

ORDINANCE NO. 757-26

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.68 ACRES ASSOCIATED WITH COLT SPRINGS SUBDIVISION PHASE 3 FROM SMALL-LOT RESIDENTIAL 2 (R-2) TO RESIDENTIAL-ESTATE/ONE ACRE (RE-1A).

WHEREAS, the City of Page is the owner of the subject property associated with Colt Springs Phase 3, consisting of approximately 24.68 acres identified as portions of APN 802-18-011D and 802-18-011J; and

WHEREAS, Trout Land Development, LLC, represented by Jacob Burton, submitted a Zoning Map Amendment application (ZON-2026-04) requesting amendment of the zoning designation of the subject property from Small-Lot Residential 2 (R-2) to Residential-Estate/One-Acre (RE-1A); and

WHEREAS, the requested RE-1A zoning is intended to accommodate the lower-density, large-lot residential development pattern proposed for Colt Springs Phase 3, consisting of a proposed 16-lot residential subdivision with lots ranging from approximately 1.06 acres to 1.91 acres; and

WHEREAS, a neighborhood meeting regarding ZON-2026-04 and companion Minor General Plan Amendment MGPA-2026-02 was held on August 25, 2026, and no objections to the project were voiced at the meeting; and

WHEREAS, on September 1, 2026, the City of Page Planning and Zoning Commission held a public hearing on ZON-2026-04 and unanimously recommended approval to the City Council of the Zoning Map Amendment from Small-Lot Residential 2 (R-2) to Residential-Estate/One-Acre (RE-1A) for approximately 24.68 acres associated with Colt Springs Phase 3; and

WHEREAS, the City Council held a public hearing on September 23, 2026, and considered the application materials, the Planning and Zoning Commission recommendation, the staff report and findings, public input, and the applicable review criteria of Section 152.090 of the Page City Code; and

WHEREAS, the Mayor and City Council have determined that this zoning designation amendment conforms to the City of Page General Plan and, after considering the individual property rights of the property owner, decide to accept the recommendation of the Planning and Zoning Commission.

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

Section 1. Having considered the factors set forth in §152.090 of the Page City Code, Zoning Map Amendment ZON-2026-04 is hereby approved, amending the zoning

designation for approximately 24.68 acres associated with Colt Springs Phase 3 from Small-Lot Residential 2 (R-2) to Residential-Estate/One-Acre (RE-1A), as depicted on Exhibit A attached hereto and incorporated herein by reference. The Official Zoning Map of the City of Page shall be updated accordingly.

Section 2. Approval of ZON-2026-04 is limited to the Zoning Map Amendment and does not constitute approval of a subdivision plat, engineering or construction plans, or any subsequent development approvals required by the City of Page.

Section 3. All ordinances or parts of ordinances in conflict herewith are repealed to the extent of such conflict.

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.

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>6</u>
Nays	<u>0</u>
Abstentions	<u>0</u>
Absent	<u>1</u>

CITY OF PAGE

By *Steven R. Kitchener*
Mayor

ATTEST:

[Signature]
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY



[illegible]