



**TOWN OF EAGAR  
BOARD OF ADJUSTMENT  
REGULAR MEETING & PUBLIC HEARING**

**JANUARY 13, 2026**

**IMMEDIATELY FOLLOWING THE PLANNING &  
ZONING COMMISSION MEETING SCHEDULED FOR  
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 JANUARY 13, 2026 IMMEDIATELY FOLLOWING THE PLANNING & ZONING COMMISSION MEETING SCHEDULED FOR 6:00 PM, IN THE COUNCIL CHAMBERS LOCATED AT 22 W. 2<sup>ND</sup> STREET, EAGAR, AZ 85925.

- 1. WELCOME**
- 2. ROLL CALL**
- 3. 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.

- 4. MEETING MINUTES**

- A. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE SEPTEMBER 9, 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 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.

Board 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.

## **5. PUBLIC HEARING**

- A. Public Hearing for VAR2025-2; An application for variance from Ranel Penrod for the properties known as Apache County parcel numbers #104-31-004 & 104-31-007 situated in the area of West 8<sup>th</sup> Street, west of School Bus Road, seeking relief from strict zoning restrictions, specific to lot size in Zone AR-20, to construct residential dwellings.

## **RECONVENE TO REGULAR MEETING**

## **6. APPLICATION FOR VARIANCE**

- A. Discussion and possible action on agenda item #5A; VAR2025-2, An application for variance from Ranel Penrod for the properties known as Apache County parcel numbers #104-31-004 & 104-31-007 situated in the area of West 8th Street, west of School Bus Road, seeking relief from strict zoning restrictions, specific to lot size, to construct residential dwellings.

## **7. 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.