



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



presentation and see if this endeavor is one the commission feels comfortable passing according to code.

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

Nays: 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: Shawna Murphy

Director signature: [Signature]