



**PLANNING AND ZONING COMMISSION MEETING MINUTES  
FOR REGULAR MEETING HELD ON AUGUST 6, 2024**

A Regular Meeting of the City of Page - Planning and Zoning Commission was held at 5:30 p.m. on August 6, 2024, at City Hall in the City Council Chambers located at 697 Vista Avenue, in Page, Arizona.

**Commissioners Present:** \*Chair Rick Yanke, \*Vice-Chair Tom Preller, and Commissioners \*Victor Castillo, \*Chris Van Meenen, \*Shelly Johnstone and \*Chuck Straub. (A Quorum of six (6) members was present)  
City Council Liaison Michael Farrow. (\*Members present for voting, unless noted otherwise)

**Commissioners Absent:** (None-One Vacancy on Commission of seven (7) currently exists.)

**Staff Present:** Zach Montgomery, City Planning & Zoning Director

**CALL TO ORDER:** Chair Rick Yanke presided and called meeting to order at 5:30 p.m.

**MINUTES:** *P&Z Regular Meeting – July 2, 2024.* Motion made by Commissioner Van Meenen to approve the Minutes as written, seconded by Commissioner Johnstone, and motion passed by unanimous vote.\*

**HEAR FROM THE CITIZENS:** None. One citizen present spoke during the Public Hearing Agenda Item.

**PUBLIC HEARING:** for *Minor General Plan Amendment to the Future Land Use Map for Parcel #80114001V* was opened and only **Darius Mahmoudi, Attorney for Marpalm Incorporated** spoke, reiterating many statements made for **Zone Change Case #ZON 24-001**, including references to Page 2040 General Plan focus and need for housing; speculative rezone which only benefits property owner; lack of developable land available for Multifamily Residential, where this will just reduce that available amount; a development plan should be required; there are many permitted uses in C-2 zoning district; believes best zoning for parcel is Multifamily Residential for various reasons; recommends Commission vote to deny.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**1. Minor General Plan Amendment Case to Future Land Use Map to amend the Land Use of Parcel #80114001V from Multifamily Residential to Business Commerce.** Mr. Montgomery presented Staff Report and addressed issues presented at Public Hearing. Discussion ensued and questions were asked by Commissioners and answered by Montgomery. Chair Yanke called for the Vote, Commissioner Van Meenen motioned to approve, Commissioner Johnstone seconded, and the Vote was five (5) Commissioners Voting in favor and Vice-Chair Preller Voting to deny. *Motion Passed by Super Majority.*

**2. Zone Change Case #ZON 24-001 – Request to change the zoning of Parcel #80114001V from Planned Development Multifamily Residential (PDRM) to Community Commercial (C-2).** Mr. Montgomery presented Staff Report and addressed issues presented at Public Hearing. Discussion ensued and questions were asked by Commissioners and answered by Montgomery. Chair Yanke called for the Vote, Commissioner Van Meenen motioned to approve, Commissioner Johnstone seconded, and the Vote was five (5) Commissioners Voting in favor and Vice-Chair Preller Voting to deny. *Motion Passed by Super Majority.*

**ADJOURN:** With no further business to conduct the Meeting adjourned at 6:13 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are true and correct for the meeting held on **August 6, 2024**, and the meeting was duly called and held, and a quorum was present to allow business to be conducted.

Sherril Z. Hards 10/1/2024 Rick Yanke 10/1/2024  
Planning & Zoning Staff Date Chair Rick Yanke Date