



TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
REGULAR MEETING & WORK SESSION
FEBRUARY 10, 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

AGENDA

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 WORK SESSION OPEN TO THE PUBLIC ON TUESDAY FEBRUARY 10, 2026 AT 6:00 PM, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2ND 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 JANUARY 13, 2026 MEETING MINUTES**

8. WORK SESSION

A. DISCUSSION RELATED TO AMENDING THE TOWN OF EAGAR GENERAL PLAN

9. 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:** February 4, 2026 **Time:** 3:00 P.M.



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

JANUARY 13, 2026 at 6:00 PM

COUNCIL CHAMBERS, 22 WEST 2ND STREET

MINUTES

Vice Chair Crosby called the meeting to order [6:00 p.m.] and welcomed those present. Vice Chair Crosby asked for roll call to show attendance. Vice Chair Crosby led the Pledge of Allegiance. Commissioner Brenda Ciminski offered the invocation.

Commission Present: Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

Excused: Chelsea Slade, Debra Seeley

Staff Present: Britney Reynolds - Community Development Director
William Gleeson – Building Inspector

5. SUMMARY OF CURRENT EVENTS

A. COMMISSION None

B. STAFF None

6. PUBLIC COMMENTS No Public Comments

7. MEETING MINUTES

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE NOVEMBER 18, 2025 MEETING MINUTES.

Commissioner Penrod motioned to approve the November 18, 2025 Meeting Minutes. Commissioner Ciminski seconded the motion. The motion passed unanimously 4-0.

AYES

NAYS

Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

None

CONVENE TO PUBLIC HEARING

Commissioner Penrod made a motion to convene to public hearing [6:03 pm], Commissioner Crosby seconded the motion; all were in favor, motion carried unanimously 4-0.

AYES

NAYS

Brenda Ciminski
JoElla Younkin
Becky Crosby
Kristi Penrod

None

8. PUBLIC HEARING

A. PUBLIC HEARING FOR CONSIDERATION OF THE APPLICATION FOR CONDITIONAL USE PERMIT SUBMITTED BY LUCAS BRANNON ON BEHALF OF ROUND VALLEY GARDENS, LLC

Applicant Lucas Brannon of Round Valley Gardens was in attendance. Director Reynolds asked Mr. Brannon if he wished to address the Commission but he stated he was good and did not offer additional information. Director Reynolds recommended approval of the Conditional Use Permit as presented. Resident John Keith of Eagar stood and verbally offered his support to Round Valley Gardens, LLC.

RECONVENE TO REGULAR MEETING

Commissioner Penrod made a motion to reconvene to regular meeting [6:07 pm], Commissioner Crosby seconded the motion; all were in favor, motion carried unanimously 4-0.

AYES

NAYS

Brenda Ciminski
JoElla Younkin
Becky Crosby
Kristi Penrod

None

9. APPLICATION FOR CONDITIONAL USE PERMIT

**A. DISCUSSION AND POSSIBLE ACTION REFERENCE THE APPLICATION FOR
CONDITIONAL USE PERMIT #CUP2025-3**

Commissioner Penrod noted that the fence looks nice. Commissioner Ciminski said she lives nearby and she likes the chain link. Commissioner Younkin commented that the wire looks nice.

Commissioner Younkin motioned to the approve the application for Conditional Use Permit submitted by Lucas Brannon on behalf of Round Valley Gardens, LLC for an eight foot fence to protect nurseries in the mixed-use C-1 / AR-43 zoning at the property known as 1660 E. Central Ave (104-03-011). Commissioner Ciminski seconded the motion; all were in favor. Motion carried unanimously 4-0.

AYES

NAYS

Kristi Penrod
Brenda Ciminski
JoElla Younkin
Becky Crosby

None

10. ADJOURNMENT

Commissioner Crosby motioned to adjourn the meeting [6:10 p.m.]. Commissioner Ciminski seconded; all were in favor, motion carried unanimously 4-0.

AYES

NAYS

Kristi Penrod
Brenda Ciminski
JoElla Younkin
Becky Crosby

None