



**TOWN OF EAGAR**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING AND PUBLIC HEARING**

**JUNE 9, 2026 at 6:00 PM**

**COUNCIL CHAMBERS, 22 WEST 2ND STREET**

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## **AGENDA**

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PURSUANT TO A.R.S. 38-431.02 NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGAR AND THE GENERAL PUBLIC THAT THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGAR WILL HOLD A REGULAR MEETING AND PUBLIC HEARING OPEN TO THE PUBLIC ON TUESDAY JUNE 9, 2026 AT 6:00 PM, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2<sup>ND</sup> STREET, EAGAR, AZ 85925.

- 1. WELCOME**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. INVOCATION**
- 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 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.

- 6. REPORTS**
  - A. COMMISSION**
  - B. STAFF**
- 7. DISCUSSION AND CONSIDERATION OF MINUTES**
  - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE MAY 12, 2026 PLANNING & ZONING COMMISSION MEETING MINUTES**

## **CONVENE TO PUBLIC HEARING**

**Public Hearings are conducted in accordance with ARS 38-431 et seq (the "open meeting law") and the Planning & Zoning Commission Policies & Procedures, Town of Eagar, Arizona Section VII-Public Hearing**

**Calling Agenda Item: The agenda item shall be called by the Chair as any other agenda item.**

**Declaration of Public Hearing: The Chair shall declare that the Commission is in public hearing.**

**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.**

**Staff Reports/Recommendations: Staff shall have an opportunity to report on the issue and answer questions by the Commission.**

**Written Comments: Written comments filed with the Town or staff shall be presented to the Commission and read into the record.**

**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.**

**Commission Interaction: Questions from the Commission may be held at this time or reserved until public hearing has closed. The Commission may address the applicant with any questions raised from the public and discuss the question.**

**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.**

**Declaration of closing the Public Hearing: Unless a majority of the Board Members 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.**

**Commission Discussion and Vote: The agenda item may then be discussed and action can be taken as on any other agenda item.**

## **8. PUBLIC HEARING**

**A. Public Hearing for CUP2026-2; an application for Conditional Use Permit for the property known as 694 E. Central Ave (parcel number 104-07-016A) to erect an 8-foot-tall fence to keep elk out of the applicant's agricultural field.**

- B. Public Hearing for CUP2026-3; an application for Conditional Use Permit for the property known as 650 S. River Road (parcel number 104-20-025) to erect an 8-foot-tall fence to keep elk out of the applicant's garden.**
  
- C. Public Hearing for CUP2026-4; an application for Conditional Use Permit for the property known as 576 S. Main Street (parcel number 104-15-037) to allow for RV Living for family until other living arrangements can be established.**
  
- D. Public Hearing for CUP2026-5; an application for Conditional Use Permit for the property known as 1690 W. Central Ave (parcel number 104-18-004F) to erect a 30 foot, 2-inch-tall industrial building and to erect a 60-foot-tall reactor stack protruding from a building.**

## **RECONVENE TO REGULAR MEETING**

### **9. DISCUSSION AND POSSIBLE ACTION**

- A. Discussion and possible action on agenda item #8A; CUP2026-2, an application for Conditional Use Permit for the property known as 694 E. Central Ave (parcel number 104-07-016A) to erect an 8-foot-tall fence to keep elk out of the agricultural field.**
  
- B. Discussion and possible action on agenda item #8B CUP2026-3; an application for Conditional Use Permit for the property known as 650 S. River Road (parcel number 104-20-025) to erect an 8-foot-tall fence to keep elk out of the garden.**
  
- C. Discussion and possible action on agenda item #8C for CUP2026-4; an application for Conditional Use Permit for the property known as 576 S. Main Street (parcel number 104-15-037) to allow for RV Living for family until other living arrangements can be established.**
  
- D. Public Hearing for CUP2026-5; an application for Conditional Use Permit for the property known as 1690 W. Central Ave (parcel number 104-18-004F) to erect a 30 foot, 2-inch-tall industrial building and to erect a 60-foot-tall reactor stack protruding from a building.**

## 10. ADJOURNMENT

ANYONE WISHING TO ATTEND THIS MEETING AND HAS SPECIAL NEEDS DUE TO A DISABILITY, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT 928-333-4128 EXT 222 FORTY-EIGHT HOURS PRIOR TO THE MEETING AND RESONABLE ACCOMMODATIONS WILL BE PROVIDED.

**POSTED BY:** William Gleeson      **Date:** June 4, 2026      **Time:** 3:00 P.M.