

**APACHE COUNTY COMMUNITY DEVELOPMENT**

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**PLANNING AND ZONING COMMISSION  
MINUTES FOR February 1, 2024**

**Commissioners**

**District I**

Carey Dobson  
Bobby Fite  
Brad Jarvis

**District II**

Oscar Miranda, Vice-Chair  
Kay Hauser  
Dan Muth, Chair

**District III**

Brad Peterson  
Bob Pollock  
Traegen Knight

**Alternate**

Michael Bragiel

**Staff Members in attendance**

Matthew Fish, Director  
Shanna Pearce, Plan Reviewer

**Working Lunch Session**

Chair Elect Dan Muth called the work session to order at 12:05 p.m. MST.

**Oath and swearing in of Dan Muth, Bobby Fite, Kay Hauser, and Brad Peterson.**

Mr. Fish swore in Mr. Muth, Bobby Fite, Kay Hauser and Brad Peterson.

**Discussion regarding the Greer Zoning for James and Margret Emerson, APN 102-02-010.**

Chair Elect Dan Muth presented the agenda item.

Mr. Fish explained the question in zoning and recommended that the commission initiate the re-zoning to Greer Commercial (GC).

Commission discussed the current zoning, proposed zoning, and process. The commission directed staff to initiate the rezone from GR-1 to GC and add the application to the March agenda.

**Review and discussion of the proposed draft 2 Vernon Community Area Plan.**

Chair Elect Dan Muth presented the agenda item.

Mr. Fish presented the item, explained that the recommended changes had been made but there was one typo that he would have corrected prior to the public meeting. He recommended putting their area plan on the Planning and Zoning March agenda for a public meeting.

Gregg McClendon spoke on behalf of Fire Chief Dave Niehuis, chairman of the committee who was unable to attend, he explained the process, and expressed gratitude for the assistance they received from staff and commission.

Mr. Muth recommended placing the Vernon Community plan on the agenda for public meeting in March 2024.

Mr. Fite questioned the Population Demographics, page 7 Ethnicity Breakdown as there was no listing for ages 9-19 adding up to 101% of the population. Mr. McClendon replied that they must be lumped into ages 9-10 and would have the committee look into the population and submit another draft.

Mr. Fite questioned the Community Survey Results & Summary B & C, page 25 and asked why under B “Road Maintenance/Safety” was listed twice” 1 and 3; and why under C was Growth & Development” listed twice, 2 and 3. Mr. McClendon replied that he could not remember the committee discussion. Mr. Fish clarified that the survey asked what three items they liked least about Vernon and what their three most important issues were currently; these were the result of road maintenance being the first and third concern and that growth & development were the second and third issue. Commission recommended combining these.

Mr. Fite questioned the surveys starting on page 26 # of people that answered, highest # answered was 237 out of 7526 people in the Vernon area. Mr. McClendon thought there were only 2,000 people surveyed. Mr. Fish clarified that a survey was not sent to all 7,000+ residents, only to 2,000 to 3,000. Commissioners discussed the process. Mr. Fite clarified his question and stated that it was only 3% of the 7,000 population and their mission statement stated that this was “the general consensus of the community at-large” and “those opinions and ideas of the citizens at-large” and “life as envisioned and desired by the citizens of the Vernon area”. His concern was only 200+ answered. Mr. Peterson explained that typically people don’t respond nor participate. Mr. McClendon agreed. Commissioners recommended clarifying this in their plan to reflect the percentage received.

Commissioners also recommended clarifying the full-time residency of 89%, total residents or number of surveys sent.

Chair Elect Dan Muth closed the working lunch session at 1:35 p.m. MST.

**Public Meeting**

**Call to Order.**

Chair Elect Dan Muth called the public meeting to order at 1:03 p.m. MST.

**Roll Call/Determination of a Quorum.**

Chair Elect Dan Muth determined a quorum was present by roll call, six (6) commissioners were present; Brad Peterson, Bobby Fite, Bob Pollack, Chair Elect Dan Muth, Vice-Chair Elect Oscar Miranda, and Kay Hauser.

**Call to the Public**

No public comments.

**Review and approval of the minutes of the Planning and Zoning Commission working lunch session and public meeting held on January 4, 2024.**

Chair Elect Dan Muth presented the agenda item.

No comments.

Chair Elect Dan Muth opened for a motion and discussion.

**Commissioner Kay Hauser motioned to approve as presented.  
Commissioner Bobby Fite second the motion.**

No Discussion

Vote: 4 ayes to 0 nays with 2 abstentions; Chair Elect Dan Muth and Vice-Chair Elect Oscar Miranda were not present at the January 4, 2024 meeting.

Motion carries.

**Discussion and presentation of the proposed draft 2 Vernon Area Community Plan.**

Chair Elect Dan Muth presented the agenda item.

Jon Dahl introduced the members of the committee present and provided a brief history of the development and process. He noted that the committee was focused on the encouragement of the coordinated physical development in accord with the present and future needs of the county, promoting stewardship and respect of the natural and cultural resources, guiding growth to achieve efficient expenditure of public funds, protect the investment in private property, and encouraging economic growth and diversity. He

recognized the chair and other members of the committee and their role in creating this plan. He recognized Dave Peelman, author of their Mission Statement.

Commissioners directed staff to place the Vernon Area Community Plan on the March Planning & Zoning public agenda for recommendation to the Board of Supervisors.

**Report from Staff to the Commission.**

No report.

**Adjournment.**

Chair Elect Dan Muth adjourned the meeting.

Adjournment 1:12 p.m. MST.