

Overview

The following is a summary of the discussion during the fifth Board of Supervisors and Planning Commission Joint Worksession for the Page County Zoning & Subdivision Ordinance Update held on April 27, 2021.

1. Schedule & Key Progress

BG staff reviewed the key progress to date and the revised project schedule, which includes an additional worksession on June 22. The revised schedule will require timely receipt of feedback and comments from the Board of Supervisors and Planning Commission, including the Board's animal keeping and zoning map revision committees. The public open house is planned for July unless additional time and/or a worksession are necessary to finalize the full draft ordinance document.

2. Zoning Ordinance Table of Contents

In response to conversations with county staff and the Planning Commission chairman, BG staff recommended removing Article VIII – Confined Animal Feeding Operations (CAFOs) to incorporate those requirements into Article VI – Use Standards. The group agreed to this reorganization and to modify the Table of Contents accordingly.

3. General Provisions and Administration and Enforcement

BG staff reviewed the recommended changes to the existing ordinance's Articles 1 – Purpose and Application, VIII – Administration and Enforcement and IX - General Provisions. BG staff noted the recommended revisions reorganize these sections to group like topics in new Articles I and II, and relocate sections relative to permitting and applications to a new Article III. Article III is scheduled for review at the next worksession. The group agreed to the recommended revisions.

4. Agricultural and Forestal (A-F) Overlay Districts

BG staff reviewed the recommended changes to the existing Stonyman Agricultural and Forestal (A-F) District, which will become Article IV, Division 3 – Overlay Districts. No substantive changes were made to the existing Stonyman A-F District standards. In response to questions, BG staff confirmed that other overlay districts could be established under the authority of this article. The group agreed to the recommended revisions.

5. Confined Animal Feeding Operations (CAFOs)

BG staff reviewed the revisions which would consolidate CAFO standards into the use standards rather than having a separate article. The group agreed that the Use Matrix will be changed to permit CAFOs as a by-right use in A Districts. The group requested additional changes to remove the current ordinance requirement for filing a nutrient management plan with the county (proposed Section 2.3) and lower minimum setbacks from property lines from 300 to 150 feet and from adjacent dwellings from 600 to 300 feet in proposed Sections 2.2.(A)(1) and 2.2(A)(4). Since DEQ regulations are often greater, especially for setbacks from environmental features, the group discussed removing the specific CAFO standards entirely

and referencing the State Code standards for design. BG staff will review state code standards and make a recommendation on incorporation.

5. Nonconformities

BG staff reviewed the proposed article on nonconformities. The group agreed to the recommended revisions.

6. Floodplain Ordinance

BG staff advised that the floodplain regulations have been removed from the zoning ordinance, as requested by county staff, and are drafted as a separate Page County code chapter. Page County's Floodplain Administrator is reviewing this revised code chapter and will offer comments to BG staff. BG staff will incorporate her comments into the draft floodplain ordinance. BG staff will provide the revised draft at a subsequent worksession following receipt and review of those comments.

7. Definitions

BG staff reviewed the proposed revisions to the Definitions article. The group asked if the definitions for farm wineries, breweries and distilleries reflect State Code changes becoming effective July 1. BG staff will review those changes and revise the definitions, if needed. BG staff advised that subdivision definitions will also be incorporated into the article. The group agreed to the proposed changes to definitions.

8. Zoning Map Revisions

BG staff presented two options for zoning map revisions to address the County's direction that properties along Routes 211 and 340 be zoned commercially. BG staff's recommendations are consistent with the Future Land Use map in the Comprehensive Plan, which suggests growth occur within the Urban Service Boundaries around the towns. Option 1, a whole-parcel option, would impact 257 properties for a total of 1,106 acres, but in some areas would not provide the depth necessary for commercial development. Option 2, a split-parcel option, proposes commercial zoning for a 500-foot deep area from the corridors and would impact 443 properties for a total of 758 acres.

BG staff discussed the process to effect the zoning map revisions which includes meetings with property owners and holding public hearings, as well as important considerations such as the impact of rezoning on existing and adjacent land uses, availability of public utilities, access, and development constraints and opportunities. The group also discussed rezoning of select, easily-identifiable areas for commercial use, such as extensions of existing commercially zoned areas. The group did not decide on their preferred option. Members of the Board of Supervisors will meet with the leadership from the towns to discuss options and be prepared to make recommendations on potential zoning map revisions for consideration at the June worksession.

9. Next Steps

The next worksession is scheduled for June 22, 2021. BG staff reminded the group of the importance of submitting their comments on the sections discussed. In response to a question about comment tracking, BG staff reminded the group that comments received to date have been provided back to the group in

worksession meeting notes, which included a comment summary accompanying the Jan/Feb meeting notes. BG staff will continue to review/incorporate comments and draft the remaining ordinance sections.