



Page County Zoning & Subdivision Ordinance Update Community Input Workshop Summary

September 2, 2020

The following is a summary of the small group discussion results during the Page County Zoning & Subdivision Ordinance Workshop held on Wednesday, September 2, 2020 at Stanley Fire Hall. Participants discussed each question in small groups and reconvened at the end of the meeting to review discussion results as a group.

I. Discuss the top zoning and land use priorities for the community.

1	<ul style="list-style-type: none"> -Preserve open space, viewsheds, and woodland conservation -Concentrate development (residential/commercial) around towns -Preservation of historic structures (architectural review board) -Appropriate siting for development projects (including solar) -More residential districts where density is determined for each district -More agricultural districts where appropriate use is determined.
2	<ul style="list-style-type: none"> -No specific designations reserved for green areas -Drainage concerns -Loosely formed homeowners associations -Improvement of subdivision process -Business license requirements for short term rental properties
3	<ul style="list-style-type: none"> -Protection of agricultural and forested land -Environmental concerns related to trash accumulation and landfills -Guiding growth towards the towns and protecting open space -Water quality in Karst aquifer
4	<ul style="list-style-type: none"> -Automobile graveyards -Retain natural beauty and rural character -Conservation of viewshed -Guide subdivision development closer to towns
5	<ul style="list-style-type: none"> -Commercial zones along US 340 near towns -Preventing towns to sprawl into countryside -Protection of Karst aquifer by limiting residential growth outside of towns

2. Identify the primary issues of concern regarding zoning and land use for the community.

1	<ul style="list-style-type: none"> -Right away/roadways: necessary for development -Need for strict development standards that prevent negative impacts -Balance between development and impacts on open space, agriculture, and natural resources -Impact of development on community services
2	<ul style="list-style-type: none"> -Encroachment areas -Subdivision standards -Preserving agricultural and tourism jobs
3	<ul style="list-style-type: none"> -Maintain land use tax structure as is -Ensuring zoning map is up to date with current land use -Address compatible land use issues -Number of accessory buildings on agricultural properties -Maintain visual protection along commercial corridors
4	<ul style="list-style-type: none"> -Preservation of agricultural land -Protecting scenic entrance corridors -Encourage new home ownership and development
5	<ul style="list-style-type: none"> -Low/moderate income housing for public service workers -Limit large subdivisions in rural areas -Requirements to protect drain fields for septic systems
Other	<ul style="list-style-type: none"> -Lighting (Dark Skies)

3. Review provided list of potential land use issues and identify any of concern.

Land Use		Comment/Concern
Home Occupations	1	-Low priority (not an issue)
	2	<ul style="list-style-type: none"> -Number of signs and deliveries -Strict rules on daycares and license accordingly
	3	<ul style="list-style-type: none"> -Signs and deliveries -Limit number of employees, hours of operations, special use permit process is working
	4	-Noise and junk within reason
	5	-Good if no conflicts with neighbors
Guesthouses / Short-Term Rentals (i.e., Airbnb)	1	<ul style="list-style-type: none"> -Ok if codes are adhered to -Land use standards/codes should advise different types of rentals
	2	-Zoning issues on if they are allowable in residential areas especially for short term rentals
	3	-None
	4	-Problems in subdivisions
	5	-Need better definition for Cabin Capital

Land Use	Comment/Concern
	<ul style="list-style-type: none"> -Vacancies during off-season -Ensure occupancies comply with septic system loads
Agritourism	1 <ul style="list-style-type: none">-Better definition of regulations-Avoid commercial uses
	2 <ul style="list-style-type: none">-Protect agriculture areas first-There is a shortage of extending agricultural
	3 <ul style="list-style-type: none">-All for it
	4 <ul style="list-style-type: none">-Orchards, farm stores, hemp?
	5 <ul style="list-style-type: none">-Provides opportunities-Farmers markets, pick your own, farm tours
Wineries, Breweries, Distilleries	1 <ul style="list-style-type: none">-Avoid other commercial use-Low impact commercial use with buses and tours
	2 <ul style="list-style-type: none">-Welcome addition to tourism if area is fit for it
	3 <ul style="list-style-type: none">-All for it
	4 <ul style="list-style-type: none">-ok
	5 <ul style="list-style-type: none">-No issue
Tiny Houses	1 <ul style="list-style-type: none">-Residential ok-No wheels exposed, should be permanent structure
	2 <ul style="list-style-type: none">-Where can they be put? /Are they treated same as trailers?-Concern about impact on property value if placed near other sized homes
	3 <ul style="list-style-type: none">-As long as meets codes and health requirements
	4 <ul style="list-style-type: none">-Look to mobile home rules
	5 <ul style="list-style-type: none">-Should be allowed if comply with water and sewer regulations
Junk Yards	1 <ul style="list-style-type: none">-Commercial zones with restrictions-Screening and standards-Away from rivers and separate area for tires-No residential areas
	2 <ul style="list-style-type: none">-Pretty good regulation on them
	3 <ul style="list-style-type: none">-Oversight/regulate (ordinance needs to be re-worded, tightened, and enforced)
	4 <ul style="list-style-type: none">-Not in subdivision/residential
	5 <ul style="list-style-type: none">-Need restrictions
Agriculture/Rural Preservation	1 <ul style="list-style-type: none">-Priority
	2 <ul style="list-style-type: none">-All in favor it, the reason why people move here
	3 <ul style="list-style-type: none">-High importance, its an asset that makes Page Co. unique
	4 <ul style="list-style-type: none">-High priority
	5 <ul style="list-style-type: none">-Preserve land with agriculture soils for agricultural use
Commercial Uses	1 <ul style="list-style-type: none">-In designated areas/appropriate zone
	2 <ul style="list-style-type: none">-Not on farmland-Encourage it to be compatible with town and college (e.g., coordinate commercial business needs with college programs)

Land Use		Comment/Concern
	3	-Consider balance of jobs created and what type of use is proposed
	4	-Service based -Limit to commercial areas (Use existing vacant commercial space before developing more) -Address abandoned sites and bring up to code with incentives
	5	-Must be compatible with agriculture and tourism
Industrial Uses	1	-Waste stream contamination
	2	-Biotech businesses -Fierce competition often requires access to interstates
	3	-Not been a problem so far -Companies should demonstrate good stewardship
	4	-Greater impact than commercial
	5	-Must be compatible with agriculture and tourism -Railroad access is important

4. Review provided list of design elements and identify any of concern.

Character/Design Element		Comment/Concern
Signs	1	-Avoid billboards -Dark skies: issues with illuminated signs -Sign study to develop procedures
	2	-Commercial area lighting and signs should be down shielded and limited
	3	-Limit ground and wall signs -Restrict size and height -Restrict/ban digital LED signs
	4	-Restrict sizes and location
	5	-Need reasonable size limits -Sign study to consider reducing size and regulate locations
Landscaping in commercial areas	1	-Property design standards: natural vegetation, tree, planting scenes -Review landscaping plans
	2	-Site Plan ordinance-In favor of it in large parking lots
	3	-Limit continuous row parking -Require a certain percent of landscaping per sq. ft of impervious surfaces -Native species
	4	-Needs regulation to promote pristine rural character of county
	5	-Rain garden for stormwater run-off from roofs, parking lots and other impervious surfaces
Buffering between land uses (e.g.,	1	-Natural buffers as a part of site plan -Noisellight concerns

Character/Design Element		Comment/Concern
commercial next to residential)	2	-Concerns: How is it to be determined the setback requirement permits for buffering zones
	3	-Current zoning is sufficient
	4	-Significant buffers and setbacks between uses and along entry corridors
	5	-Try to avoid conflicts
Fencing / screening	1	-Appropriate to development project -Recommend trees planted in addition to trees planted -Berms in addition to fencing
	2	-Special use permit requirement
	3	-None
	4	-Need ordinance and better regulated in terms of where it is needed
	5	-Landscape berms as possible screening
Other:	1	-None
	2	-Lighting, pollution -Lighting shining in windows, security light down shielded -Site plan for commercial growth is greatly needed and stricter site plan requirements
	3	-None
	4	-Best asset is rural character and should be protected
	5	-Provide incentives for tree planting -Better site plan requirements -Need design standards with landscaping

5. Identify areas for potential expansion of commercial and/or industrial uses.

1	-Avoid development near rivers and woodland conservation -Cluster development around towns -Consider locations of railroads
2	-Should be in and around towns -Infrastructure will be limited to sewer and water extensions -Zone for growth boundary areas
3	-HWY 211 west: maintain a sense of place
4	-No further sprawl until abandoned buildings are occupied
5	-Growth areas near towns -Possible purchasing of development rights.