

PUBLIC HEARING NOTICE

CITY OF PAGE CITY COUNCIL AND PLANNING & ZONING COMMISSION

Pursuant to A.R.S. 9-462.04, NOTICE is hereby given to the City of Page City Council, Planning & Zoning Commission, and public that the Planning & Zoning Commission will hold a Public Work-Session on Wednesday, March 1, 2023, and they will also hold a Public Hearing on Tuesday, March 7, 2023, and the City Council will hold a Public Hearing on Wednesday, March 22, 2023, where the Public Work-Session and both Public Hearings will be held at 5:30 P.M. in the City Council Chambers located at City Hall at 697 Vista Avenue, Page, AZ.

The purpose of the Public Hearings is to hear public comments on many proposed revisions to the City of Page Zoning Code Chapter 152, also known as the Zoning Ordinance and/or Regulations. These Public Hearings also allow Staff to gather information from the public to make a recommendation to City Council regarding the approval of the New Zoning Code Chapter 152, comprised of Sections 1-137 of the City of Page, Code of Ordinances which, if approved, would replace the existing Zoning Code Regulations from 2018 in its entirety.

The proposed revisions are extensive and generally address changes to: redundancies and wordiness; legal adherence with *Arizona Revised Statutes* and *U.S. Constitution*; *Sec. 007*—transitional provisions; *Sec. 025*—remove R1-12, C-3, PD, AA, ACZ, FD districts, add ARSD, HRSD, PQP and UNDV special districts; *Sec. 026*—remove R1-12 district; *Sec. 027*—remove C-3 district; *Sec. 028*—make MU district conditional use of C-2 district; *Sec. 029*—remove obsolete PD, PDR, PRD, PDGC, PDRM, PDC, PDBP and PDI districts; *Sec. 031*—remove AA and ACZ overlay districts; *Sec. 032*—remove FD district, add ARSD, HRSD, PQP and UNDV special districts; *Sec. 045*—change section title, combine/condense special uses, add fall-zone to cell tower code; *Sec. 046*—revise accessory dwelling unit code; *Sec. 047*—language to improve enforcement; *Sec. 055*—add public easements around escarpments; *Sec. 056*—overhaul parking code; *Sec. 057*—overhaul landscaping code; *Sec. 058*—make sign code legally sufficient, condense code; *Sec. 059*—rework outdoor lighting code to modern planning practices; *Sec. 072*—remove P&Z Commission review of difficult site plans as that is role of Site Plan Review Committee; *Sec(s). 085-096*—simplify/condense zoning procedures; *Sec(s). 120-125*—clarify legal-nonconforming and nonconforming, combine signs with structures; and, *Sec. 137*—certain definitions added, removed, reworded, and/or simplified.

If you own/occupy property in the city and want to comment, you may appear in person or submit written comments. If you want to learn if/how these proposed text changes may affect your property, or you have questions about the Public Hearings, the Work-Session, or to review the proposed, amended Chapter 152 Zoning Codes in its entirety, click on the link provided on the City of Page Website Home Page at <https://cityofpage.org> or contact Zach Montgomery through his contact information provided below.

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Disabled persons requiring special accommodations may contact Kim Larson, City Clerk at City Hall or call (928) 645-4221, or Sue Kennedy, Deputy City Clerk at (928) 645-4220 at least 48 hours before Public Hearing.