CITY OF PAGE PUBLIC NOTICE
PLANNING & ZONING COMMISSION PUBLIC HEARING

Pursuant to **A.R.S. §§ 9-462.03 and 9-462.04**, **NOTICE IS HEREBY GIVEN** that the City of Page will hold a Planning & Zoning Commission Public Hearing regarding proposed amendments to the City of Page Zoning Ordinance relating to Data Centers.

- The Planning & Zoning Commission will hold a Public Hearing on Tuesday, November 17, 2026, at 5:30 p.m.

The meeting will be held in the City Council Chambers at City Hall, 697 Vista Avenue, Page, Arizona.

The purpose of the Public Hearing is to consider proposed amendments to Chapter 152 of the City of Page Zoning Ordinance to establish a Data Center Overlay District (DCO) and regulations and standards applicable to Data Centers.

The text of the proposed amendment is as follows:

ZONING DISTRICTS

§ 152.025 ZONING DISTRICTS AND MAP ESTABLISHED

[Update ***Table 2.1-1: Zoning Districts Established***]

Table 2.1-1: Zoning Districts Established		
Abbreviation	***Zoning District***	***Legacy Zoning***
UNDV	Undevelopable District	
DCO	Data Center Overlay District	

§ 152.032 SPECIAL DISTRICTS

(B) Special Districts

[Insert a new Section (7) Data Center Overlay District]

(7) Data Center Overlay District (DCO). The intent of this special district is to allow for the development of data centers within areas of the city where there is existing infrastructure that could adequately support the proposed use. This district continues the city's efforts to attract and advance high-tech industrial development while limiting negative impacts to the community.

a. A Data Center Overlay District may be established by the City Council on land in proximity to high voltage transmission lines of 115 KV or more and planned or zoned for business park or industrial uses.

b. A Data Center Overlay District shall be created and amended by ordinance upon resolution of the City Council, the boundaries of which shall be established on the Zoning Map.

c. The Data Center Overlay District shall only overlay an existing BP or IP zoning district. The regulations and requirements of the underlying zoning district and the Data Center Overlay District shall both apply and remain in effect, provided however, that when the regulations applicable to the Data Center Overlay District conflict with the regulations of an underlying zoning district, the Data Center Overlay District regulations shall apply.

d. Standards specific to data centers are established in § 152.048.

§ 152.048 Data Centers

A. *Purpose.* This section establishes the requirements for the permitting, site planning, and design of data centers consistent with the city's desire to attract high-tech industrial development while limiting negative impacts to the community.

B. *Applicability.*
1. § 152.048 applies to data center uses which are not permitted to operate in the city unless explicitly approved as part of a Data Center Overlay District (DCO).
2. Data centers that are ancillary to another primary use are allowed provided they:
   a. Occupy no more than 10 percent of the building footprint;
   b. Are used to serve the enterprise functions of the on-site property owner and are not used to lease data storage and processing services to third parties; and
   c. Are not housed in a separate stand-alone structure on the parcel.
3. In addition to any other applicable requirements of the Zoning Procedures in this Zoning Code, applicants shall be required to attend a pre-application completeness review meeting as described in § 152.086 (E). Applicants shall submit the information described in this section for review and approval at the time of submission of an application for a Data Center Overlay District following the procedures established in § 152.090, as well as the requirements for Site Plan approval in § 152.095. All applications shall include any information necessary to evaluate conformance with the standards in § 152.048. Conditional or final Site Plan approval is contingent upon the applicant demonstrating conformance to all the requirements provided in § 152.048 and other applicable standards of the Zoning Code.
4. All applications for data centers shall include a development agreement authorized by the City Council and executed by recording the development agreement with the County Recorder's office, pursuant to A.R.S. § 9-500.05.
5. Data centers shall meet the Site Design Standards in § 152.048.E and the Building Design Standards in § 152.048.F.

C. *Additional Public Notification Requirements*
1. In addition to the public notification and meeting requirements provided in § 152.086(K), an applicant for a proposed data center shall notify all real property owners within a half-mile radius of the subject property, including any affiliated homeowners' association operating within the half-mile radius, that the applicant intends to build and operate a data center on the property. The notice required in this section shall be mailed to all postal addresses and homeowners' association addresses contained within a half-mile radius extending from the property line where the proposed data center will be built. The Director may expand the required notification area if it is determined that the potential impact of the data center extends beyond the minimum required notification boundary.
2. In addition, the applicant shall schedule and attend two neighborhood meetings with adjoining property owners and residents to describe the project and explain how any negative impacts of the data center will be mitigated. Notice of the neighborhood meetings shall be mailed to all residents and homeowners associations within a half-mile radius of the subject property. A representative of the developer or owner with decision-making authority on the design of the data center shall attend the neighborhood meetings. The data center applicant shall also post a sign on the subject property, at least 15 days before each neighborhood meeting. The sign shall be no less than six feet in width and four feet in height (excluding

supporting poles or posts). The sign shall be located along high-visibility streets as reasonably determined by the Director. The content of the sign shall:

a. Be consistent with the city's generally applicable sign guidelines for posting signs for notification of neighborhood meetings;
b. Include the applicant's name and contact information;
c. Include a brief description of the data center project and a link or QR Code to the applicant's website providing additional detail on the project; and
d. The date, time, and location of the neighborhood meeting.

3. The design and contents of the sign shall be reviewed and approved by the Director before installation. The applicant shall remove the sign at the conclusion of the citizen review process.
4. Upon request by the Director after issuance of a certificate of occupancy and commencement of the operation of the data center, the data center operator shall provide an on-site neighborhood liaison between the hours of 8:00 a.m. and 10:00 p.m. AzST each day to respond to complaints about noise emanating from the data center.

D. *Health and Safety Mitigation Requirements.* The applicant for a data center is required to comply with the additional stipulations or study requirements established in this section to address health and safety concerns, which may include, but are not limited to, fire protection, water consumption, power consumption, on-site energy generation, noise, and hazardous materials, and to mitigate adverse impact to existing uses. Failure to comply with these requirements may be grounds for revocation in accordance with §§ 152.109 and 152.110. These requirements shall be submitted concurrently with the application for Data Center Overlay District approval and may be required to be resubmitted with the application for site plan approval if the Director determines that circumstances have changed. The Director may require third party technical review of all required mitigation studies and information submitted with the application, the cost of which shall be paid by the applicant.

1. *Electrical Supply.* If the applicant proposes to connect the data center to the electric grid, the applicant shall provide documentation from the applicable electric service provider certifying that the necessary capacity is available and that the electric service provider will serve the data center. Known impacts on electric rates or availability for other uses directly attributable to the data center project shall be documented.

2. *Water Supply.*
   a. If the proposed data center will be served by a public water supply, the applicant shall submit documentation from the public authority certifying that the public authority will supply the water needed.
   b. If the data center will rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of this study is to determine if there is an adequate supply of water for the proposed data center and to estimate the impact of the data center on existing wells, groundwater, and surface waters in the vicinity. No data center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity of the data center.
   c. The water feasibility study shall be prepared by an engineer licensed in the state of Arizona and shall include the following information at a minimum:

i. The projected water demands of the data center;
ii. The source of water to be used;
iii. A description of how water will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage);
iv. The long-term safe yield of the water source;
v. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;
vi. A geologic map of the area with a radius of at least one mile from the subject property;
vii. The location of all existing and proposed wells within 1,000 feet of the subject property boundary, with a notation of the capacity of all high-yield wells;
viii. The location of all surface waters, including perennial and intermittent streams, rivers, lakes, reservoirs, ponds, wetlands, springs, and natural seeps within 1,000 feet of the property boundary; and
ix. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;

3. *Sound Mitigation.*
   a. Before the first neighborhood meeting is conducted as provided in § 152.048.C, the applicant shall conduct a sound mitigation study performed by a third-party acoustic engineer licensed in the state of Arizona to document baseline sound levels in the area of the proposed data center, including noise levels measured at the property line of the nearest property or properties to the data center that is planned or zoned for residential uses, or other noise-sensitive uses as reasonably determined by the Director. The sound mitigation study shall include low frequencies as well as overall sound levels. The applicant shall provide a copy of the results of the sound mitigation study to the Director with a minimum of five working days before the first neighborhood meeting is held.
   b. The sound mitigation study shall demonstrate that the data center, including all on-site mechanical equipment and facilities, will not exceed a sound level of 55 dB(A) when measured at the property line of the nearest residentially zoned property to the proposed data center property between the hours of 7:00 a.m. and 10:00 p.m. and 45 dB(A) between the hours of 10:00 p.m. and 7:00 a.m. An alternative specific sound standard may be stipulated as a condition of approval. Design specifications for sound mitigation shall be provided to the Director with the application for Data Center Overlay District approval. Upon approval of the sound mitigation study, the methods proposed to mitigate excess sound shall be stipulated as a condition of the Data Center Overlay District approval.
   c. A final Certificate of Occupancy shall not be issued if the noise levels exceed the sound levels stipulated in the sound mitigation study or an alternative specific sound standard that was stipulated as a condition of approval.
   d. The maximum decibel levels requirements specified in this section shall not apply during times of power outage; however, the sound studies shall also evaluate, and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.

4. *Vibration Mitigation*.
   a. The applicant shall submit a vibration study prepared by a qualified professional licensed in the state of Arizona that demonstrates that no vibration from the data center, data center accessory uses, or associated equipment shall exceed a value of 0.12 inch/second beyond the property line.

b. The maximum vibration requirements specified in this section shall not apply during times of power outage; however, the vibration studies shall also evaluate, and report anticipated vibration levels when all emergency power generation equipment is running, including backup generators.

5. *Fire Suppression and Containment.* The applicant shall demonstrate that procedures for fire suppression, containment, ventilation, and evacuation are sufficiently protective of public health, safety and welfare. In order to satisfy this requirement, the applicant shall submit an Emergency Response Plan (ERP) prepared by a qualified professional. The ERP shall:
   a. Be reviewed and accepted by the Page Fire Department and emergency management services;
   b. Include detailed procedures for fire suppression, containment, ventilation, and evacuation;
   c. Include an evaluation of the access roads and hydrant locations within the site to ensure suitable access for emergency equipment within the site;
   d. Ensure that all first responders receive adequate training specific to the installed system; and
   e. Include provisions for annual fire safety inspections demonstrating compliance with fire safety standards to be performed by a qualified professional on behalf of the data center.

6. *Back-Up Energy Generation or Storage Systems.*
   a. If the data center operator intends to use backup power generators on the subject property, the operator shall maintain a public website announcing the times when the generators will be in operation. Any routine operation of the backup generators, including for testing purposes, shall be announced on the website at least 24 hours in advance. The operator shall also notify the City Manager or designee at least 24 hours in advance of a test. Upon request by the City Manager, the data center operator shall provide the address of the website where the notices required by this section are published.
   b. Unless the generators are supplying backup electrical supply during a power outage, backup generators may operate between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.
   c. Any data center proposing to incorporate battery storage or any other device or group of devices capable of storing energy in order to supply electrical energy at a later time, whether the energy is stored for use on-site or off-site, shall demonstrate compliance with National Fire Protection Association (NFPA) Standard 855, Installation of Stationary Energy Storage Systems, or similar standards and shall include fire suppression systems designed specifically for battery storage.

7. *Alternative Power Generation.* Any alternative energy generation system designed or used to supply power directly to a data center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the data center use. These alternative energy generation systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use.

8. *Decommission/Electronic Waste Disposal Plan.*
   a. The applicant shall submit a Decommission/Electronic Waste Plan which outlines procedures for the recycling or disposal of server infrastructure, hazardous material, batteries, electronic waste and related products, in compliance with all federal and state requirements which will apply in cases where the data center is updated or decommissioned.
   b. The Decommission/Electronic Waste Plan shall also outline how the building and site may be repurposed for alternative uses if the data center is decommissioned.

E. *Site Design Standards.*

1. *Dimensional Requirements.*
   a. The following minimum setbacks shall apply to data center structures, including data center accessory uses:
      i. Front setback and street side setback: 100 feet
      ii. Rear setback: 50 feet
   b. The maximum height of a data center shall be 50 feet, inclusive of all roof-mounted equipment such as cooling and ventilation systems.
   c. The maximum height of data center accessory uses shall be no greater than the height of the principal building, or 30 feet, whichever is less.
   d. All mechanical equipment, including, but not limited to, electrical transformers and generators, shall be set back a minimum of 200 feet from abutting right-of-way or residentially zoned property.
   e. *Landscaping and buffer yard requirements*. In addition to the otherwise applicable standards provided in § 152.057, a minimum 30-foot wide perimeter landscape setback shall be provided between a data center and data center accessory uses and any adjoining residential or mixed-use zoning district, place of worship, park, open space, campground, or existing or proposed public roadway, subject to the following planting requirements:
      i. Two staggered rows of large canopy shade trees minimum 24-inch box planted a minimum of 20 feet on center or in an equivalent grouping shall be provided, as approved by the Director.
      ii. A minimum of five, five-gallon shrubs per tree.
      iii. Ground covers shall be provided to supplement the trees and shrubs so that a minimum 75 percent ground coverage when the plants are mature is attained.

2. *Location and Screening of Mechanical Equipment.*
   a. All ground level and roof top data center mechanical equipment, including electrical equipment, pumps and similar utility equipment, shall meet the following standards:
      i. Data center mechanical equipment shall be identified on the proposed site plan and shall not be placed within setback areas facing existing or proposed public roadways.
      ii. Mechanical equipment not screened by a principal building shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with the design, materials, details, and treatments used in the exterior construction of the nearest principal of a building;
      iii. Perforation for ventilated screening. As determined by the Director, screening for Data Center Mechanical Equipment may incorporate perforated surfaces on screening walls as necessary to permit ventilation of data center mechanical equipment;
      iv. Separation from residential and other uses. Ground mounted data center mechanical equipment shall be separated from adjacent property that has an existing residential or mixed-use zoning district, place of worship, park, open space, campground, or existing or proposed public roadway by a principal building; and
      v. No screening requirements adjacent to industrially zoned property. As determined by the Director, data center mechanical equipment located in a manner found to have no adverse impact on adjacent properties zoned IP and BP is not required to be screened pursuant to this section, except that the data center mechanical equipment shall be screened from any existing or planned public road.

3. *Fencing Requirements*.

a. The subject property may be enclosed with a fence or wall no more than six feet in height. Fences installed along public and private roadways shall consist of wrought iron, tubular steel, or similar material and shall not be chain-link, with or without slatted inserts, and shall not include barbed wire or other similar deterrence devices.
b. Landscape materials as required in accordance with § 152.057 may compliment the requirements for screening, but landscaping without a screen wall or fence does not meet the minimum screening requirement of this section.

4. *Parking.*
   a. The parking requirements for data centers are included in § 152.056, Table 4.2-1: Table of Parking Spaces Required.
   b. Surface parking stalls for employees and guests may incorporate shade structures that can support solar/photovoltaic array systems with a minimum clearance height of 12 feet. The shade structures shall not encroach into required access lanes. The applicable tree and landscape standards in § 152.057 are not required in the portions of the parking areas where solar array systems are located.

5. *Refuse and Loading Bay Area Screening.*
   a. Refuse collection and loading bay areas shall be identified on the proposed site plan and shall not be placed within setback areas facing existing or proposed public roadways.
   b. Refuse collection areas shall be fully screened on all sides with solid walls or fences a minimum of six feet in height so that they are not visible from view at the ground level from all adjacent parcels and existing or planned public roadways.
   c. Loading dock areas shall be located and designed so that they do not face toward (and are not visible from) any adjacent existing or proposed public roadway.

6. *Outdoor Lighting Requirements.*
   a. In addition to the requirements of § 152.059, an application for a proposed data center shall include a photometric plan that shows all proposed exterior lighting, including any security lighting.
   b. The maximum outdoor light output for a data center shall be limited to a maximum of 17,500 lumens per acre.

F. Building Design Standards

1. *Principal Building Façade Standards.*
   a. The requirements for principal building façades apply to all building facades that exceed 100 feet in length and that face an existing residential or mixed-use zoning district, place of worship, park, open space, campground, or existing or proposed public roadway. When a building has more than one principal façade, each principal building façade shall be consistent in terms of design, materials, details, and treatment.
   b. Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements;
      i. A change in building height of at least 5 feet;
      ii. Building step-backs or recesses of at least 10 feet in depth;
      iii. Fenestration comprising at least 30 percent of the surface area of the principal façade;
      iv. Changes in building materials, pattern, texture, or color;
      v. Use of accent materials.
   c. The front and office portions of buildings shall be constructed of high-quality materials, including, but not limited to, brick, stone, textured cast stone, tinted masonry units, concrete, glass, and metal

siding. The following materials are prohibited along the front and office portions of the building, including unadorned, plain or painted concrete block or panels; reflective glass; and vinyl, fiberglass, asphalt, or fiberboard siding.

2. *Main Entrance Feature Design.*
   a. The primary entrance to the office/administration portion of the building shall face the corner or an adjacent existing or proposed roadway.
   b. Primary building entries shall be readily identifiable and well-defined using projections, recesses, columns, canopies, awnings, roof structures, or other design elements.

§ 152.056 OFF-STREET PARKING AND LOADING.

[Update ***Table 4.2-1: Table of Parking Spaces Required***]

Table 4.2-1: Table of Parking Spaces Required		
Use Category	***Specific Use Type***	***Minimum Vehicle Spaces Required***
Industrial Use Categories	Building Materials; Wholesale	One space per 500 SF of sales related area + 1 space per employee
	Data Center	One space per employee + 10 visitor parking spaces based on the maximum number of employees on-site during the largest shift; plus one parking space for each company vehicle kept on site
	Distribution Warehouse/Yard	One space per 2,000 SF of warehouse and/or 5,000 SF of yard related area + 1 space per employee

Section 152.137 DEFINITIONS
[Insert the following new definitions]

DATA CENTER: A building or buildings which are occupied primarily by computers and/or telecommunications and related equipment where digital information is processed, transferred and/or stored, primarily to and from offsite locations. This use shall also include cryptocurrency mining, blockchain transaction processing, cloud-based processing/storage, and server farms. A data center may include data center accessory uses. This use does not include computers or telecommunications related equipment that is secondary and customarily incidental to an otherwise permitted use on the property, such as servers associated with an office building.

DATA CENTER ACCESSORY USE: Ancillary uses or structures secondary and incidental to a data center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines; domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers, fire suppression, and related equipment); security features, provided such data center accessory uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a data center. The use shall not include energy generation systems, other than solar energy systems, used or intended to be used to supply power to the data center during normal operations.

LUMEN: The unit used to measure the actual amount of light which is produced by a lamp.

A copy of the proposed text amendment is available for public review at the Development Services Department, City Hall, 697 Vista Avenue, Page, Arizona, during regular business hours.

Interested persons may attend the Public Hearing or submit written comments to:

Sylvia Shaffer, Development Services Director
City of Page
697 Vista Avenue
Page, AZ 86040
Phone: (928) 645-4261
Email: sshaffer@pageaz.gov

Persons with disabilities requiring special accommodation may contact the City Clerk's Office at (928) 645-4205 at least 48 hours prior to the meeting.

Please publish the above Public Notice one (1) time in the October 22, 2026 edition of the Lake Powell Chronicle.