



TOWN OF EAGAR
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MARCH 18, 2025 at 6:00 PM
COUNCIL CHAMBER, 22 WEST 2ND STREET

MINUTES

Vice Chair Chelsea Slade called the meeting to order [6:10 p.m.] and welcomed those present. Vice Chair Slade asked for roll call to show attendance. Vice Chair Slade led the Pledge of Allegiance. Commissioner Brenda Ciminski offered the invocation.

Commission Present: Chelsea Slade
Brenda Ciminski
Renee Fowler
JoElla Younkin

Excused: Kristi Penrod, Becky Crosby

Absent: Ethan Eagar

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

5. PUBLIC COMMENTS

None

6. DISCUSSION AND CONSIDERATION OF MINUTES

Commissioner Ciminski made a motion to approve meeting minutes for February 18, 2025.
Commissioner Younkin seconded the motion; all were in favor, motion carried unanimously 4-0.

Vote: Ayes: Renee Fowler
JoElla Younkin
Becky Crosby
Chelsea Slade

7. OLD BUSINESS

- A. Discussion and possible direction reference developing and ordinance on allowing, restricting, or prohibiting shipping containers to be used as commercial buildings, residential dwellings, and/or storage.

Commissioner Slade expressed serious concerns about obtaining and maintaining proper insurance on residential and commercial buildings constructed with shipping containers. Commissioner Slade would like to see a conditional use permit requirement for all applicants wishing to build residential or commercial with shipping containers.

Commissioner Ciminski expressed that all current zoning districts ending in "R" (restricted districts) be completely restricted from building with shipping containers. Commissioner Ciminski expressed that all other zones be required to apply for a conditional use permit.

Commissioner Younkin expressed a concern that shipping container residential builds could seriously change the nature and feel of a neighborhood, making neighborhoods feel very commercial.

Commissioners were in favor of allowing shipping containers to be used as storage as long as established property setbacks were observed and enforced. Commissioners do not want advertising on containers and they want containers to be painted in subdued monotone colors. Containers over 200 square feet would be required to apply for a building permit similar to established code applicable to other accessory outbuildings (i.e. sheds, barns, etc).

Commissioner Younkin does not want shipping containers stacked on top of each other for storage.

Commissioner Slade wished to work with Town Council and not make any rush decisions about shipping containers being used for residential or commercial construction.

Director Reynolds will work with Town Management to potentially schedule a work session or joint session with Town Council reference the matter.

8. REPORTS

Director Reynolds informed the Commission about a new committee being formed by the Apache County Planning and Zoning Department specific to energy commerce and energy sources. Director Reynolds invited commissioners to relay names of potential nominees that may have an interest in serving on the new committee.

9. ADJOURNMENT

Commissioner Ciminski motioned to adjourn the meeting [6:58 p.m.]. Commissioner Slade seconded; all were in favor, motion carried unanimously 4-0.

Vote: Ayes: Chelsea Slade
 Brenda Ciminski
 Renee Fowler
 JoElla Younkin

Chair signature: _____

Director signature: _____