

ORDINANCE NO. 756-26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE CITY OF PAGE ZONING CODE REGARDING ELECTRIC VEHICLE CHARGING FACILITIES; AMENDING TABLE 2.3-1, TABLE OF ALLOWED USES; AND AMENDING SECTION 152.137 TO ADD A DEFINITION OF ELECTRIC VEHICLE CHARGING FACILITY.

WHEREAS, GPD Group, on behalf of Tesla, Inc., submitted Zoning Code Text Amendment TXT-2026-01 requesting that Electric Vehicle Charging Facility be established as a standalone principal land use within the City of Page Zoning Code; and

WHEREAS, the applicant requested that Electric Vehicle Charging Facility be added to Table 2.3-1, Table of Allowed Uses, as a Permitted (P) principal use within the C-2 Community Commercial zoning district, and proposed adding a corresponding definition to Section 152.137 of the Zoning Code; and

WHEREAS, the applicant's request was submitted in connection with a proposed standalone electric vehicle charging facility on property located within the C-2 Community Commercial zoning district; and

WHEREAS, the City of Page Development Review Committee reviewed the proposed Zoning Code Text Amendment on June 4, 2026, and recommended that standalone Electric Vehicle Charging Facilities be considered through the Conditional Use Permit process rather than permitted by right; and

WHEREAS, following Development Review Committee review, staff recommended modifying the applicant's request to establish Electric Vehicle Charging Facility as a Conditional Use (C) within the C-2 Community Commercial, CBD Central Business District, and SC Service Commercial zoning districts; and

WHEREAS, staff further recommended modifying the applicant's proposed definition to distinguish a standalone Electric Vehicle Charging Facility from electric vehicle charging equipment provided accessory to another principal use; and

WHEREAS, a Planning and Zoning Commission Work Session/Citizen Review Meeting was held on August 25, 2026, regarding TXT-2026-01, and no major objections to the proposed Zoning Code Text Amendment were raised during the Citizen Review process; and

WHEREAS, on September 1, 2026, the City of Page Planning and Zoning Commission held a public hearing on Zoning Code Text Amendment TXT-2026-01 and unanimously recommended approval with modifications to establish Electric Vehicle Charging Facility as a principal use subject to a Conditional Use Permit in the C-2 Community Commercial and SC Service Commercial zoning districts and to adopt the staff-recommended definition; and

WHEREAS, the Mayor and City Council find that establishing a specific land-use classification for standalone Electric Vehicle Charging Facilities provides clarity regarding the zoning districts and approval process applicable to such facilities and that the Conditional Use Permit process allows individual facilities to be evaluated based upon site-specific considerations; and

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.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, as follows:

Section 1. Table 2.3-1, Table of Allowed Uses, of the City of Page Zoning Code is hereby amended to establish Electric Vehicle Charging Facility as a principal land use as follows:

Zoning District	Electric Vehicle Charging Facility
C-1 Neighborhood Commercial	NP
C-2 Community Commercial	C
CBD Central Business District	NP
SC Service Commercial	C

C = Conditional Use Permit
NP = Not Permitted

Section 2. Section 152.137 of the City of Page Zoning Code is hereby amended to add the following definition:

ELECTRIC VEHICLE CHARGING FACILITY: A facility or area with one or more electric vehicle supply equipment (EVSE) units whose primary purpose is the transfer of electrical energy to electric vehicles. This use may operate as a standalone, principal use and does not require an on-site attendant, primary enclosed building, or fuel canopy. Electric vehicle charging equipment accessory to another principal use shall not be considered an Electric Vehicle Charging Facility for purposes of this definition.

Section 3. 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 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. The effective date of this Ordinance shall be 30 days following adoption by the City Council.

Section 6. 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 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 23rd day of September 2026, by the following vote:

Ayes	<u>7</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>0</u>

CITY OF PAGE

By Steven R. Kidman
Mayor

ATTEST:

Cynthia Bell
CITY CLERK, Deputy

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY

