

**MINUTES
TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
WORK SESSION
FEBRUARY 14, 2008
EAGAR TOWN HALL**

**PRESENT:
LEON HAMBLIN
DUSTIN SANDERS
ERIC HAMBLIN
BRANDEE SNYDER
DAVID ROHLADER
STAFF:
BRUCE RAY
ELECIA HENDERSON**

- ITEM 1 WELCOME--COMMISSIONER SANDERS WELCOMED ALL PRESENT.
- ITEM 2 ROLL CALL-COMMISSIONER ROHLADER, COMMISSIONER SNYDER, COMMISSIONER SANDERS, COMMISSIONER LEON HAMBLIN, COMMISSIONER ERIC HAMBLIN WERE PRESENT. COMMISSIONER PENA AND COMMISSIONER DASHOFY WERE EXCUSED.
- ITEM 3 PLEDGE OF ALLEGIANCE--COMMISSIONER SANDERS LED THE PLEDGE OF ALLEGIANCE.
- ITEM 4 INVOCATION--COMMISSIONER LEON HAMBLIN GAVE THE INVOCATION.
- ITEM 5 PUBLIC COMMENTS: GRACIE BECKER FROM BECKER REALTY ADDRESSED THE COMMISSION ON THE ISSUES OF SIGNS IN THE TOWN OF EAGAR RIGHT-OF-WAY. SHE ASKED TO HAVE THE SIGN ISSUE PUT ON THE MARCH AGENDA.
- ITEM 7 COMMISSIONER ROHLADER MOVED TO ACCEPT THE MINUTES AS PRESENTED, COMMISSIONER SANDERS SECONDED THE MOTION. MOTION CARRIED UNANIMOUSLY.
- ITEM 8 PUBLIC HEARING ON APPLICATION FROM RICK PINCKARD FOR A CONDITIONAL USE PERMIT FOR A MANUFACTURED HOME SALES LOT/OFFICE AT 1568 E. CENTRAL, PARCEL # 104-06-021B.—DEVON PINCKARD MADE A PRESENTATION ON THE NEED FOR AFFORDABLE HOUSING IN THE AREA AND THE TYPE OF HOMES THEY WOULD BE SELLING. THERE WAS MUCH DISCUSSION FROM THE PUBLIC WITH THE FOLLOWING PEOPLE BEING AGAINST THE APPLICATION:
BRENDA CIMINSKI

SHALAY EAGAR
RUEBEN BACA
GARY CIMINSKY
RICK PINCKARD RESPONDED BY SAYING THEY WERE
PLANNING A PRIVACY FENCE BETWEEN THE MODELS AND
THE RESIDENCES, THERE WOULD BE NOT A LOT OF TRAFFIC,
THE HOMES WILL BE SKIRTED AND TIED DOWN AND WOULD
NOT BE HOOKED UP TO UTILITIES.
AFTER MORE DISCUSSION THE PUBLIC HEARING WAS CLOSED.

- ITEM 9 CONSIDERATION OF ITEM 8—BECAUSE THE PLOT PLAN WAS
UNCLEAR COMMISSIONER ROHLADER MOVED TO TABLE THIS
ITEM UNTIL A FIELD TRIP COULD BE SCHEDULED.
COMMISSIONER SNYDER SECONDED THE MOTION, MOTION
CARRIED 3-2. IT WAS DECIDED THAT A SPECIAL MEETING
WOULD BE HELD FEBRUARY 26, 2008, AT 5:00PM.
- ITEM 10 PUBLIC HEARING ON APPLICATION FROM WILDCAT CATTLE
CO. FOR A ZONING CHANGE (RZ2007-3) TO PARCEL #104-23-005C
FROM AR-43 TO AR-20.—DOUG BROWN GAVE A
PRESENTATION OF HIS PLANS FOR THE PARCEL. AFTER SOME
DISCUSSION THE FOLLOWING PEOPLE STOOD IN SUPPORT OF
THE REZONING:
WALLY FARR
BOBBY UDALL
FARA HERBELLA
RANDY NICOLL
DAVE HARTMAN
AFTER MORE DISCUSSION THE PUBLIC HEARING WAS CLOSED.
- ITEM 11 CONSIDERATION OF ITEM 9—COMMISSIONER ERIC HAMBLIN
MOVED TO APPROVE THE REZONING, DAVID ROHLADER
SECONDED THE MOTION, MOTION CARRIED UNANIMOUSLY.
- ITEM 6 NOMINATION OF CHAIR—COMMISSION SANDERS WILL BE
LEAVING THE PLANNING AND ZONING COMMISSION TO BE ON
THE TOWN COUNCIL THEREFORE A NEW CHAIR WAS TO BE
ELECTED. COMMISSIONER ROHLADER NOMINATED
COMMISSIONER SNYDER AS THE NEW CHAIR. COMMISSIONER
LEON HAMBLIN SECONDED THE NOMINATION. ALL WERE IN
FAVOR.
- ITEM 12 PUBLIC HEARING ON PROPOSED CHANGE TO SECTION 18.64.150
WALLS AND FENCES. IF APPROVED THE CONSTRUCTION OF
MOST WALLS AND FENCES WOULD REQUIRED A PERMIT PRIOR
TO CONSTRUCTION. THERE WAS NO PUBLIC COMMENTS.
- ITEM 13 CONSIDERATION OF ITEM 11-- COMMISSIONER ROHLADER
MOVED TO ACCEPT THE CHANGES TO THIS SECTION

COMMISSIONER SNYDER SECONDED THE MOTION. MOTION CARRIED 3-2.

- ITEM 14 DISCUSSION ON THE SPRINGERVILLE MUNICIPAL AIRPORT OVERLAY ZONING ORDINANCE. LARISA BOGARDUS, TOWN OF SPRINGERVILLE COMMUNITY DEVELOPEMNET DIRECTOR WILL LEAD THE DISCUSSION.—LARISA BOGARDUS EXPLAINED THE FAA NEEDED FOR HER TO GO TO COMMUNITIES WITH PROPERTY ADJOINING THE AIRPORT AND WORK WITH THEM ON CREATING AN AIRPORT OVERLAY ZONING ORDINANCE.—THE COMMISSION AGREED TO WORK WITH SPRINGERVILLE ON THIS, AND WANTED MORE INFORMATION.
- ITEM 15 REPORTS— ELECIA HENDERSON REQUESTED PERSONAL BIOGRAPHYS FROM EACH COMMISSIONER TO POST ON THE TOWN OF EAGAR WEBSITE.
- ITEM 16 ADJOURNMENT

Administrator

Chair