



**TOWN OF EAGAR**  
**BOARD OF ADJUSTMENT**  
**PUBLIC HEARING**

**SEPTEMBER 9, 2025 at 6:00 PM**

**COUNCIL CHAMBERS, 22 WEST 2<sup>ND</sup> STREET**

---

**LEGAL ACTIONS**

---

Chelsea Slade called the meeting to order [6:01 p.m.] and welcomed those present. Chelsea Slade asked for roll call to show attendance. Chelsea Slade led the Pledge of Allegiance. Board Member Becky Crosby offered an invocation.

Board Members Present: Chelsea Slade  
Brenda Ciminski  
JoElla Younkin  
Becky Crosby  
Debra Seeley

Excused: Ethan Eagar

Absent: Kristi Penrod

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

**5. SUMMARY OF CURRENT EVENTS**

**A. BOARD**

**B. STAFF**

**6. PUBLIC COMMENTS**

No public comments

**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.**

Board Member Brenda Ciminski moved to always parallel the Planning & Zoning Commission's sitting Chair and sitting Vice-Chair, thereby nominating Ethan Eagar and Chelsea Slade respectively.

Board Member JoElla Younkin second the motion.

AYES

NAYS

Chelsea Slade  
Brenda Ciminski  
JoElla Younkin  
Becky Crosby  
Debra Seeley

None

The motion carried unanimously.

## 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.

Vice Chair Slade called the agenda item and declared the Board was in public hearing [6:08 p.m.]

Applicant Doug Brown and associate, Daniel Thompson, made a brief presentation and answered questions for the Board. Resident Betty Lester expressed her opposition to the variance. Staff relayed to the Board that neighbor, Mary Ann Stoor, came to Town Hall and asked questions about the variance, had expressed some concern about the eight (8) foot setback, but never definitively expressed favor or opposition.

## **RECONVENE TO REGULAR MEETING**

Vice Chair Slade motioned to reconvene to regular meeting. Board Member Debra Seeley seconded the motion.

AYES

NAYS

Chelsea Slade  
Brenda Ciminski  
JoElla Younkin  
Becky Crosby  
Debra Seeley

None

The motion carried unanimously [6:38 p.m.]

## **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.

Board Member Brenda Ciminski motioned to approve the application for variance.

Vice-Chair Slade seconded the motion.

AYES

NAYS

Chelsea Slade  
Brenda Ciminski  
JoElla Younkin  
Becky Crosby  
Debra Seeley

None

The motion carried unanimously.

## **10. ADJOURNMENT**

Board Member Debra Seeley motioned to adjourn the meeting.

Board Member Brenda Cimini seconded the motion.

AYES

NAYS

Chelsea Slade  
Brenda Cimini  
JoElla Younkin  
Becky Crosby  
Debra Seeley

None

The motion carried unanimously. The meeting adjourned [6:39 p.m.].