



TOWN OF EAGAR
BOARD OF ADJUSTMENT
PUBLIC HEARING

SEPTEMBER 9, 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 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 SEPTEMBER 9, 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. BOARD**
 - B. STAFF**
- 6. 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.

- 7. ELECTION OF CHAIR AND VICE-CHAIR**

- A. DISCUSSION AND POSSIBLE ACTION TO APPOINT A BOARD OF ADJUSTMENT CHAIR AND VICE CHAIR FOR A TERM OF 1 YEAR.**

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.

Commission 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.

8. PUBLIC HEARING

- A. Public Hearing for VAR2025-1; An application for variance for the property known as 119 E. 7th Ave (parcel number #104-09-024D) seeking relief from strict zoning restrictions, specific to lot width and setbacks to construct a multi-family dwelling.

RECONVENE TO REGULAR MEETING

9. DISCUSSION AND POSSIBLE ACTION

- A. Discussion and possible action on agenda item #8A; VAR2025-1, an application for variance for the property known as 119 E. 7th Ave (parcel number #104-09-024D) seeking relief from strict zoning restrictions, specific to lot width and setbacks to construct a multi-family dwelling.

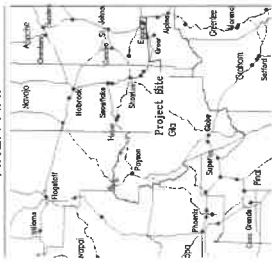
10. ADJOURNMENT

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.

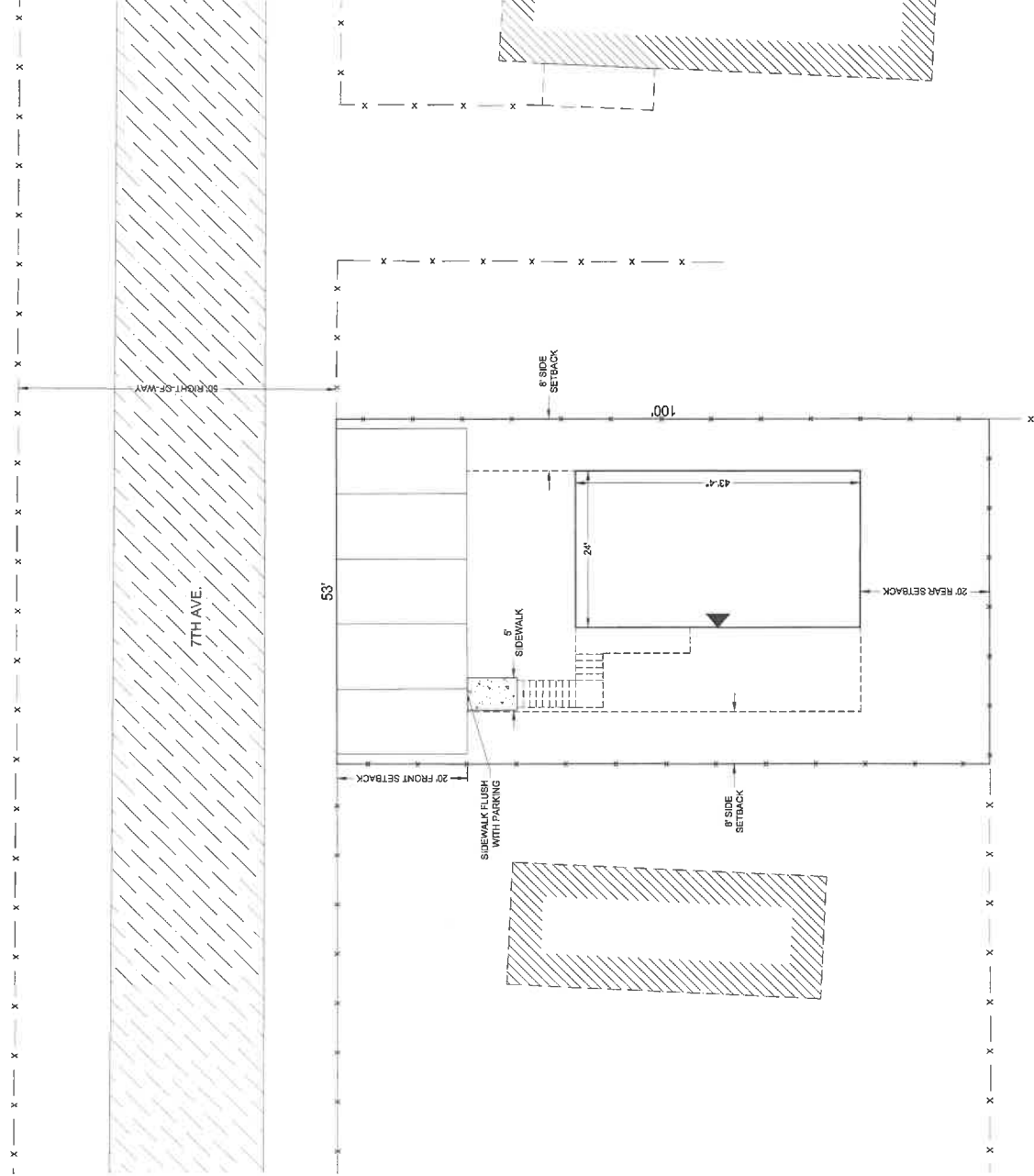
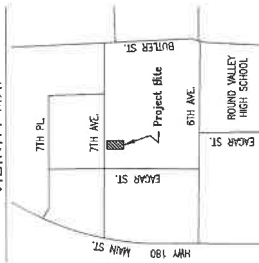
POSTED BY: William Gleeson **Date:** September 3, 2025 **Time:** 10:00 A.M.

EAGAR MULTIFAMILY PROJECT SITE PLAN PARCEL # 104-09-024D EAGAR, AZ

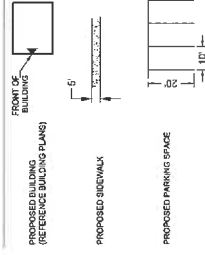
AREA MAP



VICINITY MAP



LEGEND



NOTES

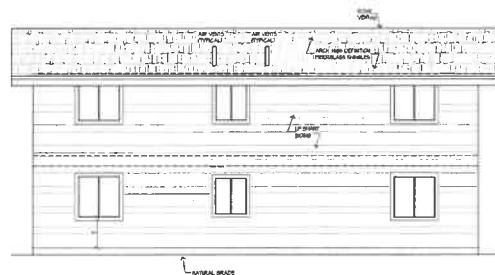
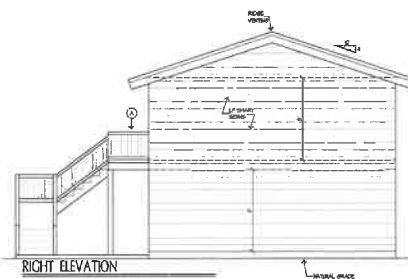
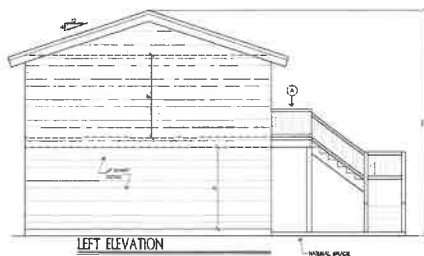
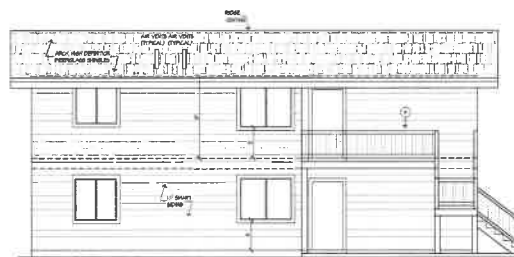
1. TOTAL LOT AREA: 13019 SQ. FT.
2. TOTAL LOT COVERAGE: 2445 SQ. FT. (BUILDING, PARKING, SIDEWALKS, STAIRS)
3. TOTAL OPEN SPACE: 10574 SQ. FT.
4. PARKING SPACES: 5



TREND WEST LLC
188 Phoenix Lane - Mesa, AZ 85207
Trend West LLC
Contact: Trend West LLC
Email: trendwest2@gmail.com

EAGAR MULTIFAMILY PROJECT
EAGAR, AZ
PARCEL # 104-09-024D

1 OF 1



NO LIABILITY CASE

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND THE PROPERTY OF AIRBORNE DRAFTING. THEY ARE NOT TO BE LOANED OR HAVE THIRD PARTY WITHOUT WRITTEN PERMISSION AND CONSENT OF AIRBORNE DRAFTING. AIRBORNE DRAFTING HAS NO LIABILITY WHATSOEVER AFTER PLANS ARE REVIEWED AND ACCEPTED BY THE CLIENT AND/OR GENERAL CONTRACTOR. ALL CODE REQUIREMENTS AND BEAM SIZES ARE TO BE VERIFIED BY GENERAL CONTRACTOR AND IT IS ALWAYS SUGGESTED THAT ALL PLANS SHOULD BE PROVIDED BY A LICENSED ENGINEER OR ARCHITECT PRIOR TO AIR CONTRACTING.

ARROWHEAD
DRAFTING

ELEVATION PLAN

**ARROWHEAD
DRAFTING, LLC**
PO Box 1044 / Piquette, AZ 19045 - aaa@arrowheadrafting.com
Email: sales@arrowheadrafting.com - Phone: (928) 275-2077

<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin-right: 5px;">A</div> <div> <p>CONCRETE & DECK</p> <p>36" INCH GUARDRAIL IN COMPLIANCE WITH 2009 IBC SECTION 1107.7</p> </div> </div>																			
<p>SHEET INDEX</p> <table border="0"> <tr><td>1</td><td>ELEVATION PLAN</td></tr> <tr><td>2</td><td>GENERAL NOTES</td></tr> <tr><td>3</td><td>FLOOR PLAN</td></tr> <tr><td>4</td><td>ELECTRICAL PLAN</td></tr> <tr><td>5</td><td>FOUNDATION PLAN</td></tr> <tr><td>6</td><td>FRAMING PLAN</td></tr> <tr><td>7</td><td>PLUMBING SCHEDULE</td></tr> <tr><td>8</td><td>SITE PLAN</td></tr> <tr><td>DT</td><td>DETAILS</td></tr> </table>		1	ELEVATION PLAN	2	GENERAL NOTES	3	FLOOR PLAN	4	ELECTRICAL PLAN	5	FOUNDATION PLAN	6	FRAMING PLAN	7	PLUMBING SCHEDULE	8	SITE PLAN	DT	DETAILS
1	ELEVATION PLAN																		
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6	FRAMING PLAN																		
7	PLUMBING SCHEDULE																		
8	SITE PLAN																		
DT	DETAILS																		

DATE: 08/25/2020
SCALE: 1/4"=1'-0"
SHEET:
1

5. FOOTINGS ARE 18" WIDE AND SHALL EXTEND 18" BELOW DRY GRADE ON UNDISTURBED SOIL.

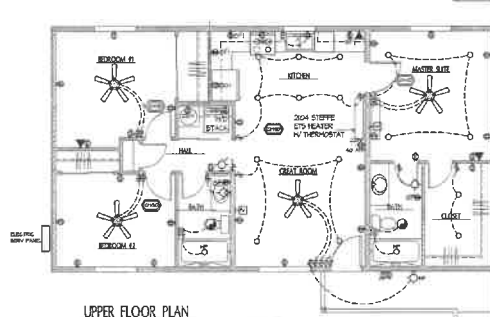
6. PROVIDE A MIN. OF (1) CONTINUOUS 14 REBAR IN FOOTING HORIZONTAL OVERLAP SPACES PER

RECEIVED BY THE
POSTAL SERVICE
NOV 15 2006
NOV 15 2006
NOV 15 2006

- WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 5' OR LESS IN DEPTH, GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECF 9008.4.3
- GLAZING MUST BE ADJACENT TO THE FIXED PANEL OF THE DOOR.

HAZARDOUS ESCAPE AND RESCUE OPENINGS
PROTECTED: THEY SHALL HAVE A BALL BEARING OF NOT
MORE THAN 42 IN. AND ABOVE THE FLOOR. WHERE
DOOR OPENING HAVING A THRESHOLD BELOW THE
ADJACENT GROUND ELEVATION EXIST, AN
EMERGENCY ESCAPE AND RESCUE OPENING AND IS
PROVIDED WITH A BALLBEARING ENCLOSURE, THE BALL
ENCLOSURE SHALL COMPLY WITH SECTION 303.3.
THE CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION
SHALL BE OBTAINED BY THE NORMAL OPERATION OF
THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE
INSIDE. EMERGENCY ESCAPE AND RESCUE OPENINGS
WITH A FINISHED FLOOR FINISH BELOW THE ADJACENT
GROUND ELEVATION SHALL BE PROVIDED WITH A WELL
IN ACCORDANCE WITH SECTION 303.3

DATE: 08/25/2007
SCALE: 8"=1'-0"
SHEET:
2



UPPER FLOOR PLAN

[illegible]

ONE LINE DIAGRAM

MAXIMUM AVAILABLE FAULT CURRENT = 10,000 AMPS

S.F.S. - 800 KVA CABLE
220/240V, 10-5H
NEMA 3R BRACED
FOR 10,000 AMPS

1 R4 GL. COLD
WATER/CHILLED
WATER

1 R4 UPPER GROUND
MIN. 30" LONG

2" TIE CONNECT TO TRANSFORMER
PER PHIL. CO'S REGS

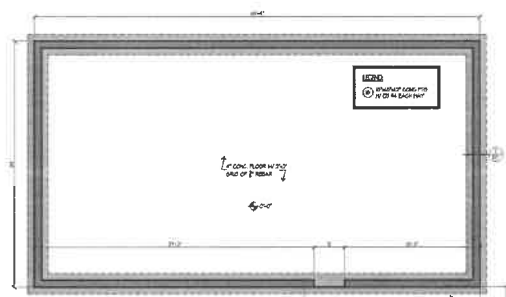
Diagram illustrating typical light conditions in a closet. The diagram shows a cross-section of a closet with a hanging rod. Labels indicate horizontal illuminance levels: 100 fc (foot-candles) on the left wall, 10 fc on the right wall, and 1 fc on the floor. A vertical illuminance level of 10 fc is also indicated. Dimensions shown include a 12" height for the hanging rod and a 24" width for the closet opening.

	DOUBLE SWITCH
	STANDARD OUTLET
	APPLIANCE (FROM PLUG)
	COVERED/OUTLET, APP. 40 AMP
	INFRARED OUTLET
	DISCONNECT SWITCH
	OUTDOOR POWER LINE
	GROUNDING POWER SWITCH
	FLUORESCENT LIGHT
	COLUMBUS MOUNTED LIGHT
	SIGNAL NOT TO OPERATE 3-4800 COMMON FOR HOUSE
	FULL POWER LIGHT
	REDUCED AIR LIGHT
	REDUCED AIR LIGHT
	SPRING DETECTOR
	PHONE JACK
	TELEVISION JACK
	OVER CENTER LOCK AND LATCH
	Ceiling Fan with Pull Chain
	WATER PROOF
	ELECTRICAL INFO

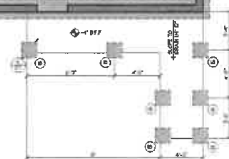
ELECTRICAL PLAN

ARROWHEAD
DRAFTING, LLC

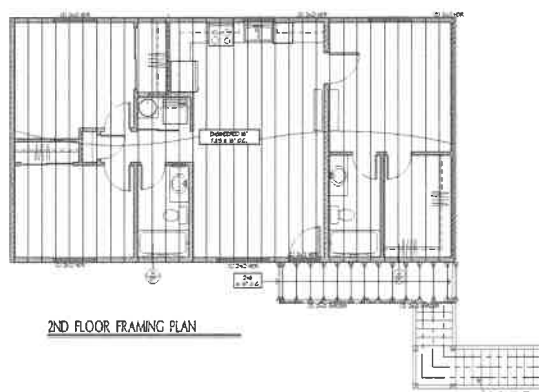
DATE: 08/05/2020
SCALE: 1/4"=1'-0"
SHEET:
4



FOUNDATION PLAN



GENERAL NOTES
GENERAL NOTES FOR THIS PLAN ARE ON THE GENERAL NOTES SHEET



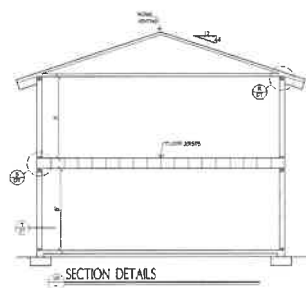
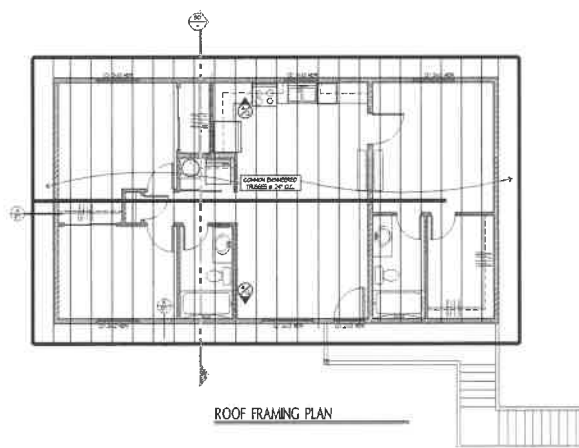
2ND FLOOR FRAMING PLAN



FOUNDATION PLAN

ARROWHEAD
ENGINEERING, LLC
10000 Arrowhead Drive, Suite 100
Dallas, Texas 75244-1000
Phone: (214) 235-2000
Fax: (214) 235-2001
Email: info@arrowheadeng.com

DATE: 08/05/2020
SCALE: 1/4" = 1'-0"
SHEET: 5



GENERAL NOTES
GENERAL NOTES FOR THIS PAGE ARE ON THE GENERAL NOTES SHEET

[illegible]ARROWHEAD
DRAFTING

ROOF FRAMING PLAN

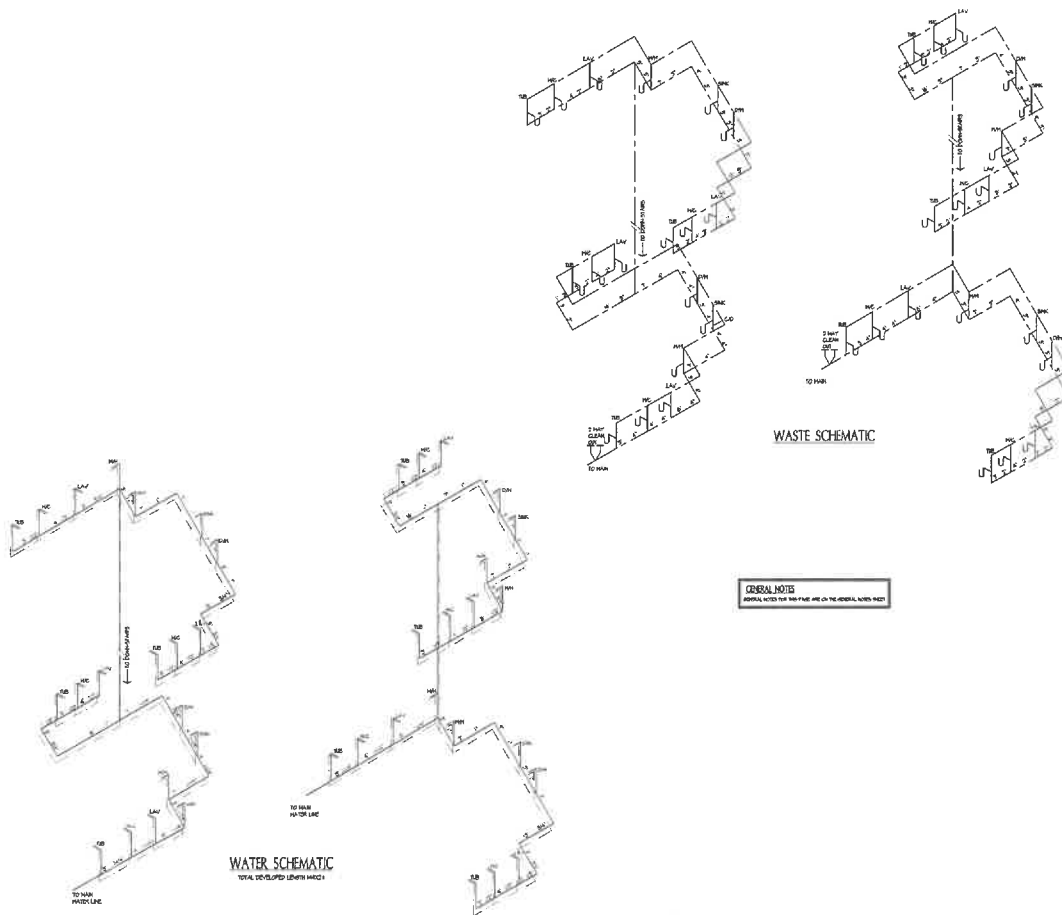
**ARROWHEAD
DRAFTING LLC**
PO Box 1244 / Puyallup, WA / 99405 • info@arrowdrafting.com

DATE 06/25/2006

SCALE _____ OF _____
SHEET _____

DEXT.

6



ARROWHEAD
DRAFTING

PLUMBING SCHEMATIC

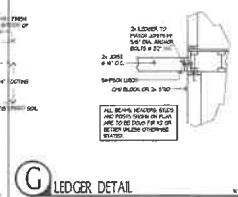
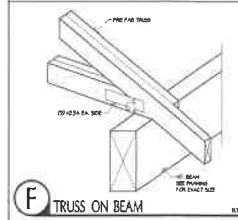
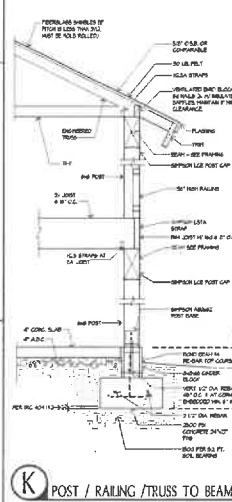
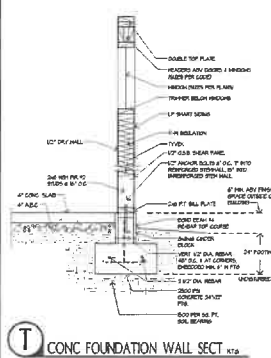
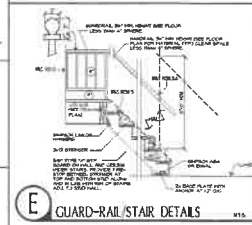
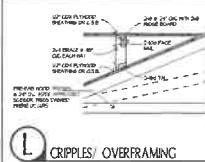
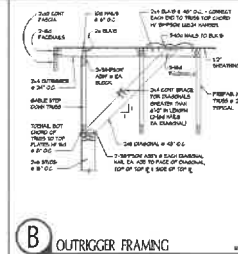
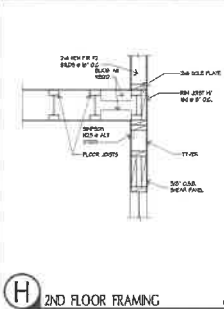
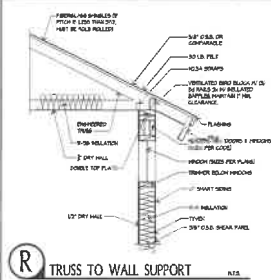
ARROWHEAD

ENGINEERING & ARCHITECTURE
 10000 10th Avenue, Suite 100
 Phoenix, AZ 85021
 Phone: (602) 998-1000
 Fax: (602) 998-1001
 Email: info@arrowhead-drafting.com

DATE: 08/05/2010

SCALE: REV: 01

SHEET: 7

ARROWHEAD
DRAFTING

DETAILS

ARROWHEAD
DRAFTING, LLC

DATE: 08/25/2020
SCALE: 1/4"=1'-0"
SHEET:
DT



TOWN OF EAGAR

REGULAR PLANNING & ZONING MEETING

SEPTEMBER 9TH, 2025 at 6:00 PM

COUNCIL CHAMBERS, 22 WEST 2ND STREET

STAFF COMMUNICATION

DEPARTMENT: Community Development

PRESENTATION: Public Hearing for VAR2025-1; An application for variance for the property known as 119 E. 7th Ave (parcel number #104-09-024D) seeking relief from strict zoning restrictions, specific to lot width and setbacks to construct a multi-family dwelling.

AGENDA ITEM: 8A

BUDGET IMPACT: \$0.00

HISTORY: This property does not conform to the setbacks and lot width set forth in town zoning code.

ATTACHMENTS: Site plan, building plan, and town code section variance

STAFF RECOMMENDATION: Staff would recommend a variance be granted for this property. As the property does not meet the required 70' of frontage from town adopted roadway (only having roughly 53') Community Development is not allowed to continue with a building permit without Board approval for a variance. This would keep this property clean and provide much needed rental accommodations for people in the area.