TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
REGULAR MEETING AND WORK SESSION
Tuesday, October 14, 2025 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 OPEN TO THE PUBLIC ON Tuesday, October 14, 2025 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. SUMMARY OF CURRENT EVENTS

***A. COMMISSION

***B. STAFF

6. PUBLIC COMMENTS

PERSONS WISHING TO ADDRESS THE COMMISION 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.

7. NEW BUSINESS

***A. VOTING IN THE CHAIR

DISCUSSION AND POSSIBLE ACTION TO APPOINT CHELSEA SLADE AS CHAIR FOR THE REMAINDER OF 2025, THROUGH 2026 (BRITNEY REYNOLDS)

***B. VOTING IN THE VICE-CHAIR

DISCUSSION AND POSSIBLE ACTION TO NOMINATE AND ELECT A VICE-CHAIR FOR THE REMAINDER OF 2025, THROUGH 2026 (BRITNEY REYNOLDS)

8. DISCUSSION AND CONSIDERATION OF MINUTES

***A. AUGUST 12, 2025 MEETING MINUTES

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE AUGUST 12, 2025 MEETING MINUTES

9. CONVENE TO WORK SESSION

***A. WORK SESSION

DISCUSSION REFERENCE AMENDING ZONING DISTRICTS AND TOWN CODE RELATED TO THE TOWN OF EAGAR GENERAL PLAN

10. RECONVENE TO REGULAR MEETING

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: Willaim Gleeson **DATE:** October 9, 2025 **TIME:** 3:00 P.M.

TOWN OF EAGAR

PLANNING AND ZONING COMMISSION

WORK SESSION

AUGUST 12, 2025 at 6:00 PM

COUNCIL CHAMBER, 22 WEST 2ND STREET

MINUTES

Vice Chair Slade called the meeting to order [6:00 p.m.] and welcomed those present. Vice Chair Slade asked for roll call to show attendance. Vice Chair Slade declared that Chair Eagar would be arriving momentarily. Vice Chair Slade led the Pledge of Allegiance. Commissioner Brenda Ciminski offered an invocation.

Commission Present: Chelsea Slade
Brenda Ciminski
JoElla Younkin
Becky Crosby
Debra Seeley
Ethan Eagar (Arrived at 6:02 PM)

Excused: Kristi Penrod

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

5. PUBLIC COMMENTS

No public present. No public comments

6. LOYALTY OATH

A. NEW PLANNING AND ZONING COMMISSIONER DEBRA SEELEY PERFORMED HER LOYALTY OATH.

7. DISCUSSION AND CONSIDERATION OF MINUTES

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

B. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE JUNE 10, 2025 MEETING MINUTES

Commissioner Seeley recused herself from the item. Vice Chair Slade motioned to approve both the March and June Minutes. Commissioner Younkin seconded the motion; all were in favor, motion carried 5-0.

Vote:	Ayes:	Ethan Eagar Chelsea Slade Becky Crosby Brenda Ciminski JoElla Younkin	Nays:	None

Recused: Debra Seeley

The motion carried

8. TRAINING

A. ARIZONA OPEN MEETING LAW (JESSICA VAUGHAN)

Town Clerk Jessica Vaughan provided a detailed and informative lesson on Arizona Open Meeting Law.

CONVENE TO WORK SESSION

Vice Chair Slade made a motion to convene into work session [6:55 pm], Commissioner Ciminski seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar Brenda Ciminski JoElla Younkin Becky Crosby Chelsa Slade Debra Seeley	Nays:	None

9. WORK SESSION

A. DISCUSSION REFERENCE AMENDING ZONING DISTRICTS AND TOWN CODE RELATED TO THE TOWN OF EAGAR GENERAL PLAN.

The Commission, along with staff, participated in discussion reference amending and updating zoning districts and town code related to the Town of Eagar General Plan.

RECONVENE TO REGULAR SESSION

Commissioner Seeley made a motion to exit work session [7:19 pm], Commissioner Ciminski seconded the motion; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar Brenda Ciminski	Nays:	None

JoElla Younkin
Becky Crosby
Chelsa Slade
Debra Seeley

10. REPORTS

Building Inspector William Gleeson provided a status update on RV Living for Daniel Crosby (CUP2024-3) and his barndominium construction project at 222 W. 10th Street. Director Reynolds advised the Commission that we would be meeting in September as the Board of Adjustment to consider an application for variance. Chair Eagar directed staff to compile information for a Design Review for the new gymnastics facility along Central.

12. ADJOURNMENT

Vice Chair Slade motioned to adjourn the meeting [7:31 p.m.]. Commissioner Younkin seconded; all were in favor, motion carried unanimously 6-0.

Vote:	Ayes:	Ethan Eagar Brenda Ciminski JoElla Younkin Becky Crosby Chelsea Slade Debra Seeley	Nays:	None