



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
SEPTEMBER 14th, 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 AUGUST 10TH, 2021 MINUTES

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.

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

ITEM 8 DISCUSSION AND CONSIDERATION OF ITEM 7.

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 _____

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MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
August 10th, 2021 AT 6:00PM
22 W 2ND ST. EAGAR

Chair Shawna Murphy called the meeting to order and welcomed those in attendance. Commissioner Brenda Ciminski was excused from the meeting. Chair Murphy led the Pledge of Allegiance and Commissioner Muth offered the invocation.

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

Commission Excused: Brenda Ciminski

Staff Present: Matthew Mears, Town Manager
Britney Reynolds, Community Development Coordinator

ITEM #5 PUBLIC COMMENTS: None

ITEM #6 CONSIDERATION OF THE JULY 13TH, 2021 MINUTES

Commissioner Dan Muth abstained from vote as he was not present for July 13th, 2021 meeting. Commissioner Jimi Hammond made a motion to accept the July 13th, 2021 minutes with commissioner Joe Sitarzewski second; all were in favor, motion carried unanimously 5-0.

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

Abstain: Dan Muth

CONVENE TO PUBLIC HEARING

ITEM #7 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-9

A Conditional use permit application for the property known as 338 E. 7th Lane also known as parcel #104-42-014 to allow for living in a recreational vehicle until home can be installed in a RMH-7 zoned area.

Applicant was not in attendance. Before staff recommendations were asked for, chair Shawna Murphy wanted to address potential issues with needing to approve so many of these types of CUP's in the last few months and ensure all were in agreeance on conditions. First condition is for the permit to only be good for one year or until Certificate of Occupany is obtained if prior to one year mark. Commission stated that if it

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ITEM #11 PUBLIC HEARING ON A ZONING AMENDMENT RZ2021-1

This permit would have the effect of zoning parcel #104-19-001E at the corner of School Bus Rd and Central Ave from AG to Commercial.

Commissioner Dan Muth abstained from this item due to conflict of interest. Jennifer and Tony Harris, representing Doug Gardner their business partner, were in attendance as the applicant. They stated they would like this changed from AG to Commercial (C-1) for future development opportunities. Staff recommended this change as it does align with the General Plan of the town. There were two residents against the changing of this zoning.

ITEM #12 DISCUSSION AND CONSIDERATION OF ITEM 11

Commissioner Ron Shepherd moved to approve RZ2021-1 having the effect of zoning parcel #104-19-001E at the corner of School Bus Rd and Central Ave. from AG to Commercial. Commissioner Jimi Hammond seconded; all were in favor, motion carried unanimously 5-0.

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

Nays: None

Abstain: Dan Muth

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 [6:39 p.m.].

Chair signature: _____

Director signature: _____

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CU2021-10

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

Permit No. CU2021-10 Date: 06/24/21
Name of applicant: Doug Gardner / Jenny Harris
Mailing Address P.O. Box 1253 Eagar, AZ 85925
Telephone: (602) 228 7077 Email Address jent.freein8@gmail.com

1. Location of Property: SW corner of School Bus + Central
2. Current Zoning: AG 104-19-001E
3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):
TO CREATE RV Park / storage
4. Reason for Proposed Use Create housing for people to
work in town. Teachers, Wind farm workers etc.
spots are already filled.
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: 06/24/21 Receipt # _____

6. Signature of Applicant: [Signature] Date: 06/24/21

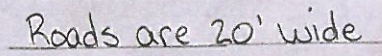
7. Signature of Zoning Administrator: [Signature] Date: 6/28/21

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

(Date) 8/10/21 (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.



SR 260 & School Bus Rd. RV park

Tony & Jenny Harris

11:26 AM
(14 minutes
ago)

to me

1. We will be using gravel (red cinder) for the roads and spaces.
2. We will have solar lamps at the ends of each row (in the BBQ areas) and at the entrance and exit.
3. We will have trees planted throughout the RV Park for shade.
4. We will be using septic.
5. We will be digging a well.
6. We will be putting up a 5ft high wood fence along the 260. We are willing to go around the entire perimeter of the Park but are hoping to be able to keep the views of the Dome, John Wayne Ranch and Monuments.
7. We will be pulling the electricity under the 260 and are hoping to be able to make the Park 100% solar at some point.
8. We will be in touch with the Fire Dept to see what the requirements will be as far as extinguishers etc.
9. We will have BBQ areas at the end of each row as well as a community park and Club House.
10. We will provide a guest bathroom and small laundry facility if required.
11. We will be offering Wi-fi to our guests.

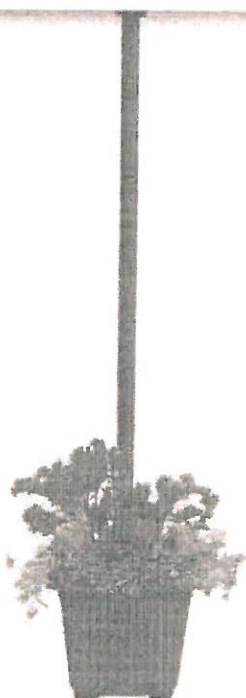
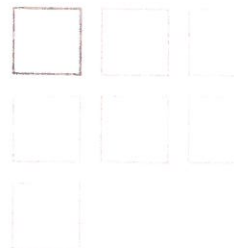
We will have 60 spaces and each space will be 30'x60'. Our roadways will be 20' wide. We will have an entrance on School Bus and an exit on to the 260. We can possibly change the entry to be off the 260 and utilize the turning lane that already exists on the 260 and then exit on School Bus if that is needed.

100

Back



Outdoor Solar Lamp I
with Planter, 80 Inch
Powered Street Bulb
with Planter for Outd
Landscape Vintage Pa
Street Patio Garden Y



Roll over image to zoom in

Source powered
Brand Ubrand
Shade Polypropylene, Plastic,
Material Stainless Steel,
Polycarbonate
Light LED
Source
Type
Fixture Non Removable
Type

returns

Add to List

Have one to sell?

Sell on Amazon

About this item

- **[SOLAR POWER LIGHTS FOR OUTDOOR USE]** Our Solar Lamps Post lights with 4 solar panels for maximum sunlight receiving, providing power for this outdoor lamp constantly. Our powerful outdoor LED light bulb illuminates 50 lumens in a warm white color that shines more than 6-8 hours after a full battery charge.
- **[DECORATIVE OUTDOOR LIGHTING]** Our solar lamp post with planter is the perfect accessory for showing any flowers or foliage. The lights are perfect for backyard, along driveway,



September 8th, 2021

TO: Chair and Commission

FROM: Britney Reynolds
Community Development Coordinator

RE: CU2021-10 Recreational Vehicle Park

BACKGROUND:

Doug Gardner and Jennifer Harris have recently changed the zoning of parcel #104-19-001E that is on the southwest corner of School Bus rd and Central Ave from AG to C-1. This group is asking for permission to construct an RV park within the property area. They are working on developing said property.

RECOMMENDATION:

Town staff would recommend the commission review code in section 18.60 – Recreational Vehicle Park to assist with determining this request. This property is looking at putting in a well and septic system. The Town 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. If the commission feels this endeavor meets all requirements it can vote to allow this conditional use.

Respectfully,

Britney Reynolds
Communtiy Development Coordinator

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