



Approval February 5, 2023

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

PLANNING AND ZONING COMMISSION
MINUTES FOR January 5, 2023

In Attendance:

Commissioners

Dan Muth, Chairman
Oscar Miranda, Vice-Chairman (Absent)
John Freeman
Kay Hauser
Carey Dobson (Absent)
Bobby Fite
Brad Peterson
Traegen Knight
Brad Jarvis

Staff

Matthew Fish, Director
Shanna Pearce, Plan Reviewer
Tyron Jensen, Deputy Attorney
Ruben Aranda, Code Enforcer
Roxanne Drye, System Administrator

Working Lunch Session

Chairman Dan Muth called the work session to order at 12: 40 a.m.

No Work session items to discuss.

Commissioners briefly discussed agenda item #5.

Staff and commissioners discussed possible future work session items.

Discussion of P&Z fundamentals.
Private property rights, P&Z role vs. state role.
Law – personal perspective, how they mesh and when they divide.
Refresh approved area plans.
State law vs. county law vs. area plans and how they work together.

Work Session adjourned at 12:45 p.m.

Regular Meeting

Item #1 Call to Order.

Chairman Dan Muth called the public meeting to order 1:00 p.m.

Item #2 Roll Call/Determination of a Quorum.



Chairman Dan Muth determined a quorum was present with seven (7) commissioners present as noted above.

Item #3 Call to the Public

No comments.

Item #4 Approval of the minutes from the December 1, 2022, meeting.

Chairman Dan Muth opened for motion and discussion.
Commissioner Brad Peterson motioned to approve as presented.
Commissioner John Freeman second the motion.

No Discussion

Chairman Muth called the question.
Vote, 6 ayes to 0 nays with 1 abstention, Chairman Dan Muth was not present at the December 1, 2022, meeting.
Motion Carried

Item #5 PUBLIC HEARING, consideration, and possible recommendation for approval of a Subdivision Major Plat Amendment application to allow John Georgiu to split his five (5)-acre lot creating four (4) new one (1)-acre lots. Property is located in the Hidden Paradise Subdivision in Vernon, AZ. A.P.N 106-25-004A.

Director Matt Fish provided staff report, recommended approval as submitted without conditions.

Commissioners discussed the number of previous amendments made in the subdivision and they should be included in the plat title per ordinance, there was no change in use and was consistent with the area.

Commissioner John Freeman clarified that the applicant was dividing in to 4- 1.25 acre lots not 5- 1-acre lots, as it would appear in the item description.

Chairman Dan Muth closed the public meeting.

No further discussion.

Chairman Dan Muth opened for a motion.
Commissioner John Freeman motioned to approve.
Commissioner Brad Peterson seconded the motion.

Chairman Dan Muth recommended amending the motion to add the number of amendments to the plat title, per the ordinance.



Commissioner Joh Freeman and Commissioner Brad Peterson agreed.

Chairman Dan Muth called the question.

Vote unanimous. 7 ayes to 0 nays.

Motion carried.

Item #6 PUBLIC HEARING, consideration, and possible recommendation for approval of a conditional use permit allowing Commscapes, LLC on behalf of Vertical Bridges and Verizon to construct a Wireless Communication facility and to install a 100' stealth Monopine tower within a 35' x 75' enclosed compound. The proposed site will be designed to support additional commercial wireless tenants and public safety entities. Property is located in Alpine, AZ 85920. A.P.N. 101-28-007.

Director Matt Fish provided staff report, recommended approval as presented without conditions.

Applicant Todd Daoust presented his application.

Commissioners and applicant discussed the location, coverage area, benefits of the cell tower, and timeframe to having the cell tower on-line, Mr. Daoust stated their goal was to be on-line third to fourth quarter 2023.

Commissioner Bobby Fite commented regarding the concerns received from an Alpine resident “diagnosed” with EMS (electro-magnetic hypersensitivity) and the proposed location of the cell tower to the residence. Commissioners’ and staff briefly discussed the concerns and effects as none were medical professionals to discuss in depth.

Chairman Dan Muth opened for a motion.

Commissioner Traegen Knight motioned to close the public meeting.

Commissioner John Freeman seconded the motion.

Vote unanimous.

No further discussion.

Chairman Dan Muth opened for a motion.

Commissioner Traegen Knight motioned to approve as presented with no conditions.

Commissioner John Freeman seconded the motion.

Chairman Dan Muth called the question.

Vote unanimous. 7 ayes to 0 nays.

Motion carried.

Item #7 Adjourn.

Chairman Dan Muth opened for a motion to adjourn.



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Commissioner Kay Hauser motioned to adjourn.
Commissioner John Freeman second the motion.

Chairman Dan Muth called the question,
Vote unanimous, 7 ayes to 0 nays

Adjournment 1:25 p.m.