



**Planning & Zoning Commission
Regular Meeting Minutes
September 1, 2026**

A Regular Meeting of the Planning & Zoning Commission was held at 5:30 p.m. on the 1st of September 2026, in the Council Chambers at Page City Hall. Chair Rick Yanke presided. Members Kelly Pullins, Brian Carey, Jim Walker, Victor Castillo (virtual), and Chris Van Meenen were present. Member Shelley Johnstone was 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 and Administrative Assistant Sheri Ptacek.

HEAR FROM THE CITIZENS

No citizens addressed the Commission

PUBLIC HEARING

Chair Yanke opened the Public Hearing

TXT-2026-01 - Electric Vehicle Charging Facilities Text Amendment-Tesla Inc

Chair Yanke closed the Public Hearing.

MGPA-2026-01- Colt Springs Phase 3 Minor General Plan Amendment

Chair Yanke closed the Public Hearing

Zon-2026-04 Colt Springs Phase 3 Zoning Map Amendment

Chair Yanke closed the Public Hearing

Zon-2026-01 Wesley Hotel Zoning Map Amendment

Chair Yanke closed the Public Hearing

Member Carey asked Chair Yanke to consider the order of New Business, since Mr Burton is here, and to do C and D first. Commissioner Carey felt like there would be a lot of discussion on A. Chair Yanke decided to stay with the agenda order.

NEW BUSINESS

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

City Manager Frank Marbury gave a presentation on TXT-2026-01 – Electric Vehicle Charging Facilities.

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Tesla spokesperson David Ely agreed with the staff's recommendation.

Chair Yanke asked questions about last week's community meeting.

Commissioner Carey described C-2 along the highway. He does not recommend it in the CBD. What are the benefits of having it in the downtown area?

Motion made by Commissioner Carey to recommend approval to City Council of Zoning Code TEXT Amendment TXT-2026-01, with staff-recommended modifications to establish Electric Vehicle Charging Facility as a principal use subject to a Conditional Use Permit in the C-2 Community Commercial, and SC Service Commercial zoning districts, and to amend Section 152.137 to adopt the staff-recommended definition distinguishing a standalone Electric Vehicle Charging Facility from electric vehicle charging equipment accessory to another principal use, based upon the finding contained in the staff report. The motion was seconded by Commissioner Van-Meenen and passed unanimously upon a vote.

ZON-2026-01 Wesley Hotel Zoning Map Amendment

City Manager Frank Marbury discussed the Zoning Map Amendment.

Motion made by Commissioner Van Meenen to recommend approval to City Council of Zoning Map Amendment ZON 2026-01, rezoning the portion of the property located at 150 N. Lake Powell Boulevard currently zoned Service Commercial (SC) to Central Business District (CBD), based on the findings contained in the staff report. The motion was seconded by Member Walker and passed unanimously upon a vote.

Chair Yanke moved item 6-D up in the agenda, presided over by 6-C.

MPGA-2026-02 Colt Springs Phase 3 Minor General Plan Amendment

City Manager Frank Marbury presented the Minor General Plan Amendment.

Motion made by Commissioner Carey to recommend approval to City Council of Minor General Plan Amendment MGA-2026-02, amending the 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, based upon findings contained in the staff report. The motion was seconded by Commissioner Van Meenen and passed unanimously upon a vote.

ZON-2026-04 Colt Springs Phase 3 Zoning Map Amendment

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City Manager Frank Marbury discussed the Zoning Map Amendment Phase 3 from Small-Lot Residential 2 (R-2) to Residential Estates 1 Acre (RE-1A).

Motion made by Commissioner Walker to recommend approval to City Council of Zoning Map Amendment ZON-2026-04, changing the zoning designation for approximately 24.86 acres associated with Colt Springs Phase from Small-Lot Residential 2 (R-2) to Residential Estates 1 Acre (RE-1A), based upon the findings contained in the staff report. The motion was seconded by Commissioner Pullins and passed unanimously upon a vote.

Appointment of a New Chair and Vice-Chair

Commissioner Van Meenen nominated Commissioner Carey for Chair and Chair Yanke for Vice-Chair.

Commissioner Carey accepted the Chair nomination.

Chair Yanke accepted the Vice-Chair nomination.

Motion made by Commissioner Van Meenen to appoint Commissioner Carey as the Chair and Chair Yanke as the Vice Chair. The motion was seconded by Chair Yanke and passed unanimously upon a vote.

ADJOURN

The meeting was adjourned at 6:20 p.m.

Sylvia Shaffer, Staff Liaison

Brian Carey, Chair

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on the 1st of September 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this October 6, 2026

Sylvia Shaffer, Staff Liaison