



**TOWN OF EAGAR  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING AND PUBLIC HEARING  
Tuesday, January 13, 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 MEETING OPEN TO THE PUBLIC ON Tuesday, January 13, 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. SUMMARY OF CURRENT EVENTS**

**A. COMMISSION**

**B. STAFF**

**6. 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.

**7. MEETING MINUTES**

**A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE NOVEMBER 18, 2025 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 Commissioners may be held at this time, or reserved until public hearing has closed. The Commissioners 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 Commissioners 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 will then be discussed and action taken as on any other agenda item.

## **8. PUBLIC HEARING**

### **\*\*\*A. PUBLIC HEARING FOR CONSIDERATION OF THE APPLICATION FOR CONDITIONAL USE PERMIT SUBMITTED BY LUCAS BRANNON ON BEHALF OF ROUND VALLEY GARDENS, LLC**

CONSIDERATION OF THE APPLICATION FOR CONDITIONAL USE PERMIT SUBMITTED BY LUCAS BRANNON ON BEHALF OF ROUND VALLEY GARDENS, LLC FOR AN EIGHT FOOT FENCE TO PROTECT NURSERIES IN THE MIXED-USE C-1 / AR-43 ZONING AT THE PROPERTY KNOWN AS 1660 E. CENTRAL AVE (104-03-011)

## **RECONVENE TO REGULAR MEETING**

### **9. APPLICATION FOR CONDITIONAL USE PERMIT**

#### **\*\*\*A. DISCUSSION AND POSSIBLE ACTION REFERENCE THE APPLICATION FOR CONDITIONAL USE PERMIT #CUP2025-3**

DISCUSSION AND POSSIBLE ACTION REFERENCE THE APPLICATION FOR CONDITIONAL USE PERMIT SUBMITTED BY LUCAS BRANNON ON BEHALF OF ROUND VALLEY GARDENS, LLC FOR AN EIGHT FOOT FENCE TO PROTECT NURSERIES IN THE MIXED-USE C-1 / AR-43 ZONING AT THE PROPERTY KNOWN AS 1660 E. CENTRAL AVE (104-03-011)

## 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:** January 8, 2026

**TIME:** 3:00 P.M.



**TOWN OF EAGAR  
PLANNING AND ZONING COMMISSION  
WORK SESSION**

**NOVEMBER 18, 2025 at 6:00 PM**

**COUNCIL CHAMBER, 22 WEST 2ND STREET**

---

**MINUTES**

---

Chair Slade called the meeting to order [6:00 p.m.] and welcomed those present. Chair Slade asked for roll call to show attendance. Chair Slade led the Pledge of Allegiance. Commissioner Kristi Penrod offered an invocation.

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

Staff Present: Britney Reynolds - Community Development Director

Staff Excused: William Gleeson – Building Inspector

**5. SUMMARY OF CURRENT EVENTS**

A. Commission – Chair Slade asked about progress for the Brown & Brown duplex. Commission was informed this is moving forward now. Commissioners would like staff to look into changing how complaints are filed and what information is provided.

B. Staff – Informed Commission that William Gleeson was out due to a family emergency

**6. PUBLIC COMMENTS**

There were no public comments.

**7. DISCUSSION AND CONSIDERATION OF MINUTES**

**A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE OCTOBER 14, 2025 MEETING MINUTES**

Commissioner Debra Seeley motioned to approve the October 14, 2025 meeting minutes. Commissioner Penrod seconded the motion. The motion passed unanimously 6-0.

Ayes

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

## **8. NEW BUSINESS**

### **A. Review and discussion of the shipping container code**

Director Reynolds and commission worked through wording and understanding of the shipping container code and how it applied to accessory buildings. Commissioner Younkin provided the section of code to Commissioner Crosby that stated what accessory units are classified as. No further discussion needed.

### **B. Discussion – Alternative Power – Proximity to Town – Code**

Director Reynolds asked Commissioner Younkin to provide clarification on what she was seeking for code and what forms of alternative power this would affect. Mainly discussing large windmills. Need to look into this matter further to allow necessary forms of alternative power without allowing things that do not align with town needs. Potentially a buffer between town and county.

## **9. CONVENE TO WORK SESSION**

Commissioner Penrod motioned to convene to work session. Chair Slade seconded the motion. The motion passed unanimously 6-0 [6:39 pm].

Ayes

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

Nays

None

### **A. WORK SESSION**

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

Director Reynolds will provide commissioners with Taylor and Snowflake codes for Commercial and Industrial zones to compare and contrast. Looking into potential for C-1 and C-2 districts. Changes to General Plan to not blanket zone and provide "grandfather" rights to home already existing in C-1 for permits.

### **10. RECONVENE TO REGULAR MEETING**

Chair Slade motioned to reconvene to regular meeting. Commissioner Ciminski seconded the motion. The motion passed unanimously 6-0 [7:32 pm].

Ayes

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

Nays

None

### **11. ADJOURNMENT**

Chair Slade motioned to adjourn. Commissioner Younkin seconded the motion. The motion carried unanimously 6-0 [7:33 pm].

Ayes

Nays    None

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



**TOWN OF EAGAR**  
**REGULAR PLANNING & ZONING MEETING**  
**JANUARY 13 , 2026 at 6:00 PM**  
**COUNCIL CHAMBERS, 22 WEST 2ND STREET**

---

**STAFF COMMUNICATION**

---

**DEPARTMENT: Community Development**

**PRESENTATION: 8' fence for commercial property and business**

**AGENDA ITEM: 9A**

**BUDGET IMPACT: \$0**

**HISTORY: 8' fences have been allowed at private residences and commercial/industrial areas. Property being used for commercial business. There was a miscommunication regarding the fence and this is to assist in correcting any potential issues.**

**ATTACHMENTS: Fence detail**

**STAFF RECOMMENDATION: Approve CUP2025-3 for an 8' chain link fence at 1660 E. Central Ave.**

