

**TOWN OF FOUNTAIN HILLS
SUMMARY MINUTES OF THE REGULAR MEETING OF
THE PLANNING AND ZONING COMMISSION
DECEMBER 8, 2025**

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

Commissioner Gray called the Regular Meeting of the Fountain Hills Planning and Zoning Commission held on December 8 2025, 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 (telephonically) Commissioner Mathew Corrigan; Commissioner Peter Gray; Commissioner Nick Proctor; Commissioner Phil Sveum

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

Commissioners Absent: Vice Chairperson Clayton Corey and Commissioner Scott Schlossberg

3. STATEMENT OF PARTICIPATION

4. CONSENT AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** approving the regular meeting minutes of the Planning and Zoning November 10, 2025.

MOVED BY Commissioner Sveum to approve the regular meeting minutes of the Planning and Zoning Commission November 10, 2025. **SECONDED BY** Commissioner Corrigan. Vote: 5/0 Unanimously

5. REGULAR AGENDA

- a. **PUBLIC HEARING, WITH CONSIDERATION AND POSSIBLE ACTION:** Relating to approval of a Special Use Permit to allow a patio cover in the front yard of the home at 17114 E Fairway Court.

MOVED BY Chairperson Kovacevic to recommend the Town Council to approve Special Use Permit to allow a patio cover in the front yard of the home at 17114 E Fairway Court. **SECONDED BY** Commissioner Proctor Vote: 5/0

Commissioner Proctor	Aye
Commissioner Corrigan	Aye
Commissioner Gray	Aye
Commissioner Sveum	Aye
Chair Kovacevic	Aye

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

9. ADJOURNMENT

Commissioner Gray adjourned the meeting of the Fountain Hills Planning and Zoning Commission at 6:14 p.m.

TOWN OF FOUNTAIN HILLS
MINUTES OF THE REGULAR MEETING
OF THE FOUNTAIN HILLS PLANNING & ZONING COMMISSION
DECEMBER 8, 2025

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 (telephonically); Commissioner Mathew Corrigan; Commissioner Peter Gray; Commissioner Nick Proctor; and Commissioner Phil Sveum

Members Absent: Vice Chairperson Clayton Corey and Commissioner Scott Schlossberg

Staff Present: Development Services Director John Wesley and Executive Assistant Paula Woodward.



Post-Production File

Town of Fountain Hills
Planning and Zoning Commission Meeting Minutes
December 8, 2025

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be a totally verbatim record of the proceedings.

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COMMISSIONER GRAY: All right. We'll go ahead and call this meeting to order. This is the December 8th, 2025 version of the Fountain Hills Planning and Zoning Commission. If you would all, please, rise for 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.

COMMISSIONER GRAY: Thank you.

Statement of participation, as published in the agenda. Given that we don't have any speakers here this evening yet we'll jump past that.

Paula, roll call, please?

WOODWARD: Commissioner Proctor?

COMMISSIONER PROCTOR: Here.

WOODWARD: Commissioner Corrigan?

COMMISSIONER CORRIGAN: Here.

WOODWARD: Commissioner Gray?

COMMISSIONER GRAY: Here.

WOODWARD: Commissioner Schlossberg is absent.

Commissioner Sveum?

COMMISSIONER SVEUM: Here.

WOODWARD: Vice Chair Corey.

[No audible response]

WOODWARD: Chairman Kovacevic?

CHAIRMAN KOVACEVIC: Here.

COMMISSIONER GRAY: Good to hear you, sir. All right.

Consent agenda, item 4A, consideration and possible action to approve the meeting minutes from November 10th, 2025. Commissioners, any discussion or a motion, please?

COMMISSIONER SVEUM: I'll move approval.

COMMISSIONER CORRIGAN: Second.

COMMISSIONER GRAY: All in favor?

ALL: Aye.

COMMISSIONER GRAY: 5-0?

WOODWARD: 5-0.

COMMISSIONER GRAY: Thank you, Paula.

Agenda item 5, regular agenda. Our singular item here tonight, John. Public hearing with consideration and possible action relating to the special use permit application to allow patio cover in the front yard of a home at 17114 East Fairway Court.

WESLEY: Okay. Chairman, Commissioners, good evening. Go through this quickly for you. Those of you that have been around for a little while, you'll recall that maybe about a year ago, we amended the zoning ordinance to allow for patio covers within front yards. It's in section 5.06(D)(4) of the zoning ordinance. Basically, it does allow encroachment into the setbacks, providing certain conditions are met and subject to approval of a special use permit.

Those criteria include that the encroachment can't be more than half the required setback, up to a maximum of 15 feet, a maximum height of 12 feet, must be at least eighty percent open, and may not be used to enclose or provide for parking or storage. So we do have an application that's come in from the address listed, 17114 East Fairview Court, for a front yard patio that will encroach into the front setback. Here's the specific property. The property owner has for a number of years had front yard patio use. And you can see these two different aerials, one from 2009, and the more current era. You see the area in front that has a low pony wall. And you can see the tables and chairs and things they've had in that area where they've been using this as -- as their patio space, but subject to the -- the heat from the sun.

So they'd like to cover that in the area shown here, about 827 square feet of area. And this zoning district has a 20-foot setback. And so per the Code, they can encroach up to 10 feet into that 20-foot setback. And that's what they have proposed. At its closest point is that 10-foot setback distance.

There's elevations of the patio cover. It meets the 12-foot height limitation and fits with the architecture and style of the existing home. One of the criteria is that the area of

the columns, basically, aren't more than twenty percent of the area of the -- the patio frontage there. And so when I measured this, I'm coming up slightly over at 21.7%. And so that's the one area, at least by my measurements, that they don't quite meet. And so otherwise with the criteria listed, they do meet all the other criteria of the Code. And section 2.02 sets forth a review criteria of are there any detrimental impacts on the neighborhood or the town by approving this, and staff is not able to identify any detrimental items.

Neighbors were notified with the citizen participation requirements as well as the actual public notice for the hearings. Through the citizen participation, the neighbors responded. They were all supportive of the requested, for this encroachment of the patio cover, and so staff is recommending approval subject to in the construction documents, they bring -- the -- the column size down or create the opening to meet the Code of at least eighty percent open.

COMMISSIONER GRAY: Commissioners, any questions for John?

COMMISSIONER CORRIGAN: So, John, reducing it by just the seven square feet then would comply with what we currently require?

UNIDENTIFIED SPEAKER: Yes.

COMMISSIONER CORRIGAN: And so we're giving the client or the applicant the option to do that with the construction drawings?

COMMISSIONER CORRIGAN: Correct. Which looks from -- from the drawings I see, should be relatively easy to do by moving one of the -- I know might make a difference in the two by ten sixteen inch on-center trusses that run across, but that seems like a minor thing to do; am I right?

WESLEY: Yes. Chair, Commissioners, yes, I believe it should be easy. I'm not the architect or the engineer that did the design, and also my measurements might be slightly off too. They may be able to come back with more accurate measurements and show -- show they meet because it's barely off.

So either way, I think they should be able to get there.

COMMISSIONER CORRIGAN: Okay. Thank you.

COMMISSIONER GRAY: Kind of feels like it's something that should just be left to staff architectural discretion, right?

UNIDENTIFIED SPEAKER: Yes.

COMMISSIONER GRAY: Like we're so close to the -- any thoughts, Commissioner? Commissioner Proctor? No.

Do we have any public speaking cards?

WOODWARD: No.

COMMISSIONER GRAY: Commissioner Watt -- or Councilman Watts, would you like to speak on the subject?

COUNCILMAN WATTS: No. Not a chance, sir.

COMMISSIONER GRAY: All right, sir. All right. We'll close the public hearing. Final deliberations and/or a motion.

Dan, did you have anything?

CHAIRMAN KOVACEVIC: Yeah. I -- I just wanted to ask John, should we require in our motion that this meet the ordinance, or is that a given?

WESLEY: Chairman, it's a given.

CHAIRMAN KOVACEVIC: Okay. Because I would hate to approve it and then have them not meet the ordinance.

WESLEY: It certainly doesn't hurt to reiterate it to -- if you were -- the motion were to recommend approval as stated by staff or something along that line, because that's in the staff recommendation.

CHAIRMAN KOVACEVIC: Yeah. I would like to make the motion that we approve. Subject to meeting the ordinance.

COMMISSIONER GRAY: Chair, could I -- could I ask you just for one -- one point of clarification there as you're making that motion? If I understood kind of the -- the intent of the -- of the -- the framing diagram and as you -- as you go out and I think John had a picture on his slide deck, but as you -- as you go out and you actually look at the property, it kind of looks like those column placements aligned with existing structure that's out there in that front yard, that kind of little -- that little pony wall there. I'm just

curious if you'd be open to amending that to just allow John some discretion, just to get -- obtain maximum architectural intent, even if it's, you know, within a percent or two of the ordinance?

CHAIRMAN KOVACEVIC: Sure.

COMMISSIONER GRAY: You want to do us a favor and restate your motion one time, and we'll look for a second.

CHAIRMAN KOVACEVIC: A motion for approval, subject to John's review with whatever you said regarding architect --

COMMISSIONER GRAY: [LAUGHTER] I mean, I could have done that. Okay. So the -- the Chair has made a motion to recommend approval of the special use permit conditionally allowing staff some -- some latitude, some discretion in, you know, in meeting the actual ordinance requirements, so long as -- so long as the -- the underlying intent is maintained.

COMMISSIONER PROCTOR: I'll second that.

COMMISSIONER GRAY: All right. We've got a motion and a second on the table. Paula, let's roll call it for fun.

WOODWARD: Commissioner Proctor?

COMMISSIONER PROCTOR: Aye.

WOODWARD: Commissioner Corrigan?

COMMISSIONER CORRIGAN: Aye.

WOODWARD: Commissioner Gray?

COMMISSIONER GRAY: Aye.

WOODWARD: Commissioner Sveum?

COMMISSIONER SVEUM: Aye.

WOODWARD: Chairman Kovacevic?

CHAIRMAN KOVACEVIC: Aye.

WOODWARD: 5-0.

COMMISSIONER GRAY: Thank you, Paula.

Agenda item six, Commission discussion, request for research to staff. Anything,

Commissioners?

Commissioner Sveum?

COMMISSIONER SVEUM: I have a request, John. I think -- I'm wondering where the -- what's the timing of starting the improvements on the business and innovation overlay areas, the streets that we're going to be reconstructing, widening sidewalks, et cetera?

WESLEY: Chair, Commissioners, I don't have the exact time frame. I know the construction documents are being worked on at this time. I'd have to get back with the engineer and find out more specifically what they have in terms of the timing and when they are now thinking the construction will begin. They'll start with Park View -- or excuse me, start with Verde River, and then Park View.

COMMISSIONER SVEUM: Okay.

WESLEY: And, again, the goal is to -- the money has been provided by the counsel to move that forward, but I can -- I can email that out to the Commissioners.

COMMISSIONER SVEUM: Yeah, I'm just -- I'm just curious. I realize you wouldn't be overseeing the job or anything. So I'm wondering then on the avenue, if there's been -- is there some work being done on that from a design and infrastructure planning standpoint?

WESLEY: Not specifically at this time. And -- and we can't get off too much here in any discussion because it's not on the agenda to do so. But, again, we could research that and let you know where we are.

COMMISSIONER SVEUM: I guess my -- where I'm going with that is, I hope that -- that it's not done in a vacuum, that even if we could be somewhat involved in -- in discussion of the planned improvements, I think there's -- there's -- and I -- maybe -- maybe the next meeting you could provide if there's a schedule for that type of project going on, and how we can all somewhat collaborate or provide some feedback to whoever's, you know, planning the public infrastructure improvements or whatever they might be. Is that okay?

WESLEY: Okay. I'll see what we can do about that.

COMMISSIONER SVEUM: All right. Great. Thank you.

COMMISSIONER GRAY: Okay. Chair, anything on agenda item 6, requests to John?

CHAIRMAN KOVACEVIC: Not necessarily for John, but there's not a spot for it. Now, this would be Vice Chairperson Corey's last meeting. He served more than -- I believe, more than six years on the Planning and Zoning Commission. And I just wanted to state publicly how much we appreciated his -- his effort on -- on behalf of the town and wish him well in his future endeavors and really appreciate the time that he's put in and just expertise.

COMMISSIONER GRAY: Well stated, Chair. Thank you.

All right. John, agenda item 7, summary of commission requests from the development services director.

WESLEY: Sounds like you'd like some feedback on what's happening in the downtown area and the public improvement, so we'll see what we can do in providing you some of that information either by email and/or at a future meeting.

And then as far as my report, happy holidays. Happy new year. Hope everyone has a good holiday season. We won't meet again until next year, January the 12th, I believe, is the second Monday of January, so that's when your next meeting would be. And at that time, we'll be at the point of electing officers again. So be getting your campaign posters ready and -- and so forth to -- to --

COMMISSIONER GRAY: Yeah. Are there candidates out there in the queue for Commissioner Corey's --

WESLEY: We have candidates that hopefully will be interviewed between now and then, but we're still setting that up.

COMMISSIONER GRAY: Very good. All right. 6:14 p.m., we're adjourned.

CHAIRMAN KOVACEVIC: Merry Christmas.

Having no further business, Commissioner Gray adjourned the Regular Meeting of the Planning and Zoning Commission held on December 8, 2025, at 6:14 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 8 of December 2025. I further certify that the meeting was duly called and that a quorum was present.

DATED this 12 Day of January 2026.

Paula Woodward, Executive Assistant

