

**MINUTES
EAGAR TOWN COUNCIL
REGULAR MEETING & PUBLIC HEARING
22 W. 2nd St., Eagar, AZ
November 16, 2021 – 6:00 P.M.**

Mayor Bryce Hamblin called the Regular Meeting & Public Hearing to order and welcomed those present. Mayor Hamblin requested that the record show all Councilmembers are present except for Councilor John Phelps. Mayor Bryce Hamblin led the Pledge of Allegiance and Councilor Reece Hadlock offered the invocation.

.

COUNCIL PRESENT : Bryce Hamblin
 Steve Erhart
 Reece Hadlock
 Debra Seeley
 Marsha Tucker
 Randy Nicoll

COUNCIL ABSENT: John Phelps

STAFF PRESENT: Matt Mears, Town Manager
 Jessica Vaughan, Town Clerk/Events Coordinator
 Shane Bevington, Police Chief
 Britney Reynolds, Community Development Coordinator

ITEM #6: OPEN CALL TO THE PUBLIC

Terry Shove stated that basketball has started, and St. Johns has joined in. New LED lights are being installed in the dome and the turf has been rolled up. The mobile meat truck has arrived.

Sandra Howard asked for council to consider changing the speed limit on School Bus Rd. due to nobody paying attention to wildlife. She witnessed a white truck get in a wreck with a deer and could not get people to slow down and pay attention.

ITEM #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.

Vice-mayor Steve Erhart made a motion to go into the Public Hearing [at 6:08 p.m.] Councilor Debra Seeley seconded; all were in favor, motion carried unanimously. 6-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Marsha Tucker
Randy Nicoll

COUNCILOR MARSHA TUCKER THEN RECUSED HERSELF

Brett Rigg reported that the Planning and Zoning Commission met on July 13, 2021 and denied the conditional use permit. Commissioners were concerned about safety and Brenda Ciminski abstained from the vote. The code is clear that from the day it is denied that it can be appealed within 15 days. Section 18.84.070 states that if it goes to public hearing council can approve, approve with conditions, or deny the decision is final for one year.

Mayor Bryce Hamblin asked for clarification that the commission denied, correct?

Mr. Rigg replied that it was denied three ayes and one nay.

Mr. Rigg stated that council can designate the size of vehicle, noises, lights, purposed use and that RV Parks require a five-to-six-foot solid fence, twenty-foot RV spaces, gravel, four percent recreational area, fire suppression and sanitation.

Mayor Hamblin asked what the definition for adjacent landowner is?

Mr. Rigg stated it means nearby but not necessarily touching.

Adam Buck attorney for Jesse Rogers provided a presentation for the planned RV Park.

Mr. Buck presented a second presentation stating that the property is zoned as a C-1 and Arizona Department of Transportation "ADOT" states that access is to be on River Rd. asking that Council to approve the conditional use permit.

Jesse Rogers stated that he did go and talk to Candace with ADOT stating that I do need to get a traffic engineering done which is in the process.

Mr. Buck read a letter on behalf of John Udall stating that Mr. Udall endorses the project and is excited to see the project.

Mayor Hamblin asked if there is an age requirement for the RV Park?

Mr. Rogers replied that he has not decided on that yet but plans to have strict rules.

Melissa McNeill stated that the concern is from the hill on River Rd to Highway 260. Concerned about wrecks and not being able to see over the hill. The Harris's were approved so my question is a traffic study required for every RV Park or just Mr. Rogers and do businesses have to do that same?

Britney Reynolds replied that the Harris's were approved with conditions one of those conditions is to get a traffic study done.

Matt Mears stated that each permit is a case-by-case bases. Businesses have different requirements that must be met.

George Pichel stated that people rarely do the speed limit on River Rd. If you're not careful when you come over the hill in the winter, you can slide before reaching the stop sign and worried about plowing through an RV. Has the town thought about water and sewage usage and how that will impact the system?

Mr. Mears replied that capacity wise there is not a concern for the sewage.

Gary Eagar states that if an RV Park is done right, they can be really nice. Some RV's cost more than a home and you meet some really nice people in parks.

Mr. Rogers states he would like it to be very similar to the Bear Paw RV Park lots will be 35ft wide and 65ft to 85 ft long.

Vice- mayor Steve Erhart asked when the study is supposed to be done?

Mr. Rogers sated that it should be done in a few weeks.

Sally Simmons states she is not against anyone bettering themselves or their family. There has been a death on that hill of River Rd., and it is dangerous. Concerned with fire season and fire pits, concerned about kids and extra traffic, and what will happen to with all vegetation and what is the timeline of the project.

Councilmember Debra Seeley asked about emergencies if there is a secondary exit?

Mr. Rogers stated that he hopes to start in the spring and be done by the fall don't plan to drag it out. I plan to keep most of the vegetation the code does require a 5ft to 6ft fence hoping to do a wood fence and can investigate a secondary entrance for emergencies.

Brenda Ciminski stated that she is there representing her father. Mrs. Ciminski states that 10 to 12 years ago when that property was rezoned to commercial at a Planning and Zoning meeting the condition was to come off Highway 260 would like to see that still as one of the conditions.

Shawna Murphy Chair of the Planning and Zoning Committee states that the commission was not against the RV Park but that it was denied because of safety concerns. At the Planning and

Zoning meeting we asked Mr. Rogers to do a traffic study and he stated he would not so therefore it was denied.

Councilor Nicoll stated maybe the Town needs to look into some speed bumps or yield signs since this will potentially bring in more traffic

Mayor Hamblin stated that Mr. Rogers cannot control speeders and if kids are playing in the street that is the parents' fault. Mayor Hamblin continued stating he would like to see a traffic study done with recommendation from ADOT.

B. AJOURN PUBLIC HEARING

CONVENE INTO REGULAR SESSION

Vice-mayor Steve Erhart made a motion to go back into Regular Session [at 7:57 p.m.] Councilor Randy Nicoll seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll

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

Councilor Reece Hadlock made a motion to approve the conditional use permit with all conditions of the Town Code, conditions set by the Planning and Zoning Commission, Arizona Department of Transportation traffic study by a third party, and Arizona Department of Transportation recommendations. Councilor Randy Nicoll seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Bryce Hamblin
Steve Erhart
Reece Hadlock
Debra Seeley
Randy Nicoll

ITEM #10: ADJOURNMENT

Councilor Reece Hadlock made a motion to adjourn the meeting [at 8:08 p.m.] Councilor Randy Nicoll seconded; all were in favor, motion carried unanimously. 5-0

Vote: Ayes: Bryce Hamblin
Steve Erhart

Reece Hadlock
Debra Seeley
Randy Nicoll

Attest: _____

Mayor: _____

Vice-Mayor: _____

Council: _____

CERTIFICATION OF COUNCIL MINUTES

I hereby certify that the foregoing minutes is a true and correct copy of the minutes of the Special Council Meeting of the Town of Eagar, Arizona held on November 16, 2021. I further certify that the meeting was duly called and held and that a quorum was present.

Jessica Vaughan, Town Clerk/Event Coordinator