



MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 11, 2023, AT 6:00PM
22 W 2ND ST. EAGAR

Commission Present: Renee Fowler
Brenda Ciminski
Chad Finch
Kristi Penrod
Becky Crosby
Macie Edwards

Commission Excused: Derrick Kelly

Staff Present: Britney Reynolds, Community Development Director
Ethan Eagar, Building Inspector

Chair Penrod welcomed everyone [6:00 p.m.]. Chair Penrod then lead the Pledge of Allegiance. Commissioner Finch gave the invocation.

ITEM #5 PUBLIC COMMENTS

None

ITEM #6 DISCUSSION AND CONSIDERATION OF MINUTES FOR February 14, 2023, MINUTES

Commissioner Renee Fowler made a motion to approve the February 14, 2023 minutes, Commissioner Becky Crosby seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote: Ayes: Kristi Penrod
Renee Fowler
Chad Finch
Brenda Ciminski
Macie Edwards
Becky Crosby

CONVENE TO PUBLIC HEARING [6:03 p.m.]

Commissioner Macie Edwards made a motion to convene to public hearing. Commissioner Brenda Ciminski seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote: Ayes: Kristi Penrod
Renee Fowler
Chad Finch
Brenda Ciminski
Macie Edwards
Becky Crosby



ITEM #7 – DISCUSSION AND POSSIBLE ACTION OF CUP2022-4; DEBORD RV LIVING WHILE HOUSE IS BEING CONSTRUCTED AT 822 S. JUNIPER.

Ms. Debord was present. Ms. Debord stated that they are a week away from rough combo inspection. Doors and windows have been installed. After which insulation and drywall will be installed. Ms. Debord mentioned that they have put up fencing and planted trees. The building inspector Ethan Eagar explained that according to the pictures too much progress has been made before having a rough combo inspection by having insulation and gypsum board up in a couple of areas. Ms. Debord said that the only places that have insulation and gypsum board are areas that do not have electrical, plumbing, or mechanical behind it. Mr. Eagar explained that during the rough combo inspection she would need to be prepared to remove gypsum board and insulation if needed to complete inspection. Ms. Debord agreed to that. Chair Penrod asked Britney to remind her what was decided to be done by this point. Britney said that Ms. Debord’s timeline was for rough combo to be completed by this time. Chair Penrod asked Ms. Debord how long until completion and Ms. Debord said the first week in July. Ms. Debord then stated that she doesn’t expect any delays between now and the first week in July.

Chair Kristie Penrod motioned to continue to allow Ms. Debord to live in her RV under CUP2022-4 until the July 11, 2023 meeting and then revisit. Commissioner Edwards seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Kristi Penrod
		Renee Fowler
		Chad Finch
		Brenda Ciminski
		Macie Edwards
		Becky Crosby

ITEM #8 – PUBLIC HEARING FOR RZ2023-2; A REZONING APPLICATION FOR THE PROPERTY KNOWN AS 386 N. RIVER RD. AND PARCEL # 104-68-229A TO REZONE FROM R1-10 RESIDENTIAL TO AG AGRICULTURE.

Adam Stroud was present at the meeting. He stood and explained they want to use the property for agricultural purposes as well as to build a home. Britney Reynolds gave the staff recommendation which is that all the things that Mr. Stroud wants to do on the property he can already do in an R1-10 zone. Mrs. Reynolds also explained that in past P&Z meetings the commission had mentioned not wanting to get into the habit of rezoning properties when the buyer was aware of what the current zoning is. Chair Penrod asked for any public comments. A few neighbors near Mr. Stroud’s Property stood and voiced concerns of changing to AG zoning. They voiced concern of the property being along the Little Colorado River and large animal and green house farming which would potentially result in animal waste running into the river, fertilizers and insecticides inadvertently being put into the river, along with equipment, and animal noises. Steven Heap and Margi Stroud Stood and voiced their support and said it would increase property value and be a huge benefit to the community. Chair Penrod asked Mr. Stroud what the benefit to him would be to rezone it when R1-10 does not restrict him from doing what he has explained he wants to do. Mr. Stroud explained that if it is rezoned to AG then he could get tax benefits. Mrs. Reynolds explained to Mr. Stroud that if he keeps it R1-10 it would be easier for him to split off a section so that he could then build two houses of 1000 square feet or more.

Commissioner Ciminski moved to leave the property zoned as R1-10, Commissioner Fowler seconded the motion; all were in favor, motion carried unanimously 6-0.



Vote: Ayes: Kristi Penrod
Renee Fowler
Chad Finch
Brenda Ciminski
Macie Edwards
Becky Crosby

ITEM #9 – PUBLIC HEARING FOR CUP2023-1; TO ALLOW OWNER TO REMOVE EXISTING OLD SINGLE WIDE HOME AND BUILD A SITE BUILT HOME ON THE PROPERTY AT 30 E. 4TH AVE.

Mrs. Sandoval (owner) Explained that housing market is really high right now and all they want to do is remove the old single wide trailer on their property that they are currently living in and build a bigger, nicer site built home for their family. Britney Reynolds gave a staff recommendation to approve CUP2023-1, and that all neighbors are in favor of it as well.

Commissioner Crosby motioned to approve CUP2023-1, Commissioner Finch seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote: Ayes: Kristi Penrod
Renee Fowler
Chad Finch
Brenda Ciminski
Macie Edwards
Becky Crosby

ITEM #10 PUBLIC HEARING FOR CUP2023-2; TO ALLOW OWNER TO CONSTRUCT MULTIPLE QUADPLEX'S FOR MULTI FAMILY HOUSING IN A COMMERCIAL ZONED AREA KNOWN AS 25 N. RVER RD.

Property owner James Rogers was present at the meeting. Mr. Rogers stated that his purpose for these duplex's is for affordable housing. Neighbors and citizens did not like the idea of duplex's going in due to health and safety issues, extra trash issues which potentially come from multi plex's, traffic issues, and kids passing through private properties. Mr. Rogers then stated that he could just put a hotel/motel there without a Conditional Use Permit.

Chair Kristie Penrod motioned to deny CUP2023-2, Commissioner Ciminski seconded the motion; Commissioners Ciminski, Finch and Crosby were in favor, Commissioners Edwards and Fowler were opposed; motion carried 4-2.

Vote: Ayes: Kristi Penrod
Chad Finch
Brenda Ciminski
Becky Crosby

Nays: Macie Edwards
Renee Fowler



ITEM #11 – PUBLIC HEARING FOR CUP2023-3; TO ALLOW JAMES ROGERS TO CONSTRUCT MULTI-FAMILY HOUSING IN A COMMERCIAL ZONED AREA KNOWN AS 246 E. CENTRAL AVE.

James Rogers stood and explained that he wants to build more housing for the work force. He also explained that there are a majority residential houses in the area and would rather put residential housing instead of a business which he is legal to do without a Conditional Use Permit. Neighbors and citizens are concerned about extra traffic and safety.

Commissioner Ciminski motioned to deny CUP2023-3, Chair Penrod seconded the motion, Commissioner Fowler was in favor, Commissioners Finch, Edwards, and Crosby were opposed. Chair Penrod motioned to table the decision, Commissioner Edwards seconded the motion, Commissioners Crosby and Fowler were in favor and commissioners Finch and Ciminski were opposed. Motion carried 4-2.

Vote: Ayes: Kristi Penrod
 Renee Fowler
 Becky Crosby
 Macie Edwards

 Nays: Brenda Ciminski
 Chad Finch

ITEM #12 – PUBLIC HEARING ON CUP2023-4; TO ALLOW PROPERTY OWNER TO LIVE ON PROPERTY IN A PARK MODEL TRAILER UNTIL SUCH TIME AS MR. BURTON NO LONGER LIVES ON THE PROPERTY IN AN RMH-7 ZONE KNOWN AS 98 S. WYE DR.

Mr. Burton was present and stated that he would like to stay in Eagar, and he lives by himself. Mr. Burton with the help of family and friends have fixed up the property and plan to continue to fix up the property with the assistance of a program from Home Depot. According to friends and family it would be a terrible financial burden to have to move off the property. Family and friends are in support of Mr. Burton being able to live in his park model home. Bobby and John Stone who are neighbors are opposed to Mr. Burton being able live on his property in a park model home since Mr. & Mrs. Stone was denied a mobile home because it was too old and against town ordinance.

Commissioner Crosby motioned to approve CUP2023-4 to allow a park model home on the property 98 S. Wye Dr. until Mr. Burton no longer lives on the property. Commissioner Finch seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote: Ayes: Kristi Penrod
 Renee Fowler
 Chad Finch
 Brenda Ciminski
 Macie Edwards
 Becky Crosby



RECONVENE TO REGULAR MEETING

Commissioner Ciminski motioned to reconvene to regular meeting. [8:04 p.m.] Chair Penrod seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote: Ayes: Kristi Penrod
 Renee Fowler
 Chad Finch
 Brenda Ciminski
 Macie Edwards
 Becky Crosby

ITEM #9 – REPORTS

Commissioners want to have a master plan review; they want to discuss potential rezoning areas and discuss other safety concerns within town limits. Work session discussed for May meeting.

ITEM #10 – ADJOURNMENT

Chair Penrod motioned to adjourn the meeting [8:14 p.m.]. Commissioner Ciminski seconded; all were in favor, motion carried unanimously 4-0.

Vote: Ayes: Renee Fowler
 Chad Finch
 Kristi Penrod
 Brenda Ciminski
 Macie Edwards
 Becky Crosby

Chair signature:  _____

Director signature:  _____