



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
NOVEMBER 9TH, 2021 AT 6:00PM
22 W 2ND ST. EAGAR

ITEM 1 WELCOME

ITEM 2 ROLL CALL

ITEM 3 PLEDGE OF ALLEGIANCE

ITEM 4 INVOCATION

ITEM 5 PUBLIC COMMENTS: Persons wishing to address the Commission on any item not already on the agenda may do so, although each speaker is limited to three minutes. The Chair, with the consent of the Commission, may limit the total time offered speakers, if necessary. All such remarks shall be addressed to the Commission as a whole, and not to any specific member. No person other than the speaker shall enter into the discussion without permission of the Chair. The Commission may not address, discuss or vote upon any petition or comment raised by the public at any meeting. The item may be placed on a future agenda with direction from the Planning and Zoning Administrator on how to place an item on the agenda.

ITEM 6 CONSIDERATION OF THE SEPTEMBER 14TH, 2021 MINUTES

CONVENE TO PUBLIC HEARING

ITEM 7 DISCUSSION AND CONSIDERATION OF CU2020-5; A Conditional Use Permit that was granted for Amber Debord to live in 2 RV's on property at 822 S. Juniper St.

ITEM 8 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-12; A Conditional Use Permit application for the property known as 510 N. Main St. also known as parcel 104-10-040 to allow RV spaces to be rented

Public Hearings are conducted in accordance with A R S 38-431 et seq (the "open meeting law") and the Planning & Zoning Commission Policies

Procedures, Town of Eagar, Arizona Section VII-Public Hearing

- a. Calling Agenda Item: The agenda item shall be called by the Chair as any other agenda item.
- b. Declaration of Public Hearing: The Chair shall declare that the Commission is in public hearing
- c. Applicant Presentation: The Applicant may make an opening statement in order to explain the item to the commission and public. The Chair or Commission may limit the time for his/her statement as necessary
- d. Staff Reports/Recommendations: Staff shall have an opportunity to report on the issue and answer questions by the Commission
- e. Written Comments: Written Comments filed with the Town or staff shall be presented to the Commission and read into the record
- f. Public Comments: Testimony from members of the public shall be permitted and encouraged. *Anyone wishing to make a statement shall first stand and identify themselves by name and also identify where they reside.* Members of the public shall be limited to five minutes per person, or less as designated by the Chair or Commission. The total time allotted to the public on any issue may be limited or extended by the Chair or Commission
- g. Commission Interaction: Questions from Commissioners may be held at this time, or reserved until public hearing has closed. The Commissioners may address the applicant with any questions raised from the public and discuss the question
- h. Applicant Closing Statement: The applicant shall be allowed a brief closing statement in order to rebut the statements made by the public, to offer a compromise, or otherwise address the issue
- i. Declaration of closing the Public Hearing: Unless a majority of the Commissioners object, the Chair shall declare the public hearing as closed. At this time public and applicant participation is limited to questions from the Commission only
- j. Commission Discussion and Vote: The agenda item will then be discussed and action taken as on any other agenda item

DISCUSSION AND CONSIDERATION OF ITEM 8.

RECONVENE TO REGULAR MEETING



ITEM 9 REPORTS

ITEM 10 ADJOURNMENT

ANYONE WISHING TO ATTEND THIS MEETING AND HAS A SPECIAL NEED DUE TO DISABILITY, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 928-333-4128 EXT. 222 FORTY-EIGHT HOURS PRIOR TO THE MEETING AND REASONABLE ACCOMMODATIONS WILL BE PROVIDED.

Date Posted _____ Time Posted _____ Posted by _____



Where Roads Hit the Trails

P.O. Box 1300 • Eagar, AZ 85925-1300 • (928) 333-4128 • 22 West 2nd Street • www.eagaraz.gov



MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
September 14th, 2021 AT 6:00PM
22 W 2ND ST. EAGAR

Chair Shawna Murphy called the meeting to order and welcomed those in attendance. Commissioners Brenda Ciminski and Dan Muth were excused from the meeting. Chair Murphy led the Pledge of Allegiance and Community Development Coordinator Britney Reynolds offered the invocation.

Commission Present: Shawna Murphy
Jimi Hammond
Ron Shepherd
Joe Sitarzewski
Deanna Davis

Commission Excused: Brenda Ciminski
Dan Muth

Staff Present: Britney Reynolds, Community Development Coordinator

Staff Excused: Matthew Mears, Town Manager/Community Development Director

ITEM #5 PUBLIC COMMENTS: None

ITEM #6 CONSIDERATION OF THE AUGUST 10TH, 2021 MINUTES

Commissioner Ron Shepherd made a motion to accept the August 10th, 2021 minutes with Commissioner Jimi Hammond second; all were in favor, motion carried unanimously 5-0.

Vote: Ayes: Shawna Murphy
Joe Sitarzewski
Ron Shepherd
Jimi Hammond
Deanna Davis

CONVENE TO PUBLIC HEARING

ITEM #7 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-10

A Conditional use permit application for the property at the SW corner of West Central Ave. and School Bus Road known as parcel #104-19-001E to allow an RV park to be created in a commercially zoned area.

Tony and Jennifer Harris were in attendance. Harris' discussed that there is a need in town to create living areas for windfarm workers, teachers, and others who have come to the area, but have not been able to find accommodations. Harris' believe an RV park would accommodate those individuals currently looking for a home in the area, but will additionally assist with tourism coming to the area having somewhere to stay.

Commission asked for staff report which Britney Reynolds stated was included with the packet. Mr. Mears does not feel that an RV park is the best use of commercial area. Staff also recommended to listen to

Where Roads Hit the Trails

P.O. Box 1300 • Eagar, AZ 85925-1300 • (928) 333-4128 • 22 West 2nd Street • www.eagaraz.gov



Commission discussed multiple concerns from entrance/exit areas, maximum spaces and need to have a park/recreation area, camp host was stated to be on site. There was discussion of sewer not being in the area, so a perk test and septic would need to be completed. Harris' informed the commission that a perk test would be completed as long as the permit was approved by commission. Harris' were willing to comply with Town regulations and what worked for the area.

ITEM #8 DISCUSSION AND CONSIDERATION OF ITEM 7.

Commissioner Jimi Hammond moved to approve CU2021-10 as shown pending that all town requirements are met. If requirements placed by Town of Eagar are not met within the conditional use timeframe, then conditional use will become null and void. Commissioner Ron Shepherd seconded; all were in favor, motion carries unanimously 5-0.

Vote:	Ayes:	Shawna Murphy
		Joe Sitarzewski
		Ron Shepherd
		Jimi Hammond
		Deanna Davis

Nayes: None

RECONVENE TO REGULAR MEETING

Chair Shawna Murphy closed the public hearing.

ITEM #13 REPORTS

ITEM #14 ADJOURNMENT

Chair Shawna Murphy moved to adjourn the meeting [7:07 p.m.].

Chair signature: _____

Director signature: _____



NOTICE OF ACTION

REVIEWED BY: Planning and Zoning Commission

Date: 11/10/2020

APPLICATION: CU2020-5

REQUEST: To live in RV's while construction of Primary residence occurs

LOCATION: 822 S. Juniper St. also known as parcel 104-28-0055

APPLICANT: Amber Debord

GRANTED: x

VOIDED:

DENIED:

OTHER:

Description: Property owner is allowed no more than two RV's on property. If property owner is unable to obtain C of O before November 2021 another meeting will be held to discuss further course of action.

Originally dated: 11/23/2020

-Planning and Zoning Coordinator

Ms. Debord has reached the timeline end for this conditional use. Commission needs to determine if she will be allowed to continue or if use should cease.

Nov. 9th
@ 6 pm

TOWN OF EAGAR COMMUNITY DEVELOPMENT
REQUEST FOR CONDITIONAL USE PERMIT
(REFER TO CHAPTER 18.84 OF THE ZONING CODE)

Permit No. CU 2021-12 Date: 9/28/2021

Name of applicant: Tom Tysseling

Mailing Address P.O. Box 1845

Telephone: (920) 245-6863 Email Address ttysse@tysse.com

1. Location of Property: 510 N. Main St. / 104-10-040

2. Current Zoning: _____

3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):

5 RV spaces

4. Reason for Proposed Use Rental Income

5. Attachments: a. Plot Plan (to Scale)

b. Pertinent data as required by the Zoning Administrator or Planning and Zoning Commission

Filing Fee: \$100.00 Date Paid: 9/28/21 Receipt # _____

6. Signature of Applicant: [Signature] Date: 9/28/2021

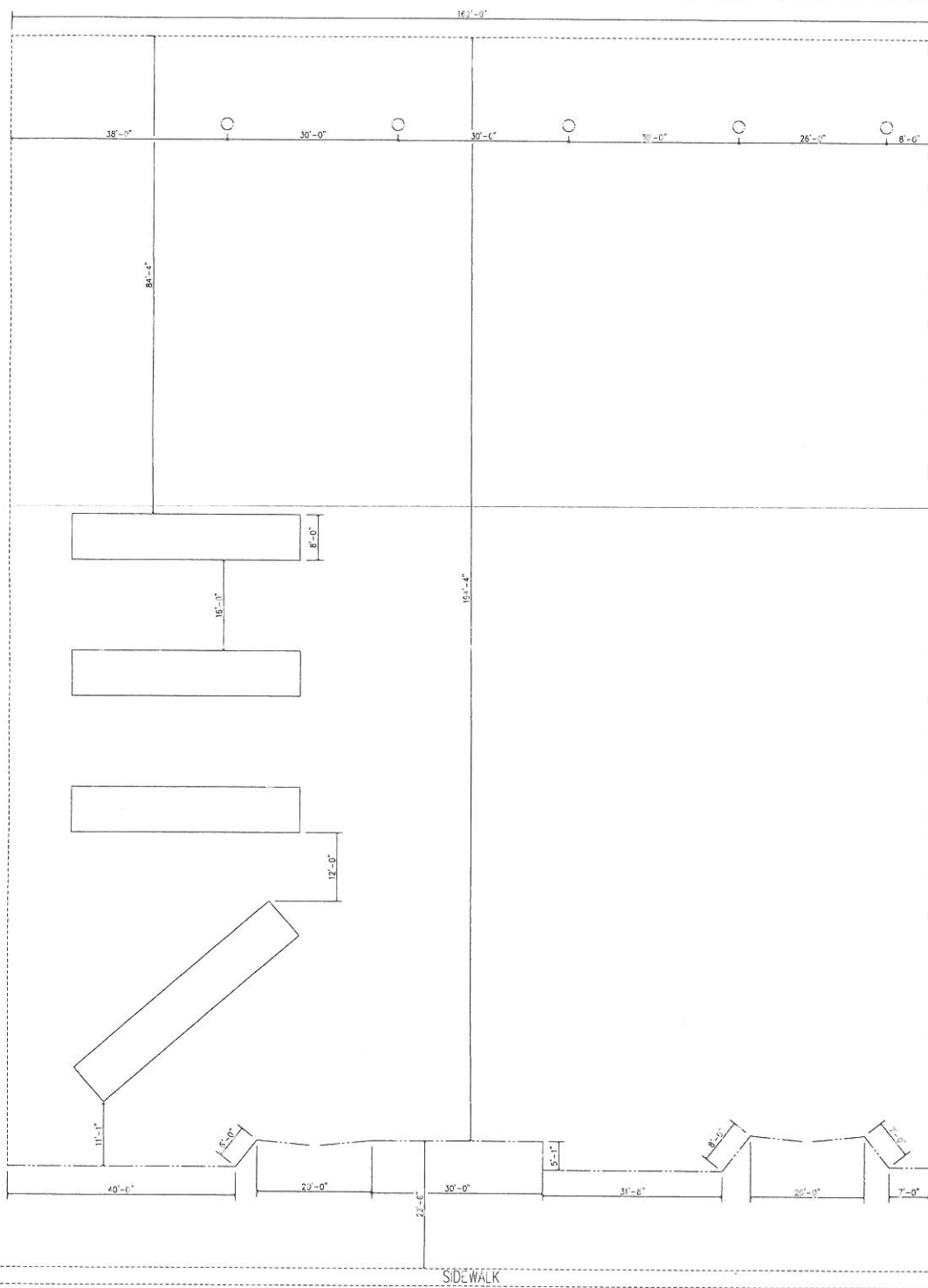
7. Signature of Zoning Administrator: [Signature] Date: 10/12/21

8. Application shall be forwarded to the planning and Zoning Commission on:

(Date) _____ (Time) _____

(Place) _____

Notice of the nature of the Conditional use Permit and the date of the meeting at which it will be considered will be posted on the affected property 15 days prior to the public hearing. The property owners within a 300-foot radius of the applicant's property will be notified by first class mail.



**ZONING AMENDMENT CONDITIONAL USE PERMIT
BACKGROUND CHECKLIST**

1. Responses from adjacent property owners

In Favor

Opposed

Myrna Udall

Norma Entekim

2. Checklist complete

3. Building plans, pictures of property, specifications, etc.

4. Zoning and building approval

5. Special conditions, approvals, etc.

6. Copies of ordinance allowing use



November 4th, 2021

TO: Chair and Commission

FROM: Matthew Mears
Town Manager/Community Development Director

RE: CU2021-12 Recreational Vehicle Spaces

BACKGROUND:

Tom Tysseling recently placed five spaces for RV rental on his property at 510 N. Main St. that also houses his tiny homes/rental operation. These spaces are hooked into town water and sewer services and have power from Navopache.

RECOMMENDATION:

Town staff would recommend the commission review code in section 18.48 – C-1 Central Business District to assist with determining this request. Staff does not see this endeavor as the best course of action for this property and would remind the commission of section S. of commercial code that states: Any such other uses which are determined by the planning and zoning commission to be similar to those uses listed in this section and not detrimental to the public health, safety and general welfare. Staff also feels it is imperative for commission to understand that Best Western was utilize their remaining property for this same type of endeavor and was informed the town was not interested in having an RV park along main street.

Respectfully,

Matthew Mears
Town Manager/Community Development Director