

**TOWN OF FOUNTAIN HILLS
SUMMARY MINUTES OF REGULAR SESSION
OF THE STRATEGIC PLANNING ADVISORY COMMISSION
JANUARY 28, 2026**

1. CALL TO ORDER

Chairman Patrick Garman called to order the meeting of the Strategic Planning Advisory Commission at 4:00 p.m.

2. ROLL CALL

Members Present: Chairman Patrick Garman; Vice Chairman Geoff Yazzetta
Commissioner Bernie Hoenle; Commissioner Paul Smith; Commissioner Joseph Reyes

Members Absent: Commissioner Paul Smith and Commissioner Randy Crader

Staff Present: Deputy Town Manager David Trimble and Deputy Town Clerk Angela Padgett-Espiritu

3. STATEMENT OF PARTICIPATION

4. PRESENTATIONS

5. CONSENT AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approval of the Minutes from the Regular Meeting Held on November 19, 2025.

MOVED BY Vice Chair Geoff Yazzetta to **APPROVE** the Minutes of the Regular Meeting Held on November 19, 2025, of the Strategic Planning Advisory Commission Meeting, **SECONDED** BY Commissioner Polly Bonnett
Vote: 5–0 | motion passed unanimously

6. REGULAR AGENDA

- a. **DISCUSSION AND POSSIBLE ACTION:** Future Strategic Plan – Signature Strategy: Land Use/Development
 - 1. State Trust Land
 - 2. Flexible Zoning
 - 3. Underutilized Parcels

1. State Trust Land (North Fountain Hills)

- Pulte Homes is pursuing development of 2 square miles.
- Could support 1,750+ homes (density may increase).
- Major challenges: water and sewer infrastructure.
- Town controls zoning and approvals.
- Development likely within 3–5 years.
- Opportunity for mixed-use, employment space, and family housing.

2. Underutilized Commercial Areas

- Key corridor: Fountain Hills Blvd / Glenbrook / El Pueblo.
- Many vacant or underused parcels.
- Outdated zoning and parking rules limit redevelopment.
- Projects are progressing slowly due to ownership and financing issues.

3. Zoning & Flexibility

- Town is updating its outdated zoning code.
- Considering “floating zones” to speed redevelopment.
- Reviewing special use permits to reduce delays.
- Exploring more mixed-use and higher-density development.

4. Housing & Demographics

- Need for housing for families, young professionals, and multigenerational households.
- ADUs and mixed-use housing are allowed.
- Downtown density rules are under review.

5. Downtown & Plat 208

- About 11 acres remain developable.
- Development slowed by old CC&Rs and parking constraints.
- Temporary uses now allowed on vacant land.

6. Economic Development

- Focus on attracting anchor retailers, offices, and light industry.
- Active projects include Sprouts, Four Peaks Plaza, and Eagle Mountain restaurant.
- Limited industrial zoning restricts job growth.

7. Strategic Impact

- Development will increase revenue and population.
- Also increases long-term service and maintenance costs.
- Land use decisions are central to the Town’s 5–10 year plan.

b. UPDATE: from the Commission Work Groups

The Commission plans to hold community outreach workshops in late February or early March to gather detailed public feedback on strategic priorities.

- One session will be held at the Community Center (likely late February).
- A second session will be held at the School District (date TBD, likely March).
- These sessions will focus on collecting specific, ground-level input, building on earlier high-level discussions.
- Feedback will be gathered using poster boards and interactive displays.
- Dates will be coordinated and communicated through Angela.

c. DISCUSSION AND POSSIBLE ACTION: Future Agenda Topics

The Commission will next focus on economy/business and quality of life/safety, with possible updates on the Blue Zone initiative. Quality of life topics may require multiple meetings.

A workshop is planned for June to consolidate findings. A draft strategic plan will be prepared in summer 2026, reviewed in the fall, and presented to Council for approval in early 2027.

d. COMMENTS FROM THE CHAIRMAN

7. ADJOURNMENT

MOVED BY Vice Chair Geoff Yazzetta to **APPROVE** adjourning the meeting of January 28, 2026, of the Strategic Planning Advisory Commission, **SECONDED BY** Commissioner Polly Bonnett.

Vote: 5–0 | motion passed unanimously

Chairman Patrick Garman adjourned the meeting of the Strategic Planning Advisory Commission at 5:25 PM