



February 13, 2007 Planning Commission

Project: Used Vehicle Display on City Parking Lot
Application: Resolution
Applicant: City of Page
Property Owner: City of Page
Current Zone: CBD (Central Business District)
Land Use: DB (Downtown Business)

Planning & Zoning Department staff reports are an objective method of evaluating requests for general plan amendments, rezonings, site development plans, conditional uses, and other land use applications. The report measures various aspects of the proposal against the requirements of the city code, zoning ordinance, specific area plans, design requirements, and subdivision regulations.

This is a Resolution to propose to the City Council that a portion of a City-owned lot be made available as a used vehicle lot. Brought forward by City Councilman Lyle Dimbatt on behalf of all residents who need a lawful, highly visible area to display motor vehicles for sale.

Table with 3 columns: City Regulation, Compliant?, and Comments. It contains two rows of regulatory information, both marked as 'Yes' compliant.

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| | | Planner's Comment: As the subject property is City-owned and the City has not been in the practice of issuing permits to itself, this Resolution may serve as a proxy for a Conditional Use Permit. |
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Background: "For Sale" cars, trucks, motorcycles and watercraft are currently parked in various locations throughout the City. Some are on empty lots, some are at street corners, and some are parked on City-owned parking lots in the Central Business District. In some cases, vehicles on display have been cited as abandoned vehicles by our Community Resource Officer. In many cases, these displays add to the unsightly appearance of the community.

Over the last year, residents have been displaying their used vehicles in the City-owned parking lot across 6th Avenue from the U.S. Post Office. The site is popular among vehicle sellers for it's visibility to such a large number of people. The site is not enjoyed by the businesses that rely on the lot for customers and staff.

Recent action: In September, 2006 two businesses made complaints to the City. The City Planner determined that the number of vehicles, along with the random placement of their parking in the lot, did indeed cause a hardship on the businesses.

In October, 2006 the police department issued warning notices, and owners removed their vehicles. In October, 2006, the Public Work Department installed two small signs in the lot, warning people not to park for-sale vehicles there. The lot has not been a problem since then, but residents have contacted a City Councilor and spoken at the December 7, 2006 City Council Meeting saying that City parking lots, being owned by the public, should be open to vehicle sales.

Land use priority: While the City lots are indeed publicly owned, they are intended primarily for the use of the commercial property owners and tenant businesses they serve. This would be true if the lots were privately owned. The City of Page Zoning Ordinance requires adequate on-site parking, at particular ratios for particular types of businesses, in all commercial locations. Much of the City-owned lots have a sufficient number of spaces to handle normal and even tourist-season parking loads.

Proposal: One area of the City lots, at the corner of North Navajo and 6th Avenue, is consistently *under-parked*, and is somewhat removed from the front of nearby businesses. This specific area should be known by residents as the one area of the City lots where they will not be ticketed and towed. This location would provide a lawful, highly visible area to replace the impromptu, illegal display lot across from the Post Office.

Recommendation: Staff recommends **APPROVAL** of the following resolution, for a trial period of six months, to be reviewed in August 2007.

"Be it resolved that the area of the City-owned parking lots at the corner of North Navajo and 6th Avenue, shall be available to residents for display of currently licensed, For-Sale vehicles. Vehicles parked in this area for more than 48 hours shall not be ticketed and towed as they are in all other sections of the City-owned lots. This resolution shall stay in force until August 21, 2007, when the Planning & Zoning Commission shall consider whether the subject arrangement may continue."

SUGGESTED MOTION:

I move to **APPROVE** / **DENY** Resolution number RES-07-01 as stated above.

Steve Scott
Planning & Zoning Director