

RESOLUTION NO. 1354-26

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF PAGE, COCONINO COUNTY, ARIZONA, ADOPTING A MINOR GENERAL PLAN AMENDMENT MGPA-2026-02 TO THE 2040 CITY OF PAGE GENERAL PLAN FUTURE LAND USE MAP FOR APPROXIMATELY 24.68 ACRES ASSOCIATED WITH COLT SPRINGS SUBDIVISION PHASE 3 FROM NEIGHBORHOOD RESIDENTIAL TO RURAL RESIDENTIAL.

WHEREAS, the City of Page is the owner of the subject property 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 Minor General Plan Amendment application MGPA-2026-02 requesting amendment of the 2040 City of Page General Plan Future Land Use Map designation of the subject property from Neighborhood Residential to Rural Residential; and

WHEREAS, the requested Rural Residential designation 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 MGPA-2026-02 and companion Zoning Map Amendment ZON-2026-04 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 MGPA-2026-02 and unanimously recommended approval to the City Council of the Future Land Use Map amendment from Neighborhood Residential to Rural Residential 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 152.088 of the Page City Code.

NOW, THEREFORE, BE IT RESOLVED 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 §152.088(D) of the Page City Code, Minor General Plan Amendment MGPA-2026-02, amending the 2040 City of Page General Plan Future Land Use Map designation for approximately 24.68 acres associated with Colt Springs Phase 3 from Neighborhood Residential to Rural Residential, is hereby approved, and the 2040 City of Page General Plan Future Land Use Map shall be updated accordingly.

Section 2. Approval of MGP-2026-02 is limited to the General Plan Future Land Use Map amendment and does not constitute approval of companion Zoning Map Amendment ZON-2026-04, a subdivision plat, engineering or construction plans, or any subsequent development approvals required by the City of Page.

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. Kidmeyer
Mayor

ATTEST:

[Signature]
CITY CLERK

APPROVED AS TO FORM:

[Signature]
CITY ATTORNEY



EXHIBIT A

MGPA-2026-02 - COLT SPRINGS PHASE 3 GENERAL PLAN AMENDMENT MAP

