

**PLANNING AND ZONING COMMISSION  
MINUTES FOR March 4, 2020**

**In Attendance:**

**Commissioners**

Oscar Miranda  
John Freeman, Chairman  
Dan Muth, Vice-Chairman  
Kay Hauser (Absent)  
Carey Dobson  
Bobby Fite (Absent)  
Jim Thornhill (Absent)  
Brad Peterson  
Traegen Knight  
Michael Bragiel, Alternate

**Staff**

Shanna Pearce, Plan Reviewer  
Alane Moore, Deputy Attorney

**Working Lunch Session**

No Items discussed.

**Regular Meeting**

**Item #1 Call to Order**

Chairman John Freeman called the meeting to order at 1 p.m.

**Item #2 Roll Call/Determination of a Quorum**

Chairman John Freeman determined a quorum was present; seven (7) commissioners were present.

**Item #3 Call to the Public**

No comments.

**Item #4 Approval of the minutes from the December 3, 2020.**

No Discussion.

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

Vote, unanimous.

**Item #5**      **PUBLIC HEARING**, consideration and possible recommendation for approval of a Conditional Use Permit to allow Concho Valley Orthodox Presbyterian Church (OPC) to establish a private cemetery on two properties owned by the church, adjacent to the existing church building. Property is located in Concho Valley Unit 4 subdivision lots 2 & 3 in Concho, AZ. A.P.N. 201-42-184B & 184C.

Shanna Pearce provided staff report. Recommended approval with condition to follow all state and county health services regulations and requirements.

Randy Mifflin, representative, provided information regarding their community meeting and noted that the adjacent property owners did not have any objections.

Commissioner Oscar Miranda questioned what state requirements they had to meet. Mr. Mifflin advised there was none as this was a church and they would follow the guidelines for plot designation.

Mr. Miranda questioned if any plots would be for sale. Mr. Mifflin stated no, they would be for members of the church.

Mr. Miranda asked about visitation. Mr. Mifflin described the security design of the cemetery.

Mr. Miranda asked what their plans were for maintenance. Mr. Mifflin stated they would have 6 mature trees planted that will be on a water system with no other improvements for now.

No public comment.

Chairman John Freeman closed the public hearing.

Vice Chairman Dan Muth questioned if there were any active CC&R's. Mr. Mifflin stated they had not look into the CC&R's but there was not an active homeowners association and did not feel there were any. Commissioner Brad Peterson stated there was not an active association (HOA) and the CC&R's had expired at least 20 years ago.

Chairman Freeman confirmed that the CC&R's had been removed and questioned if the commissioners would like to add a condition to address them. Mr. Miranda reminded that the county did not enforce CC&R's and felt they were meeting the requirements of the state and going above and beyond what they would do for a cemetery, as long as they follow the procedures for obtaining death certificates and ensuring that the plots are tracked and placement and coordinates are met so that loved ones can visit the cemetery he felt that no other conditions were necessary.

Commissioner Michael Bragiel asked if they would do any cremations. Mr. Mifflin stated no.

Chairman John Freeman opened for motion.

Commissioner Oscar Miranda moved to approve the application as submitted with conditions to follow state and county regulations to include the Apache County Health Department.

Commissioner Brad Peterson second the motion as presented with stated conditions.

Vote, unanimous.

**Item #6      Adjourn**

Chairman John Freeman opened for a motion to adjourn.

Commissioner Brad Peterson motioned to adjourn.

Commissioner Traegen Knight seconded the motion.

Vote, unanimous

Adjourned 1:15 p.m.