



**APACHE COUNTY COMMUNITY DEVELOPMENT**

P. O. Box 238  
St. Johns, Arizona 85936  
Phone: (928) 337-7526

Dan Muth  
Chairman

Oscar Miranda  
Vice-Chairman

**NOTICE AND AGENDA OF  
COMBINED WORKING LUNCH SESSION AND PUBLIC MEETINGS OF  
THE APACHE COUNTY PLANNING AND ZONING COMMISSION**

*Pursuant to A.R.S. §38-431-02(H), the public will have physical access to the meeting room thirty (30) minutes prior to the start of the meeting.*

**Thursday, January 4, 2024**

Board of Supervisors' Hearing Room  
75 W. Cleveland Street  
St. Johns, Arizona

**Working Lunch Session 12:00 p.m. MST CANCELLED**

**Public Meeting 1:00 p.m. MST**

**Notice of Working Lunch Session CANCELLED**

- Item #1** Oath and swearing in of Dan Muth, Bobby Fite, Kay Hauser, and Brad Peterson.
- Item #2** Review and discussion of the proposed draft 2 Vernon Community Area Plan.

**Notice of Regular Meeting**

- Item #1** **Call to Order.**
- Item #2** **Roll Call/Determination of a Quorum.**
- Item #3** **Call to the Public** (Forms must be turned in at this time). Individuals may address the Commission on any relevant issue for an amount of time determined by the Chairman. At the close of the Call to the Public, Commission members may not respond to any comments but may respond to criticism, ask staff to review a matter, or ask that matter be placed on a future agenda.



**Item #4**      **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on December 7, 2023. **APPROVAL**

**Item #5**      **Discussion** and presentation of the proposed draft 2 Vernon Area Community Plan. **TABLED**

**PUBLIC HEARING(s)**

**Item #6**      **ZONE CHANGE** 2023-34 Cultivation Resources, LLC: Consideration and possible recommendation of approval for a Change of Zoning Regulations from AG (Agricultural General) to C2 (General Commercial) for commercial retail. The subject property is located at 2401 E. Frontage Road, Sanders, AZ. A.P.N. 207-22-009. Section 21; Township 21N; Range 28E. **RECOMMENDED DENIAL**

**Item #8**      **Report from Staff to the Commission**, including pending, recent, and future agenda items.

**Item #9**      **Adjourn.**

\*Persons with a disability may request a reasonable accommodation by contacting Shanna at (928) 337-7526, TDD (928)337-4402. Requests should be made as early as possible to arrange the accommodation. One or more members of the Commission may participate telephonically or through video communication.

\*These items are available on the county Web site at [www.co.apache.az.us](http://www.co.apache.az.us) at least 24 hours prior to the scheduled meeting. Those wishing to comment on any of these items may do so in writing, by e-mail, or in person. Mail comments to Apache County Community Development, P.O. Box 238, St. Johns, AZ 85936, or e-mail [planning@co.apache.az.us](mailto:planning@co.apache.az.us).

\*\*\*If you plan to attend the public meeting, please call (928) 337-7526 the day of the meeting to ensure that the meeting has not been cancelled or postponed.