



**NOTICE OF MEETING
REGULAR MEETING
PLANNING AND ZONING COMMISSION**

Chairperson Dan Kovacevic	
Vice Chairperson VACANT	Commissioner Nick Porter
Commissioner Mathew Corrigan	Commissioner Scott Schlossberg
Commissioner Peter Gray	Commissioner Phil Sveum

**TIME: 6:00 PM - REGULAR MEETING
DOORS OPEN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

WHEN: MONDAY, JANUARY 12, 2026

**WHERE: FOUNTAIN HILLS COUNCIL CHAMBERS
16705 E. AVENUE OF THE FOUNTAINS, FOUNTAIN HILLS, ARIZONA**

REQUEST TO COMMENT

The public is welcome to participate in Commission meetings.

TO SPEAK TO A CONSENT OR REGULAR AGENDA ITEM, complete a Request to Comment card and hand it to the Clerk prior to discussion of that item. Include the agenda item NUMBER on which you wish to comment. A separate submission is required for each agenda item. Request to Comment cards will not be accepted once the Commission deliberations begin. Submit a Request to Comment card prior to a public hearing agenda item.

TO COMMENT ON A CONSENT OR REGULAR AGENDA ITEM IN WRITING ONLY, complete a Request to Comment card, indicating that it is a written comment, check the box on whether you are FOR or AGAINST a consent or regular agenda item, and hand it to the Clerk prior to discussion on that item. A separate submission is required for each agenda item.

TO SPEAK TO CALL TO THE PUBLIC, complete a Request to Comment card and hand it to the Clerk. Speakers will be allowed three contiguous minutes to address the Commission. Verbal comments should be directed through the Presiding Officer and not to individual Commissionmembers.

TO COMMENT IN WRITING ONLINE, Visit <https://www.fountainhillsaz.gov/publiccomment> and submit a Request to Comment card by 3:00 PM on the day of the meeting. These comments are shared with the Commission.

This Request to Comment card, and any information you write on it, is a public record subject to public disclosure.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. STATEMENT OF PARTICIPATION

Anyone wishing to address the Commission regarding items listed on the agenda should fill out a Request to Comment card located in the back of the Council Chambers and hand it to the Clerk prior to consideration of that agenda item. Once the agenda item 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. Please limit your comments to three minutes. To avoid disruption of the meeting, to maintain decorum, and provide for an equal and uninterrupted presentation, applause is not permitted, except when community members are being honored by the Commission.

4. CONSENT AGENDA

- a. **CONSIDERATION AND POSSIBLE ACTION:** Approving the regular meeting minutes of the Planning and Zoning Commission December 8, 2025.

5. REGULAR AGENDA

- a. **PUBLIC HEARING, with CONSIDERATION AND POSSIBLE ACTION:** Relating to Ordinance 26-02 amending Zoning Ordinance Chapter 27, Downtown Overlay, Section 27.02 A. related to permitted density for residential development
- b. **DISCUSSION:** Review and discuss the planned update to the Zoning Ordinance to adjust the list of permitted uses, re-organize chapters, and revise standards for some uses.
- c. **CONSIDERATION AND POSSIBLE ACTION:**of Appointing a Chairperson to the Planning and Zoning Commission.
- d. **CONSIDERATION AND POSSIBLE ACTION:**of Appointing a Vice Chairperson to the Planning and Zoning Commission.

6. COMMISSION DISCUSSION/REQUEST FOR RESEARCH TO STAFF

7. SUMMARY OF COMMISSION REQUESTS FROM DEVELOPMENT SERVICES DIRECTOR

8. REPORT FROM DEVELOPMENT SERVICES DIRECTOR

9. ADJOURNMENT

Dated this 6 day of January, 2025.



Paula Woodward, Executive Assistant