



**PLANNING AND ZONING COMMISSION MEETING MINUTES
FOR REGULAR MEETING HELD ON JULY 2, 2024**

A Regular Meeting of the City of Page - Planning and Zoning Commission was held at 5:30 p.m. on July 2, 2024, at City Hall in the City Council Chambers located at 697 Vista Avenue, in Page, Arizona.

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

Commissioners Absent: (None).

Staff Present: Zach Montgomery, City Planning & Zoning Director

CALL TO ORDER: Chair Victor Castillo presided and called meeting to order at 5:30 p.m.

MINUTES: *P&Z Regular Meeting – October 10, 2023.* Motion made by Commissioner Yanke to approve the Minutes as written, seconded by Vice-Chair Van Meenan, and motion passed by unanimous vote.*

HEAR FROM THE CITIZENS: None. The citizens present spoke during the Public Hearing Agenda Item.

PUBLIC HEARING: for **Zone Change Case #ZON 24-001** was opened and only three people spoke, and all opposed the zone change. **Tina Hollman** stated property taxes residential vs. commercial; it's being listed as undergoing a rezone to commercial; the asking price/acre; rezone must benefit community not just applicant. **Dugan Warner** stated he believed Planned Development properties require a plan to get zone change; many uses approved to go in commercial; property owner needs to present development plan otherwise property is just being flipped for profit. **Darius Mahmoudi, Attorney for Marpalm Incorporated** stated many references in Page 2040 General Plan and 2018 Housing Study where the focus is a need for housing, including multifamily; speculative rezone which only benefits property owner; don't be naïve as there are lots of permitted uses in C-2 zoning district. **Montgomery called Point-of-Order** to explain that real estate listings, property taxes and/or the amount the property is being listed for sale cannot influence the vote on a zone change case since they don't adhere to the zoning code criteria for the review to approve or deny a zone change request.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

1. Annual Meeting of the Planning and Zoning Commission to Elect Officers. Vice-Chair Van Meenan and Commissioner Yanke were both nominated to serve as Chair, and Chair Castillo and Commissioner Preller were both nominated to serve as Vice-Chair. Commissioner Yanke and Commissioner Preller were both voted on unanimously by all members to serve as Chair and Vice-Chair respectively.

2. Newly elected Chair Rick Yanke addressed this item: Discussion to decide upon best upcoming Thursdays to hold Luncheon to honor previous commissioners Lyle Dimbatt and Bubba Ketchersid for their years of service. Discussion ensued and all agreed the Thursdays of July 18th and 25th would work for everyone. Staff to coordinate with Lyle and Bubba to determine best Thursday to meet their schedule and report back to the commissioners via email.

ADJOURN: Meeting adjourned at 6:02 p.m.

CERTIFICATION

I hereby certify that the foregoing minutes are true and correct for the meeting held on **July 2, 2024**, and the meeting was duly called and held, and a quorum was present to allow business to be conducted.

Zach Montgomery 8/6/24
Planning & Zoning Staff Date

Rick Yanke 8/6/24
Chair Rick Yanke Date