



**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

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 PUBLIC HEARING OPEN TO THE PUBLIC ON TUESDAY JUNE 9, 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 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.



TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
REGULAR MEETING & WORK SESSION
MAY 12, 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

MEETING MINUTES

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 MAY 12, 2026 AT 6:00 PM, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2ND STREET, EAGAR, AZ 85925.

1. WELCOME – Chair Slade welcomed those present [6:07 pm]

2. ROLL CALL – Chair Slade asked for roll call

Present – Brenda Ciminski, Becky Crosby, Chelsea Slade, JoElla Younkin

Excused – Debra Seeley & Kristi Penrod

Staff Present – Director Reynolds & Certified Building Inspector Gleeson

3. PLEDGE OF ALLEGIANCE – Chair Slade led the Pledge of Allegiance

4. INVOCATION – Vice Chair Crosby offered and invocation

5. PUBLIC COMMENTS

There were no public comments

6. REPORTS

A. COMMISSION

Vice Chair Crosby asked if we still intended to work on zoning amendments in the near future. Director Reynolds advised Vice Chair Crosby that we intend to host future work sessions specific to zoning and the general plan.

Commissioner Younkin asked about alternative power and their proximity to town. Director Reynolds advised she is working with both Springerville and St Johns about the subject. Commissioner Younkin mentioned that the “Hoarder House” on School Bus Road has stuff wrapping around the house.

Chair Slade asked if there was any further progress toward annexing industrial areas. Director Reynolds said the town would expand water and sewer then explore annexation.

Chair Slade asked if there have been questions from the public about the new HAWK safety system. Director Reynolds reported that we have not received questions and there is information on the website about the new system.

B. STAFF – No Reports

7. DISCUSSION AND CONSIDERATION OF MINUTES

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE FEBRUARY 10, 2026 MEETING MINUTES

Commissioner Ciminski motioned to approve the February 10, 2026 meeting minutes. Commissioner Younkin seconded the motion. All were in favor. None opposed. The motion carried unanimously 4-0.

| | |
|-----------------|------|
| Ayes | Nays |
| Brenda Ciminski | None |
| Becky Crosby | |
| Chelsea Slade | |
| JoElla Younkin | |

8. WORK SESSION

Vice Chair Crosby motioned to enter into work session [6:19 pm]. Chair Slade seconded the motion. All were in favor. None opposed. The motion carried unanimously 4-0.

| | |
|-----------------|------|
| Ayes | Nays |
| Brenda Ciminski | None |
| Becky Crosby | |
| Chelsea Slade | |
| JoElla Younkin | |

A. DISCUSSION RELATED TO AMENDING CHAPTER 18.72 – WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS OF THE TOWN OF EAGAR TOWN CODE

Chair Slade expressed her general approval of the amended code stating, "I think it buttoned up nice."

Commissioner Ciminski suggested that distances in the code are consistent throughout by either using the actual numbers (ex: 300) or spelling out the numbers (ex: three-hundred)

Commissioner Crosby questioned if the grammar in the first proposed change was correct and if the grammar correctly communicated the intended amendment (section 18.72.010.A). Director Reynolds assured the Commission she would run the proposed changes through the Town's legal council prior to bringing it to Town Council for review and adoption.

9. RECONVENE INTO REGULAR SESSION

Chair Slade motioned to reconvene to regular session [6:49 pm]. Vice Chair Crosby seconded the motion. All were in favor. None opposed. The motion carried unanimously 4-0.

| | |
|-----------------|------|
| Ayes | Nays |
| Brenda Ciminski | None |
| Becky Crosby | |
| Chelsea Slade | |
| JoElla Younkin | |

A. DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO PROCEED WITH AMENDED CHAPTER 18.72 – WIRELESS TELECOMMUNICATIONS TOWERS AND ANTENNAS OF THE TOWN OF EAGAR TOWN CODE AND TO TAKE RECOMMENDED AMENDMENTS TO TOWN OF EAGAR COUNCIL FOR APPROVAL

Commissioner Ciminski motioned to direct staff to bring amended chapter 18.72 of the Eagar Town Code to the Town Council for approval with minor grammatical changes discussed during work session. Chair Slade seconded the motion. All were in favor. None opposed. The motion carried unanimously 4-0.

| | |
|-----------------|------|
| Ayes | Nays |
| Brenda Ciminski | None |
| Becky Crosby | |
| Chelsea Slade | |
| JoElla Younkin | |

10. ADJOURNMENT

Vice Chair Crosby motioned to adjourn. Chair Slade seconded the motion. All were in favor. None opposed. The motion carried unanimously 4-0 [6:50 PM].

| | |
|-----------------|------|
| Ayes | Nays |
| Brenda Ciminski | None |
| Becky Crosby | |
| Chelsea Slade | |
| JoElla Younkin | |

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

Permit No. CUP 2026-2 Date: 4/14/26

Name of applicant: Terri Barnbridge

Mailing Address: [REDACTED] Springfield, AZ

Telephone: [REDACTED] Email Address [REDACTED]

1. Location of Property: 694 E Central Ave Eagar, Az

2. Current Zoning: Commercial C-1 104-67-D16A

3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):
8 ft Elk Fence along S. property line. Fence to be identical to the Elk fence on the south side of Central Ave, directly across the street.

4. Reason for Proposed Use To keep Elk off the property because they are eating the alfalfa planted on the property.*

5. Attachments: a. Plot Plan (to Scale)
b. Pertinent data as required by the Zoning Administrator or Planning and Zoning Commission

Filing Fee: \$200.00 Date Paid: 4/27/26 Receipt # TRANS # 268980707

6. Signature of Applicant: Terri B Date: 4/14/26

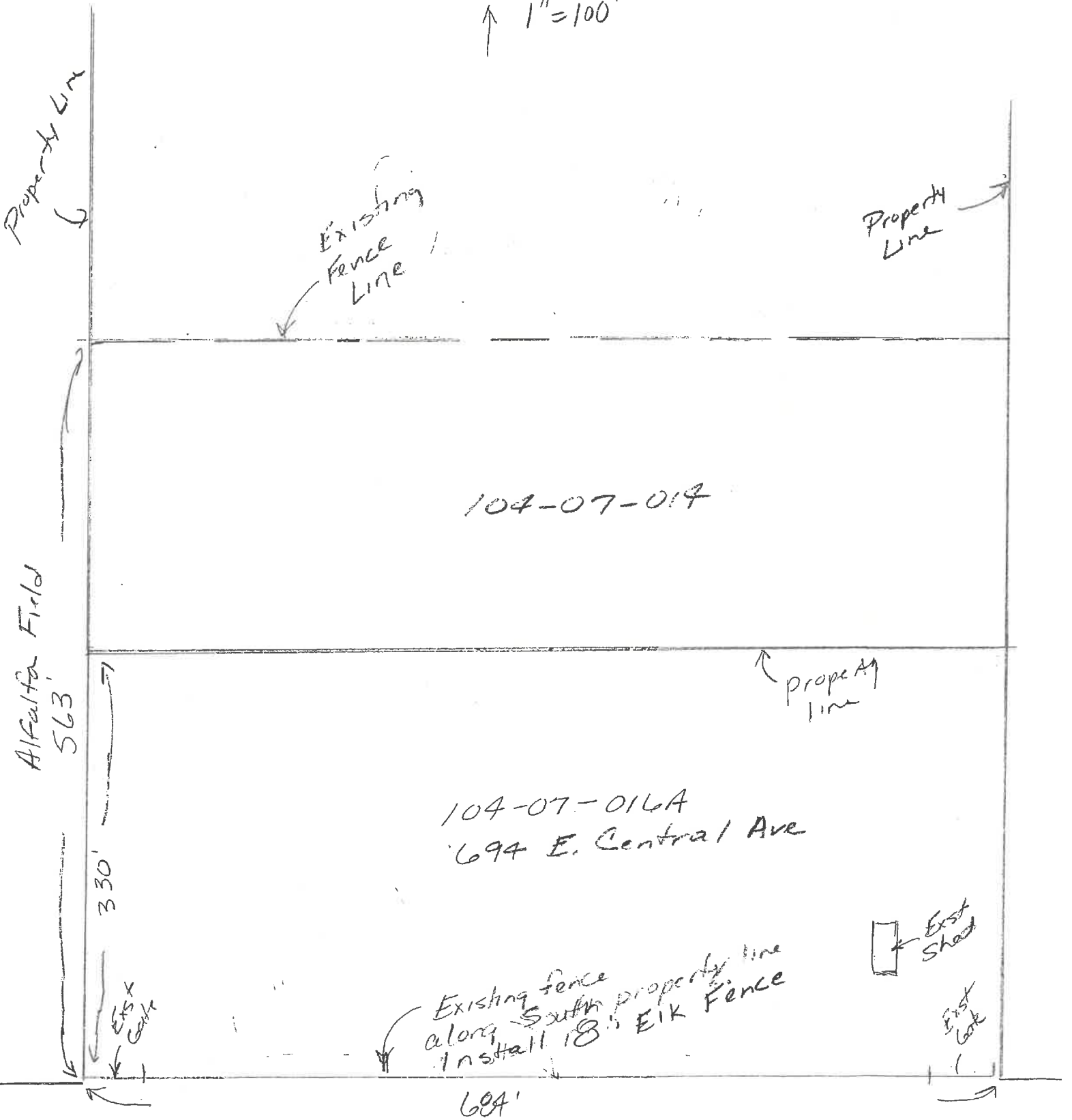
7. Signature of Zoning Administrator: Benny Zyzds Date: 4/23/26

8. Application shall be forwarded to the planning and Zoning Commission on:
(Date) 4/19/26 (Time) 6:00 pm
(Place) 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.

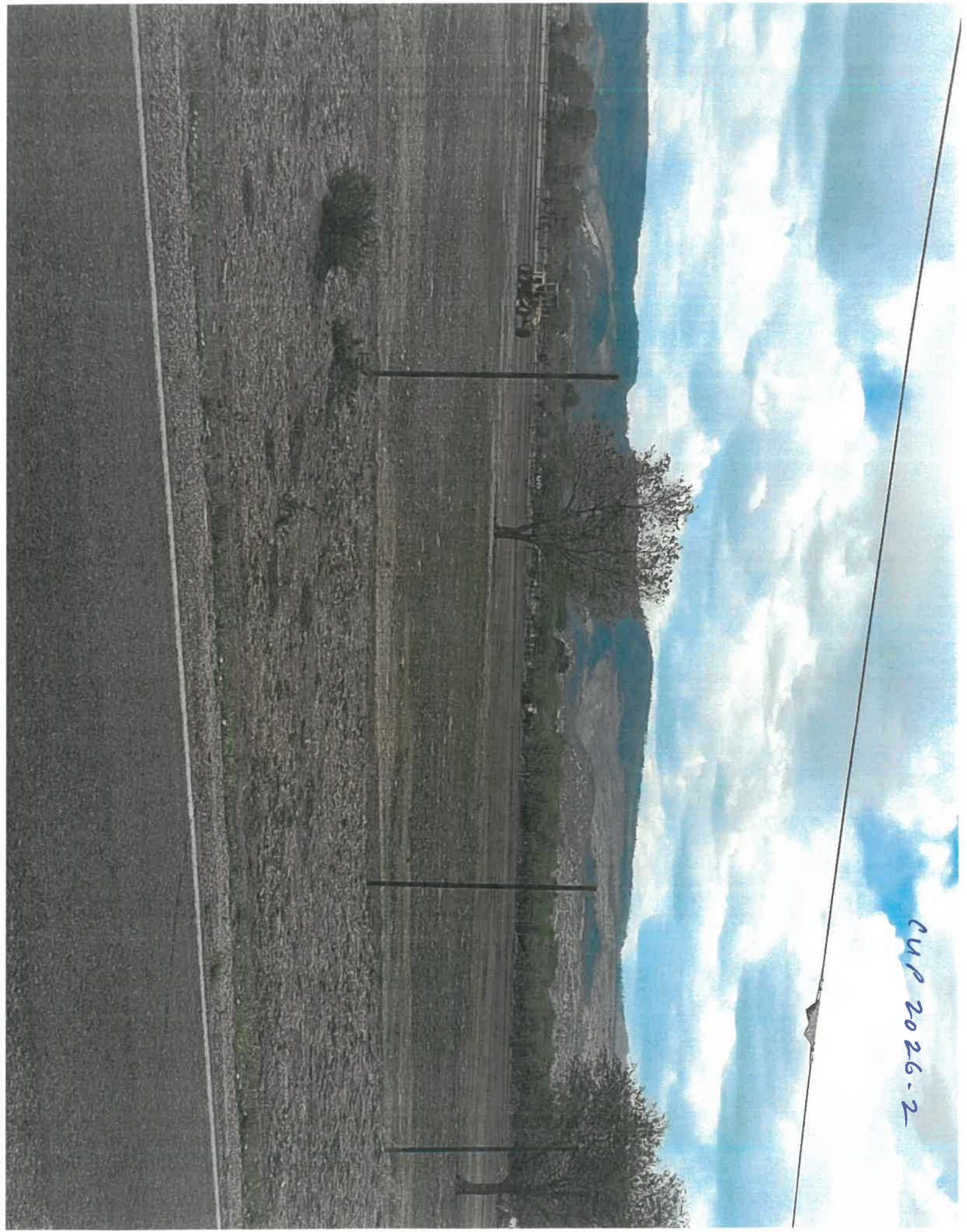
* This also benefits the community as a whole because it serves as a safety improvement for Central Ave. Currently large numbers of Elk cross Central Ave. ~~causing~~ graze in our field causing a hazard to traffic.

N
↑ 1" = 100'



Central Ave

CUR 2026-2



CUP 2026 - 2





TOWN OF EAGAR
REGULAR PLANNING & ZONING MEETING
MONTH DAY , 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: 8' elk fence

AGENDA ITEM: 8A

BUDGET IMPACT: \$0

HISTORY: This same type of fencing was approved for the parcel across the street – (formerly the zoo) – to assist with keeping elk out of the area.

ATTACHMENTS: Property diagram and pictures of fencing

STAFF RECOMMENDATION: Approve CUP2026-2 to allow the Bainbridge's to install and 8' elk fence to keep elk out.

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

Permit No. CUP2026-3 Date: 4-28-26

Name of applicant: Nathan Strebe

Mailing Address 650 S. River Rd

Telephone: [REDACTED] Email Address [REDACTED]

1. Location of Property: 650 S. River Rd 104-20-025

2. Current Zoning: AR-43

3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):
8' High Fence Around Garden Area

4. Reason for Proposed Use To Keep Deers and Elk out
of Garden

5. Attachments: a. Plot Plan (to Scale)
b. Pertinent data as required by the Zoning Administrator or Planning and Zoning Commission
c. Names and addresses of all landowners within a 300 foot radius from property line of CUP application
d. Stamped addressed envelopes for all those who require notifications of the public hearing

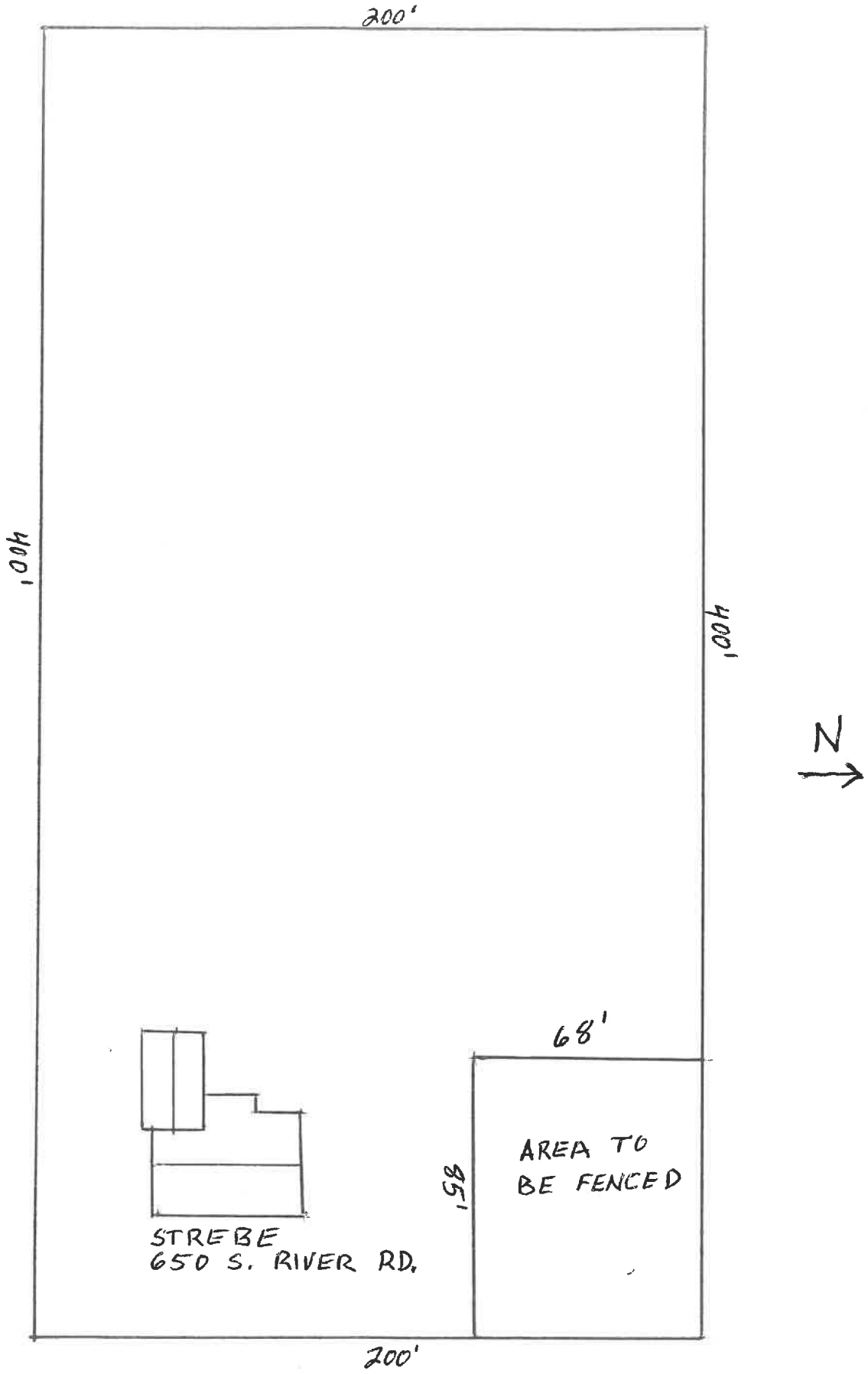
Filing Fee: \$200.00 Date Paid: 4/20/2026 Receipt # 313372052

6. Signature of Applicant: Nathan Strebe Date: 4-28-26

7. Signature of Zoning Administrator: Bennett [Signature] Date: 4/29/26

8. Application shall be forwarded to the planning and Zoning Commission on:
(Date) 6/9/26 (Time) 6:00pm
(Place) Town Hall

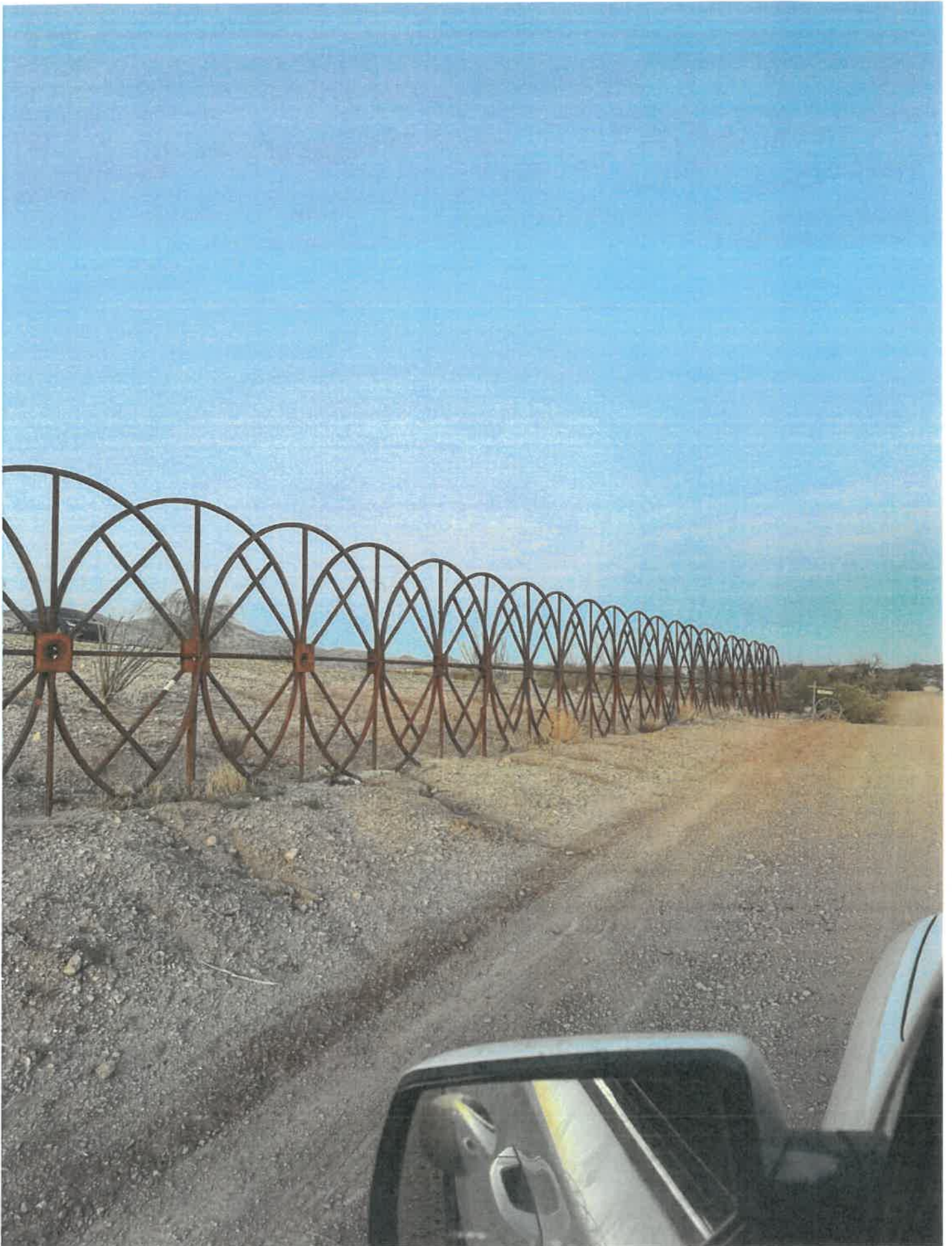
Notice of the nature of the Conditional use Permit and the date of the meeting at which it will be considered will be posted on the affected property 15 days prior to



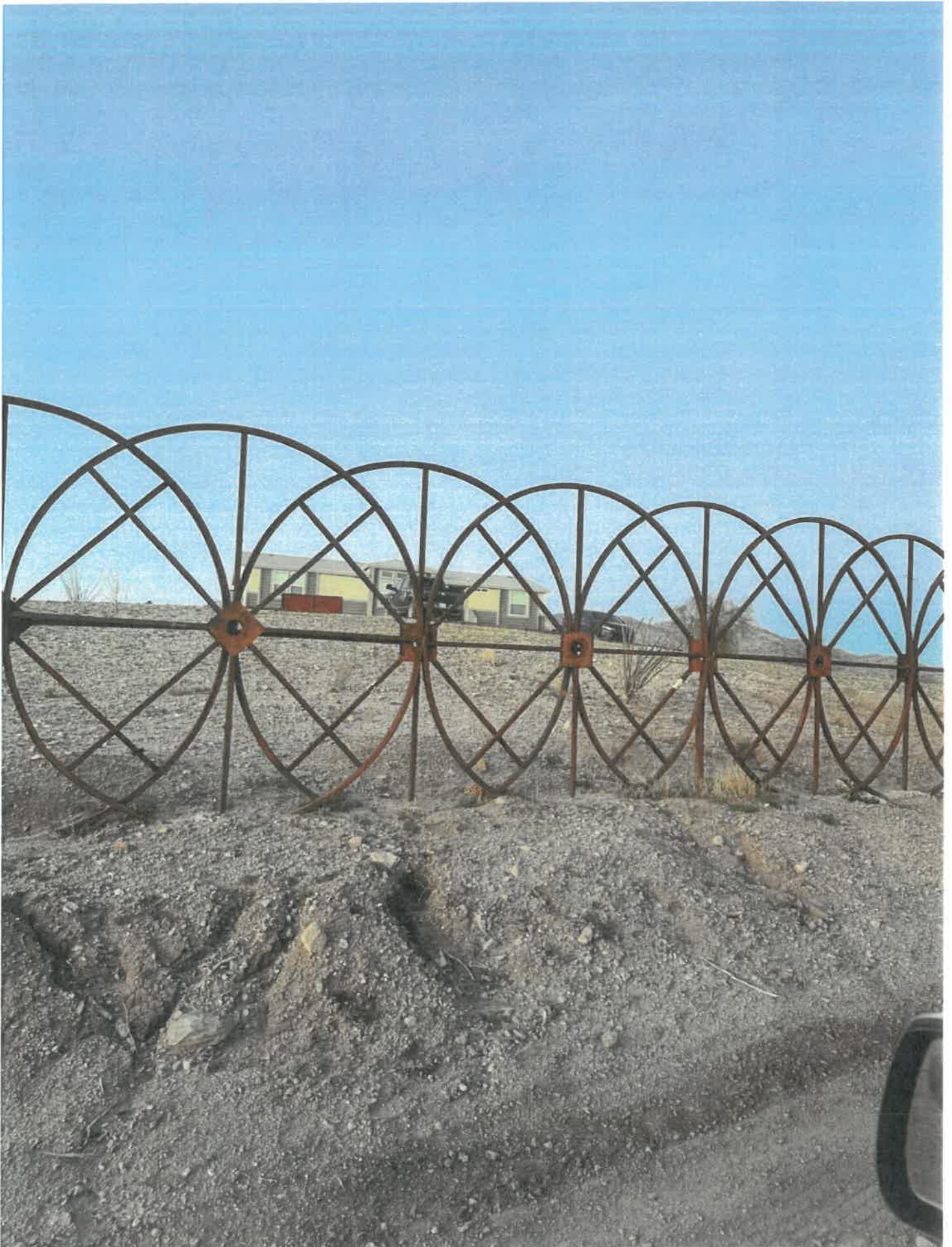
SOUTH RIVER RD.

CUP 2026-3

CUP 2026-3



CUP 2026-3



CUP 2026-3



To: Eagar Planning and Zoning Commission
From: Robert C. & Phyllis H. Hamblin
RE. Nathan Strebe Fence Conditional Use Permit Request

Planning and Zoning Chairman and Commissioners,

In response to your notice attached, Robert C. And Phyllis Hamblin who reside at 633 South River Road ask for you to approve this Conditional Use Permit for Nathan Strebe to construct an 8' fence around his garden.

Thank you for your consideration.



Robert C. Hamblin

5-16-26

Date



Phyllis H. Hamblin

5-16-26

Date

633 South River Road
Eagar, Az. 85925



TOWN OF EAGAR
REGULAR PLANNING & ZONING MEETING
MONTH DAY , 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: 8' fence for garden area

AGENDA ITEM: 8B

BUDGET IMPACT: \$0

HISTORY: Fences of this size have been approved before for different uses.

ATTACHMENTS: Property diagram and picture of proposed fencing material

STAFF RECOMMENDATION: Approve CUP2026-3 to allow Mr. Strebe to install and 8' fence around his garden.

200-26-4

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

Permit No. CUP 2021e-4 Date: 5-5-26

Name of applicant: Danny & Fonda Brown

Mailing Address [REDACTED]

Telephone [REDACTED] Email Address _____

1. Location of Property: 576 S Main st. -104-15-037

2. Current Zoning: RZ-7 Memill ELNA LAfm

3. Proposed Use (as listed under "Conditional Uses" in the above zoning district):
living in travel trailer until other arrangements

4. Reason for Proposed Use provide living space for family

- 5. Attachments: a. Plot Plan (to Scale)
- b. Pertinent data as required by the Zoning Administrator or Planning and Zoning Commission
- c. Names and addresses of all landowners within a 300 foot radius from property line of CUP application
- d. Stamped addressed envelopes for all those who require notifications of the public hearing

Filing Fee: \$200.00 Date Paid: 5/5/26 Receipt # 314170613

6. Signature of Applicant: Danny Brown Date: 5-5-26

7. Signature of Zoning Administrator: Bunnie Rydelski Date: 5/5/26

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

(Date) 6/9/26 (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



E 5th St

E 6th St

S Main St

S Main St

S Main St

S Main St

S Main St

W 6th St

W 6th St

W 6th St

W 6th St

S Harless St

S Harless St

S Harless St

W 5th St

W 6th St

544

521

531

535

565

575

538



1.61
ACRES



TOWN OF EAGAR
REGULAR PLANNING & ZONING MEETING
MONTH DAY , 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: RV living until other arrangements can be made for long-term accommodations.

AGENDA ITEM: 8C

BUDGET IMPACT: \$0

HISTORY: Have approved RV living for those needing assistance. In the past, the commission did put requirements on either providing check-ins and giving a time that the use can no longer continue.

ATTACHMENTS: Property diagram

STAFF RECOMMENDATION: Approve CUP2026-4 to allow the Brown's to utilize a RV unit for their family until other arrangements can be made.

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

Permit No. CUP 2026-5 Date: 5-6-2026

Name of applicant: Arizona Log & Timber Works - Randy Niel

Mailing Address [REDACTED]

Telephone: [REDACTED] Email Address [REDACTED]

1. Location of Property: 1690 W Central Ave, Eagar AZ 85925

2. Current Zoning: Industrial 104-18-004F

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

4. Reason for Proposed Use Height of Building is 30'-2"
Exhaust stack off of EQUIPMENT = 60' High.

5. Attachments: a. Plot Plan (to Scale)
b. Pertinent data as required by the Zoning Administrator or Planning and Zoning Commission
c. Names and addresses of all landowners within a 300 foot radius from property line of CUP application
d. Stamped addressed envelopes for all those who require notifications of the public hearing

Filing Fee: \$200.00 Date Paid: 5/6/26 Receipt # 314331414

6. Signature of Applicant: [Signature] Date: 5-6-2026

7. Signature of Zoning Administrator: [Signature] Date: 5/6/26

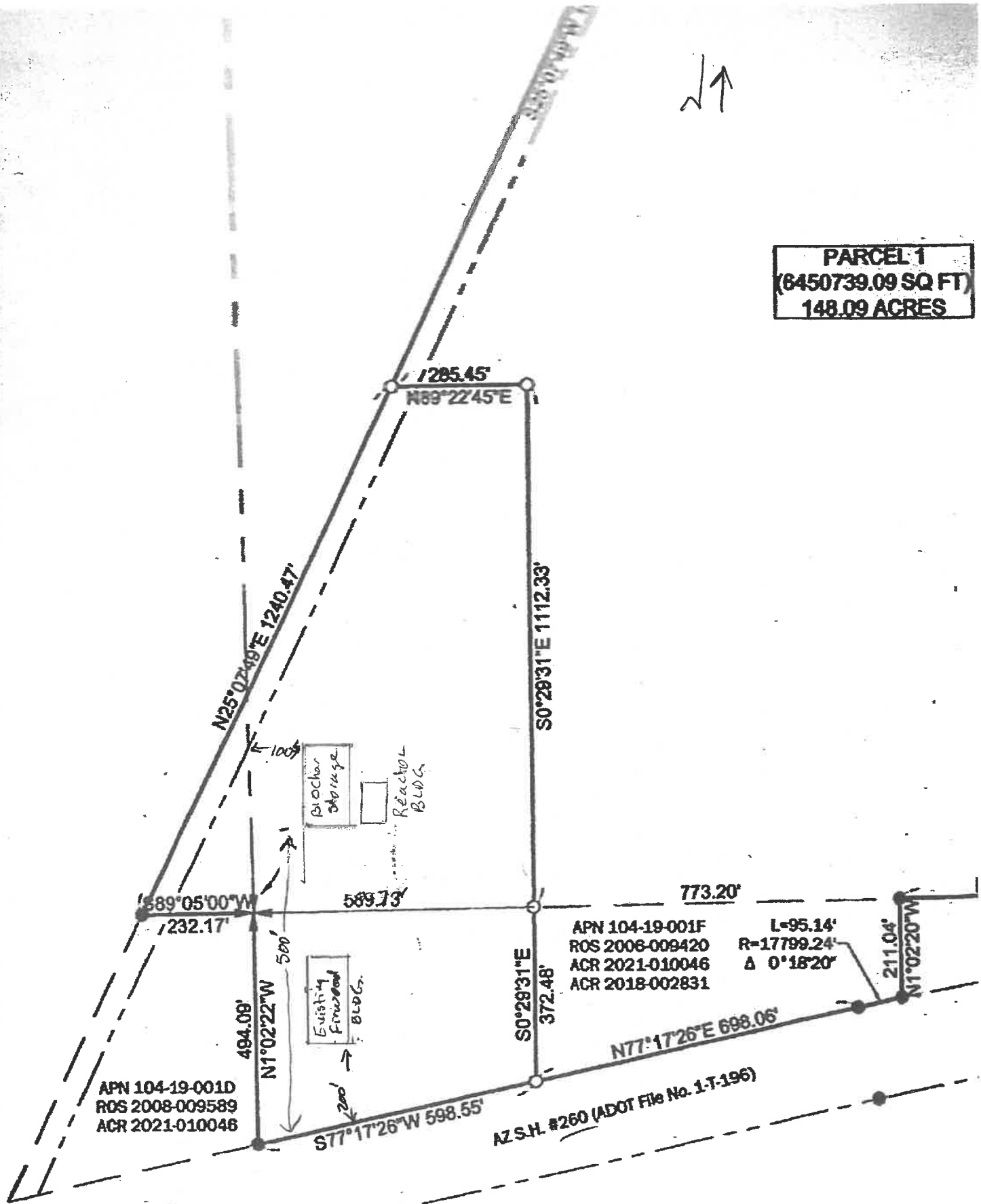
8. Application shall be forwarded to the planning and Zoning Commission on:

(Date) 6/9/26 (Time) 10:00pm

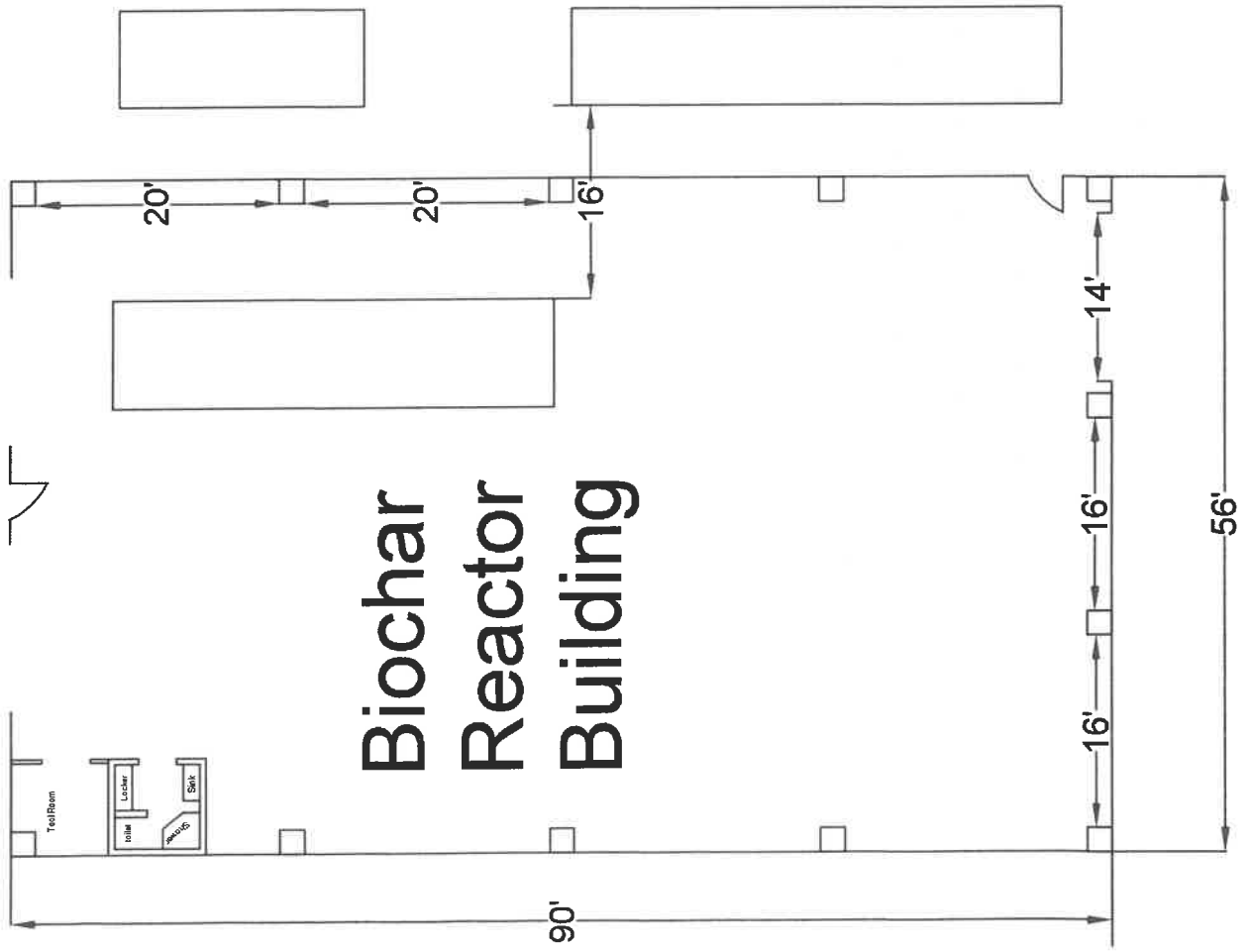
(Place) Town Hall

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

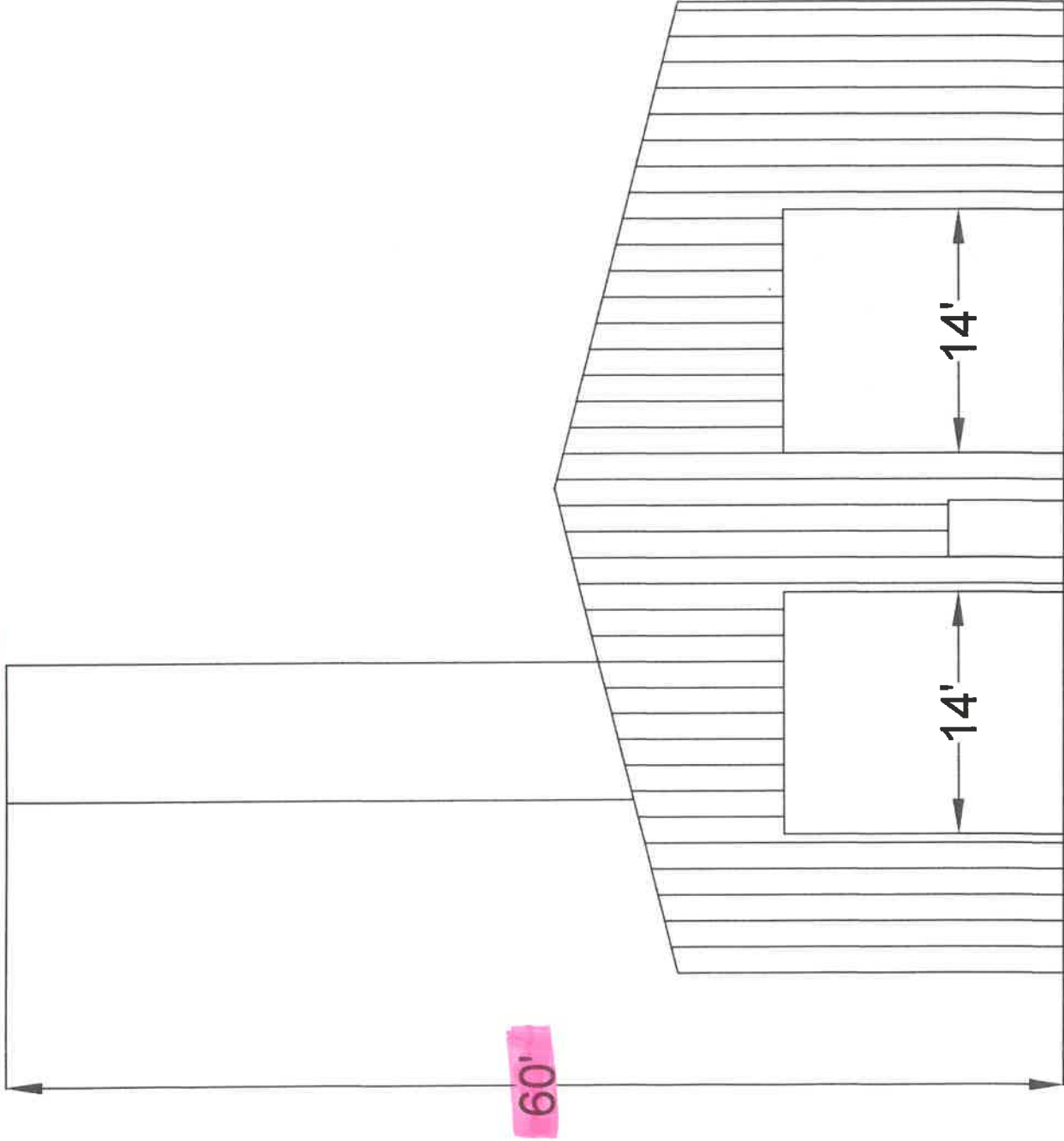
PARCEL 1
(6450739.09 SQ FT)
148.09 ACRES



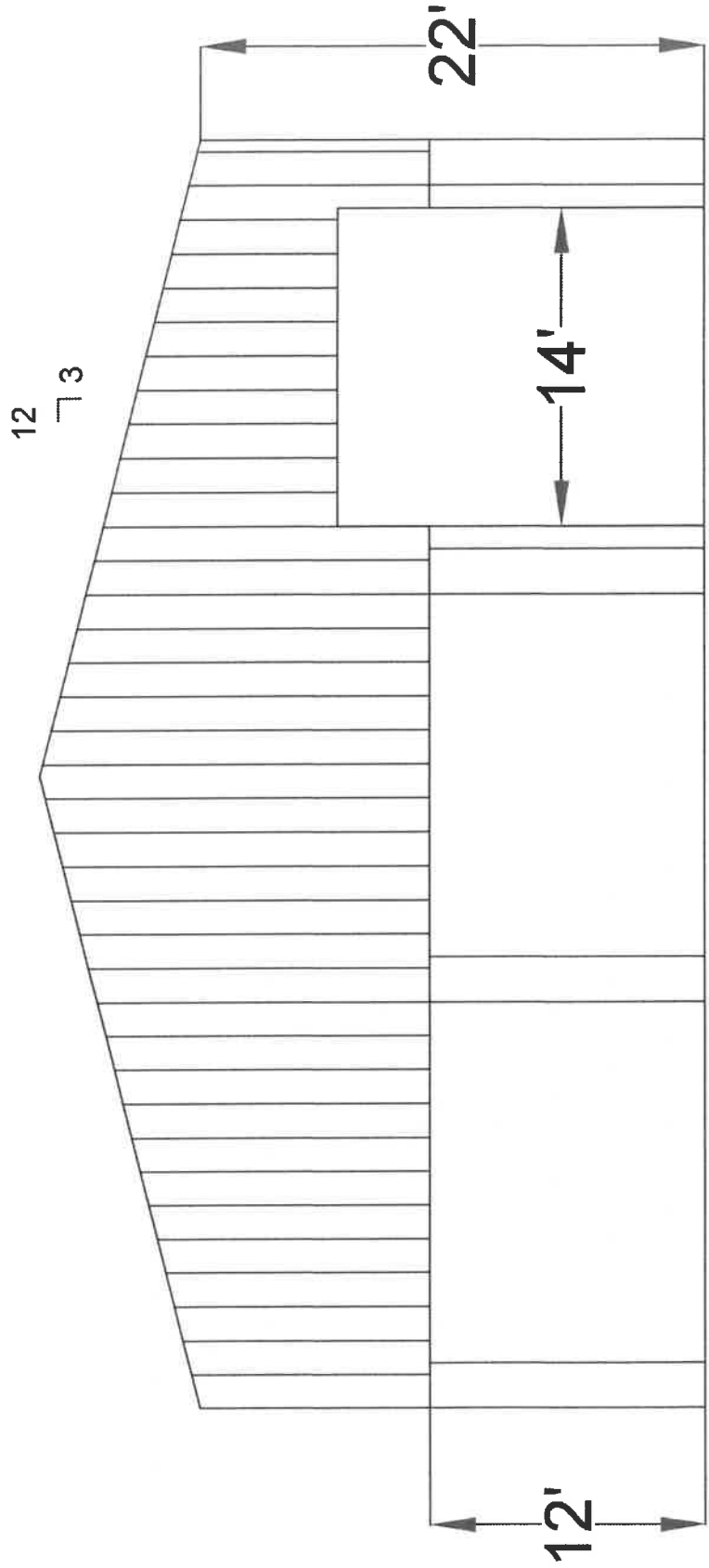
Biochar Reactor Building



Reactor Stack

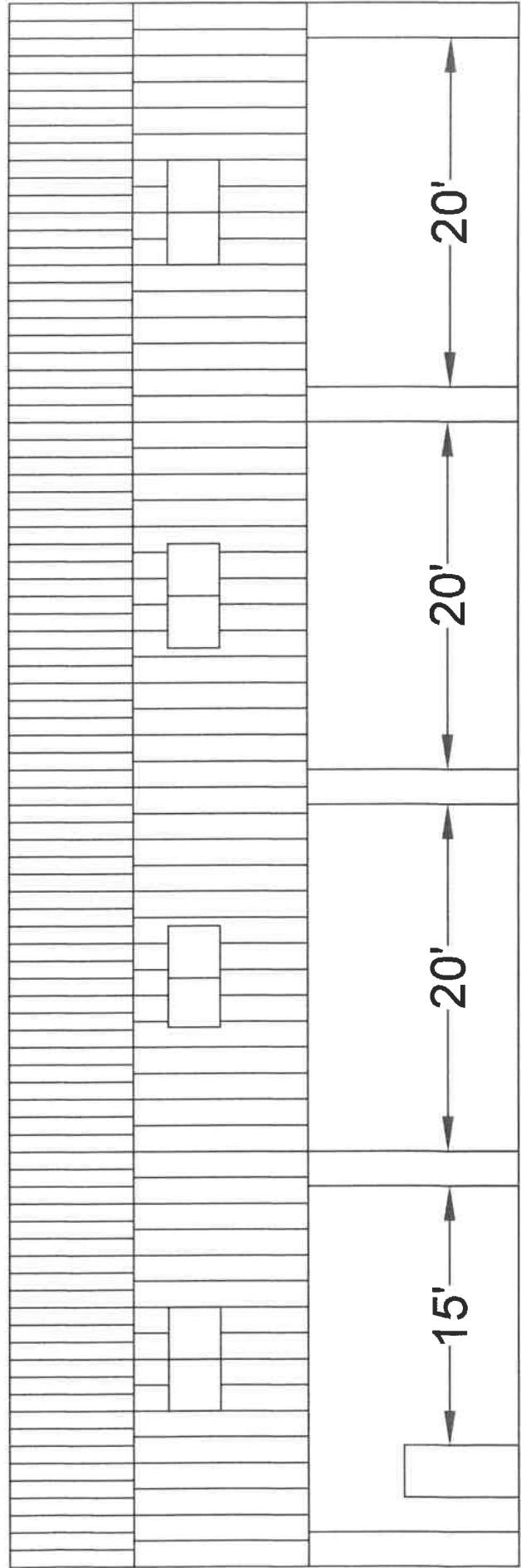


North Elevation
Biochar Reactor Bldg.

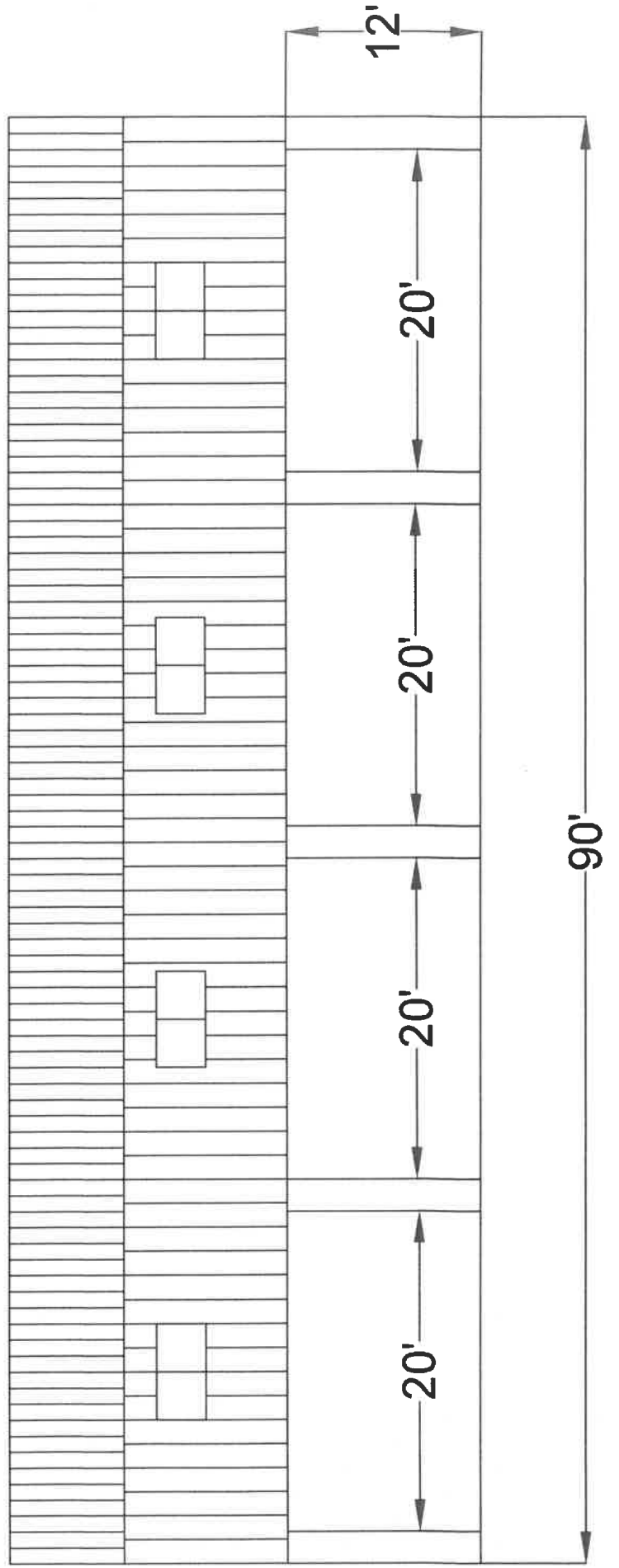


South Elevation
Biochar Reactor Bldg

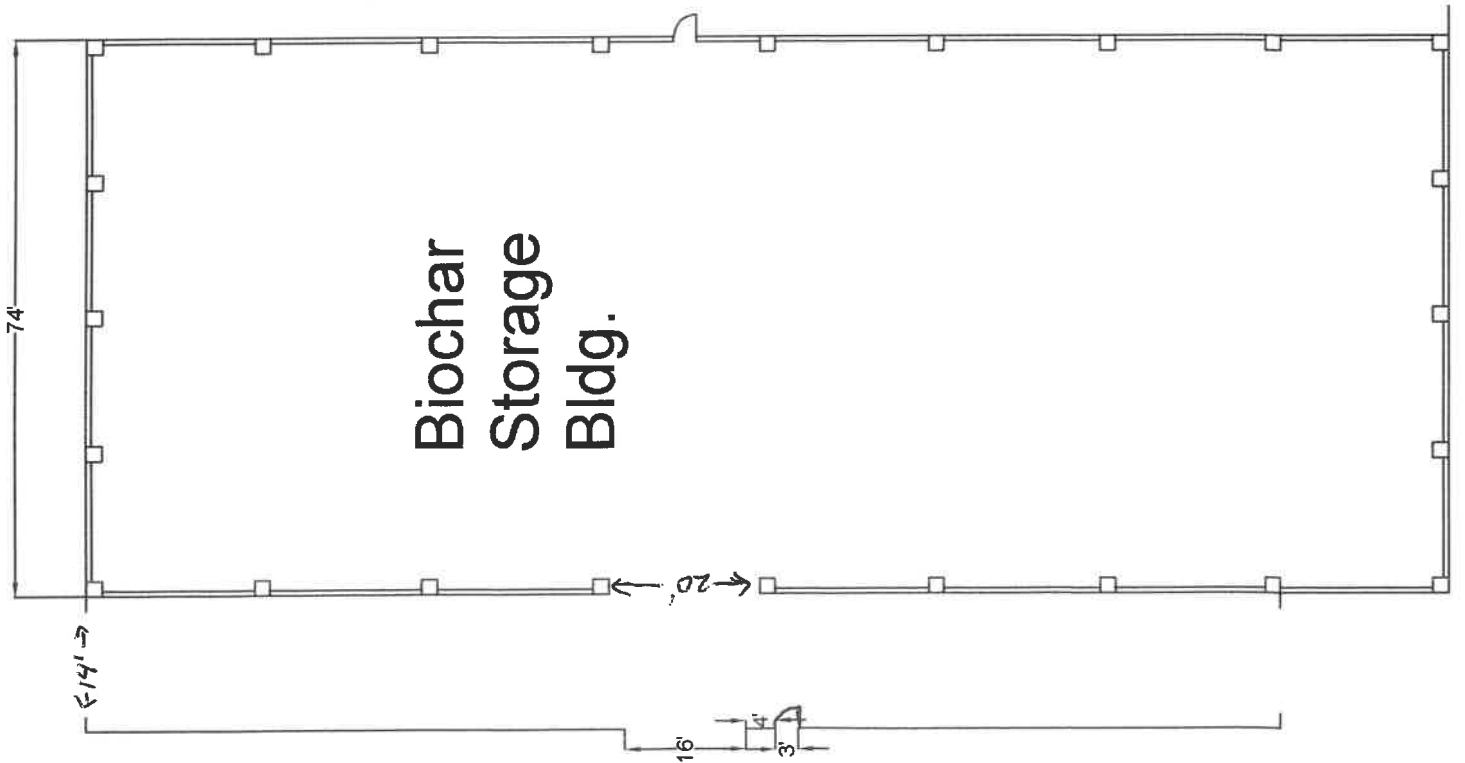
East Elevation



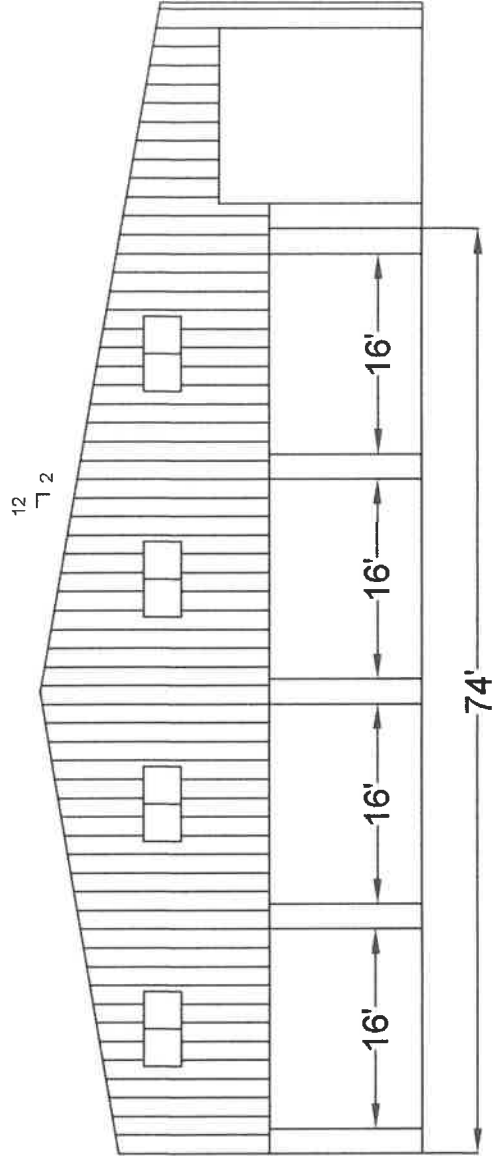
West Elevation



**Biochar
Storage
Bldg.**



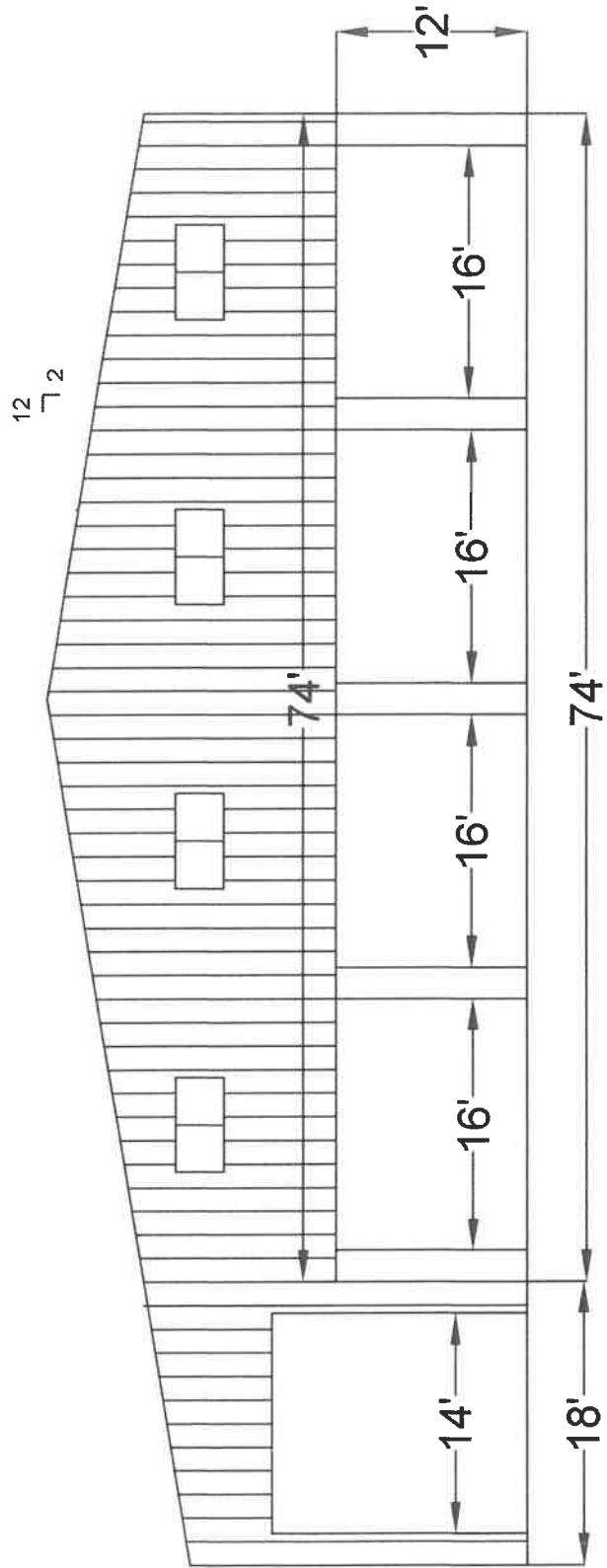
North Elevation
Biochar Storage Bldg



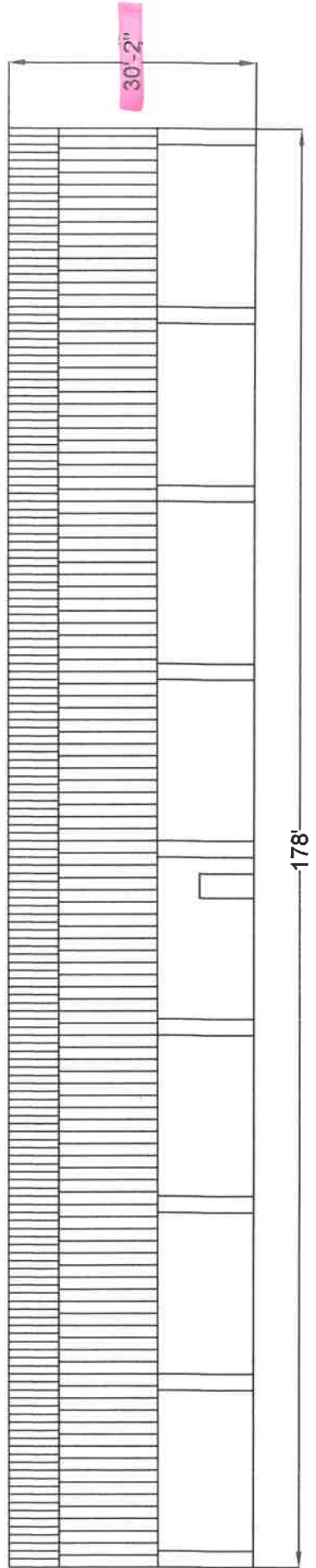
Steel Frame on top of concrete Walls and columns

8" Concrete Wall with 24" CMU columns

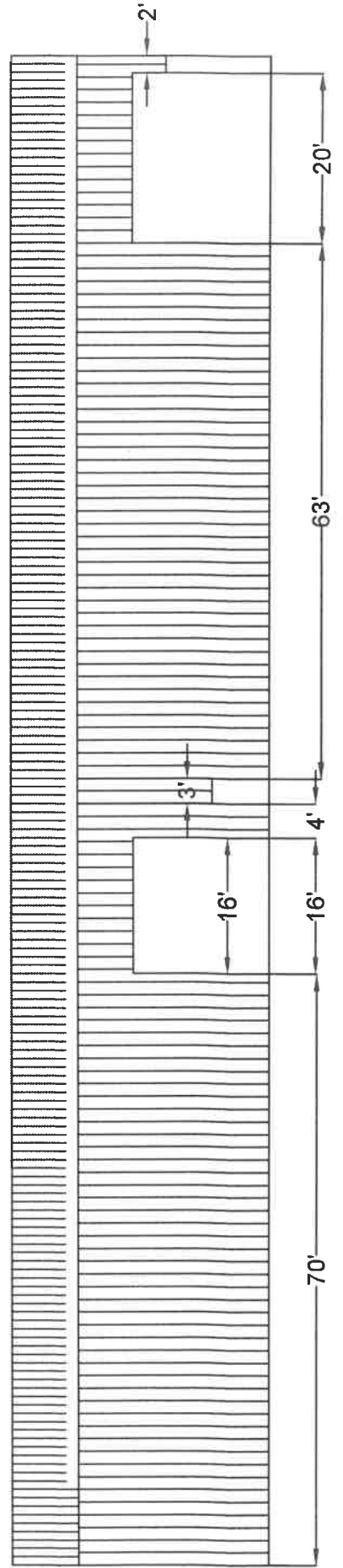
South Elevation
Biochar Storage Bldg.



East Elevation Storage Bldg



West Elevation Storage Bldg.





TOWN OF EAGAR
REGULAR PLANNING & ZONING MEETING
MONTH DAY , 2026 at 6:00 PM
COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: Height of building and exhaust stack above 30'

AGENDA ITEM: 8D

BUDGET IMPACT: \$0

HISTORY: Previously the commission has approved the building of homes above the 30' code requirement.

ATTACHMENTS: Property and project diagrams

STAFF RECOMMENDATION: Approve CUP2026-5 to allow Arizona Log & Timberworks to construct a building at 30' – 2" and an exhaust stack at 60'.