



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 THE
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, March 7, 2024

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

**Working Lunch Session 12:00 p.m. MST Canceled
Public Meeting 1:00 p.m. MST**

Notice of Working Lunch Session - Canceled

Notice of Public Meeting

- Item #1** **Oath and swearing in of Travis Johnson and Michael Bragiel.**
- Item #2** **Call to Order.**
- Item #3** **Roll Call/Determination of a Quorum.**
- Item #4** **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 #5** **Review and Approval** of the minutes of the Planning and Zoning Commission working lunch session and public hearing held on February 1, 2024. **Recommended Approval**



PUBLIC HEARING(S)

- Item #6** **SUBDIVISION MAJOR PLAT AMENDMENT 2024-6 Minnis Estate Revocable Trust: Discussion, consideration, and possible recommendation of approval of the First Amended Plat of the Winchester Trails Ranches unit one Subdivision, allowing trustee Barbara Minnis to split her +/- 5-acre lot and create two (2) equal lots for family use. The property is located at 59 ACR 3151 in Vernon, AZ. A.P.N 106-61-019. Recommended Approval**
- Item #7** **ZONE CHANGE 2024-05 James D. and Margret L. Emerson: Discussion, consideration, and possible recommendation of approval for a Change of Zoning Regulations initiated by the Apache County Planning and zoning Commission from GR1 (Greer Residential, 1-acre minimum) to GC (Greer Commercial) to correct the zoning designation of the Board of Supervisors made August 15, 2022. The subject property is located at 38938 SR 373, Greer, AZ. A.P.N. 102-02-010. Section 1; Township 7N; Range 27E. Recommended Approval**
- Item #8** **Discussion, consideration, and possible recommendation for approval of the proposed Vernon Area Community Plan. Recommended Approval**
- Item #9** **Report from Staff to the Commission, including pending, recent, and future agenda items.**
- Item #10** **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 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.

***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.