



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

SEPTEMBER 8TH, 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 & PUBLIC HEARING OPEN TO THE PUBLIC ON TUESDAY SEPTEMBER 8TH, 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. OPEN CALL TO THE PUBLIC**

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. LOYALTY OATH**

A. LOYALTY OATH OF NEW PLANNING AND ZONING COMMISSIONER JEFFREY SWANGO

8. DISCUSSION AND CONSIDERATION OF MINUTES

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JULY 14, 2026 MEETING MINUTES

CONVENE INTO PUBLIC HEARING

9. PUBLIC HEARING

- A. PUBLIC HEARING TO CONSIDER AN APPLICATION FOR CONDITIONAL USE PERMIT FROM DUSTIE DENAULT TO ALLOW FOR A SOLID SIX-FOOT-TALL FRONT YARD FENCE AT 61 W. 2ND STREET; CUP2026-7

RECONVENE INTO REGULAR SESSION

10. NEW BUSINESS – APPLICATION FOR CONDITIONAL USE PERMIT, CUP2026-7

- A. DISCUSSION AND POSSIBLE ACTION REFERENCE AN APPLICATION FOR CONDITIONAL USE PERMIT FROM DUSTIE DENAULT TO ALLOW FOR A SOLID SIX-FOOT-TALL FRONT YARD FENCE AT 61 W. 2ND STREET; CUP2026-7

11. 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:** September 2, 2026 **Time:** 3:00 P.M.

LOYALTY OATH

**STATE OF ARIZONA
COUNTY OF APACHE
TOWN OF EAGAR**

I, _____, DO SOLEMNLY SWEAR THAT I WILL SUPPORT
THE CONSTITUTION OF THE UNITED STATES, THE CONSTITUTION AND
LAWS OF THE STATE OF ARIZONA AND THE CODE OF THE TOWN OF
EAGAR; THAT I WILL BEAR TRUE FAITH AND ALLEGIANCE TO THE SAME,
AND DEFEND THEM AGAINST ALL ENEMIES, FOREIGN AND DOMESTIC,
AND THAT I WILL FAITHFULLY AND IMPARTIALLY DISCHARGE THE
DUTIES OF THE OFFICE OF PLANNING AND ZONING COMMISSIONER
ACCORDING TO THE BEST OF MY ABILITY, SO HELP ME GOD.

COMMISSIONER

CHAIR

DATE

DATE



TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
REGULAR MEETING, PUBLIC HEARING, AND
WORK SESSION

JULY 14TH, 2026 at 6:00 PM

COUNCIL CHAMBERS, 22 WEST 2ND STREET

MEETING MINUTES

Chair Slade opened the meeting, welcomed all those present, and stated that Commissioner Seeley was present via telephone. Chair Slade asked for roll call. All commissioners were present. Chair Slade led the pledge of allegiance and commissioner Ciminski offered the invocation [6:01 pm].

5. PUBLIC COMMENTS – There were no public comments during open call to the public

6. REPORTS

A. COMMISSION - None

B. STAFF – Director Reynolds advised the commission that she did not intent to hold a meeting in August unless something pressing came in. Director Reynolds let the commission know that the complaint about a property on School Bus Rd. was being addressed.

7. DISCUSSION AND CONSIDERATION OF MINUTES

A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JUNE 9, 2026 MEETING MINUTES

Commissioner Penrod motioned to approve the June 9, 2026 Planning & Zoning Commission Meeting Minutes. Chair Slade seconded the motion. All were in favor. The motion carried unanimously 6-0.

Ayes

Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin

Nays

None

8. PUBLIC HEARING

- A. Public Hearing for CUP2026-6; an application for Conditional Use Permit from Lucas and Candace Luna to allow for an RV Park and RV Storage at a revised and adjusted 79.63 acre parcel (currently reflected as parcel 104-29-002A and portions of 104-29-003C) commonly known as the old sawmill at the northeast corner of Water Canyon Road and 12th Street.**

Commissioner Penrod motioned to convene to public hearing. Chair Slade seconded the motion. All were in favor. The motion carried unanimously 6-0 [6:04 pm]

Ayes

**Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin**

Nays

None

Chair Slade asked if the applicant was present and turned the time over to Mr. Lucas Luna for a presentation. A slideshow presentation was shared showing depictions of the proposed recreational vehicle (RV) park and storage area, the proposed convention center and cabin style hotel spaces. Mr. Luna stated that he and his wife own and operate Build It Right construction that employs 1200 employees across the United States. They have constructed data center facilities, an NFL stadium, and other projects that have to do with their business. Mr. Luna gave further background to his extensive building experience and stated that they are working on building their family legacy. Mr. Luna shared that if the town wants them to build, they want to be a part of the town. Mr. Luna stated how the sawmill area has been an eyesore for several decades now, that they would clean up the area, and they do not have a need to secure outside funding.

After Mr. Luna's presentation, Chair Slade asked staff for reports and/or recommendations. Director Reynolds reminded the commission to review and understand the RV Parks code to ensure all areas are met. She asked Chair Slade if she could ask Mr. Luna about water testing results as those were not provided before the meeting. Mr. Luna stated that the testing had been completed, that there were slight levels of arsenic found in the water, and that gallons per minute were 75. Director Reynolds asked for those results to be supplied to the town for records. Director Reynolds stated how the town is currently in a state of water conservation and that the town is currently not running the splash pad and sprinklers more than a few times a week to assist in conservation. Concerns of whether the well on site has issues in the future, what impact that will have on the town's water supply. Sewer that is currently at property line will not handle the needs of this project, but another portion of line can be extended to the property to assist in meeting needs. This would be a cost that would be determined later and paid for by the Luna's.

Chair Slade then asked for any written comments. Written comments from Lea Walker and Alicia Henderson, that were included in the packet, were brought up. Director Reynolds stated that if Mrs. Walker wanted to read her comment, she would be welcome to do so at that time. Director Reynolds asked if all commissioners had read the written comments.

Before opening the floor to public comment, Director Reynolds asked the commission if she could see how many audience members wished to speak on the topic in case the time needed to be limited to less than 5 minutes. Seeing that there were not too many speakers, Chair Slade opened the meeting to public comments.

Jeff Lester spoke about within the last year being approved for a CUP for 100 spaces off of Main St. and that he is still in the process of building out this park. Stated that there are 8 RV parks in town with roughly 90 vacancies currently. While he agrees with development, he believes an RV park of this magnitude would cripple others in town to the point of closure. Rachelle Lester did state that the Lester's support growth and development. They encourage healthy competition but do believe the RV park would harm all the others in the area.

Six other citizens addressed the commission with varying concerns and angst regarding the RV park. A local swing bed nurse stated that she moved away from Prescott area due to the overwhelming number of RV parks that had been allowed to develop. She stated that this was a strain on local health care facilities and that after she left her position there it was not filled for over five years. Others brought up concerns about too many RV parks in our area and that they do not want to become an RV community. There were concerns about ingress and egress during emergency situations, dust from already existing roadways that would be intensified by the RV park roadways that would be constructed of AB materials, and concerns over security. A concern was raised that Mr. Luna may just build a data center on the property without anyone being aware. All commentators loved the idea of repurposing the "Old Sawmill" building into a convention center and would love to have the property be cleaned up.

Mr. Rick Walker addressed the commission and stated his support for the project and the Luna's should be allowed to develop the area as it had been several years since any industry had been on the property.

After public comment concluded the commission asked questions for Mr. Luna to clarify and that members had that needed addressed. Questions were asked regarding the split of the property and why it was completed in that manner. Concerns of water drainage, questions on other property, and the fact that there is already a commitment to the Lester's RV park creation were also brought up. Commission asked Mr. Luna how many jobs he anticipated being created from his ventures; he stated 50. Commissioners believe the area is too valuable an asset to a potential industry that could create more than 50 jobs that are desperately needed in our area due to changing/shifting in power plants. Commissioners asked how the Luna's anticipated keeping the convention center functioning at capacity. Mr. Luna stated that customers would be flying in, corporate America type, and would stay in cabin style hotel area. Concerns over fire safety were brought up and commission was informed that Fire & Medical as well as PD would have to be brought into discussions if this project moved forward. Concerns over what would be town expense versus property owner expense for development of the property. Commissioner Ciminski did remind other members of the quorum that they were there only to discuss the RV spaces and storage as those required the CUP. Director Reynolds stated that according to the General Plan under Industrial/Commercial the purpose is as follows: The purpose of this land

use category is to provide locations for employment uses that are necessary to support the growth of industrial and manufacturing needs.

Commission then turned time over to Mr. Luna for a closing statement. Mr. Luna reminded the Commission that his family is not a family that is simply passing through the community. Mr. Luna spoke about his commitment to doing the project right.

RECONVENE INTO REGULAR SESSION

Commissioner Penrod motioned to reconvene into regular session. Chair Slade seconded the motion. All were in favor. The motion carried unanimously 6-0 [7:10 pm]

Ayes

**Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin**

Nays

None

9. DISCUSSION AND POSSIBLE ACTION

- A. Discussion and possible action on agenda item #8A; CUP2026-6, an application for Conditional Use Permit from Lucas and Candace Luna to allow for an RV Park and RV Storage at a revised and adjusted 79.63 acre parcel (currently reflected as parcel 104-29-002A and portions of 104-29-003C) commonly known as the old sawmill at the northeast corner of Water Canyon Road and 12th Street.**

Commissioner Penrod asked Mr. Luna if he intended to still purchase the property with or without the CUP as during the tour of the property she had heard that Luna's would not purchase the property without the CUP. Mr. Luna stated that they planned to still purchase the property but the outcome would affect what was completed on the property. Commissioner Penrod stated that other CUP's for a similar use were in commercial zoned areas and not industrial. This is a tourist corridor, and the property has been used as a sawmill, tow yard, and biomass facility in the past. This would be an intensification of use in the area if approved. Commissioners also asked of each other if this use would better the town. Town staff member Gleeson encouraged Commissioners to speak loud enough so that all of the present members of the public could hear them. Would granting this CUP be consistent with town code and the general plan.

Commissioner Penrod motioned to deny the application for Conditional Use Permit CUP2026-6. Commissioner Seeley seconded the motion. All were in favor. The motion carried unanimously 6-0.

Ayes**Nays**

Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin

None

10. WORK SESSION

- A. Discussion related to amending all sections of Walls and Fences in Title 18 - Zoning in the Town of Eagar town code allowing the erection of clearly defined nuisance wildlife fences.**

Director Reynolds addressed the commission on the recent increase in CUP applications for fences to keep elk and deer out of gardens and/or pastureland. After discussion with Manager, determined to update code to allow the creation of elk and deer fencing without a CUP as long as rules set forth in code were followed. Staff created and brought to commission the proposed wall and fence changes. No changes were requested by commission of this code update. Commission agreed that a change needed to be made.

Commissioner Penrod motioned to convene into work session. Chair Slade seconded the motion. All were in favor. The motion carried unanimously 6-0 [7:26 pm]

Ayes**Nays**

Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin

None

RECONVENE INTO REGULAR SESSION**11. DISCUSSION AND POSSIBLE ACTION**

- A. Discussion and possible action on item #10A; amending all sections of Walls and Fences in Title 18 - Zoning in the Town of Eagar town code allowing the erection of nuisance wildlife fences.**

Chair Slade motioned to amend all sections of Walls and Fences in Title 18 – Zoning in the Town of Eagar town code allowing the erection of wildlife fences that

are see through and no greater than eight feet maximum. She directed staff to take this to council for approval and addition to code. Commissioner Penrod seconded the motion. All were in favor. The motion carried unanimously 6-0.

Ayes

Nays

Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin

None

12. ADJOURNMENT

Commissioner Penrod motioned to adjourn. Chair Slade seconded the motion. All were in favor. The motion carried unanimously 6-0 [7:33 pm]

Ayes

Nays

Debra Seeley
Brenda Ciminski
Becky Crosby
Chelsea Slade
Kristi Penrod
JoElla Younkin

None

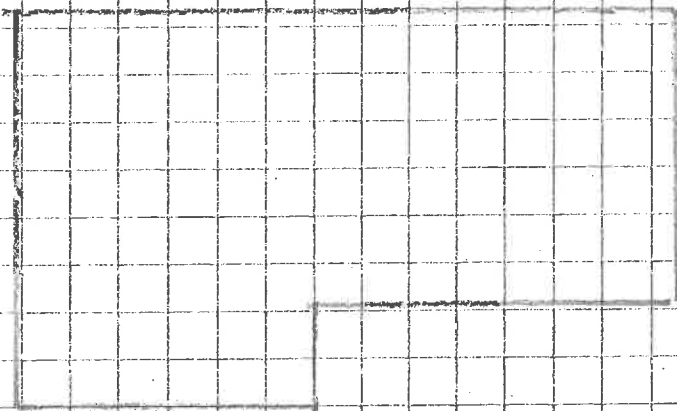




2nd ST

16' - Solid Pro-panel fence
1' off property line

61 W. 2nd ST





TOWN OF EAGAR
REGULAR PLANNING & ZONING MEETING

SEPTEMBER 8TH , 2026 at 6:00 PM

COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: 6' fence for residential home at 61 W. 2nd St.

AGENDA ITEM: 9A

BUDGET IMPACT: \$0

HISTORY: The applicant for CUP2026-7 is requesting approval to construct a six-foot-tall solid fence within the front yard of the property located at 61 W. 2nd St.

In considering the request, the Planning and Zoning Commission/Town Council should evaluate the applicant's desire for privacy and use of the property while also considering public safety, visibility, neighborhood compatibility, and the ability of emergency responders and Town personnel to maintain reasonable visibility onto the property when responding to an emergency or other matter requiring access.

Staff recommends Option 2 – Approval with Conditions.

This alternative provides the property owner with the ability to construct a taller fence and obtain additional privacy while preserving reasonable visibility directly in front of the residence. Limiting the solid portion of the fence in front of the home to four feet provides a reasonable compromise that addresses both private-property interests and public-safety considerations.

ATTACHMENTS: Fence detail

STAFF RECOMMENDATION:

Staff has identified three potential actions for consideration:

Option 1 – Approve as Presented

The Commission/Council may determine that the proposed six-foot-tall solid fence is appropriate for the property and that the Conditional Use Permit can be approved as submitted.

Potential Motion:

Motion to approve CUP2026-7 for the property located at 61 W. 2nd St., allowing a six-foot-tall solid fence within the front yard, as presented in the application and supporting materials, subject to compliance with all other applicable Town codes, permitting requirements, and conditions of approval.

Option 2 – Approve With a Four-Foot Solid Height Condition

Staff recommends that the Commission consider whether maintaining additional visibility directly in front of the residence would provide an appropriate balance between the applicant's desire for privacy and the Town's public-safety interests.

Under this option, a six-foot fence could be permitted as approved through the CUP; however, the portion of the fence located directly in front of the home would be limited to a maximum solid height of four feet. Any fence construction above four feet in this area would need to be of an open or substantially non-obstructive design, if otherwise permitted by Town Code.

Potential Motion:

Motion to approve CUP2026-7 for the property located at 61 W. 2nd St., allowing the requested six-foot fence within the front yard, subject to the condition that the portion of the fence located directly in front of the residence shall not exceed four feet in height if constructed as a solid or sight-obscuring fence. Any portion above four feet shall be open or otherwise designed to maintain reasonable visibility to the residence, subject to applicable Town Code requirements.

Option 3 – Deny the Application

The Commission/Council may determine that a six-foot-tall solid fence within the front yard is not appropriate for the property because of concerns regarding visibility, public safety, neighborhood character, or other applicable considerations under the Town's zoning regulations.

Potential Motion:

Motion to deny CUP2026-7 for the property located at 61 W. 2nd St. for the requested six-foot-tall solid fence within the front yard, based upon the findings discussed and entered into the record, including concerns regarding visibility, public safety, compatibility with the surrounding area, and the applicable requirements and purposes of the Town's zoning regulations.