
AGENDA
EAGAR TOWN COUNCIL
PUBLIC HEARING & REGULAR MEETING
NOVEMBER 16, 2021



**NOTICE OF A PUBLIC HEARING & REGULAR MEETING OF THE
TOWN OF EAGAR
NOVEMBER 16, 2021
6:00 P.M.
COUNCIL CHAMBER, 22 WEST 2ND STREET**

PURSUANT TO A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE TOWN COUNCIL OF THE TOWN OF EAGAR AND THE GENERAL PUBLIC THAT THE TOWN COUNCIL WILL HOLD A **PUBLIC HEARING & REGULAR MEETING OPEN TO THE PUBLIC ON TUESDAY, NOVEMBER 16, 2021, BEGINNING AT 6:00 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2ND STREET, EAGAR, ARIZONA.**

AGENDA

1. WELCOME AND CALL MEETING TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

5. SUMMARY OF CURRENT EVENTS

- A. MAYOR
- B. COUNCIL
- C. STAFF

6. OPEN CALL TO THE PUBLIC

ANY CITIZEN DESIRING TO SPEAK ON A MATTER **THAT IS NOT** SCHEDULED ON THE AGENDA MAY DO SO AT THIS TIME. COMMENTS SHALL BE LIMITED TO 3 MINUTES PER PERSON AND SHALL BE ADDRESSED TO THE TOWN COUNCIL AS A WHOLE, AND NOT TO ANY INDIVIDUAL MEMBER. ISSUES RAISED SHALL BE LIMITED TO THOSE WITHIN THE JURISDICTION OF THE TOWN COUNCIL. PURSUANT TO THE ARIZONA OPEN MEETING LAW, THE TOWN COUNCIL CANNOT DISCUSS OR ACT ON ITEMS PRESENTED AT THIS TIME. AT THE CONCLUSION OF THE CALL TO THE PUBLIC, INDIVIDUAL TOWN COUNCIL MEMBERS MAY (1) RESPOND TO CRITICISM MADE BY THOSE WHO HAVE ADDRESSED THE PUBLIC BODY; (2) ASK STAFF TO REVIEW A MATTER AND (3) ASK THAT A MATTER BE PLACED ON A FUTURE AGENDA.

7. PUBLIC HEARING

- A. DISCUSSION AND POSSIBLE ACTION TO CONSIDER AN APPLICATION FROM JESSE ROGERS FOR A CONDITIONAL USE PERMIT #CU2021-8 TO ALLOW AN RV PARK TO BE CREATED IN A COMMERCIAL ZONED AREA AT THE CORNER OF WEST CENTRAL AVE AND SOUTH RIVER ROAD KNOWN AS PARCEL 104-20-001A. (BRETT RIGG)
- B. AJOURN PUBLIC HEARING

CONVENE INTO REGULAR SESSION

- C. DISCUSSION OR POSSIBLE ACTION OF ANY ACTION DEEMED NECESSARY FROM THE PUBLIC HEARING- ITEM A

11. SIGNING OF DOCUMENTS

12. ADJOURNMENT

THE PUBLIC IS WELCOME TO PLACE ITEMS ON THE COUNCIL AGENDAS WITH THE APPROVAL OF THE MAYOR OR TOWN MANAGER. A "PROPOSED AGENDA ITEM" REQUEST FORM IS AVAILABLE IN THE TOWN CLERK'S OFFICE OR AT WWW.EAGARAZ.GOV UNDER THE COUNCIL AND CLERK LINKS. ALL REQUESTS ARE DUE INTO THE TOWN CLERK'S OFFICE BY WEDNESDAY AT 12:00 NOON THE WEEK PROCEEDING THE COUNCIL MEETING. REGULAR COUNCIL MEETINGS ARE HELD ON THE 1ST TUESDAY, AND 3RD TUESDAY OF THE MONTH AS BUSINESS ALLOWS.

IF ANYONE WISHING TO ATTEND THIS MEETING HAS SPECIAL NEEDS DUE TO A DISABILITY, PLEASE CONTACT THE TOWN CLERK AT 928-333-4128 TWENTY-FOUR HOURS PRIOR TO THE MEETING AND ACCOMMODATIONS WILL BE PROVIDED. ANYONE NEEDING INFORMATION ON THE CURRENT MEETING, PLEASE CONTACT THE TOWN CLERK AT 928-333-4128.

POSTED BY: JESSICA VAUGHAN

Date: November 10, 2020

Time: 4:00 P.M.



July 8th, 2021

To: Chair and Commission

From: Matthew Mears
Town Manager
Britney Reynolds
Community Development Coordinator

RE: Conditional Use Permit CU2021-8; Creation of RV Park

Background:

Jesse Rogers owns a commercially zoned area known as parcel #104-20-001A which falls at the corner of West Central Ave and South River Road. Mr. Rogers wants to develop the area into an Recreational Vehicle park. The Recreational Vehicle park may be allowed in a commercially zoned area by conditional use only.

Recommendation:

This is the second time Mr. Rogers has brought this matter before the commission. It is recommended that the commission read the code in section 18.60 – Recreational Vehicle Parks to assist with this request. Mr. Rogers has not provided further detail that was asked for previously by the commission. Town staff does not see this endeavor as the best course of action for the property and has had complaints from residents in the area about the construction of an RV park.

Respectfully,

Matthew Mears
Town Manager



9/23/2021

RE: Municipal Code Violation **First Notice**, 450 W. Central Ave. Parcel #'s 104-17-011C & 104-17-011A

Jesse & Veronica Rogers
PO Box 1522
Eagar, AZ. 85925

To Whom It May Concern:

The Town of Eagar community development department has received a complaint concerning your property at 450 W. Central Ave. also known as parcel numbers 104-17-011A & 104-17-011C. Upon inspection it was found that there are multiple Recreational Vehicles on your property being lived in for more than 30 days. Based on information and belief, the RVs are not being used by family members, but are paying customers. This is a violation of Section 18.28.050 General provisions.

18.28.050

L. Temporary/Secondary Dwellings.

3. A recreational vehicle (such as motor home, camp trailer, camper, etc.) may be occupied on a residential lot for a maximum of thirty consecutive days, not to exceed a total of forty-five days per calendar year, without approval of a conditional use permit. The intent is to allow relatives or friends the privilege of visitation, while maintaining their privacy, for a short period of time or for an immediate, but temporary, solution for hardship or emergency living quarters.

I want to remind you that, pursuant to Town of Eagar code, the violation of a zoning ordinance is a misdemeanor, with a maximum penalty of thirty days in jail. In addition, you may be subject to a fine of up to \$300.00 for every day that a violation is permitted. Eagar Town Code § 18.100.010

This office would like to request your cooperation and community spirit in correcting these violations. Please contact the office by no later than 10/4/2021 to discuss a timeline for compliance at 928-333-4128 ext. 222.

Respectfully,

Britney Reynolds
Community Development Coordinator

CONDITIONAL USE PERMIT BACKGROUND CHECKLIST

1. Responses from adjacent property owners

In Favor

Opposed

Michael + Sally Simmons
Deborah Wallace
Marsha Tucker
Christopher + Sandra White
Richard + Myrna Udall
Audrey Rounding/Johnson

Neither

2. Checklist complete

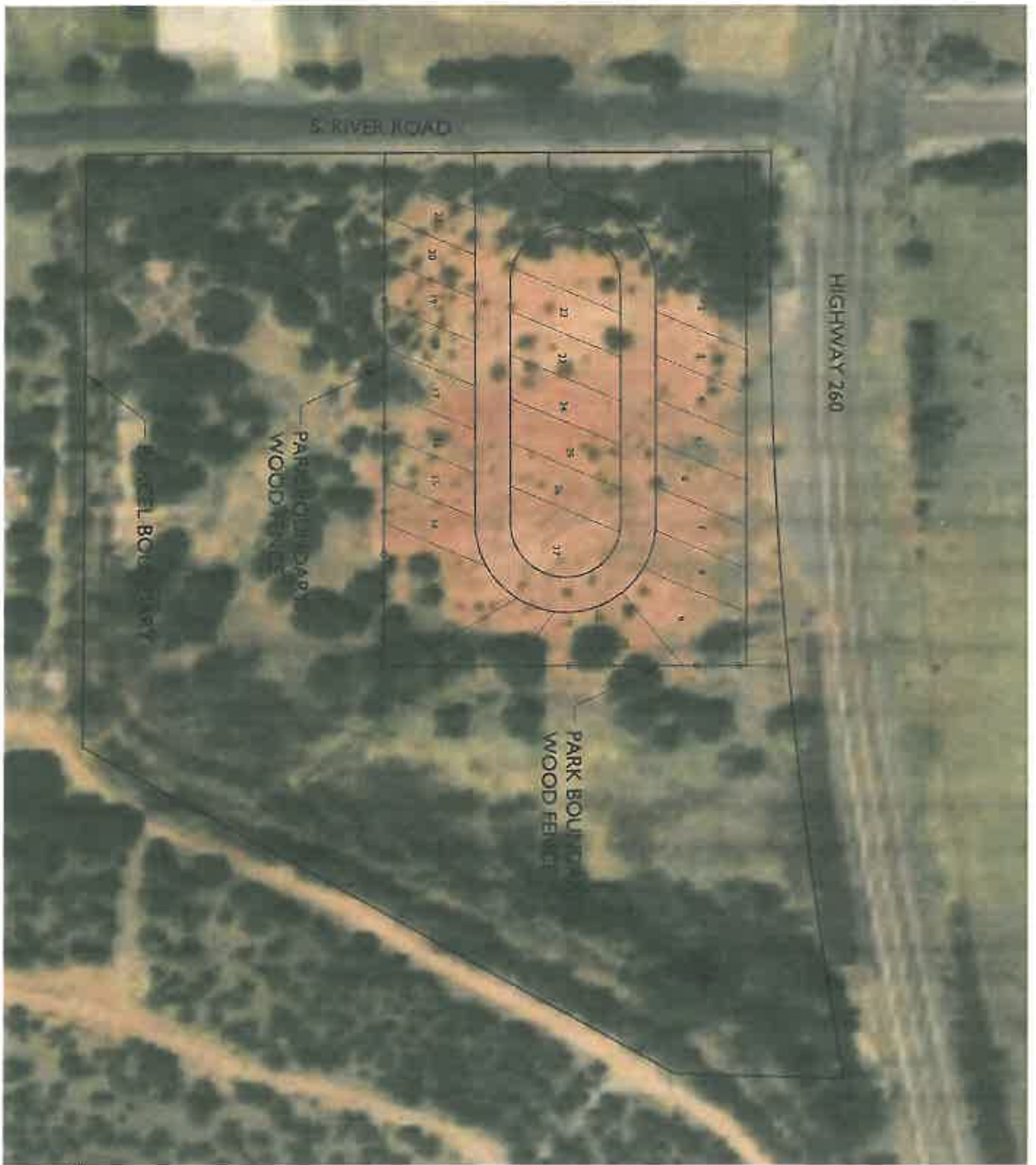
Marlyin Lyns/JPWRS/Darla Peterson

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

4. Zoning and building approval

5. Special conditions, approvals, etc.

6. Copies of ordinance allowing use



Roger's RV Park
Eagar, AZ

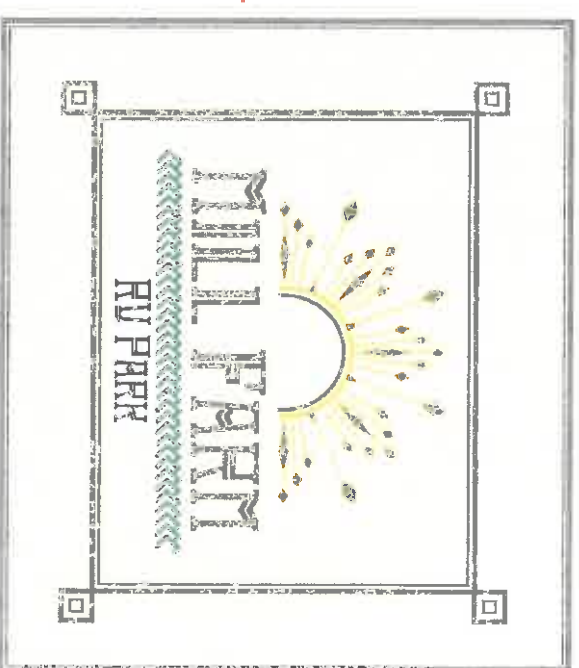
Park Layout

JRL
Development

MILL FARM RV PARK

SOUTH-EAST CORNER OF RIVER AND 260

EAGAR AZ



CREATING A
BEAUTIFUL
SPOT FOR
PEOPLE TO
EXPERIENCE
OUR
COMMUNITY



OFFERING LUXURY RV PARKING CLOSE TO THE SERVICES OF TOWN



OFFERING RV PARKING CLOSE TO THE SERVICES OF TOWN

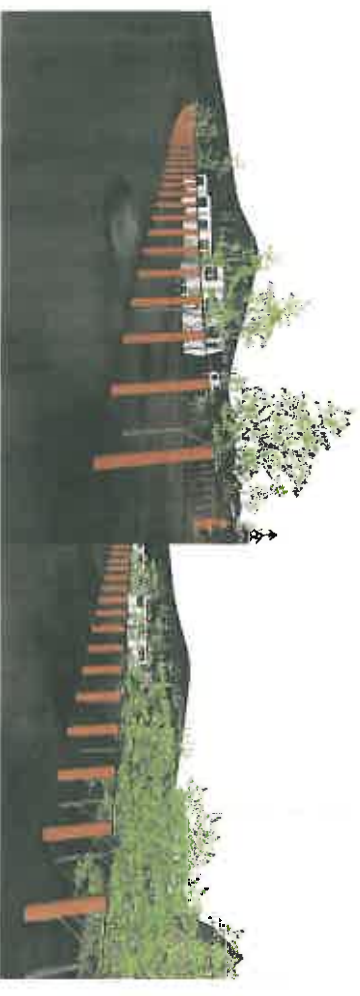


3D MODEL TO DEMONSTRATE OUR VISION AND LAYOUT OF THE PARK



MAKING A SPACE PRIVATE & SAFE FOR VISITORS AND SURROUNDING RESIDENCES

- DECORATIVE
METAL FENCING
ALONG RIVER
AND THE 260 FOR
THE RV SECTION



MODEL CREATED FROM TRUE CONTOURS OF THE SITE WITH ACTUAL HILL AND ROAD ELEVATIONS



RV PARK ENTRANCE



RV PARK ENTRANCE



BIRDSEYE VIEW



Roger's RV Park
Espr. AZ
Park l'avenir

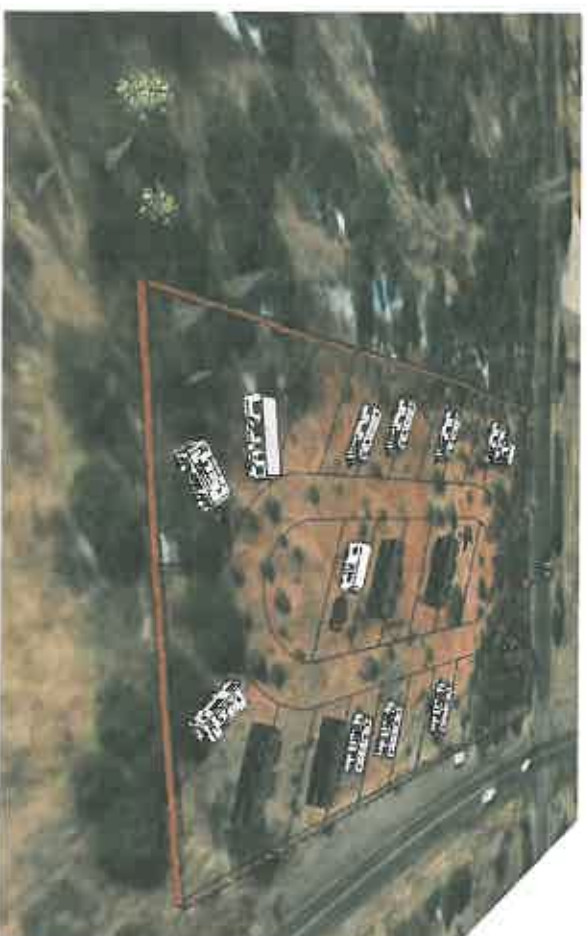
JRL
Development

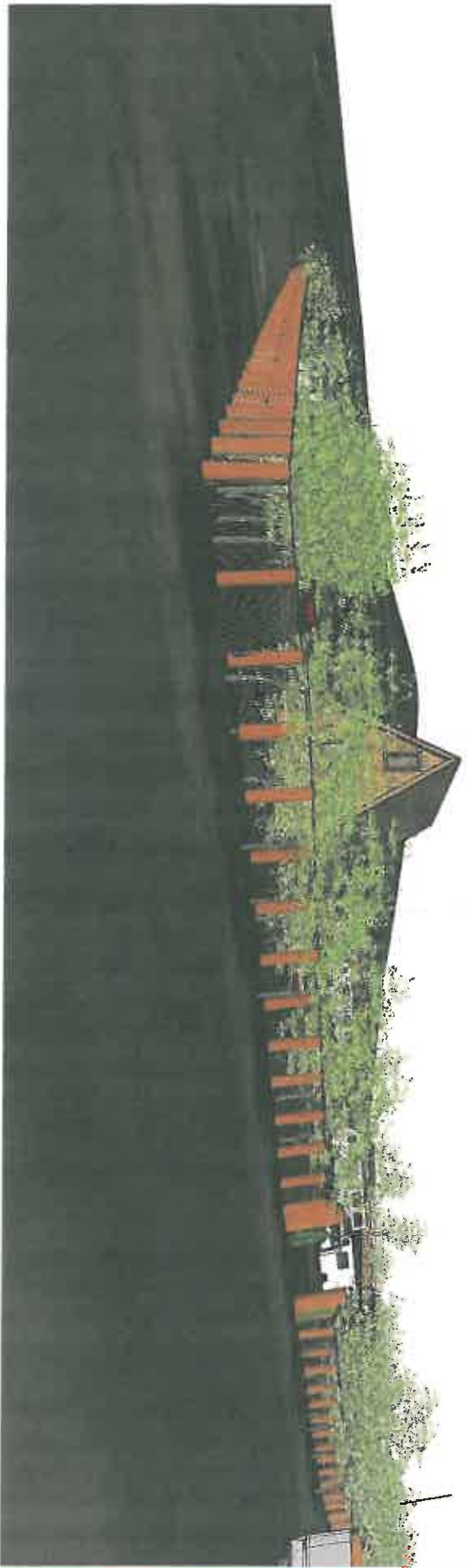
LOOKING EAST



27 RV SPACES

LOOKING WEST FROM THE HILL





TRAFFIC SAFETY ON RIVER USING ACTUAL HILL CONTOUR AND ELEVATION

We tested this using visual for the RV at 7' and went up the hill to where we could see the 7' visual.

We found that we could see

The object 7' up from 500'. The large RVs are over 13'. This would allow them to be seen at greater distances than 500' allowing for more time to react.



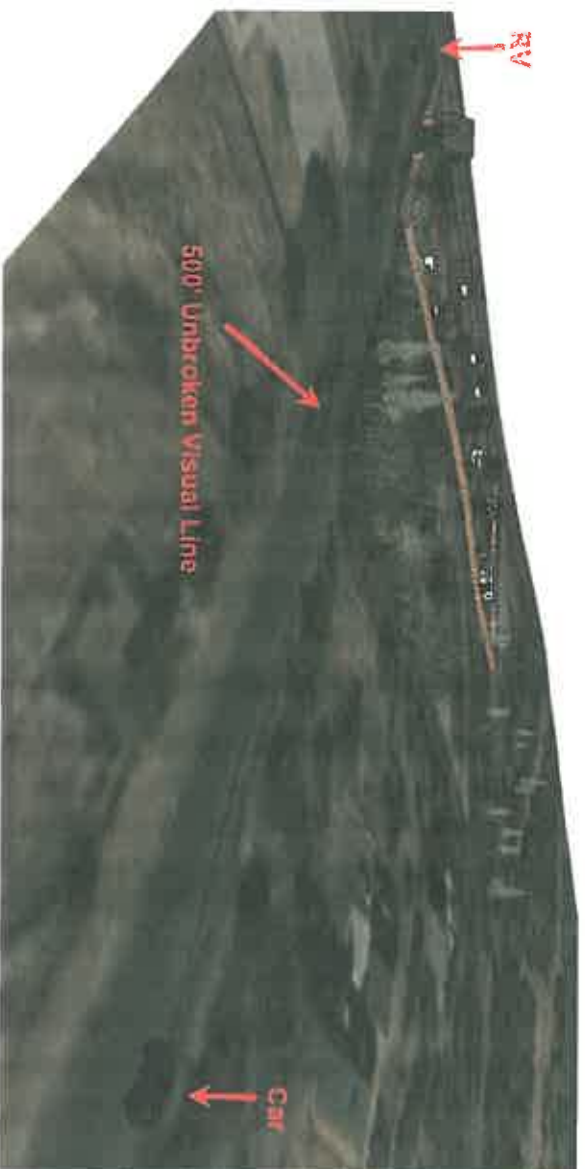
UNBROKEN VISUAL DISTANCE BETWEEN VEHICLES ON HILL



UNBROKEN VISUAL DISTANCE BETWEEN VEHICLES ON HILL



AT 25 MPH THERE IS 13 SECONDS BETWEEN CAR
AND RV. AT 50 THERE IS 7 SECONDS



SPEED LIMIT ON RIVER IS 25 MPH. THE AVERAGE STOPPING DISTANCE AT 50 MPH IS 198 FEET INCLUDING REACTION TIME. 500 FEET IS 2.5 TIMES THE AMOUNT NEEDED TO PROPERLY STOP EVEN IF GOING TWICE THE SPEED LIMIT.



TRAFFIC COMPARISON BETWEEN THE 260 AND RIVER RD USING ADOT DATA FROM 2018

ADOT DATA

1/22/2021

Transportation Data Management System

Location ID	01143	MPO ID	
Type	LINK	HPMS ID	HKKRPSV02014
On NHS	No	On HPMS	No
LRS ID	01N RIVER RD	LRS Loc Pt.	02348006
SF Group	US-7-North	Route Type	
AF Group	US-7-North	Route	
GF Group	US-7-North	Active	Yes
Class Dist Grp	U2	Category	Truck
Seas Class Grp	U2		
WIM Group			
QC Group	Default		
Fractl Class	Wt Mnwr Collector	Milepost	
Located on 1/22/2021			
Loc On Alias			
From Road	S River Rd		
To Road	N Old Grissmill Rd		
More Detail			

Directions: 2WAY NB SB

AADT = AVERAGE ANNUAL DAILY TRAFFIC

RIVER HAS AVERAGE OF 75 CARS PER DAY

Year	AADT	DHV-50	K %	D %	PA	BC	Src
2018	75	11	15	55	70 (93%)	5 (7%)	

Location ID	101637	MPO ID	0
Type	LINK	HPMS ID	0
On NHS	No	On HPMS	Yes
LRS ID	S 260	LRS Loc Pt.	215.1722
SF Group	US-7-North	Route Type	
AF Group	US-7-North	Route	
GF Group	US-7-North	Active	Yes
Class Dist Grp	U2	Category	Loop
Seas Class Grp	U2		
WIM Group			
QC Group	Short Count		
Fractl Class	Wt Mnwr Collector	Milepost	386.95
Located on 1/22/2021			
Loc On Alias			
From Road	River Rd - Eager		
To Road	Main St - Eager		
More Detail			

Directions: 2WAY EB WB

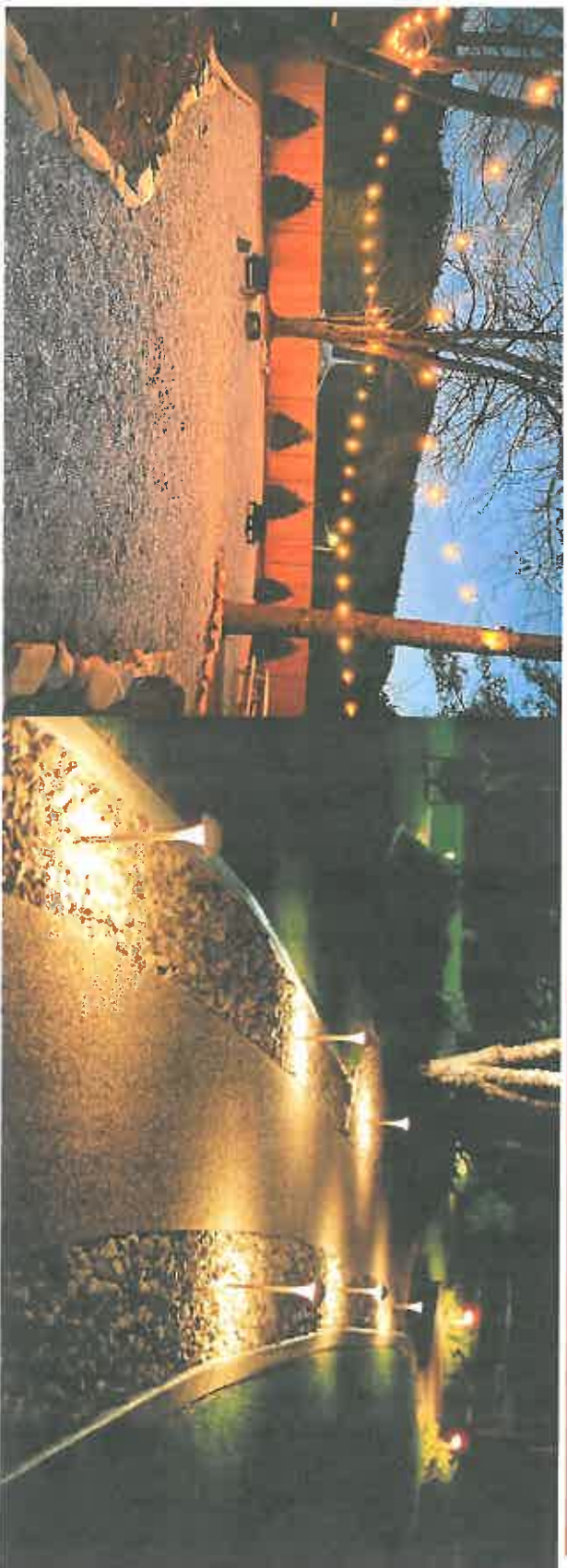
260 HAS AN AVERAGE OF 2915 CARS PER DAY

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2018	2915	281	10	52	2,678 (92%)	237 (8%)	

RIVER ROAD IS THE SAFEST DUE TO THE LOW VOLUME OF CARS, THE LOWER
SPEED LIMIT AND THERE IS NOT COMMERCIAL TRATSPORTATION RIGS THAT
USE RIVER RD.



Low Lighting



PARK RULES

- MUST FOLLOW TOWN/FOREST SERVICE FIRE RESTRICTIONS
- NO ATVS, UTVS, SANDRAILS OR MOTORCYCLES ALLOWED TO BE DRIVEN IN PARK
- LIGHTS OUT AND SOUND RESTRICTIONS START AT 10PM.
- NO SOUND SHOULD BE HEARD FROM 20FT FROM YOUR UNIT.

ECONOMIC BENEFITS OF THE PROJECT TO THE COMMUNITY

- Per study done by NAU on visitors to the Winslow-Holbrook area in 2013, the average is \$150 per day on restaurants, travel and shopping. This is a good reference for our community.
- We have 27 sites. We are anticipating that we can get 60% occupancy for summer and hunting season and 20% in the off season. This gives us an average of 168 days of occupancy x 27 sites giving us 4536 occupied day/units. Using the average spent per the NAU study of \$150 would bring \$680,400 in revenue to our community per year.

NAU AREA VISITOR STUDY REFERENCE TABLE



NORTHERN ARIZONA
UNIVERSITY
The W. A. Franke College of Business

Winslow-Holbrook Area Visitor Study



FOUND ON PAGE 17

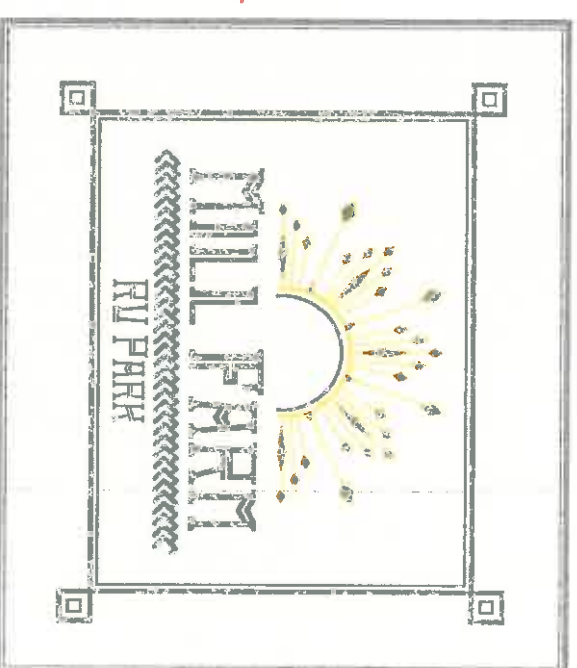
Table 20. Spending per day in Winslow-Holbrook

Spending per day	Min	Avg	Max	Percent with expenditures
Number of people these expenses cover	2	2	8	
Lodging/Camping	\$80	\$60	\$1,000	62%
Food/Beverage	\$20	\$40	\$2,000	75%
Transportation (including gas)	\$28	\$28	\$4,500	60%
Shopping/Jewelry/Antiques	\$11	\$0	\$1,200	32%
Recreation/Tour/Entrance/Permit Fees	\$10	\$0	\$1,000	26%
Other expenditures	\$7	\$0	\$1,120	4%

THE THREATS OF MILL FARM RV

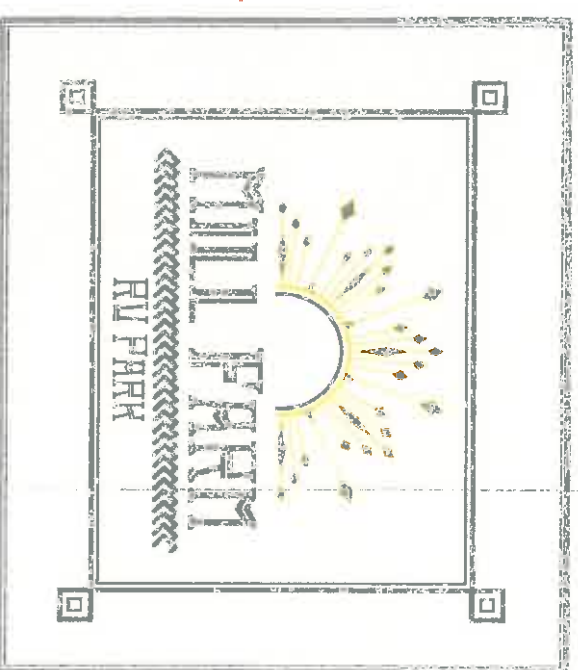
AS EXPRESSED BY SOME RESIDENTS:

- BRING IN STRANGERS TO TOWN
- ATVS TEARING THROUGH NEIGHBORHOOD
- DISTURBANCES OF THE PEACEFUL AREA



THE STRENGTHS OF MILL FARM RV

- BEAUTIFUL AND PEACEFUL CORNER FOR PEOPLE TO ENJOY.
- STRONG MANAGEMENT AND RULES ESTABLISHED
- MARKETING GEARED TOWARD ATTRACTING RETIRED FOLKS AND FAMILIES LOOKING FOR PEACEFUL & COOL PLACE.



THE BENEFITS OF MILL FARM RV

- DRESS UP THE ENTRANCE TO TOWN
- BRING REVENUE PRODUCING VISITORS INTO EAGAR
- CONTRIBUTE TO JOBS AND DEVELOPMENT

