



**Planning & Zoning Commission
Work Session Meeting Minutes
August 25, 2026**

A Work Session Meeting of the Planning & Zoning Commission was held at 5:30 p.m. on the 25th of August 2026, in the Council Chambers at Page City Hall. Chair Rick Yanke presided. Members Shelley Johnstone, Kelly Pullins, Brian Carey, and Chris Van Meenen were present. Members Victor Castillo and Jim Walker were absent. City Council Liaison Tom Preller was present.

Chair Rick Yanke called the meeting to order at 5:30 p.m.

Staff members present: City Manager Frank Marbury, Development Services Director Sylvia Shaffer, and Administrative Assistant Sheri Ptacek.

Work Session Items

TXT-2026-01 Electric Vehicle Charging Facilities Text Amendment Presentation

There were technical difficulties with the Zoom connection during the meeting.

Item 3B was moved up due to technical difficulties.

MGPA-2026-02 & ZON-2026-04-Colt Springs Phase 3 Minor General Plan Amendment and Zoning Map Amendment.

Trout Land Development, Jacob Burton, discussed the Colt Springs Phase 3 conceptual plan for the equestrian lots.

There was discussion about:

- The easements and who will maintain the area.
- Reinhold Lake
- Will there be any infrastructure upgrades due to expanding to 1-acre lots
- Possible Lift station due to the grades
- Access off Hwy 98

Still having technical difficulties.

We took a 25-minute break to get Zoom working.

The Commission continued to discuss the agenda.

TXT-2026-01 Electric Vehicle Charging Facilities Text Amendment Presentation

Tesla Sr. Technical Construction Project Manager David Ely gave a narrative on why the Text Amendment is needed.

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The Commission asked questions about:

- The charging station does not require a fueling canopy?
 - The fueling canopy is a fire protection feature above the pump.
- Have we reached out to Page Utilities about power being available?
 - Yes, the city has reached out to Page Utilities
- With KFC, Taco Bell, McDonald's, and now a charging station all using the same driveway, we need to start thinking about traffic load for future projects.
- City Manager Frank Marbury asked what the city's revenue would be.
 - 3% tax on electricity consumption
- Did the tourism calculation go into proceeding with this project along with the federal free money? Or were you looking at residents?
 - Long-distance travelers.
- Will any electric vehicle be able to use the Tesla charging station?
 - Yes, we are required to install a universal connector like NACS.

ZON-2026-01-The Wesley Hotel Zoning Map Amendment

Development Services Director Sylvia Shaffer described the dually zoned property.

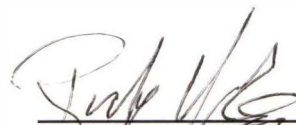
Comeback Hospitality LLC, Wesley Hotel: Micah Thomas joined the phone conference while we worked through the Zoom difficulties.

Comeback Hospitality LLC, Micah Thomas, provided a brief update regarding the recent purchase of the hotel property. He discussed the property's current dual-zone designation on the zoning map and expressed interest in having the property designated as a single zoning district.

ADJOURN

The meeting was adjourned at 6:49 p.m.


~~Sylvia Shaffer, Staff Liaison~~
Sheri Placek


Rick Yanke, Chair

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Work Session Meeting, held on the 25th of August 2026. I further certify

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that the meeting was duly called and held and that a quorum was present.

Dated this September 1, 2026


~~Sylvia Shaffer, Staff Liaison~~