



NOTICE OF REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Chair Dan Kovacevic

Vice Chair Peter Gray

Commissioner Charles McDermott

Commissioner Scott Schlossberg

Commissioner Mathew Corrigan

Commissioner Nick Proctor

Commissioner Phil Sveum

TIME: 6:00 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING
WHEN: MONDAY, AUGUST 10, 2026
WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA

PARTICIPATION IN PUBLIC MEETINGS

Request to Comment Cards - To speak or submit written comments, a **Request to Comment** card is required. **Cards must be completed and submitted to the Clerk before the meeting begins. Late or incomplete cards will not be accepted.** A separate card is required for each agenda item.

Agenda Items (Consent or Regular) - Request to Comment cards must include the **agenda item number**, whether the speaker is **FOR** or **AGAINST** the item, and whether the individual wishes to speak or submit written comments.

Online Request to Comment cards may be submitted for regular agenda items only to either provide written comments or request to speak at the meeting. **Online submissions must be received by 12:00 PM the day before the meeting** at: <https://www.fountainhillsaz.gov/publiccomment>. Online comments are shared with the commission.

Call to the Public requests are accepted in person only. Request to Comment cards must be submitted prior to the meeting commencing. **Online submissions are not accepted for Call to the Public.**

Speaking Rules - Speakers may speak only when recognized by the Presiding Officer and are limited to **three (3) minutes**. All comments must be directed through the Presiding Officer, not to individual commission members or staff.

Request to Comment cards and submitted information are public records subject to public disclosure.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. MOMENT OF SILENCE

3. ROLL CALL

4. STATEMENT OF PARTICIPATION

Anyone wishing to address the Commission regarding items listed on the agenda or during Call to the Public must completely fill out a Request to Comment card located in the back of the Council Chambers and hand it to the Clerk prior to the start of the meeting. Once the meeting has started, late requests to speak cannot be accepted. When your name is called, please approach the podium, speak into the microphone, and state your name and if you are a resident for the public record. Comments may not exceed three minutes. It is the policy of the Commission not to comment on items brought forth under "Call to the Public." However, staff can be directed to report back to the Commission at a future date or to schedule items raised for a future Commission agenda. To avoid disruption of the meeting, to maintain decorum, and provide for an equal and uninterrupted presentation, applause is not permitted, except during Proclamations, Awards, and Recognitions. All meeting participants must maintain proper decorum as specified in Section 6 of the Council Rules of Procedure.

5. SUMMARY OF CURRENT EVENTS BY DIRECTOR

6. REGULAR AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the regular meeting minutes of the Planning and Zoning Commission May 11, 2026.
- b. **PUBLIC HEARING, with CONSIDERATION AND POSSIBLE ACTION:** Relating to a request for approval of a Special Use Permit to allow residential use of property zoned C-1, Neighborhood Commercial and Professional, located at 11669 N. Saguaro Boulevard.
- c. **DISCUSSION AND POSSIBLE DIRECTION:** Regarding draft revisions to Chapters 12, Commercial Zoning Districts, and Chapter 18, Town Center Commercial District, of the Zoning Ordinance.

7. CALL TO THE PUBLIC

Pursuant to A.R.S. §38-431.01, or as prescribed by state law.

8. COMMISSION DISCUSSION/DIRECTION TO THE DIRECTOR

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

Dated this 3 day of August, Year 2026



Paula Fisher, Executive Assistant