufactured/Mobile Home Park (MHP) Zoning District.

BACKGROUND:

To add more temporary rental dwelling units in Page to add more available stock of workforce housing for area employers.

ALTERNATIVES CONSIDERED:

N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission Recommends the City Council Approve Conditional Use Permit Case #CUP 25-002 with any Recommended Conditions of Approval.

Fiscal Impact

Budget Impact:

N/A
