

TOWN OF FOUNTAIN HILLS
MINUTES OF THE REGULAR MEETING
OF THE FOUNTAIN HILLS PLANNING & ZONING COMMISSION
FEBRUARY 9, 2026

A Regular Meeting of the Fountain Hills Planning & Zoning Commission was convened at 16705 E. Avenue of the Fountains in open and public session at 6:00 p.m.

Members Present: Chairperson Dan Kovacevic; Vice Chair Peter Gray; Commissioner Mathew Corrigan; Commissioner Nick Proctor; Commissioner Scott Schlossberg and Commissioner Phil Sveum

Staff Present: Development Services Director John Wesley, Senior Planner Farhad Tavassoli, and Executive Assistant Paula Woodward



**TOWN OF FOUNTAIN HILLS
SUMMARY MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
FEBRUARY 9, 2026**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Chairperson Kovacevic called the Regular Meeting of the Fountain Hills Planning and Zoning Commission held on February 9, 2026 to order at 6:00 p.m. and led the Commission and audience in the Pledge of Allegiance and Moment of Silence

2. ROLL CALL

Commissioners Present: Chairperson Dan Kovacevic; Vice Chair Peter Gray; Commissioner Mathew Corrigan; Commissioner Nick Proctor; Commissioner Scott Schlossberg; Commissioner Phil Sveum

Staff Present: Development Services Director John Wesley, Senior Planner Farhad Tavassoli and Executive Assistant Paula Woodward
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3. STATEMENT OF PARTICIPATION

4. CONSENT AGENDA

- a. CONSIDERATION AND POSSIBLE ACTION:** approving the regular meeting minutes of the Planning and Zoning January 12, 2026.

MOVED BY Commissioner Proctor to approve the regular meeting minutes of the Planning and Zoning Commission January 12, 2026 with stipulations that the transcript be corrected. **SECONDED BY** Commissioner Sveum. Vote: 5/1

Commissioner Sveum	Aye
Commissioner Schlossberg	Aye
Commissioner Proctor	Aye
Commissioner Corrigan	Aye
Vice Chair Gray	Nay
Chair Kovacevic	Aye

5. REGULAR AGENDA

- a. PUBLIC HEARING, with CONSIDERATION AND POSSIBLE ACTION:** Relating to approval of a Special Use Permit to allow light assembly and storage in the C-3 Zoning District for property located at 16939 E. Colony Dr, Suite 4.

MOVED BY Commissioner Sveum to recommend the Town Council approve the Special Use Permit to allow light assembly and storage in the C-3 Zoning District for property located at 16939 E Colony Dr, Suite 4. **SECONDED BY** Commissioner Corrigan. Vote: 6/0

Commissioner Sveum	Aye
Commissioner Schlossberg	Aye
Commissioner Proctor	Aye

Commissioner Corrigan	Aye
Vice Chair Gray	Aye
Chair Kovacevic	Aye

- b. DISCUSSION AND POSSIBLE DIRECTION:** Regarding the draft revisions to Sec.1.13 and Chapters 5, Open Space, and 6, Single-Residence, Zoning Districts of the Zoning Ordinance.

Discussion only.

6. COMMISSION DISCUSSION/REQUEST FOR RESEARCH TO STAFF

No Action Taken

7. SUMMARY OF COMMISSION REQUESTS FROM DEVELOPMENT SERVICES DIRECTOR

No Action Taken

8. REPORT FROM DEVELOPMENT SERVICES DIRECTOR

No Action Taken

9. ADJOURNMENT

Chairperson Kovacevic adjourned the meeting of the Fountain Hills Planning and Zoning Commission at 6:30 p.m.

Post-Production File

Town of Fountain Hills
Planning and Zoning Commission Meeting
February 9, 2026

Transcription Provided By:
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be a totally verbatim record of the proceedings.

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CHAIRMAN KOVACEVIC: I call to order of the meeting. The regular Planning and Zoning Commission meeting February 9th, 2026. We'll start with the Pledge of Allegiance.

ALL: I pledge allegiance to the flag of the United States of America and to the republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.

CHAIRMAN KOVACEVIC: Thank you. Paula, can we have the roll call, please?

WOODWARD: Commissioner Sveum.

SVEUM: Here.

WOODWARD: Commissioner Schlossberg.

SCHLOSSBERG: Here.

WOODWARD: Commissioner Proctor.

PROCTOR: Here.

WOODWARD: Vice Chair Gray.

GRAY: Here.

WOODWARD: Commissioner Corrigan.

CORRIGAN: Here.

WOODWARD: Chair Kovacevic.

CHAIRMAN KOVACEVIC: Here. The statement of participation is listed up on the board. Everybody can read that. Let's go to the consent agenda. Consideration of possible action, approving the regular meeting minutes of the Planning and Zoning Commission January 12th, 2026. Looking for a motion. But like I said, I think there were -- I couldn't tell you who said what, but I think there were a number of things in the transcript that were attributed to the wrong person, so I'd like to suggest that we do a -- get that a cleaned up, if we could.

WOODWARD: Absolutely, Chair.

CHAIRMAN KOVACEVIC: Okay. Thank you. Looking for a motion to approve the minutes.

GRAY: So are you asking for a continuance, then?

WOODWARD: You can do an approval with the stipulation, I guess, of having --

CHAIRMAN KOVACEVIC: Yeah. Looking for a motion to approve the minutes with the

stipulation that Paula is going to clean up the -- who was attributed to the comments.

SVEUM: So moved.

CORRIGAN: Second.

CHAIRMAN KOVACEVIC: Okay. We get a roll call vote, please.

WOODWARD: Commissioner Sveum.

SVEUM: Aye.

WOODWARD: Commissioner Schlossberg.

SCHLOSSBERG: Aye.

WOODWARD: Commissioner Proctor.

PROCTOR: Aye.

WOODWARD: Commissioner Corrigan.

CORRIGAN: Aye.

WOODWARD: Vice Chair Gray.

GRAY: Nay.

CHAIRMAN KOVACEVIC: Aye.

WOODWARD: Okay. 5-6-0 -- 6-1. Sorry.

CHAIRMAN KOVACEVIC: 6-1. 5-1.

WOODWARD: 5-1.

CHAIRMAN KOVACEVIC: Okay. Moving on to the regular agenda. Public hearing with consideration and possible action relating to approval of special use permit to allow light assembly and storage in the C-3 Zoning District for property located at 16939 East Colony Drive, Suite 4.

WESLEY: Chair, Commissioners. Good evening. Go through this fairly quickly. So this request is over on Colony Drive, which is located south of the Fountain Park area in that commercial, almost light industrial area. The Zoning Ordinance sets forth uses for different zoning districts. This property is zoned C-3 and in Section 12.06 lists permitted -- uses permitted by Special Use Permit in the C-3 district, and one of those is light assembly. Uses as an accessory use if it meets the criteria as stated on -- in the code. So in this case, again with this suite within this address, a light assembly of

windows business got started back last fall in that building. When they applied for their business license, we identified it as a use that requires a special use permit. And so they have filed that special use permit before you this evening.

So the site plan that they have provided that shows how they divide up their business, shows that it does comply with less than 50 percent of the business area being used for the assembly process, and they have no hazardous materials. They simply get in the frames, they get in the glass, and they assemble the windows per the customer's order. They did provide some pictures of what their assembly area looks like inside, so it looks like a fairly clean operation. They contacted the various businesses around them as required for the citizen participation, and received no issues or concerns from any of the surrounding businesses. Again, they have been operating there since sometime last fall, and so there's certainly been time if there are going to be any negative impacts for us to have heard about it, we have not heard anything. Section 2.02 (f)(1)(d) sets forth a review criteria. I didn't list them all here as we have previously, but it's basically are there any detrimental impacts on the neighborhood or on the community from the operation. Staff has not identified any detrimental impacts. Therefore, staff supports a recommendation for approval of the SUP. The applicant is here if you have any questions about this business.

CHAIRMAN KOVACEVIC: Okay. Commissioners? Commissioner Corrigan.

CORRIGAN: John. Do they have normal operating hours? Is it 8 to 5 or?

WESLEY: I'll let the applicant respond to that.

CORRIGAN: Yeah. Question was for the applicant. Are these normal operating hours normal? By that, I mean, let's say, 8 to 5.

SILVANITA: Hello. My name is Adrian Silvanita (phonetic). I am one of the owners of the Assembly of Wind. I'm sorry. I have -- I'm not used to it. So the operating hours are -- basically, we get there around 10 -- 9, 10 o'clock and we leave about 4, 5. We don't have, like, posted hours, but that we make our own schedule. So that's usually we get there around 9 or 10, and depending -- there are days when we're not even there because we're busy installing windows. So I would say per week, maybe three or four

days, we are there around that time frame and some of the staff -- and when we're really busy, when we have like a large project, we're all hands on that project and we're all installing in some days. We're not even there per se.

CORRIGAN: Okay. Thank you.

SILVANITA: You're welcome.

CHAIRMAN KOVACEVIC: Commissioner Sveum.

SEAVUM: Oh, I want to move approval.

CORRIGAN: Second that.

CHAIRMAN KOVACEVIC: Okay. We have a motion and second.

Any public speaker cards?

WOODWARD: No, Chair.

CHAIRMAN KOVACEVIC: Okay. I just want to remind the Commissioners we had -- this is a C-3 zoning area. There are like plumbing and sewer companies in here that are banging around their pipes at two and three in the morning, and that's permitted in this. It's the most intense zoning use that we have. So I just want to make sure that I made that point before we cast the votes. We had a roll call vote, please.

WOODWARD: Commissioner Sveum.

SVEUM: Aye.

WOODWARD: Commissioner Schlossberg.

SCHLOSSBERG: Aye.

WOODWARD: Commissioner Proctor.

PROCTOR: Aye.

WOODWARD: Commissioner Corrigan.

CORRIGAN: Aye.

WOODWARD: Vice Chair Gray.

GRAY: Aye.

WOODWARD: Chair Kovacevic.

CHAIRMAN KOVACEVIC: Aye.

WOODWARD: 6-0.

CHAIRMAN KOVACEVIC: Okay. Okay. Moving on to Item B, discussion and possible direction regarding the draft revisions to Section 1.13 and Chapters 5, open space and six single residence zoning districts of the zoning ordinance.

WESLEY: Okay. Commissioners, I know you've been excited. Looking forward to this discussion this evening. I began introducing it last month that I've been working on an update of the Zoning Ordinance to do a few things: reorganize the chapters, create the use categories and use tables, and provide some better organization for some of the development standards and requirements. The format that's in the code today is a little bit challenging to use. It's not really up to date with some of the standards in the industry. So trying to get that organization more up to date. Not really proposing significant changes to the content or substance of the ordinance, although there will be a few things that we'll point out as we go along the way that we will want to change just to correct some things but don't want to -- I'm afraid if we really got into all the substantive issues, we wouldn't get the organization done. It can be too much to handle at once.

So my plan is, as we have lighter agendas like this, to bring forth a few chapters to help you become familiar with what those changes are, and then over the course of a few months, the year, whatever. Hope we can get through all the chapters and kind of this a little bit more informal way. And so that when I bring back the full document, you'll be familiar with it and we won't have to hopefully spend a whole lot of time on it then. So this evening, do you want to talk just briefly about Section 1.13, and Chapter Chapter 5 and Chapter 6 as they will be organized. I had this last time and again, just to keep you oriented, on the left are the chapters of the Zoning Ordinance as they exist today. On the right as proposed new structure. So in particular, it's taking those ones in blue that are the different zoning districts that have kind of gotten scattered in the code and grouped them together. And then the ones in green that are the different development standards requirements, get them grouped together. It'll just help the whole code function a little bit better as people try to use it.

So one of the changes is in Chapter 1 of the Zoning Ordinance, which is the introductory

chapter provides some of the very basic things about the Zoning Ordinance and how it works and functions. Section 1.12 are the definitions that we use. And so adding to the end, a new section of the use categories. The use categories are divided into these different categories as listed here from open space to the accessory. And within each one, there are a variety of different use definitions with types of uses that fit with those. Just as an example, at this time of a couple of those, so within the Quasi-Public area, you see the community cultural activities. That's a broad category that includes a variety of things such as community centers, libraries and museums all fit within that, or clubs and lodges is another one that covers a number of things that are similar in nature or under the office category. You can see the business and professional and the types of things that fit there versus the detox center, outpatient or the medical type uses that are then grouped together.

So I don't really -- we could bring this whole chapter in front of you and go through each one of these one by one. I don't think we need to do that at this point that I think take too much time. So my plan is some of these will just be brought up as we need to bring them up. Otherwise, you have them. You have the full list of these. You can be reading through them. If you have any questions about any of them, you can let me know. But that's what it does is instead of, as we showed last time, the list of individual uses in a zoning district, you know, single-family duplex, you know, this, that, or the other grouping into these categories. Within the use tables themselves, you'll see some different designations. P means that the use is permitted. SUP requires a special use permit. If it's got the dashes, means that use is not allowed in that zoning district. TUP requires a temporary use permit. And an X something refers to a footnote in the table. So kind of that background of use categories. Any thoughts questions comments you have about that piece before we move into the other chapters?

CHAIRMAN KOVACEVIC: Commissioner Sveum.

SVEUM: John, in looking at some of these community type residencies, inpatient substance abuse, et cetera, how do you classify them when it's overnight, stay here for a week, or are these kind of like short-term rentals that can be under that kind of

category?

WESLEY: Chair, Commissioner, it's probably a little bit much to go into -- into in detail right now since I don't have the things to pull up here. But as far as the community residencies themselves go, that was a topic that was worked on by the Commission and the council a couple of years ago, and those are residential facilities that mostly fall into two categories. One are family residents, and those are typically going to be for seniors or other people with disabilities that come together in a basically a group home situation. And the other the more the short-term or transitory ones. And the most often example of that is the sober living home where people are coming through while they're going through treatment. They're there for a matter of a few months at the most, and then they're gone on their treatment program. And so those are different than a short-term rental, which is something that the State has allowed, basically a hotel room or a house serving pretty much as a hotel type setting. And then that's different from the different levels of detox-type facilities and drug treatment facilities. And there are four or five categories of those in the Zoning Ordinance. I don't remember now for sure, and one or two of them have lodging. So if they have people really staying there for their treatment stay, which again, is most likely going to be a matter of a few weeks to a couple of months, then they're in one category versus all the others that are more of an outpatient.

SVEUM: Assuming it's a nonprofit that is operating them, are they paying the town anything as like a short-term rental tax?

WESLEY: No, not like that.

SVEUM: Are they exempt from all of that?

WESLEY: So that's probably a question I couldn't really answer without some further research. They would certainly have their business license. Most of them are businesses operating in a commercial setting. The only one that's really not that is the transitory community residence.

Okay. Anything else on the use categories as we get started?

Okay. So what is Chapter 9 in the Zoning Ordinance, open space, B, Chapter 5 in the

new ordinance. And again, you can kind of see that example. On the left is the list of -- partial list of the uses in the different districts as they exist today, and then the right is the full list for all the different districts in one simple table. And so if you read across there, you can see that the uses that are there today are covered in the new. But instead of as you see, maybe on B.1, golf course, but has some exceptions with the golf course or down in B.6, utility services, but has some exceptions rather than breaking up the table itself with that information. It's either in a footnote or under the zoning requirements column. It gives you the reference to go find that same kind of information about how that use plays out in that zoning district.

So you can see the ones that have the dashes aren't allowed, the SUP's or the P's or some things, like the trailhead under the OSP. In some situations you can do it by right and some situations requires a special use permit. So you look in the 503(a) and that describes those conditions about when you need it and when you don't. As far as the rest of the chapter goes, the things that were in the current ordinance with regard to the trailhead utility services, event and reception centers and master-planned villages are located in Section 503 of the new ordinance. Didn't change the wording in any of them just at this point, just transferred the same requirements over. If you look in the current code for the open space districts, you'll see there, there's not a use table there. They are just listed out in more of a paragraph form. Again, a little bit harder to follow. All the other chapters use this table format. So for the new ordinance of -- put them into the same type of table format that we see in the other districts. Questions?

Commissioner Gray, you look like you're just wanting to ask one real bad.

GRAY: I'm just trying to wrap my head around the open space district, so. Golf courses, at least in one instance. And town has underlying zoning, which is not an open space zone. They have actual residential underlying. Does this get treated almost as an -- could this get treated almost as an overlay to that underlying, or would that be opening up a hole -- to get to an open space zoning, would that require a rezone of those parcels?

WESLEY: Yes.

GRAY: Okay.

WESLEY: So maybe we'll move on to the single-family zoning districts. We can always go back. But here, we do see in the use table for those that golf course is a permitted use in all the single-family zoning districts. It has the one footnote that we'll get to, I believe, in a minute. I think I included them. But again, you'll see that they have the different use categories on the left and what's permitted down the middle, and the other zoning requirements down the right side. And these are all the same things that are permitted today in these districts with one exception we'll talk about here at the end. Yes.

CHAIRMAN KOVACEVIC: Commissioner Corrigan.

CORRIGAN: John, I just had a question that was more current, and that's the Toll Brothers development, which is under discussion, and as I understand it, that's R1-35A. Could you kind of go into detail about the differentiation, which is not I don't think is shown here.

WESLEY: Okay. Sure. I can -- we can use that as an example as we get maybe to the bottom of it.

CORRIGAN: Great.

WESLEY: The real difference there is going to be down in the standards at the end, because you'll see here as you go down, we just start here at the top. All the single-family zoning districts as far as uses are the same with this one exception for corrals. Otherwise, they all have the same uses allowed.

CORRIGAN: So what is unique about the A differentiation versus the R1-35?

WESLEY: We'll go back to those others here in just a minute.

CORRIGAN: Okay.

WESLEY: So here, we have the area of bulk standards. And so here, we have the 10A versus the 10. And you'll see that everything's the same except for the rear setback and the percent lot coverage. And that particular property today is zoned R1-35. And so you can see again, there's fairly significant differences here in terms of lot width and some setbacks, but that's what the A does. There's also 8A's and 6A's, and each of those

increase the amount of lot coverage and reduce the rear setbacks compared to the non A.

CORRIGAN: Okay.

WESLEY: But otherwise, it's --

CORRIGAN: Great. Thank you.

WESLEY: -- a district.

CHAIRMAN KOVACEVIC: Commissioner Sveum.

SVEUM: John, are you familiar with smart code?

WESLEY: Yes.

SVEUM: With lots are certainly much narrower, and alleyways and so on. Is there any -- I assume that that would not fall under any of the current residential zoning classifications?

WESLEY: That's correct. We don't have that here. As we have particularly talked about, you know, some of the changes to the town center, it's been in the back of my mind. And you know, some of the things that I've learned from that are sort of in the new overlay trying to achieve some of those things. That's really where I think that code has its biggest use is in creating commercial areas.

SVEUM: Well, actually -- my familiarity with it is mainly in residential. And it does allow narrower lots, some less expensive ways to build some more affordable housing, smaller homes, but not compromising architectural uses, and so on. But I don't -- especially if there's something else that comes along here into the town that might be a larger opportunity, it would be maybe something to consider at least in a portion of it.

WESLEY: Sure. And that would -- I would think if we did have that larger development, we would probably look at the opportunity for doing a PAD, a planned area development, and then we really can tailor those zoning standards to something that --

SVEUM: Basically, treated --

WESLEY: -- we're trying to accomplish there.

SVEUM: -- treating a zoning that type of thing.

WESLEY: Correct. Um-hum. That'd be a good place to do that. Otherwise, throughout

the town today, most of us -- most of the town's developed.

SVEUM: Yeah.

WESLEY: And so there's really not opportunity.

SVEUM: I was mainly thinking about what could come along.

WESLEY: Right. Sure. So back -- that's another questions at the moment. Back to the use table within the residential districts. Of course, the main purpose of the residential districts is the single-family detached. These are other things that can happen and do happen occasionally within the residential districts, particularly having the churches or called here places of worship. And so we do see the various footnotes at the end that cover all the things in the current ordinance. And to the side are the standards that go with them. The current code has a section 10.02 C, which is prohibited uses. And so that's been copied now into 6.03. That was added a couple of years ago. You may recall, as we were dealing with some challenges of people making some creative uses of single-family homes that weren't exactly what we intended. And so this is there to help stop some of those things. So again, as we looked at in the last chapter, those different items, when you look through the current list of uses in Chapter 10 of the Zoning Ordinance, where are they in the new ordinance. Are there in 6.04, in various sections or forms with just a few minor things. In the current ordinance, it just talks about daycare, and it's not maybe clear if it means child or adult. It could be either, although it's probably mostly done as child in the past, but in the new code, in the use categories, we've labeled it as child or adult daycare type facilities. And then also one use that's currently listed in Chapter 10.03 B, the zoning ordinance is bed and breakfast. Given what's happened with the State and short-term rentals, that seems to really cover the same thing as a bed and breakfast, so I've omitted that from the code. I could be convinced to put it back in if we think there's a need, but at this point, it's not in there.

CHAIRMAN KOVACEVIC: Okay. Commissioner Gray.

GRAY: I just have two thoughts. One on the bed and breakfast. I always thought that within the definition of bed and breakfast, there's a commercial cooking component that that gets flagged. You know, if you're cooking for -- if you're cooking for resale and

it's part of -- part of the business model, I think that's why bed and breakfast has been called out in the past. That's just one thought. The other is if we're going to introduce adult daycare, this would be really careful on the definition that that corresponds to that. So that doesn't become a back door for other uses that we've previously managed.

WESLEY: Understood. Let's see. So the bed and breakfast. I'm just going to look at the bed and breakfast piece real quick. So the bed and breakfast allowed us a temporary use permit. As long as no more than two bedrooms per residence, no more than two persons per room, and off-street parking is provided. Those only standards associated with that in the current code. And yeah, I'll look back at how I classified, but you can look at it too in what we've given you on Section 1.13, and that use category and what it is. I think it's pretty clear and pretty limited that it is, which would most typically think of that again, probably primarily seniors or other disabled adults who just need to get out of the house to -- for care during the day. And then we've hit this a minute ago. But again, this is just the same table of standards for setbacks and lot coverages with the footnotes from the current code. So again, not proposing any significant changes, just reorganization of the items. The biggest change being creating the use categories to simplify the table. Any questions comments on any of this at this point?

CHAIRMAN KOVACEVIC: I just want to second Peter's comments on the adult daycare.

WESLEY: Okay.

CHAIRMAN KOVACEVIC: I think we've got to take a good look at that and make sure that that -- we get that right.

WESLEY: Okay.

CHAIRMAN KOVACEVIC: Okay. Anybody else? Okay. Let's move on to Commission discussion requests for research to staff. Anybody know? Summary of Commission requests from Development Services Director?

WESLEY: Didn't hear any other than the comments with regard to what we're looking at with the zoning code, and be sure and look at those as we go forward. And then moving on then to 8, give you a heads up for the March meeting. I think it'll be a little bit more

intense than this one's been. You may recall that at your last meeting in January, we were considering revisions to the downtown overlay, and that was continued to your March meeting, so we'll be back to further discuss that text amendment. At this point, we're also expecting to be on that agenda. The request for the rezoning by Toll Brothers for the property off of Aspen, the school property that they're looking at purchasing. And then there's a good chance we will also have at least one, maybe two other Zoning Ordinance text amendments. One having to do with murals and one having to do with community residences. So again, be ready. That'll be a little bit more lengthy meeting. We will talk about the Zoning Ordinance. I'm sure you're disappointed with that meeting. Questions for me?

CHAIRMAN KOVACEVIC: Commissioner Schlossberg.

SCHLOSSBERG: On Aspen. How soon in advance are we going to have that info? Even if it's, like, very preliminary, I mean, is it just going to come with a regular packet like it normally does?

WESLEY: As far as I know right now, that's when it would be, but I can understand your concern that maybe it would be good if we can get that to you any sooner, we will.

SCHLOSSBERG: Okay. Thank you.

CHAIRMAN KOVACEVIC: Do you have a report?

WESLEY: That's it.

CHAIRMAN KOVACEVIC: Motion to adjourn?

CORRIGAN: Motion to adjourn.

CHAIRMAN KOVACEVIC: Looking for a second.

PROCTOR: Second.

CHAIRMAN KOVACEVIC: Okay. All in favor?

ALL: Aye.

CHAIRMAN KOVACEVIC: Opposed? Hearing none. We're adjourned.

Having no further business, Chair Kovacevic adjourned the Regular Meeting of the Planning and Zoning Commission held on February 9, 2026, at 6:30 p.m.

TOWN OF FOUNTAIN HILLS

Dan Kovacevic, Chairperson

ATTEST AND PREPARED BY:

Paula Woodward, Executive Assistant

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting held by the Planning & Zoning Commission of Fountain Hills in the Town Hall Council Chambers on the 9 of February 2026. I further certify that the meeting was duly called and that a quorum was present.

DATED this 9 Day of March 2026.

Paula Woodward, Executive Assistant

