



**TOWN OF EAGAR
DESIGN REVIEW BOARD**

REGULAR MEETING

APRIL 14, 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 DESIGN REVIEW BOARD OF THE TOWN OF EAGAR AND THE GENERAL PUBLIC THAT THE DESIGN REVIEW BOARD OF THE TOWN OF EAGAR WILL HOLD A MEETING OPEN TO THE PUBLIC ON TUESDAY APRIL 14, 2026 AT 6:00 P.M. 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. DISCUSSION AND CONSIDERATION OF MINUTES**
 - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SEPTEMBER 9, 2025 BOARD OF ADJUSTMENT MEETING MINUTES
- 6. PRESENTATION OF DESIGN REVIEW APPLICATION FROM MR. BRYCE HAMBLIN.**
 - A. PRESENTATION AND DISCUSSION TO APPROVE, CONDITIONALLY APPROVE, OR DISAPPROVE THE DESIGN REVIEW APPLICATION IN ACCORDANCE WITH TOWN CODE 18.88.070 (POWERS AND DUTIES) OF THE MULTI-PLEX BUSINESS PLAN FOR 655 N. MAIN ST, PARCEL #104-09-041
- 7. 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 REASONABLE ACCOMMODATIONS WILL BE PROVIDED.

POSTED BY: William Gleeson **Date:** April 9, 2026 **Time:** 12:00 P.M.



**TOWN OF EAGAR
DESIGN REVIEW BOARD**

REGULAR MEETING

SEPTEMBER 9, 2025 at 6:15 PM OR IMMEDIATELY

FOLLOWING BOARD OF ADJUSTMENT MEETING

COUNCIL CHAMBERS, 22 WEST 2ND STREET

MINUTES

PURSUANT TO A.R.S. 38-431.02 NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE DESIGN REVIEW BOARD OF THE TOWN OF EAGAR AND THE GENERAL PUBLIC THAT THE DESIGN REVIEW BOARD OF THE TOWN OF EAGAR WILL HOLD A MEETING OPEN TO THE PUBLIC ON TUESDAY SEPTEMBER 9, 2025 IMMEDIATELY FOLLOWING THE 6:00 P.M. BOARD OF ADJUSTMENTS MEETING, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2ND STREET, EAGAR, AZ 85925.

1. WELCOME – Vice Chair Slade called the meeting to order [6:41 p.m.]

2. ROLL CALL – Vice Chair Slade called for roll call

Present - Chelsea Slade, Brenda Ciminski, Debra Seeley, Becky Crosby, JoElla Younkin

Excused - Ethan Eagar

Absent - Kristi Penrod

3. PUBLIC COMMENTS There were no public comments

4. CONSIDERATION OF DESIGN REVIEW APPLICATION FROM GYMNASTICS STUDIO AT 18 N. BUTLER ST.

The board engaged in productive dialogue with two of the owners/managers of the gymnastics building. The board requested that advertisement banners are not placed long term on the south side of the building, facing Central Ave. The owners intend to have a mural painted on a portion of the south side of the building.

5. ADJOURNMENT

Vice Chair Slade motioned to adjourn the meeting. Board Member Brenda Ciminski second the motion.

AYES

NAYES

Chelsea Slade

None

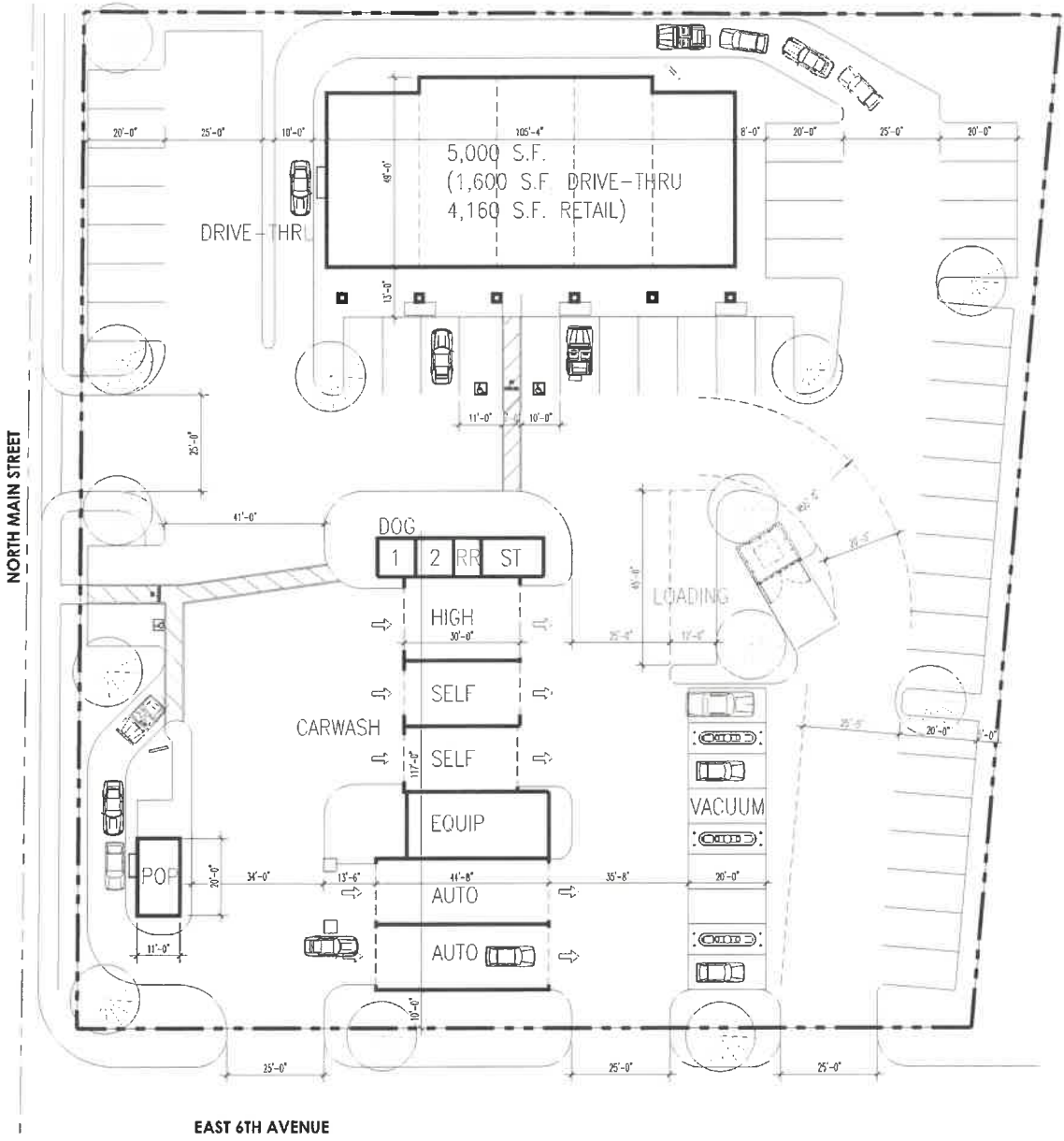
Brenda Ciminski

JoElla Younkin

Becky Crosby

Debra Seeley

The motion carried unanimously. The meeting adjourned at [7:03 p.m.]



SITE PLAN - OPTION 3

SCALE: 1" = 30'-0"



NOTE:
THIS IS A PRELIMINARY SITE PLAN AND ARCHITECTURAL LAYOUT USED FOR GENERAL PURPOSES OF DETERMINE HOW THE SITE MIGHT BE DEVELOPED. A COMPLETE ZONING STUDY AND COORDINATION WITH THE AUTHORITIES HAVING JURISDICTION WILL BE COMPLETED BY THE ARCHITECT AFTER THE AWARD OF FULLY CONTRACTED CONSTRUCTION DOCUMENTS.

PARKING:	
PROVIDED:	46 PARKING SPACES
REQUIRED:	
DRIVE-THRU 700 USEABLE/50	= 14
8 EMPLOYEES	= 4
RETAIL 3,400/200	= 17
POP SHOP 220/200	= 2
2 EMPLOYEES	= 2
TOTAL REQUIRED	= 39



PK ARCHITECTS, P.C.
1414 E. HAZLWOOD DRIVE, SUITE 200
TUCSON, ARIZONA 85710
PHONE: 520.744.1438
FAX: 520.744.1491



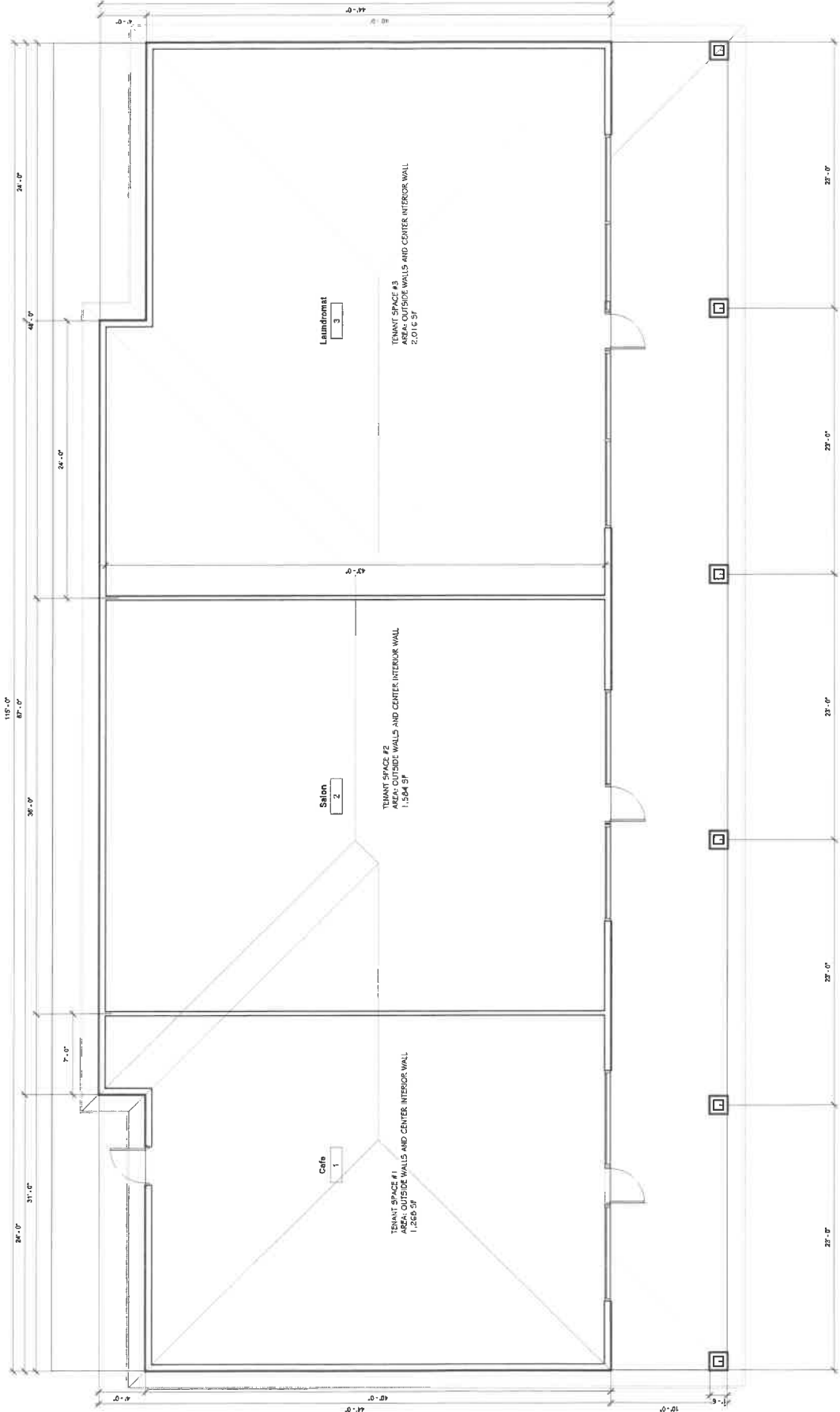
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KMA
 Kenneth Mehn Architect
 3915 West Roadrunner Drive
 Chino Valley, Arizona 85323
 kennethmeh@earthlink.net
 Office 928-710-6630

Eagar Office
 Eagar, Arizona

No.	Description	Date

Floor Plan First Floor
 Project number 2026.01
 Date 04.08.2026
 Drawn by KMA
 Checked by KMA
A1
 Scale 1/4" = 1'-0"



Building 4,852 s.f.
 Covered Porch 1,150 s.f.
 Total Area 6,002 s.f.
 Type 5 Construction, Concrete Floor, 2x6
 Exterior Walls with Slipsoc, 12" Wall Height,
 Wood Trusses, 4 in 12 Slope, Asphalt Shingles.



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KMA

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 kennmoh@aol.com
 Office 928-710-5530

Eagar Office
 Eagar, Arizona

16/02/11 11:22 AM

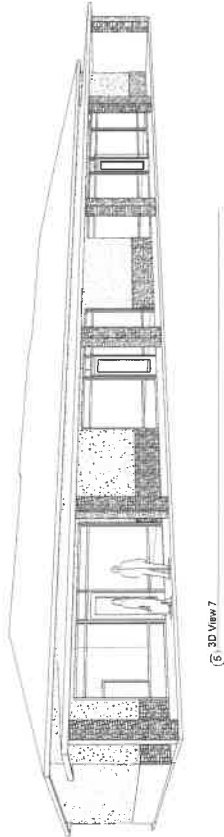
File	Description	Date

Exterior Elevations

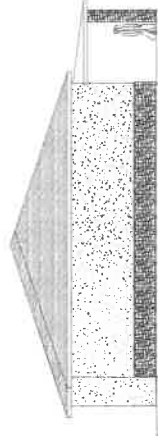
Project number 2026-01
 Date 04.08.2026
 Drawn by KMA
 Checked by KMA

A4

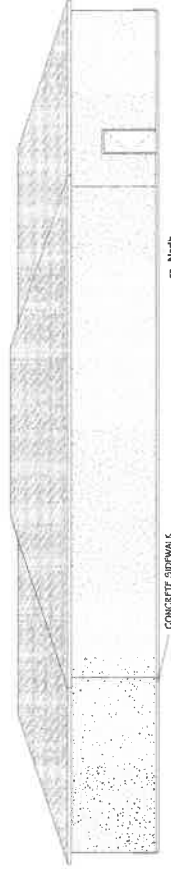
Scale 1/8" = 1'-0"



⑤ 3D View 7

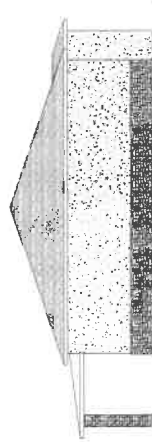


④ West
1/8" = 1'-0"

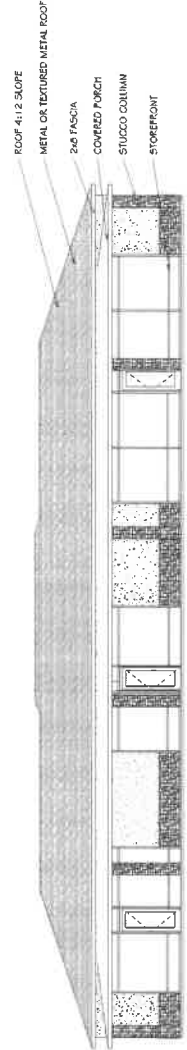


② North
1/8" = 1'-0"

CONCRETE SIDEWALK



① East
1/8" = 1'-0"



③ South
1/8" = 1'-0"

- Top of Roof
20'-0"
- Roof First Floor
12'-0"
- Floor First Level
0'-0"

- ROOF 4:12 SLOPE
- METAL OR TEXTURED METAL ROOF
- 2x6 FASCIA
- COVERED PORCH
- STUCCO COLUMN
- STONEPOINT



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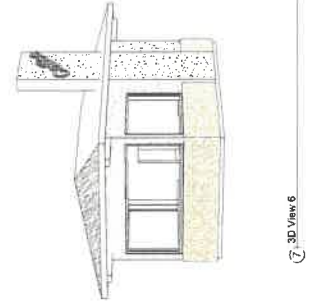
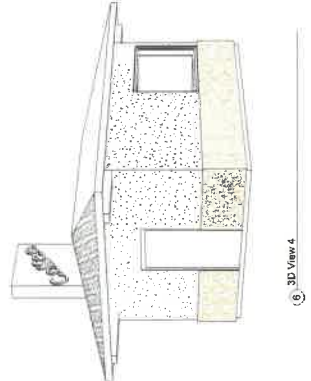
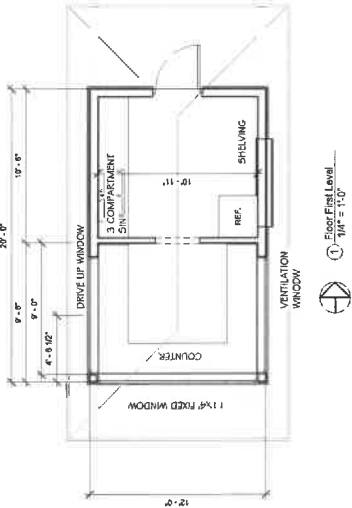
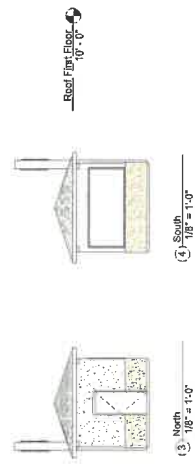
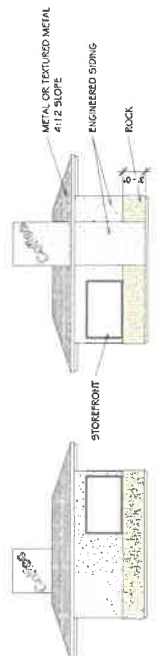
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Eagar Coffee Drive Through

Eagar, Arizona

No.	Description	Date

Floor Plan First Floor	
Project Number	2008-01
Date	04/03/08
Drawn by	KMA
Created by	KMA
A1	
Scale	As indicated





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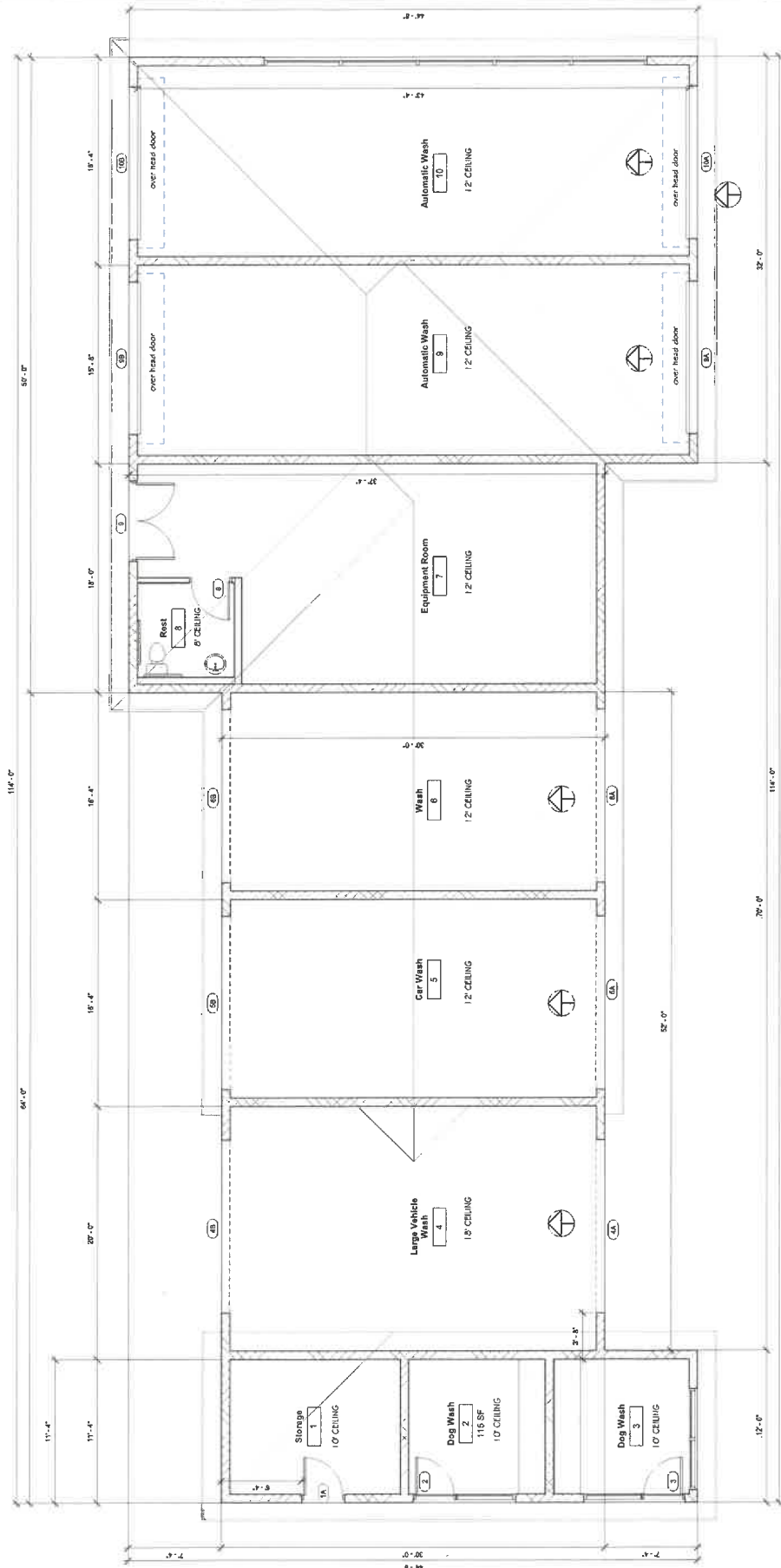
Eagar Carwash / Office

Eagar, Arizona

No.	Description	Date

Project number	2025-01
Date	04/08/2025
Drawn by	KMA
Checked by	KMA
Scale	A1
Scale	1/4" = 1'-0"

4/8/2025 10:31:07 AM



Building Floor Area: 4,109 sf
 ① First Floor Level
 1/4" = 1'-0"



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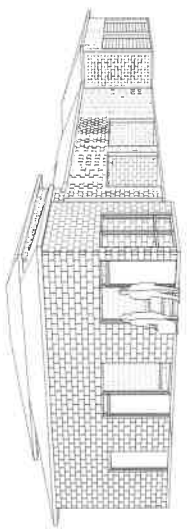
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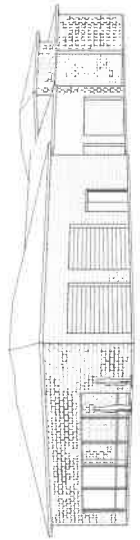
Eagar Carwash / Office
 Eagar, Arizona

No.	Description	Date

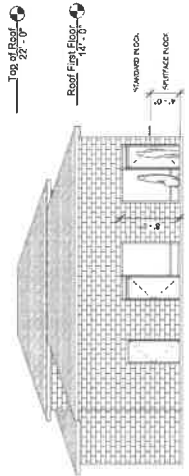
Exterior Elevations	
Project number	2025-01
Date	04 08 2025
Drawn by	KMA
Checked by	KMA
A4	
Scale	1/8" = 1'-0"



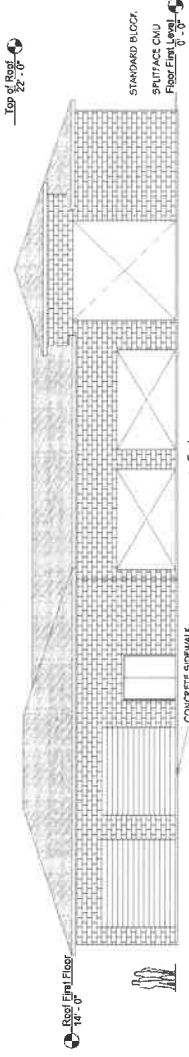
(5) 3D View 6



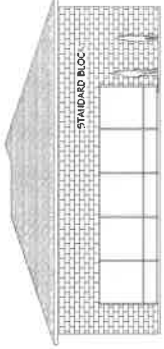
(7) 3D View 20



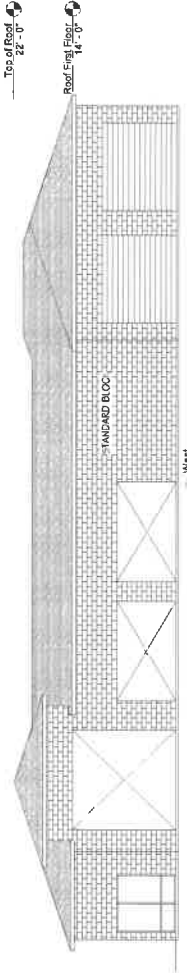
(4) North
 1/8" = 1'-0"



(2) East
 1/8" = 1'-0"




(1) South
 1/8" = 1'-0"



(3) West
 1/8" = 1'-0"

Re: Design Review Board

From Bryce Hamblin 
Date Wed 4/8/2026 4:12 PM
To Britney Reynolds <b.reynolds@eagaraz.gov>
Cc William Gleeson <w.gleeson@eagaraz.gov>

Black roof. Black and white siding/rock.
Sent from my iPhone

On Apr 8, 2026, at 4:09 PM, Britney Reynolds <b.reynolds@eagaraz.gov> wrote:


Bryce,

Did you have colors yet that we can note on the agenda for the commission?

Britney Reynolds

Community Development Director
Town of Eagar
P.O. Box 1300
Eagar, AZ. 85925
928-333-4128 ext. 221
<Outlook-pkdzbsgl.png>

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From: Bryce Hamblin 
Sent: Wednesday, April 8, 2026 4:00 PM
To: William Gleeson <w.gleeson@eagaraz.gov>
Cc: Britney Reynolds <b.reynolds@eagaraz.gov>
Subject: Re: Design Review Board

Britney & Will:

I believe this is everything. Is there anything I'm missing?

Bryce M. Hamblin, Esq.