



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.

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ITEM #8 DISCUSSION AND CONSIDERATION OF ITEM 7.

Commissioner Jimi Hammond stated how this permit is similar to others that have been approved. Commissioner Hammond moved to approve CU2021-6 allowing the Johnson to live in a recreational vehicle on said property until the time of the permit expires or the home is completed. Commissioner Brenda Ciminski seconded; all were in favor, motion carries unanimously 5-0.

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

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

A conditional use permit application for the property known as 353 S. Harless St. also known as parcel #104-14-044K to allow for landowner to live in a recreational vehicle until manufactured home can be installed.

Lora Hartwig was in attendance and asked the commission to allow her to live in a recreational vehicle on her new property until her manufactured home can be installed within the next two to three months. Utilities are almost all installed on said property.

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.

ITEM #10 DISCUSSION AND CONSIDERATION OF ITEM 9

Commissioner Ron Shepherd moved to approve permit CU2021-7 to allow Lora Hartwig to live in a recreational vehicle on stated property until her manufactured home can be installed. Commissioner Jimi Hammond seconded; all were in favor, motion carries unanimously 5-0.

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

ITEM #11 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-8

A Conditional Use Permit application for the property known as parcel #104-20-001A on the corner of S. River Road and Central Ave/260 to allow a recreational vehicle park to be created in a commercially zoned area.

Jesse Rogers was present and gave a PowerPoint presentation on his plans for an recreational vehicle (RV) park on the corner of River Road and Central ave./260 area. Several public comments were made stating they believed a River Road entrance presented potential safety issues. Residents brought up that Mr. Rogers stated to them that entrance would be from Central Ave./260 area and not from River Road. Many disagreed with Mr. Rogers assessment of stop time on River versus Central access. Resident stated they believe both entrances could cause potential harm or damage. Several issues from neighborhood residents of ATV users then coming around their properties.

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Town staff shared that if requirements were met and the commission felt comfortable in approving then to move forward as there were more checks that the town would complete during the permitting process. Staff stated that if commission was unsure or uncomfortable with any portion of this endeavor, it should be denied.

Commissioners still concerned about safety in the area of either entrance, but would like more information. Commissioner asked about reasons for not utilizing the Central Ave./260 area for an entrance and Mr. Rogers stated that it was too expensive to come off of this area and that the checklist provided by ADOT would be unfeasible for him to continue with this project. Mr. Rogers was reminded that access from River Road would still have standards that would need to be met.

ITEM #12 DISCUSSION AND CONSIDERATION OF ITEM 11

Commissioner Brenda Ciminski abstain from voting on this matter. Commissioner Ron Shepherd moved to deny permit CU2021-8 based on safety concerns of entrance along River Road, but willing to reassess permit if entrance and information provided for Central/260 access. Chair Murphy seconded; all were in favor except commissioner Jimi Hammond, motion carried 3-1.

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

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 [7:53 p.m.].

Chair signature: Shawna Murphy

Director signature: [Signature]

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