



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
AUGUST 10th, 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 JULY 13th, 2021 MINUTES

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 recreation vehicle until home can be installed in a RMH-7 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.

ITEM 9 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-11; A Conditional Use Permit application for the property known as 1227 S. LeSueur Dr. also known as parcel #104-30-035F to allow for landowner to live in a recreational vehicle until home can be completed.

ITEM 10 DISCUSSION AND CONSIDERATION OF ITEM 9

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 from AG to Commercial.

ITEM 12 DISCUSSION AND CONSIDERATION OF ITEM 11

Where Roads Hit the Trails



RECONVENE TO REGULAR MEETING

ITEM 13 REPORTS

ITEM 14 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 _____



MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
JULY 13th, 2021 AT 6:00PM
22 W 2ND ST. EAGAR

Chair Shawna Murphy called the meeting to order and welcomed those in attendance. Commissioners Dan Muth and Deanna Davis were excused from the meeting. Chair Murphy led the Pledge of Allegiance and Commissioner Ciminski offered the invocation.

Commission Present: Shawna Murphy
Brenda Ciminski
Jimi Hammond
Ron Shepherd
Joe Sitarzewski

Commission Excused: Dan Muth
Deanna Davis

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

ITEM #5 PUBLIC COMMENTS: None

ITEM #6 CONSIDERATION OF THE JUNE 8th, 2021 MINUTES

Commissioner Joe Sitarzewski made a motion to accept the January 12th, 2021 minutes with commissioner Ron Shepherd second; all were in favor, motion carried unanimously 5-0.

Vote: Ayes: Shawna Murphy
Joe Sitarzewski
Ron Shepherd
Jimi Hammond
Brenda Ciminski

CONVENE TO PUBLIC HEARING

ITEM #7 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-6

A Conditional use permit application for the property known as 125 S. Hidden Valley Drive also known as parcel #104-58-005 to allow for living in a recreational vehicle until home can be completed in an AR-20 zoned area.

Rick and Patty Johnson were in attendance and asked the commission to approve this conditional use permit as they will both be teaching at the Round Valley Middle School this upcoming year and are working towards completing building within the next year if possible. Mr. Johnson stated that utilities have or are being placed on the property at this time.

Town staff recommended to tie the conditional use to the building permit and if home is not completed within the allotted permit timeframe, the applicants must report back to the commission.
No public or written comments.

Where Roads Hit the Trails



Where Roads Hit the Trails

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

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

Permit No. CU2021-9 Date: 6/21/21

Name of applicant: Amy Jo Tello

Mailing Address P.O. Box 444 Springerville AZ 85938

Telephone: (520) 589-8995 Email Address Amyjo.72770@gmail.com

1. Location of Property: 338 E. 7th Lane - 104-42-014

2. Current Zoning: RPH-7

3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):
To have an RV on property to live in while waiting for home installation

4. Reason for Proposed Use need to live on property until home completed.

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: 6/21/21 Receipt # _____

6. Signature of Applicant: Amy Jo Tello Date: 6/21/21

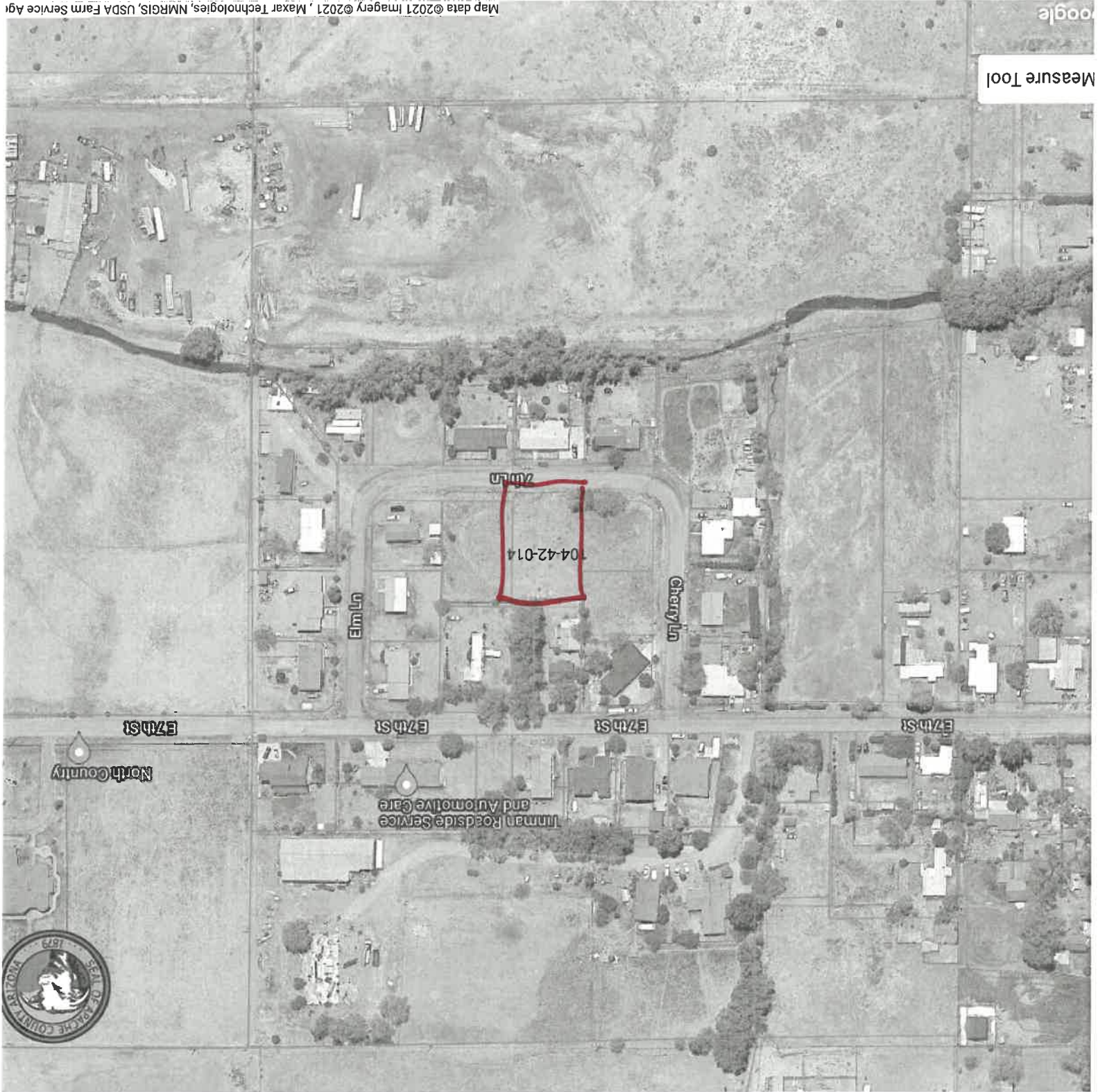
7. Signature of Zoning Administrator: W. J. [Signature] Date: 6/21/21

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

(Date) 8/10/21 (Time) 6 pm

(Place) Town Hall

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.



Measure Tool

Google

Map data ©2021 Imagery ©2021, Maxar Technologies, NMRGIS, USDA Farm Service Agency



North County

Inman Roadside Service
and Automotive Care

E 7th St

E 7th St

E 7th St

E 7th St

W 1st St

Cherry Ln



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

Permit No. CU2021-11 Date: 7/12/21

Name of applicant: EDWARD MARTINEZ

Mailing Address 1227^S Lesueur Drive #1764, Eagar, Az 85925

Telephone: 626-347-3532 Email Address Emarty94@gmail.com

1. Location of Property: 1227 S. Lesueur Dr. Eagar, Az 85925

2. Current Zoning: AR-43R (104-30-035F)

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

Letter I - other uses determined by P+Z
to not be detrimental to public health + safety

4. Reason for Proposed Use Living in RV until site
built home can be completed.

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: 7/12/21 Receipt # 1.284754

6. Signature of Applicant: Edward Martinez Date: 07/12/21

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

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

(Date) 8/10/21 (Time) 6 pm

(Place) Town Hall

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.

ACTION BY PLANNING AND ZONING COMMISSION

1. Hearing Held: (Date) _____ (Place) _____

2. Action: Date _____

_____ A. Recommend approval as presented

_____ B. Recommend approval with the following conditions or changes:

_____ C. Recommend denial. Reason for denial: _____

_____ D. Application neither recommended for approval nor denial. Explanation of what action taken, date, reasons and date further action will be taken: _____

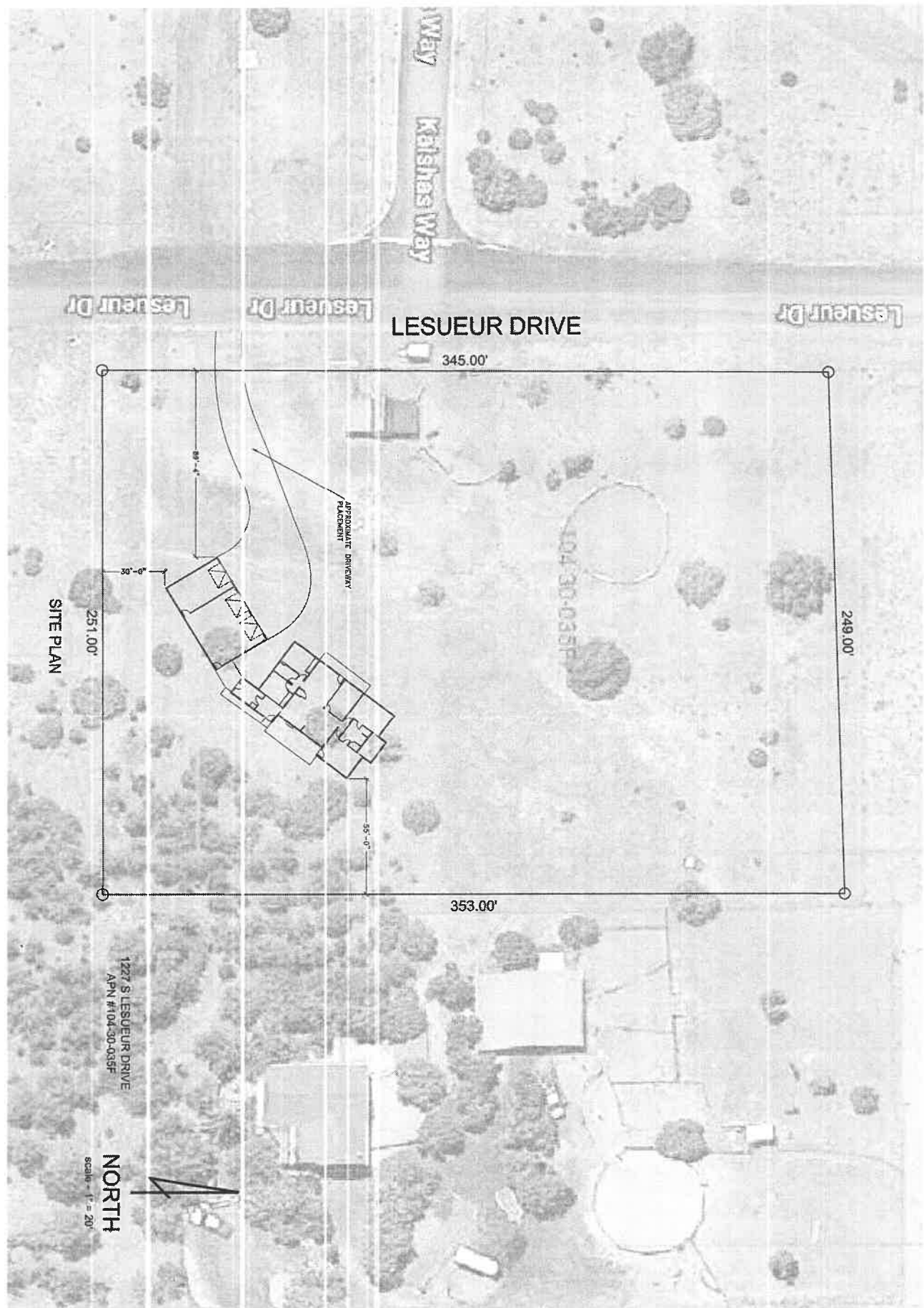
Note: If the applicant wishes to appeal the commission action, the appeal must be filed within 15 days of the action. (refer to chapter 18.80.100)

If a conditional uses permit is appealed to the Council, the Council may elect to set the matter for a public hearing. At least 15 days prior to the public hearing a public notice (in the local newspaper) must be published.

FINAL DISPOSITION OF CONDITIONAL USE PERMIT

Signature Planning Director

Signature Planning & Zoning Chair



S2

CAD-RENDERING-PHOTOGRAPHY-DRON:



ANTHONY R. CONTRERAS:
P.O. BOX 15
EAGAR, ARIZONA 85925
973-210-3238
ANTHONY@RATCONTRERAS.COM

Single Family Residence

1227 S Lesueur Dr.
Eagar, Arizona, 85925
APN #101--30-035f

DRAWN FOR:

**Ed & Cathy
Martinez**

May 6, 2021

Rev# 2021-04-27

EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE TONY CONTRERAS CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT IS THE OBLIGATION OF THE BUYER, ON SITE BUILDER OR CONTRACTOR TO VERIFY THE ACCURACY OF ALL DETAILS



Measure Tool

Google

Map data ©2021 Imagery ©2021, Maxar Technologies, NMRGIS, USDA Farm Service Agency



**TOWN OF EAGAR
REZONING APPLICATION**
(REFER TO CHAPTER 18.80 OF THE ZONING ORDINANCE)

Permit No. 222021-1
 Name of Applicant: Doug Gardner / Jenny Harris
 Address: PO Box 1253 Eagar, AZ 85925
 Telephone: (602) 228-7077 Date: 06/24/21
 Parcel Number(s): 104-19-001E

1. Legal description of property and current and proposed zone which request to rezone is being made:

<u>Current Zone:</u>	<u>Proposed Zone:</u>	<u>Adjacent Zoning (all sides)</u>
<u>AG</u>	<u>Commercial</u>	<u>AG-Industrial</u>

<u>Current Use:</u>	<u>Proposed Use:</u>	<u>Adjacent Use (all sides)</u>
<u>AG</u>	<u>RV Park Commercial</u>	<u>AG Industrial</u>

2. Reason for request of zoning change: Changing it to Commercial to obtain Conditional use permit to develop an RV Park / storage

3. Attachments (for rezoning of specific area):

- Plot plan to include rezoning area & location and zone of adjacent parcels
- Names and addresses of all landowners within the rezone area and 300 foot radius around the affected property.
- Stamped addressed envelopes of all those who notification of public hearing must be made.
- Signed petition of 50% of above landowners

4. Filing Fee: 250.00 Date Paid: 06/24/21

5. Signature of Applicant: Jen Harris Date: 06/24/21

6. Zoning Administrator: Wendy M. [Signature] Date: 6/28/21

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

(Date) 8/10/21 (Time) 6 pm

(Place) Town Hall

Legal Notice and nature of the Rezoning and the date of the meeting at which it will be considered will be published in the official newspaper of the Town at least 15 days prior to the meeting.

ACTION BY PLANNING AND ZONING COMMISSION

1. Public Hearing held: (Date) _____
Official Publication made: _____

2. Action:

_____ a. Recommend approval: Date: _____
_____ b. Recommend approval With the following conditions or changes:

_____ Date: _____

_____ c. Recommend denial, Reason for denial: _____

_____ Date: _____

_____ d. Application neither recommended for denial or approval, explain what action was taken, date, reasons, and date at which further action will be taken: _____

3. Application will be forwarded to the Town Council for consideration on:
(Date) _____ (Place) _____ (Time) _____

Signature of P&Z Chair: _____ Date: _____

ACTION OF THE TOWN COUNCIL

1. Meeting held: (Date) _____ Public Hearing? _____
Legal Notice Published: _____

2. Action: If a petition opposing the proposed amendment is filed in accordance with Chapter 18.80.100 the required votes for passage shall be 3/4 of the voting Town Council. Has petition been filed? _____ Date: _____

_____ a. Approval Date: _____

_____ b. Approval with the following conditions or changes: _____

_____ c. Denial. Reason for denial: _____

_____ d. Application neither approved nor denied. Explain what action was taken, date, reason, and date at which further action will be taken: _____

Signature of Mayor

Date

30/2021 12:42 4883458844

ATT: Britney Reynolds

PETITION TO THE TOWN OF EAGAR FOR ZONING AMENDMENT.

We the undersigned verify that we are the real property owners of land within the area which rezoning is being requested as indicated on the attached map. We petition the Town of Eagar Planning and Zoning Commission and Council to change the current zoning of AG to C-1.

Name/Signature	Address/Phone #	Parcel Number	Date
GIDLO LLC Douglas Gardner	PO Box 1442 Mesa AZ 85211	# 104-19-001 E Phone # 480 898 000	7/29/2021

This petition is in accordance with Section 18.80.30 of the Town of Eagar Zoning Code.



