



MINUTES
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
May 12th, 2020 AT 6:00PM
22 W 2ND ST. EAGAR

Community Development Director Jeremiah Loyd welcomed all those in attendance. All commission members except Deanna Davis who arrived later, were present. Jeremiah Loyd led the Pledge of Allegiance and Comssision Aaron Lesueur offered the invocation.

COMMISSION PRESENT:

Ron Shepherd
Shawna Murphy
Aaron LeSueur
Joe Sitarzewski
Dave Kalinowski
Dan Muth
Deanna Davis [6:13 p.m.]

COMMISSION ABSENT:

STAFF PRESENT:

Jeremiah Loyd, Community Development Director
Britney Reynolds, Community Development Admin. Assitant

ITEM #5: Public comments:
None

ITEM #6: Loyalty Oaths of new member Shawna Murphy and returning Dave Kalinowski and Dan Muth

Shawna Murphy read oath followed by Dave Kalinowski and lastly Dan Muth. Obtained signatures on documents.

ITEM #7: Consideration of September 2019 minutes

Commissioner Aaron LeSueur moved to approve the September 2019 meeting minutes. Commissioner Ron Shepherd seconded; all were in favor, motion carried unanimously. 7-0

Vote:	Ayes:	Ron Shepherd
		Shawna Murphy
		Aaron LeSueur
		Joe Sitarzewski
		Dave Kalinowski
		Dan Muth
		Deanna Davis

Where Roads Hit the Trails

ITEM #8: Public Hearing

PUBLIC HEARING ON REZONING RZ2020-1; A ZONING AMEENEMENT APPLICATION FOR REZONING OF T8N R28E IN THE NW QUARTER OF SECTION 12 AND THE NE QUARTER OF SECTION 11 FROM AG TO C-1 and I-1 AND GENERAL PLAN AMENDMENT.

Chair Deanna Davis opened the public hearing. Jeremiah Loyd represented the applicant, the Town of Eagar, and gave background information regarding the application. Loyd read the staff report that was created for the meeting discussing the 20 year process and the State Land Department asked that the land being annexed be extended to include more area which required the General Plan Amendement be updated and changed as this is a major change. Much of the area will be labeled Industrial and Commercial use. There was a previous meeting discussing the need to change these areas and the Major Amendement to the General Plan Amendement.

Jeremiah Loyd discussed the rezoning application; two quarter sections are between the towns parcels and town. One of these belongs fee and title to the HOPI Tribe and the other is State Land. Discussion of the Commercial and Industrial/Commercial areas along SR-260 along with a PAD overlay. PAD will permit flexibility that is not usually allowable in stricter zoning areas. This would allow potential buyers to use land in unique ways. Jeremiah Loyd asks that the commission approve the application and rezoning request.

Ron Shepherd discussed that only one member of the public came to the meeting in March when these potential changes were discussed. He stated that she seemed to be satisfied with changes. Jeremiah Loyd did state that there was one gentleman that opposed this application due to the worry of change and believing there will be potentially dangerous building in the area. County zoning is more relaxed than the town's, so it is better for the town to have that area annexed. No written comments were provided.

Mark Edleman, Planning and Engineering Director for the State Land Department, stated that Jon Froke was also with him over the phone and how they were pleased to be a part of the meeting. Looking forward to completing this industrial park project and available for questions.

Garth Turley, via phone, with Navopache Electric stated that the Electric companies substation is in the area as well as easements to maintain powerlines and the substation in that area. Wants to make sure those are honored, but Navopache has no issue with this proceeding. Chair Deanna Davis closed public hearing at this time.

ITEM 9 DISCUSSION AND CONSIDERATION OF ITEM 8.

Commissioner Ron Shepherd moved to approve the application of RZ2020-1 and General Plan Amendment. Commissioner Aaron LeSueur seconded; all were in favor, motion carried unanimously. 7-0

Vote:	Ayes:	Ron Shepherd
		Shawna Murphy
		Aaron LeSueur
		Joe Sitarzewski
		Dave Kalinowski
		Dan Muth
		Deanna Davis

ITEM 10 REPORTS

Jeremiah Loyd stated that the State Land Department has been working in the background on the pre-annexation development agreement, commission did not see this, but it was brought to Council early in March partially executed. Part of the pre-annexation development agreement is the rezoning application and General Plan Amendment. Chair Deanna Davis asked about an update on the agreement, Jeremiah Loyd asked State Land if they could offer any information on this matter. Mark Edleman explained that, when this goes to council, the different steps in the process will be done as consecutive agenda items with the annexation occurring first, followed by the pre-annexation development agreement (which was approved by the State Land Commissioner earlier that day and the town will be receiving shortly), and lastly the General Plan Amendment and PAD.

No other reports.

ITEM 11 ADJOURNMENT

Chair Deanna Davis motioned for meeting to adjourn [6:40 p.m.].

Chair Signature



Director Signature

