



TOWN OF EAGAR
BOARD OF ADJUSTMENT
REGULAR MEETING & PUBLIC HEARING
JUNE 23, 2026 ~ 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 BOARD OF ADJUSTMENT OF THE TOWN OF EAGAR AND THE GENERAL PUBLIC THAT THE BOARD OF ADJUSTMENT OF THE TOWN OF EAGAR WILL HOLD A MEETING AND PUBLIC HEARING OPEN TO THE PUBLIC ON TUESDAY JUNE 23, 2026 AT 6:00 PM, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2ND STREET, EAGAR, AZ 85925.

- 1. WELCOME**
- 2. ROLL CALL**
- 3. PUBLIC COMMENTS**

PERSONS WISHING TO ADDRESS THE BOARD OF ADJUSTMENT ON ANY ITEM NOT ALREADY ON THE AGENDA MAY DO SO, ALTHOUGH EACH SPEAKER IS LIMITED TO THREE MINUTES. THE BOARD MAY LIMIT THE TOTAL TIME OFFERED SPEAKERS, IF NECESSARY. ALL SUCH REMARKS SHALL BE ADDRESSED TO THE BOARD AS A WHOLE, AND NOT TO ANY SPECIFIC MEMBER. NO PERSON OTHER THAN THE SPEAKER SHALL ENTER THE DISCUSSION WITHOUT PERMISSION OF THE BOARD. 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 DIRECTOR OF COMMUNITY DEVELOPMENT ON HOW TO PLACE AN ITEM ON THE AGENDA.

- 4. MEETING MINUTES**
 - A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JANUARY 13, 2026 MEETING MINUTES

CONVENE TO PUBLIC HEARING

Public Hearings are conducted in accordance with ARS 38-431 et seq (the "open meeting law") and the Board of Adjustment 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 Board is in public hearing.

Applicant Presentation: The Applicant may make an opening statement in order to explain the item to the Board and public. The Chair or Board 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 Board.

Written Comments: Written comments filed with the Town or staff shall be presented to the Board 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 Board. The total time allotted to the public on any issue may be limited or extended by the Chair or Board.

Board Interaction: Questions from Board Members may be held at this time or reserved until public hearing has closed. The Board Members 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 Board only.

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

5. PUBLIC HEARING

A. Public Hearing for VAR2026-1;

An application for variance from Holly Slade and Chelsea Slade to allow for administrative relief from strict application of zoning requirements specific to special conditions and circumstances which are peculiar to the land and structures at 355 S Main St and 367 S Main St, also known as Apache County Parcel numbers 104-14-033 & 104-14-034, namely to approve or disapprove the combination of the two parcels and direct or deny staff to sign all required documents to be recorded with Apache County.

RECONVENE TO REGULAR MEETING

6. APPLICATION FOR VARIANCE

A. Discussion and possible action on agenda item #5A;

VAR2026-1, an application for variance from Holly Slade and Chelsea Slade to allow for administrative relief from strict application of zoning requirements specific to special conditions and circumstances which are peculiar to the land and structures at 355 S Main St and 367 S Main St, also known as Apache County Parcel numbers 104-14-033

& 104-14-034, namely to approve or disapprove the combination of the two parcels and direct or deny staff to sign all required documents to be recorded with Apache County.

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 RESONABLE ACCOMMODATIONS WILL BE PROVIDED.

POSTED BY: William Gleeson **Date:** June 18, 2026 **Time:** 3:00 P.M.



TOWN OF EAGAR
BOARD OF ADJUSTMENT
REGULAR MEETING & PUBLIC HEARING

JANUARY 13, 2026

**IMMEDIATELY FOLLOWING THE PLANNING &
ZONING COMMISSION MEETING SCHEDULED FOR
6:00 PM**

COUNCIL CHAMBERS, 22 WEST 2ND STREET

MEETING MINUTES

Vice Chair Crosby called the meeting to order [6:14 p.m.]. Vice Chair Crosby asked for roll call to show attendance.

Board Members 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

3. PUBLIC COMMENTS No Public Comments

4. MEETING MINUTES

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SEPTEMBER 9, 2025 MEETING MINUTES.

Board Member Ciminski motioned to approve the September 9, 2025 Meeting Minutes.

Board Member Younkin seconded the motion. All were in favor. The motion passed unanimously 4-0.

AYES
Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

NAYS
None

CONVENE TO PUBLIC HEARING

Vice Chair Crosby motioned to convene to public hearing [6:15 pm]. Board Member Penrod seconded the motion. All were in favor. The motion carried unanimously 4-0.

AYES

Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

NAYS

None

5. PUBLIC HEARING

- A. Public Hearing for VAR2025-2; An application for variance from Randel Penrod for the properties known as Apache County parcel numbers #104-31-004 & 104-31-007 situated in the area of West 8th Street, west of School Bus Road, seeking relief from strict zoning restrictions, specific to lot size in Zone AR-20, to construct residential dwellings.

Applicant Randel Penrod was not in attendance. The board acknowledged receipt of the recommendation received from Joe Sitarzewski, via email, that was included in the packet.

Resident Deanna Davis asked if the applicant intended to install manufactured homes to be used as rentals if the two parcels are approved. Director Reynolds acknowledged she believed that rentals was the applicant's intent.

Director Reynolds advised the Board that, because each parcel is under half acre in size, that large animals would not be permitted. Director Reynolds recommended approval of the application for variance.

Board Member Penrod asked if access to both lots would be accessible off of 8th Street. Director Reynolds explained that access would be accessible to both lots as proposed.

RECONVENE TO REGULAR MEETING

Vice Chair Crosby motioned to reconvene to regular meeting [6:21 pm]. Board Member Ciminski seconded the motion. All were in favor. The motion carried unanimously 4-0.

AYES

Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

NAYS

None

6. APPLICATION FOR VARIANCE

- A. Discussion and possible action on agenda item #5A; VAR2025-2, An application for variance from Randel Penrod for the properties known as Apache County parcel numbers #104-31-004 & 104-31-007 situated in the area of West 8th Street, west of School Bus Road, seeking relief from strict zoning restrictions, specific to lot size, to construct residential dwellings.

Board Member Ciminski acknowledged that there was an option to rezone, but a rezone would only be for one lot. Board Member Ciminski expressed her opinion that the history of the two lots was a mistake but approving the application, as presented, was the best scenario.

Board Member Ciminski motioned to approve the application for variance from Randel Penrod for the properties known as Apache County parcel numbers #104-31-004 & 104-31-007 situated in the area of West 8th Street, west of School Bus Road, seeking relief from strict zoning restrictions, specific to lot size, to construct residential dwellings. Board member Penrod seconded the motion. All were in favor. The motion carried unanimously 4-0.

AYES

Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

NAYS

None

7. ADJOURNMENT

Board Member Ciminski motioned to adjourn [6:27 pm]. Board Member Penrod seconded the motion. All were favor. The motion carried unanimously 4-0.

AYES

Brenda Ciminski
Becky Crosby
Kristi Penrod
JoElla Younkin

NAYS

None



North
↓

VAR2026-1



Town of Eagar

PLANNING & ZONING DEPARTMENT

22 W. 2nd Street

Eagar, AZ. 85925

Date: January 29, 2026

To: Jody Emerald and Slade Survivor's Trust

Subject: Zoning Verification for 367 & 355 S. Main St., Eagar, AZ. 85925

To Whom It May Concern,

Based on a review of town records, including permit number 435 (at 367 S. Main St.) from 3/26/1990 that states the area was zoned RMH-7, and upon inspection of town zoning maps the properties located at 367 and 355 S. Main St. are currently zoned **Residential (R2-7)**. However, these properties currently do not meet zoning requirements as 355 S. Main St. is 0.15 acres with the minimum for zoning required at 0.16, multiple encroachments occurring on both properties, and only one driveway for access. R2-7 zoning also prohibits the creation of 2 homes, regardless of size, on one lot. Although this use is not permitted under the current R2-7 zoning, it is hereby recognized as a **legal nonconforming use ("grandfathered")**.

This designation is granted because the homes were established prior to 1980 when the town began retaining records and prior to the adoption of the current zoning ordinance in 2002.

Conditions of Grandfathered Status:

- This use may continue, provided it is not abandoned for a period exceeding six (6) months.
- This status does not authorize any structural expansion or increase in the intensity of the use.
- If one of the homes ceases operation, future uses must comply with current R2-7 zoning.

If you have any questions, please contact the Community Development Department at (928) 333-4128.

Sincerely,

Community Development Director

b.reynolds@eagaraz.gov

Where Roads Hit The Trails

P.O. Box 1300 * 22W 2nd Street * Eagar, AZ 85925 *
928-333-4128 * eagaraz.gov

From: Chelsea Slade
Sent: Tuesday, June 9, 2026 4:00 PM
To: Britney Reynolds <b.reynolds@eagaraz.gov>
Subject: June 23rd 2026 Meeting

To Whom It May Concern,

Please accept this email as formal notice that I will be recusing myself from participation in the Board of Adjustments meeting scheduled for June 23, 2026.

As I am one of the applicants associated with a matter being considered at that meeting, I believe it is appropriate to remove myself from any discussion, deliberation, or decision-making related to the application in order to avoid any conflict of interest and to maintain the integrity of the process.



Warm regards,

Chelsea Slade



Chelsea Slade

Realtor, MRP, ABR, Mountain Retreat Realty Experts LLC



⌚ Readers Choice Top 3 voted Realtor in the White Mountains



⌚ WMAR Director at Large 2025

⌚ Planning and Zoning Board Chair

⌚ Board member, Sitgreaves Community Development Corporation





TOWN OF EAGAR
BOARD OF ADJUSTMENT
REGULAR MEETING AND PUBLIC HEARING

JUNE 23, 2026

6:00 PM

COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: VAR2026-1

AGENDA ITEM: 5A

BUDGET IMPACT: \$0

HISTORY:

These two parcels have been owned and occupied by the Slade family for many, many years. The two parcels were approved to be “legal nonconforming” or “grandfathered” on January 29, 2026 (see letter in packet). The locations of the structures on the properties do not allow for R2-7 setbacks to be observed no matter how a lot line adjustment is proposed. Based on the history of the properties and structures, the proposed combination of the legal non-conforming lots appears to be the best solution.

ATTACHMENTS: Parcel Map and Legal Nonconforming Letter

STAFF RECOMMENDATION:

Approve VAR2026-1 allowing relief from strict zoning restrictions and approve the combination of parcel numbers 104-33-033 & 104-33-034 with the Conditions of the Grandfathered status outlined in the letter dated January 29, 2026 remaining in full effect and direct staff to sign all required documents for county recording.