ORDINANCE NO. 741-25

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PAGE, ARIZONA, AMENDING THE PAGE CITY CODE OF ORDINANCES BY AMENDING CHAPTER 154: SUBDIVISION REGULATIONS, RELATING TO THE ADMINISTRATIVE APPROVAL OF SUBDIVISION PLATS AND OTHER SUBDIVISION PROCESSES.

WHEREAS, Ariz. Rev. Stat. § 9-500.49 as amended in 2025 requires that cities and towns adopt certain subdivision code amendments related to the administrative approval of plats;

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent and has considered the individual property rights and personal liberties of the residents of the City; and

WHEREAS a public hearing was held by the Planning and Zoning Commission and the Commission unanimously recommended approval.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Page, as follows:

- Section 1. Chapter 154: Subdivision Regulations, of the City of Page Code of Ordinances is hereby amended by adopting the revised Chapter 154: Subdivision Regulations, as set forth in "Exhibit A," the amended regulations replacing the existing Subdivision Regulations in their entirety.
- Section 2. All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.
- Section 3. The effective date of this Ordinance shall be 30 days following adoption by the City Council.
- Section 4. This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.
- Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. Section 7. Any person found responsible for violating this Ordinance shall be subject to the penalties set forth in Section 154.130 of Exhibit A, VIOLATIONS AND PENALTIES:

- (A) It shall be a Class 1 misdemeanor to violate any provision of this chapter, or to achieve, or attempt to achieve a land split or combination, or to establish, or attempt to establish a subdivision of any land, or to record, or attempt to record a subdivision plat, land split or combination or boundary line adjustment of any land within the City of Page corporate limits with the Coconino County Recorder if such land split, combination, adjustment, subdivision, plat or map has not first been approved as required by applicable regulations, or the necessary signatures of approval have not been obtained, as required by this chapter.
- (B) The city shall not issue any building or other development permit for property that has been divided without meeting the requirements of these subdivision regulations.
- (C) Nothing contained in these subdivision regulations shall be construed as relieving an applicant from the requirements imposed by the Arizona Revised Statutes.
- (D) Until a preliminary plat and final plat of subdivision, as applicable, have been approved in accordance with these subdivision regulations, no person proposing a subdivision within the city shall subdivide or file a record of survey, map or plat for record, or sell any part of a subdivision, or proceed with any improvement or other work on same.

Section 7. The City Clerk is authorized to correct typographical and grammatical errors, as well as errors of wording and punctuation, as necessary; and that the City Clerk is authorized to make formatting changes needed for purposes of clarity and form, if required, to be consistent with the Page City Code of Ordinances.

PASSED AND ADOPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA this 30th day of July, 2025, by the following vote:

Ayes 7
Nays Ø
Abstentions Absent Ø

CITY OF PAGE

Mayor

ATTEST:

APPROVED AS TO FORM:

CITY CLERK

CLEYATTORNEY

EXHIBITS ON FILE AT THE PAGE CITY CLERK'S OFFICE: 697 Vista Ave., Page, AZ