



# City of Page Draft Zoning Ordinance Public Review Document

**On October 2, 2018 at 5:30 the City of Page Planning and Zoning Commission will hold a Public Hearing for a recommendation to the City Council for repealing the existing Zoning Code and replacing it with the City of Page Zoning Ordinance dated 9/24/18 and repealing the existing Zoning District Map and replacing it with the City of Page Zoning Map**

The Page City Council is pleased to present the Public Review Draft City of Page Zoning Ordinance and Digitized Zoning Map. The draft ordinance is the result of more than 2 years of work by the Zoning Code Task Force, Planning and Zoning Commission, City Council, City of Page Community Development Staff and the City's zoning consultant, Michael Baker International, under the guidance of City of Page citizens and other interested members of the public.

The Zoning Code update process began in 2015, with a City Council Strategic Priority to "Review and update City Code". During the summer and fall of 2015, City Staff reviewed the Zoning Code and provided recommendations to the Planning and Zoning Commission regarding key issues needing attention in the Code Update. In the Fall of 2015, the Planning and Zoning Commission recommended that the City Council hire a zoning consultant to assist the City in drafting an updated Zoning Ordinance. In February of 2016, the City Council authorized a professional services agreement with Michael Baker International to provide these expert zoning services.

In March of 2016, the City Council appointed a Zoning Code Task Force comprised of seven members of the public, representing the viewpoint of various elements of the community to work with Staff and the consultant to draft new zoning codes for the community. Prior to the first work session of the Zoning Code Task Force in August of 2016, there was a community immersion process.

The project was formally kicked off in May of 2016 with an intense two-day community immersion process. The first step in this process was a zoning consultant meeting with key staff to identify code issues in need of specific attention, and to gather other general input about the project and process. Next were stakeholder meetings with key members of the community including developers and builders, representatives of the business community, board and commission and City Council members, and other interested parties. That day wrapped up with an interactive joint work session of the City Council, Planning and Zoning Commission, and Zoning Code Taskforce, to introduce the project, discuss process, gather input from members, and identify issues. The final step was an interactive community workshop to introduce the project, discuss process, gather input from members, and identify issues.

The Zoning Code Taskforce had several work sessions of extended duration between August 2016 and June 2017, the result of which is the working draft of the City of Page Zoning Ordinance. The City Council and the Planning and Zoning Commission had a joint work session in June of 2017 to begin discussing the draft document. Between July 2017 and December 2017, the City Council reviewed the draft document to identify areas of interest for further review and discussion. In January of 2018, the City Council held a special work session to discuss topics of specific interest and provide direction to the City's zoning consultant. Since January, the zoning code has been in the final stages of development.

The City of Page Zoning Map has been digitized by the Consultant in conjunction with this process. Please note that no properties are being rezoned. The zoning map was digitized so that map amendments (rezonings) can be documented efficiently, and the map can be kept up-to-date.

One of the goals of the City Council is to remove unneeded roadblocks to approvals for development projects. Over the past month, staff has reviewed the ordinance to see how we might remove impediments to approvals. Staff reviewed those concepts with the Commission in work session on September 25. The attached Draft Zoning Ordinance includes staff's proposed changes.