



**PLANNING AND ZONING COMMISSION MEETING MINUTES FOR REGULAR MEETING HELD ON OCTOBER 1, 2024**

A Regular Meeting of the City of Page - Planning and Zoning Commission was held at 5:30 p.m. on October 1, 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, \*Chris Van Meenen, \*Chuck Straub and \*Lindsey Blake. (A Quorum-Super Majority of five (5) members was present) City Council Liaison Steven Kidman. (\*Members present for voting, unless noted otherwise)

**Commissioners Absent:** Victor Castillo (Excused) and Shelly Johnstone

**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 – August 6, 2024.* Motion made by Commissioner Straub to approve the Minutes as written, seconded by Commissioner Van Meenen, and motion passed by unanimous vote.\*

**HEAR FROM THE CITIZENS:** Ms. Debbie Roundtree spoke about a defaming letter somebody wrote against her and her family that Page PD was investigating where she then asked Commissioners and Staff to resign.

**PUBLIC HEARING:** for the **Final Citywide Zone Change request Case #ZON 24-002 for the 10-Newly Created City Parcels as approved in the FLUM and for funding by the Page City Council on 2-8-23.** The Public Hearing was opened by Chairman Yanke. Nobody present spoke. The Public Hearing was then closed.

**UNFINISHED BUSINESS:** None.

**NEW BUSINESS:**

**1. Zone Change Case #ZON 24-002 – Request to change the zoning of 10-newly created city-owned Parcels from Obsolete Zoning to Zoning that contained Development Standards for development.** Mr. Montgomery presented the citywide zone change campaign history and relevant Staff Report, Plats and Maps for the request, explaining these new parcels were approved to be created by adoption of the Future Land Use Map and approval of the funding needed to create said parcels by City Council in 2022 and 2023. Discussion ensued and questions were asked by the Commissioners, the City Council Liaison and by the three members of public present and they were answered by Montgomery. Commissioner Preller motion to approve the request for the 10 subject parcels with the one Condition of Approval, Commissioner Blake seconded, and the motion was approved and passed by a unanimous vote of all five (5) members present.

**2. Discussion and possible action on dates for the November Regular Meeting due to General Election that requires the change of the meeting date.** Mr. Montgomery stated the deadline to submit new zoning cases to be heard in November has passed, and none were submitted, so no November meeting is needed.

**3. Q & A Regarding newly adopted “Code of Ethics” for Council, Board Members and Staff.** Mr. Montgomery asked if anyone had any questions about the new “Code of Ethics” and Commissioner Straub asked if he needed to sign and submit more than one since he serves on two boards, and the answer was no. Those members that had not already signed and submitted their copies provided them to Mr. Montgomery.

**ADJOURN:** With no further business to conduct the Meeting was adjourned at 6:29 p.m.

**CERTIFICATION**

I hereby certify that the foregoing minutes are true and correct for the meeting held on **October 1, 2024**, and the meeting was duly called and held, and a quorum was present to allow business to be conducted.

Jacelyn P. Montgomery 11/8/25  
Planning & Zoning Staff Date

Rick Yanke 01/07/2025  
Chair Rick Yanke Date