



AGENDA  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
JULY 13<sup>th</sup>, 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 JUNE 8<sup>th</sup>, 2021 MINUTES

CONVENE TO PUBLIC HEARING

ITEM 7 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-6; A Conditional use permit application for the property known 125 S. Hidden Valley Drive also known as parcel #104-58-005 to allow for living in a recreation vehicle until home can be completed in an AR-20 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 CU2021-7; 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.

ITEM 10 DISCUSSION AND CONSIDERATION OF ITEM 9

ITEM 11 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-7; A Conditional Use Permit application for the property on the corner of West Central Ave and South River Road known as parcel #104-20-001A to allow an RV park to be created in a commercially zoned area.

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 \_\_\_\_\_





## NOTICE OF POSSIBLE QUORUM

**THE PROBABILITY EXISTS THAT A QUORUM OF THE EAGAR TOWN COUNCIL, EAGAR UTILITIES BOARD, PLANNING & ZONING COMMISSION, MUNICIPAL PROPERTY CORPORATION, DESIGN REVIEW BOARD, PUBLIC SAFETY PERSONNEL RETIREMENT SYSTEM BOARD, FIRE PENSION BOARD, CEMETERY COMMITTEE, EAGAR BEAUTIFICATION COMMITTEE, BOARD OF ADJUSTMENTS MAY BE PRESENT AT ANY AND ALL EAGAR TOWN MEETINGS OR EVENTS — NO ACTION WILL BE TAKEN BY THESE BOARDS OR COMMITTEES AT THIS TIME.**

TOWN OF EAGAR PLANNING AND ZONING COMMISSION MEETING ON TUESDAY, JULY 13TH, 2021, 6 P.M., AT TOWN HALL 22 WEST 2<sup>ND</sup> STREET, EAGAR, AZ 85925.

**NO BUSINESS OF THE PUBLIC BODY(S) WILL BE DISCUSSED AND NO ACTION WILL BE TAKEN.**

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: BRITNEY REYNOLDS

DATE: JULY 8TH, 2021  
TIME: 3:30 P.M.





PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
JUNE 8<sup>th</sup>, 2021 AT 6:00PM  
22 W 2ND ST. EAGAR

Chair Shawna Murphy called the meeting to order and welcomed those in attendance. Commissioner Dan Muth was 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 Absent: Dan Muth (excused)  
Deanna Davis

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

**ITEM #5 PUBLIC COMMENTS:** Angie Madrid addressed the commission about concerns of sidewalks, curbs, and road work taking place on 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> avenues. Stated that she has asked to see plans several times and told there are not plans to see. Mr. Mears stated he has talked with Ms. Madrid about this issue and that the plans received only gave specifics for measurements of gravel needed in the area. Mr. Mears shared that the situation is not ideal, but there was a timeline of June 30<sup>th</sup> to be met at which time this project needed to be completed. Ms. Madrid is worried about access to her property and how this construction aligns with the Master Plan for the community. Mr. Mears stated that driveways will be assessed as project moves along and town is willing to rectify issues as it is possible with construction.

**ITEM #6 LOYALTY OATH FOR NEW MEMBER JIMI HAMMOND**

New commissioner Jimi Hammond read the loyalty oath and signed necessary documents.

**ITEM #7 CONSIDERATION OF THE MAY 11<sup>th</sup>, 2021 MINUTES**

Commissioners Joe Sitarzewski and Jimi Hammond abstained from vote as they were not present for the May meeting. Commissioner Ron Shepherd made a motion to accept the May 11<sup>th</sup>, 2021 minutes, as written, with commissioner Brenda Ciminski second; all were in favor, motion carried unanimously 3-0.

Vote: Ayes: Shawna Murphy  
Ron Shepherd  
Brenda Ciminski

Abstain: Joe Sitarzewski  
Jimi Hammond

**Where Roads Hit the Trails**

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





CONVENE TO PUBLIC HEARING

**ITEM #8 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-2**

A Conditional Use Permit application for the property known as 251 E. 5<sup>th</sup> St. also known as parcel #104-22-012Q to allow for landowners to live in two recreational vehicles until homes can be completed.

David and Kellie Shinkle were in attendance as the applicants. Stated they would like to place two RV's on lot, one belonging to Shinkle's and one to his parents, until their manufactured homes could be delivered. Stated they are wanting to start on utilities and other improvements to the lots.

Mr. Mears stated that the town believes the commission should approve this permit with the condition of the year timeframe to recheck on progress and obtain permission to continuing residing on the property in RV's if needed.

The commission discussed the need to review this permit at the year mark of the building permit if building is not completed at that time. The commission has allowed this type of permit recently, so all felt this should be approved.

**ITEM #9 Discussion and Consideration of Conditional Use Permit CU2021-2**

Commissioner Ron Shepherd moved to approve Conditional Use Permit CU2021-2 a Conditional Use Permit application for the property known as 251 E. 5<sup>th</sup> St. also known as parcel #104-22-012Q to allow for landowners to live in two recreational vehicles until homes can be completed. Commissioner Brenda Ciminski seconded; all were in favor, motion carried unanimously 5-0.

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

Nayes:              None

**RECONVENE TO REGULAR MEETING**

Chair Shawna Murphy closed the public hearing.

**ITEM #15 REPORTS**

No reports.

**ITEM #16 ADJOURNMENT**

Chair Shawna Murphy moved to adjourn the meeting [6:18 p.m.].

Chair signature: \_\_\_\_\_

**Where Roads Hit the Trails**

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



Director signature: \_\_\_\_\_



**Where Roads Hit the Trails**

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

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

Permit No. CU2021-10 Date: 5/25/21

Name of applicant: Rick Johnson

Mailing Address 23254 N 99<sup>th</sup> Ln Peoria Az 85383

Telephone: ( 602 ) 565-0416

EmailAddress elevateadventures@gmail.com

1. Location of Property: 00 Lot 5 Hidden Valley Drive (104-58-005)

125 S.  
Hidden valley  
Drive

2. Current Zoning: AR-20

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

4. Reason for Proposed Use Temporary stay in RV on property until house is built.

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: \_\_\_\_\_ Receipt # \_\_\_\_\_

6. Signature of Applicant: [Signature] Date: 5/24/2021

7. Signature of Zoning Administrator: [Signature] Date: 5/24/21

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

(Date) 7/13/21 (Time) 6:00 pm

(Place) Eagar 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.



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

Permit No. Cu2021- 7 Date: 6/15/21

Name of applicant: Lora Hartwig

Mailing Address 1713 W SNOWLINE DR

Telephone: (520) 226-6003 Email Address louienye2@gmail.com

1. Location of Property: 353 S. Harless St. 104-14-044K
2. Current Zoning: R2-7 zoning
3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):  
Owner to live on property in RV until  
completion of manufactured home installation.
4. Reason for Proposed Use To allow owner to be on  
site during construction. Oversee work to be done.
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: \_\_\_\_\_ Receipt # \_\_\_\_\_

6. Signature of Applicant: Lora Hartwig Date: 6/15/2021

7. Signature of Zoning Administrator: M. M. M. Date: 6/15/21

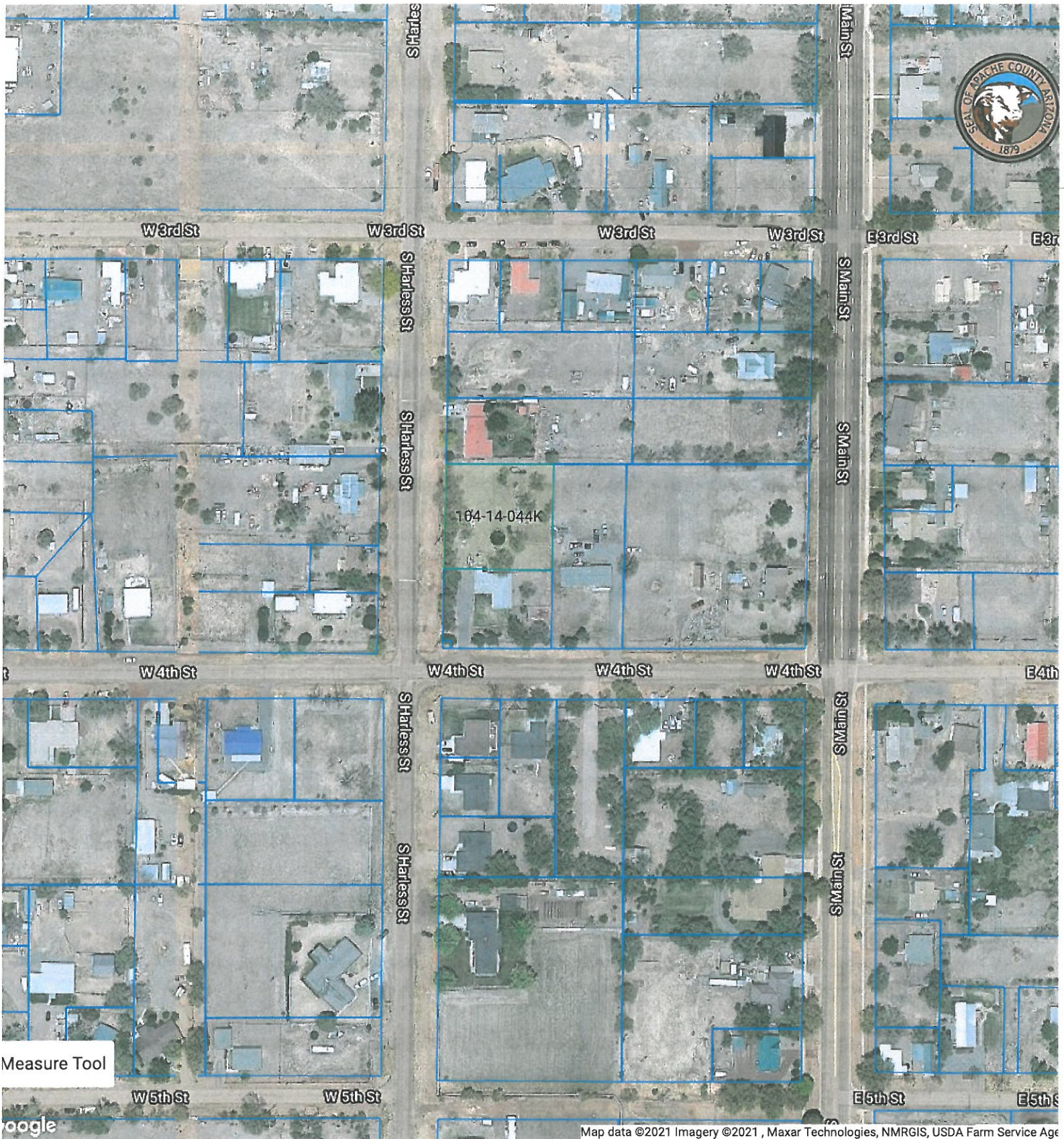
8. Application shall be forwarded to the planning and Zoning Commission on:

(Date) 7/13/21 (Time) 6 pm

(Place) Eagar 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



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

Permit No. CU2021-8 Date: 6/17/21

Name of applicant: Sesse Rogers

Mailing Address PO Box 1522 Eagar AZ 85925

Telephone: (928) 514-3463 Email Address \_\_\_\_\_

1. Location of Property: SE Corner of River + 260 - 164-20-001A

2. Current Zoning: Commercial

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

4. Reason for Proposed Use RV Park

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: 6/17/21 Receipt # \_\_\_\_\_

6. Signature of Applicant: [Signature] Date: 6-17-2021

7. Signature of Zoning Administrator: [Signature] Date: 6/17/21

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

(Date) \_\_\_\_\_ (Time) \_\_\_\_\_

(Place) \_\_\_\_\_

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.



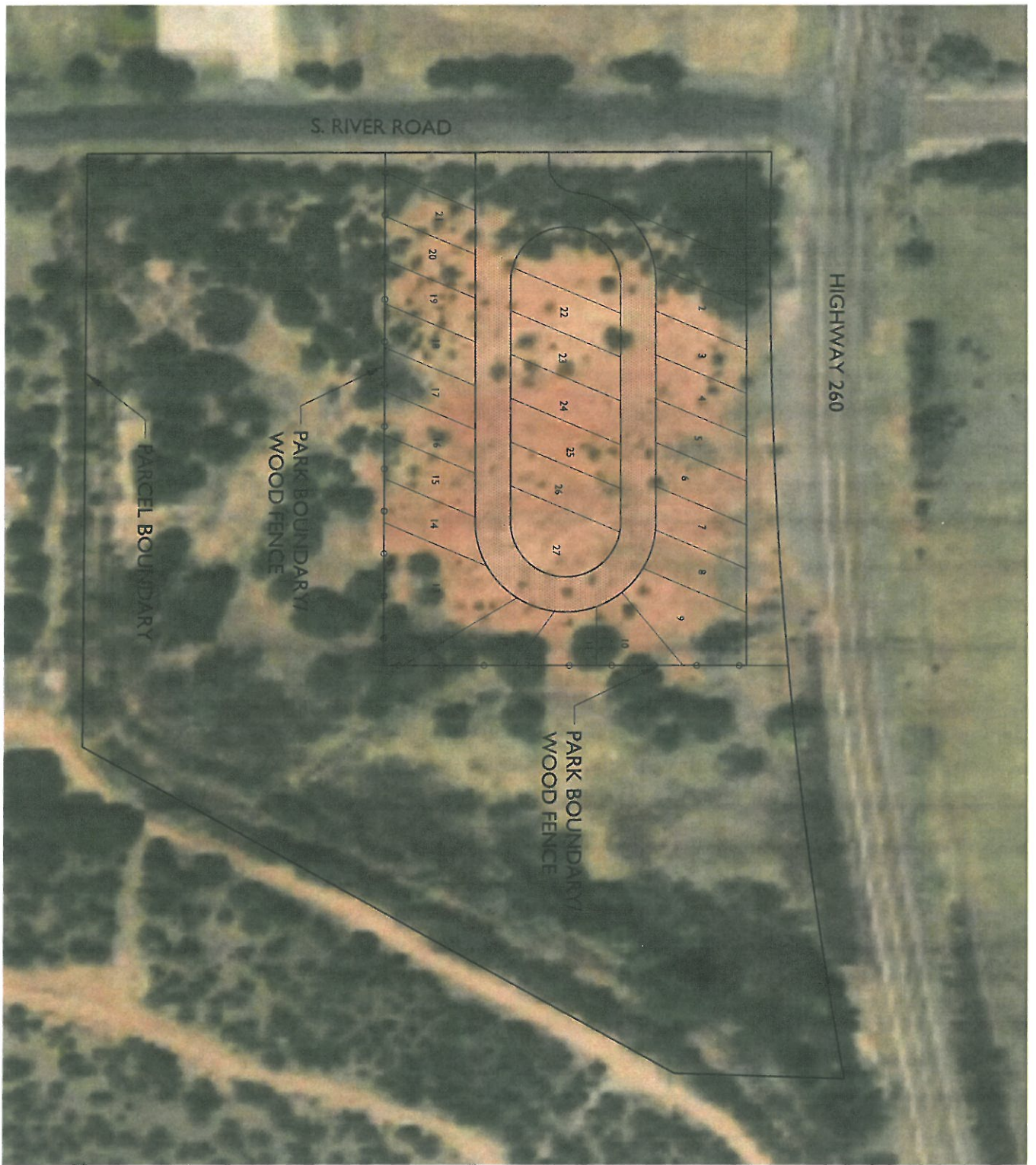


Measure Tool

Google

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



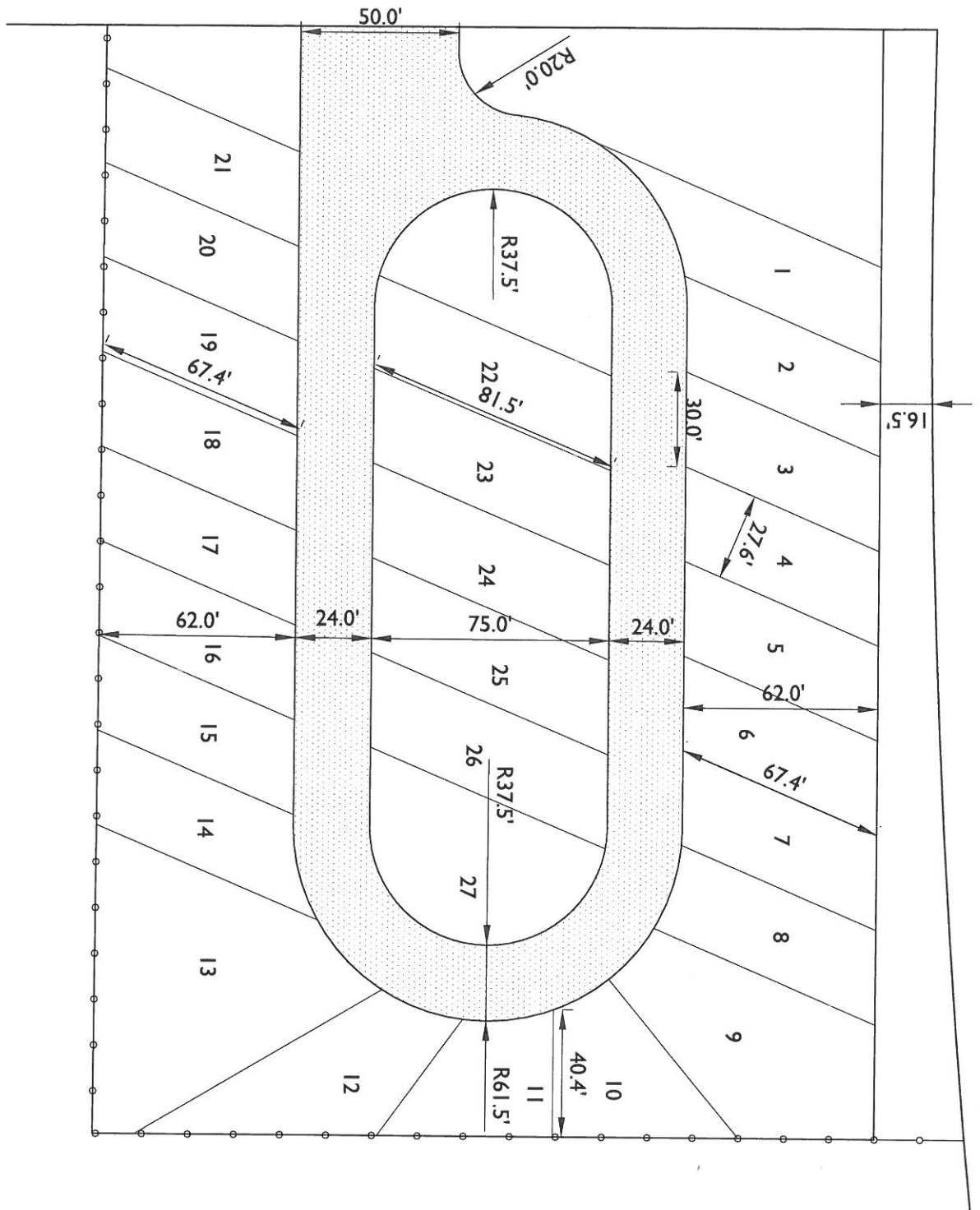


Roger's RV Park  
Eagar, AZ

Park Layout

JRL  
Development

S. RIVER ROAD



Roger's RV Park  
Eagar, AZ

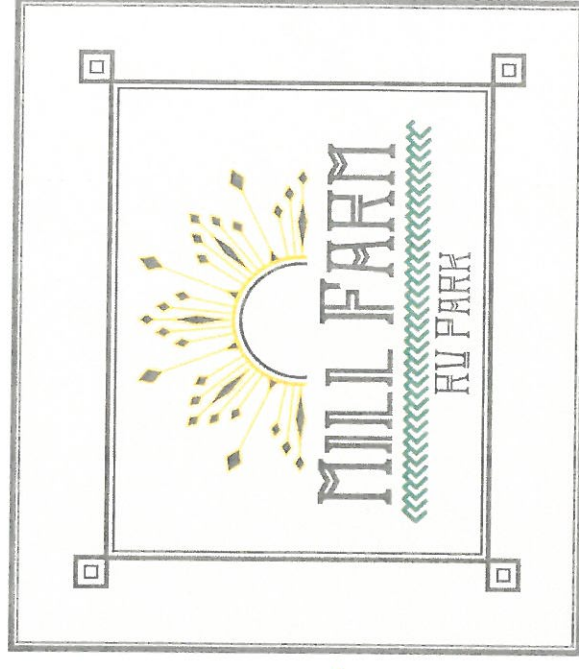
Park Layout

JRL  
Development



# MILL FARM RV PARK

SOUTH-EAST CORNER OF RIVER AND 260  
EAGAR AZ

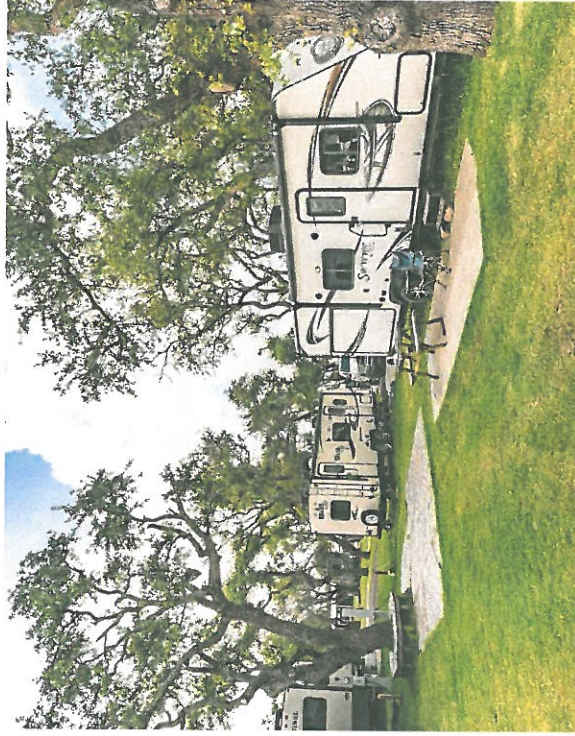




CREATING A  
BEAUTIFUL  
SPOT FOR  
PEOPLE TO  
EXPERIENCE  
OUR  
COMMUNITY



# OFFERING LUXURY RV PARKING CLOSE TO THE SERVICES OF TOWN



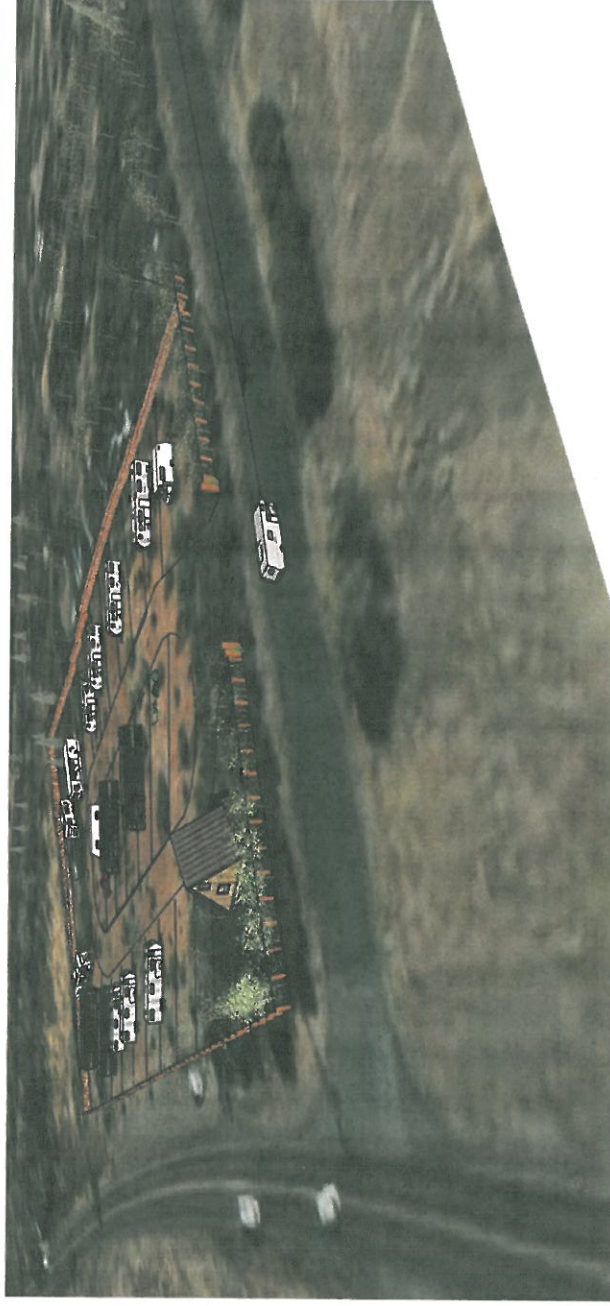


# OFFERING RV PARKING CLOSE TO THE SERVICES OF TOWN

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

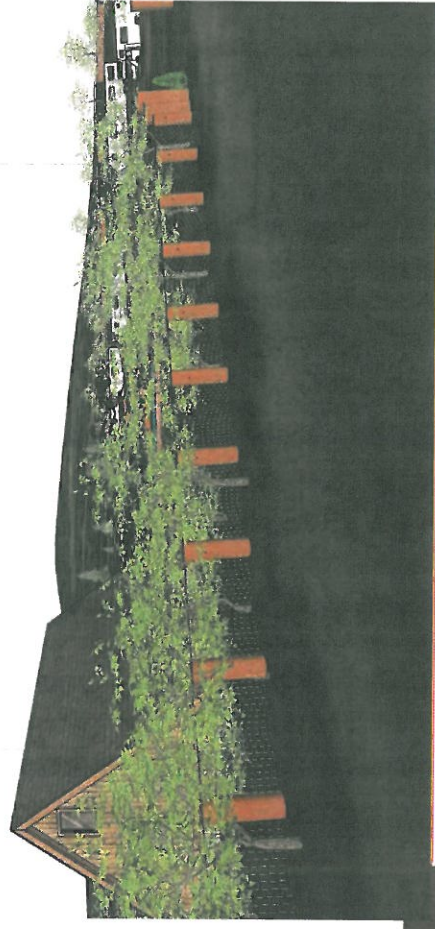




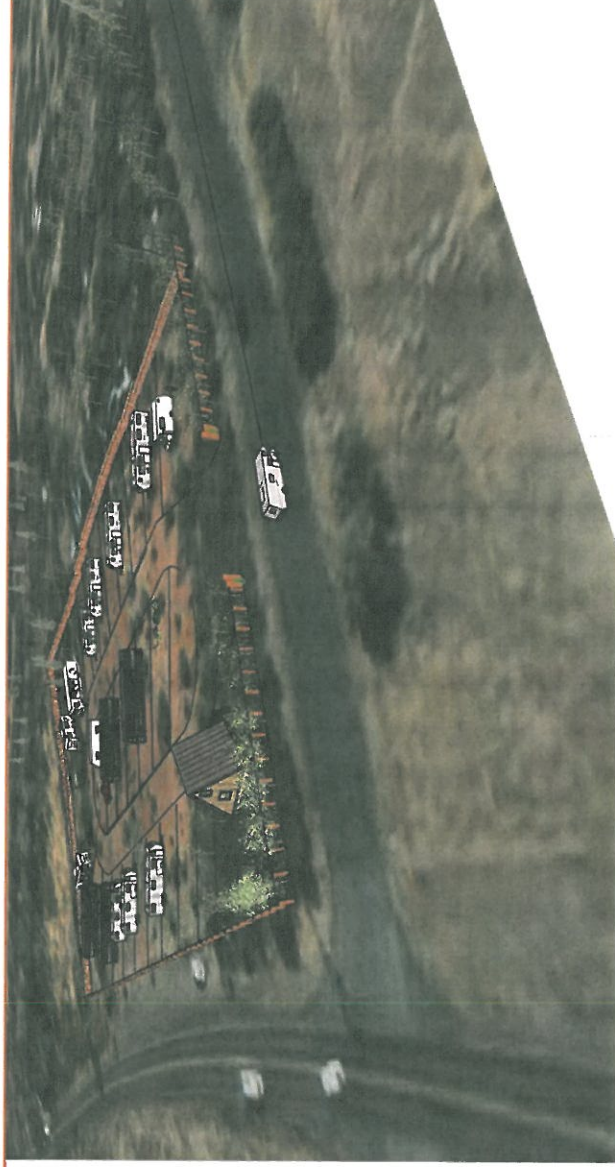
## MAKING A SPACE PRIVATE & SAFE FOR VISITORS AND SURROUNDING RESIDENCES

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- 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

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# RV PARK ENTRANCE

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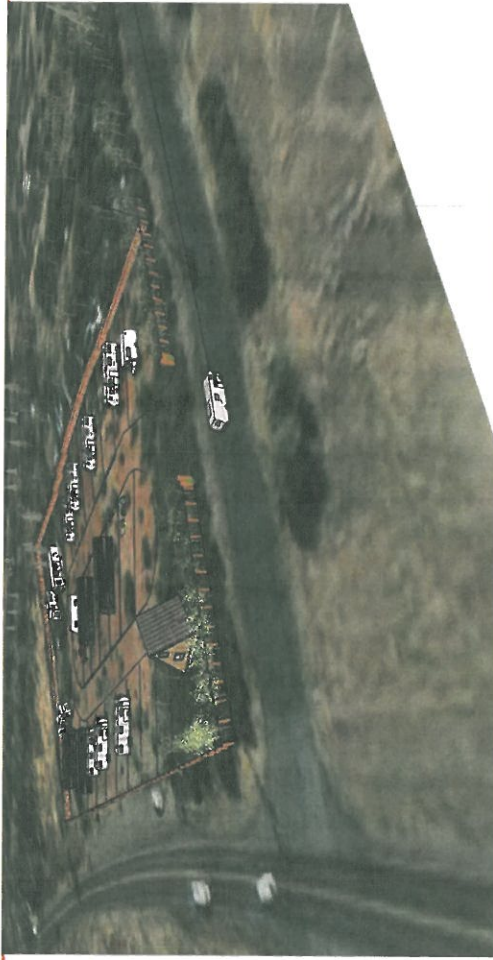


# BIRDSEYE VIEW



Roger's RV Park  
Eugene, AZ  
Park 1 Avenue  
JRL Development

# LOOKING EAST



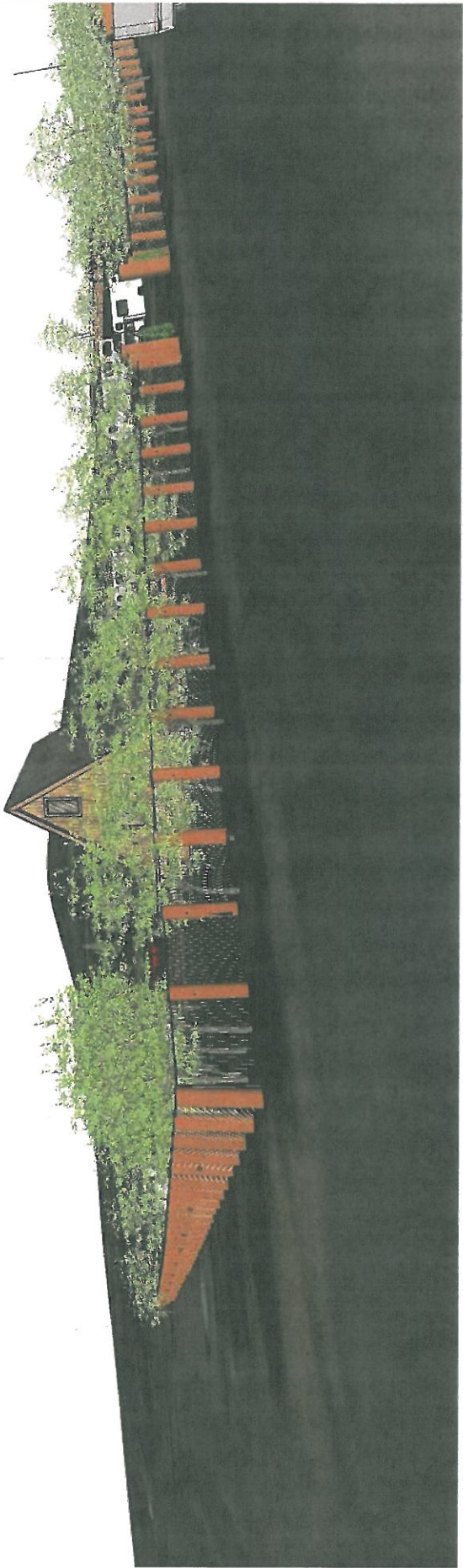
27 RV SPACES



# LOOKING WEST FROM THE HILL

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# TRAFFIC SAFETY ON RIVER USING ACTUAL HILL CONTOUR AND ELEVATION

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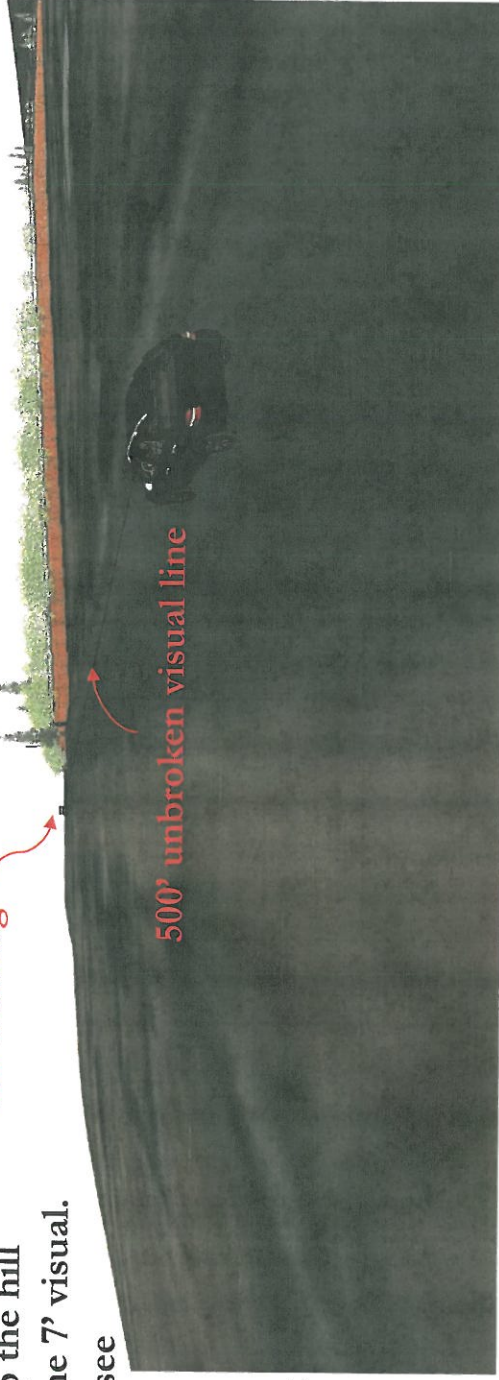
We tested this using visual for the RV at 7' and went up the hill to where we could see the 7' visual.

We found that we could see

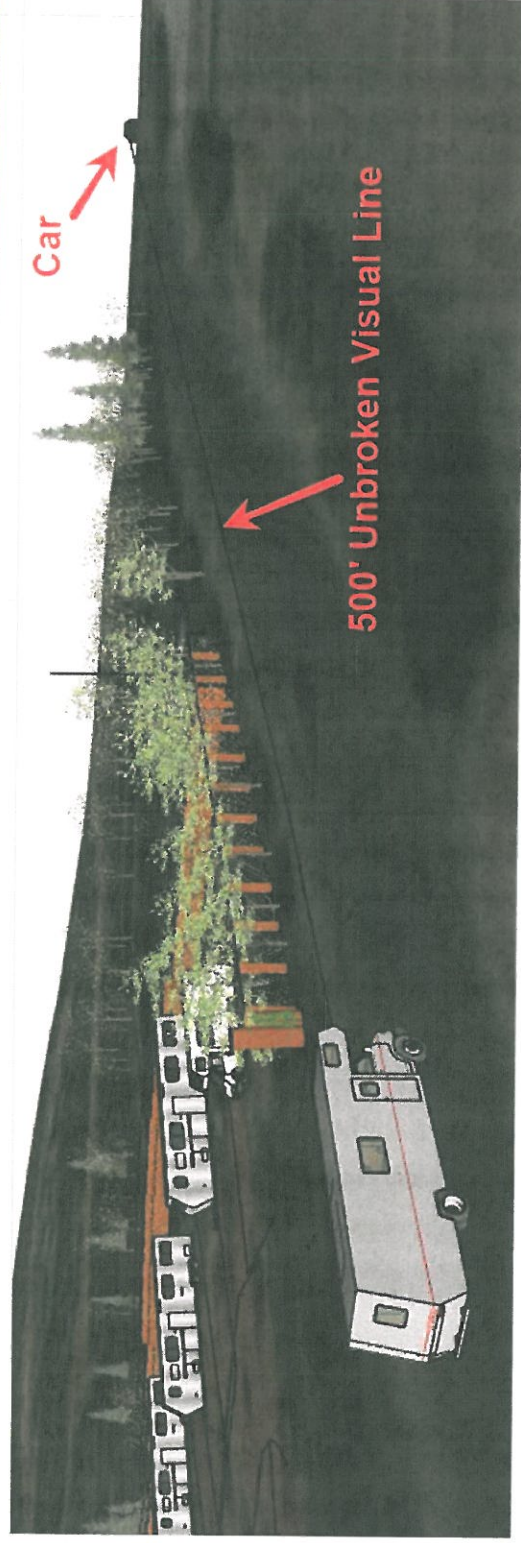
The object 7' up from 500'. The large RVs are over 13'. This would allow them to be seen at greater distances than 500' allowing for more time to react.

RV Turning

500' unbroken visual line



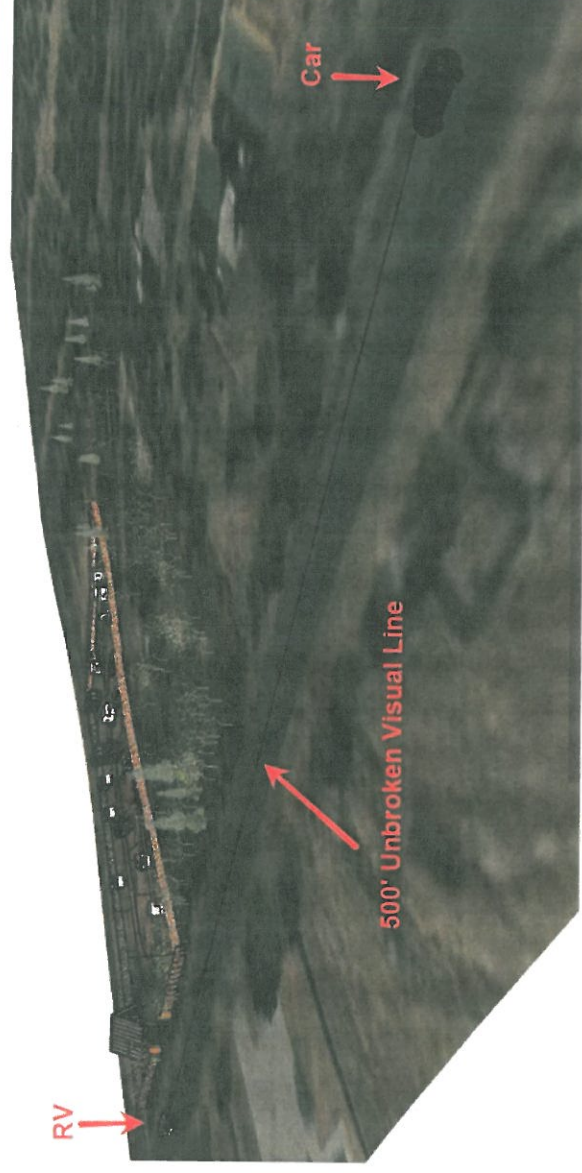
# UNBROKEN VISUAL DISTANCE BETWEEN VEHICLES ON HILL





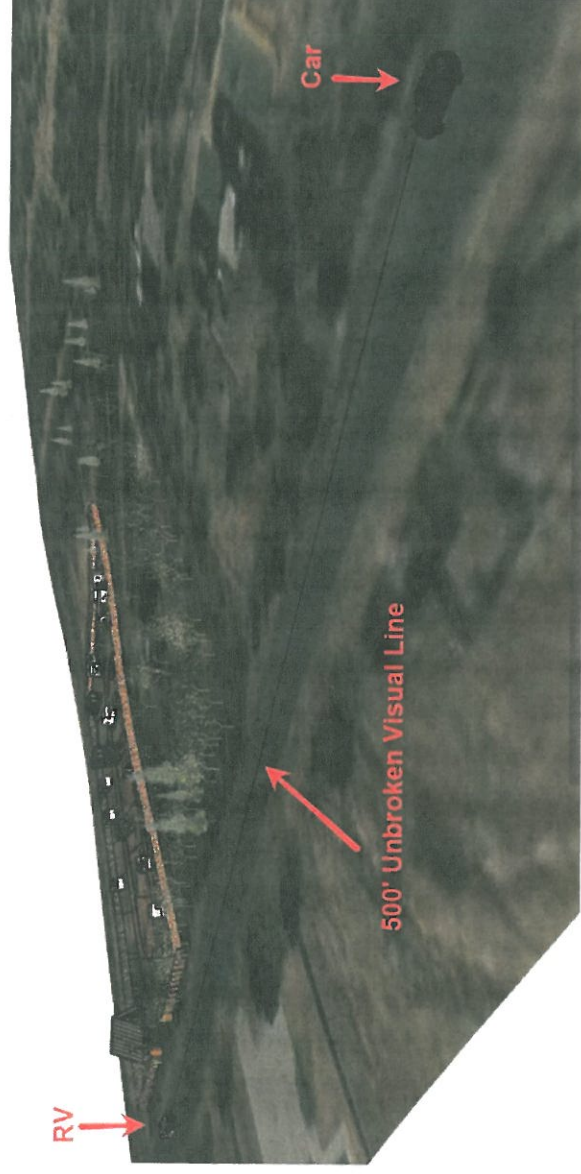
# UNBROKEN VISUAL DISTANCE BETWEEN VEHICLES ON HILL

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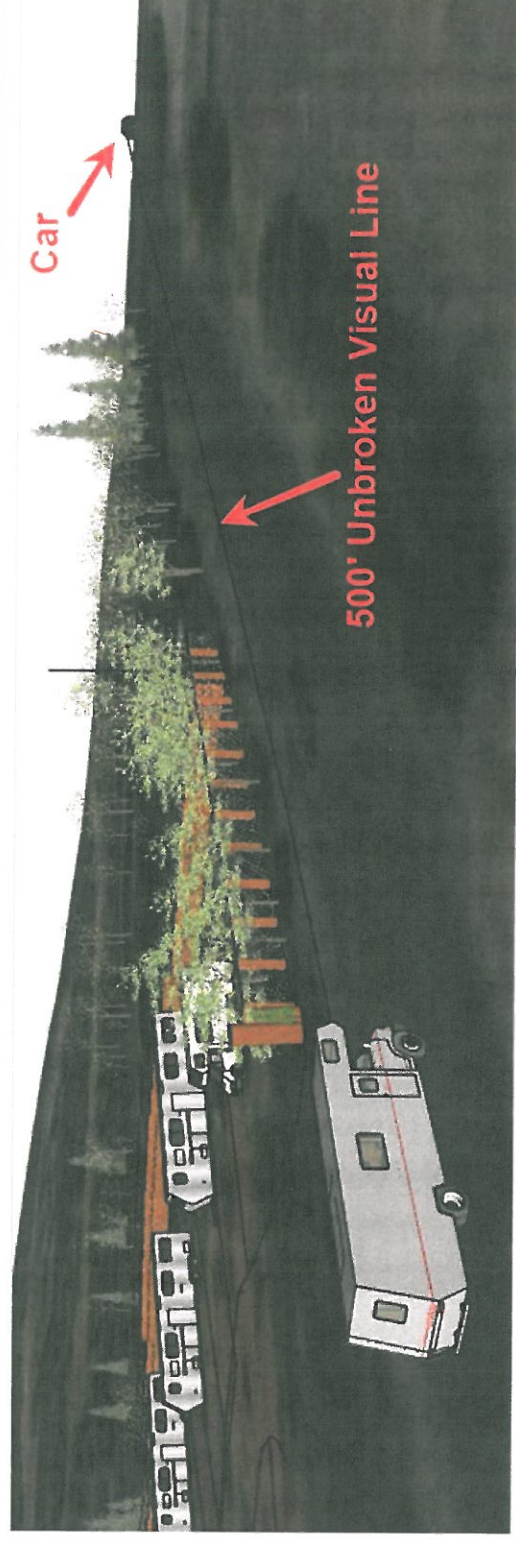
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SPEED LIMIT ON RIVER IS 25 MPH. THE AVERAGE STOPPING DISTANCE

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

1/2/2021 Transportation Data Management System

Location ID	01143	MPO ID	
Type	LINK	HPMS ID	HXXKPSV2014
On NHS	No	On HPMS	No
LRS ID	01N RIVER RD	LRS Loc Pt.	0.2348506
SF Group	U3-7-North	Route Type	
AF Group	U3-7-North	Route	
GF Group	U3-7-North	Active	Yes
Class Dist Grp	U2	Category	Tube
Seas Class Grp	U2		
WIM Group			
QC Group	Default		
Fractl Class	(6) Minor Collector		
Located On	N River Rd	Milepost	
Loc On Alias			
From Road	S River Rd		
To Road	N Old Grismill Rd		
More Detail			
STATION DATA			

Directions: 2-WAY NB SB 1 1

AADT = AVERAGE ANNUAL DAILY TRAFFIC  
RIVER HAS AVERAGE OF 75 CARS PER DAY

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

Location ID	101537	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	U3-7-North	Route Type	
AF Group	U3-7-North	Route	
GF Group	U3-7-North	Active	Yes
Class Dist Grp	U2	Category	Loop
Seas Class Grp	U2		
WIM Group			
QC Group	Short Count		
Fractl Class	(6) Minor Collector		
Located On	S 260	Milepost	396.95
Loc On Alias			
From Road	River Rd - Eagar		
To Road	Main St - Eagar		
More Detail			
STATION DATA			

Directions: 2-WAY EB WB 1 1

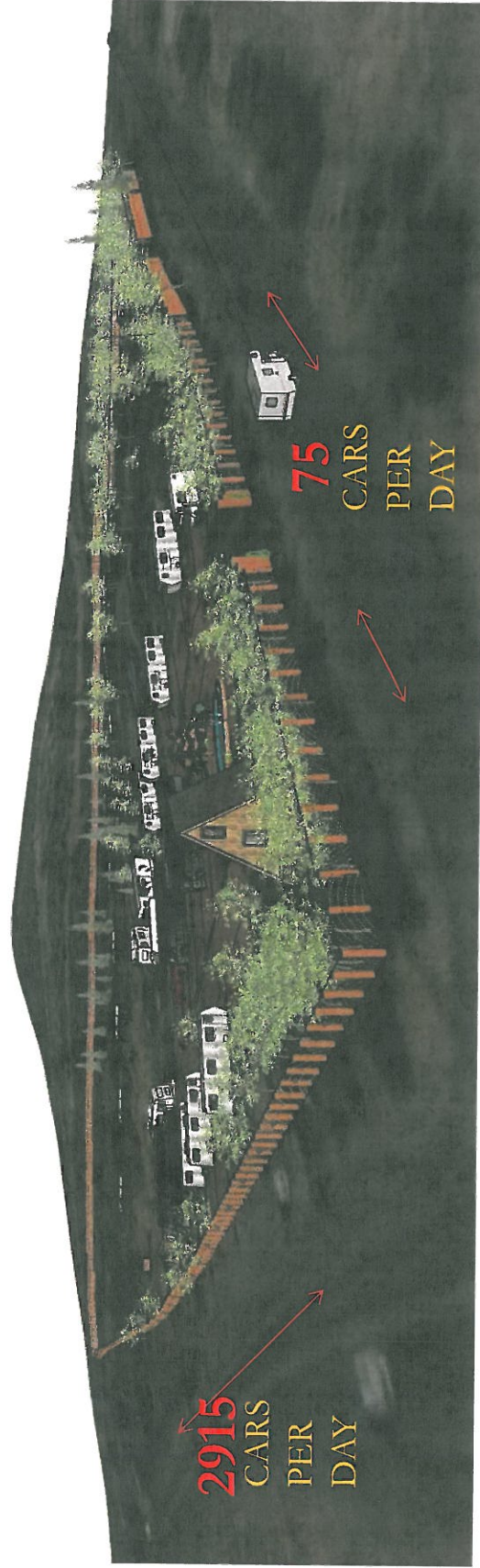
AADT 260 HAS AN AVERAGE OF 2915 CARS PER DAY

Year	AADT	K %	D %	PA	BC	Src
2018	2,915	10	52	2,678 (92%)	237 (8%)	



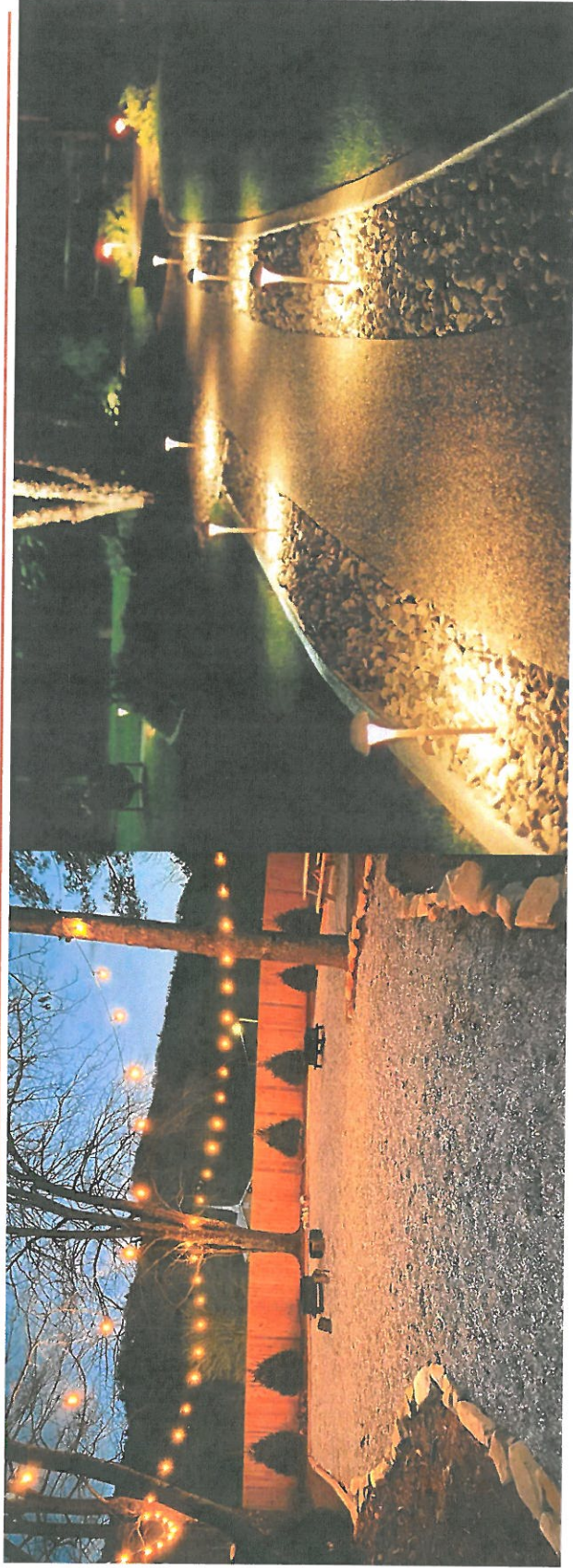
RIVER ROAD IS THE SAFEST DUE TO THE LOW VOLUME OF CARS, THE LOWER  
SPEED LIMIT AND THERE IS NOT COMMERCIAL TRANSPORTATION RIGS THAT  
USE RIVER RD.

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# Low Lighting





# PARK RULES

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- 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

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- 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



## Winslow-Holbrook Area Visitor Study



FOUND ON PAGE 17

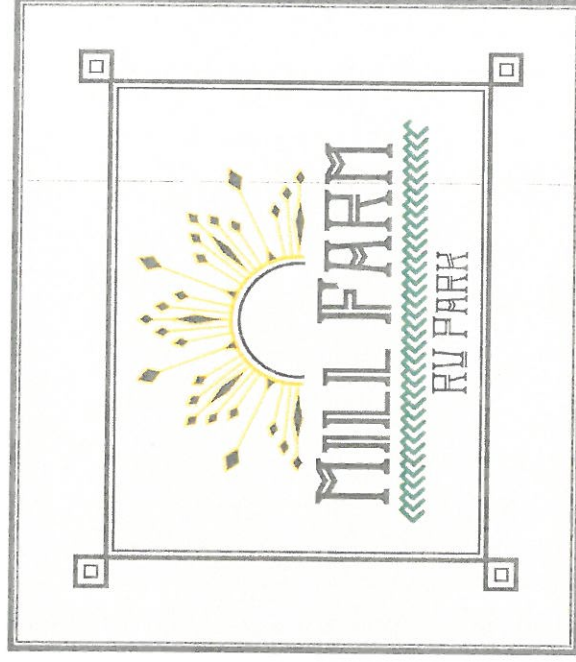
Table 20. Spending per day in Winslow-Holbrook

Spending per day	Mean	Median	Maximum	Percent with expenditures
Number of people these expenses cover	2	2	8	
Lodging/Camping	\$80	\$60	\$1,000	62%
Restaurant & Grocery	\$69	\$40	\$2,000	75%
Transportation (including gas)	\$17	\$28	\$4,500	60%
Shopping/Jewelry/Antiques	\$34	\$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:

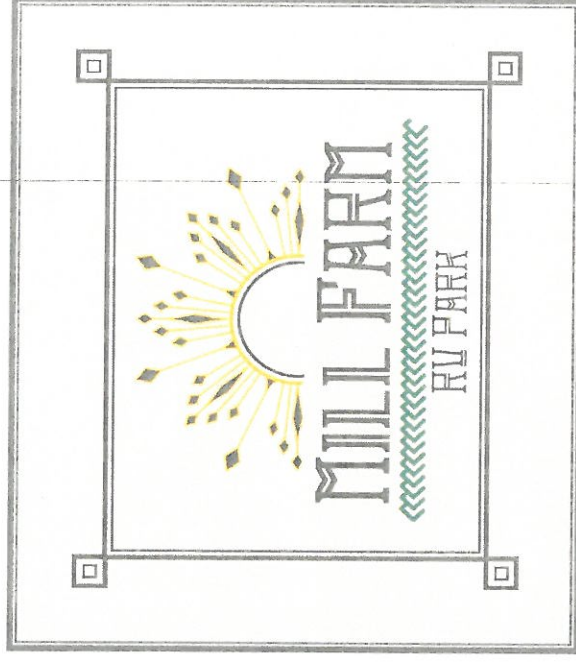
- BRING IN STRANGERS TO TOWN
- ATVS TEARING THROUGH NEIGHBORHOOD
- DISTURBANCES OF THE PEACEFUL AREA





# 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

