

APACHE COUNTY COMMUNITY DEVELOPMENT

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**PLANNING AND ZONING COMMISSION
MINUTES FOR March 7, 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

Working Lunch Session

Working lunch session was cancelled. No items of discussion.

Public Meeting

Oath and swearing in of Travis Johnson and Michael Bragiel.

Mr. Fish swore in Mr. Johnson. Mr. Bragiel was not in attendance.

Call to Order.

Vice-Chair Elect Oscar Miranda called the public meeting to order at 1:08 p.m. MST in the Board of Supervisors' Hearing Room, County Annex Building, 75 West Cleveland Street, St. Johns, Arizona.

Roll Call/Determination of a Quorum.

Vice-Chair Elect Oscar Miranda determined a quorum was present by roll call. Present were Vice-Chair Elect Oscar Miranda, Commissioners Brad Peterson, Bobby Fite, Bob Pollack, Kay Hauser, and Travis Johnson. Also present were Director Matthew Fish and Assistant Chief Deputy Attorney Tyron Jenson.

Call to the Public

There was no one wanting to address the Commission during the call to the public.

Review and approval of the minutes of the Planning and Zoning Commission working lunch session and public meeting held on February 1, 2024.

Vice-Chair Elect Oscar Miranda presented the agenda item.

No comments.

Vice-Chair Elect Oscar Miranda opened for a motion and discussion.

Mr. Peterson motioned to approve the February 1, 2024 minutes as presented, seconded by Mr. Fite. Vote was 5 ayes to 0 nays with 1 abstention; commissioner Travis Johnson was not present at the February 1, 2024 meeting.

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~~ Patricia 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.

Vice-Chair Elect Oscar Miranda presented the agenda item.

Applicant Patricia Minnis advised that her name was incorrect and should be Patricia not Barbara, no other comments.

Mr. Fish provided the staff report, explained that staff had not receive any comments from neighbors. Staff recommended approval.

Vice-Chair Elect Oscar Miranda opened the public meeting. No public comments.

Vice-Chair Elect Oscar Miranda closed the public meeting and opened for commissioner comment and motion.

Mr. Peterson motioned to approve as presented, seconded by Mrs. Hauser. Vote was unanimous.

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.

Vice-Chair Elect Oscar Miranda presented the item.

Mr. Fish provided the staff report and explained that the commission had initiated the zone change to correct an error made during the re-zoning process in 2022. He advised that two (2) comments had been received; Mr. Scheinost was concerned that the easement to his property would be abandoned. Mr. Fish stated that after discussing his concern with engineering and explained to Mr. Scheinost that the easement could not be abandoned without approval, he had no other concerns. Mr. Randazzo had concerns about traffic safety in the area. Mr. Fish explained the area and provided a brief history. Recommended approval.

Mr. Peterson clarified the purpose of the zone change.

Mr. Fish added that Mr. Emerson did have intentions of saleing the property and in 2003 a conditional use permit was granted and there had been no interference in traffic during this time.

Vice-Chair Elect Oscar Miranda opened the public meeting. No public comments.

Vice-Chair Elect Oscar Miranda closed the public meeting and opened for commissioner comment and motion.

Mrs. Hauser motioned to approve as presented, seconded by Mr. Johnson. Vote was unanimous.

Vice-Chair Elect Oscar Miranda revisited item #6 to allow for an oversight of a public comment.

Joel Harris owns property directly south of Mrs. Minnis addressed the commission and stated that he did not have any objection to the plat amendment but had concerns with opening the door for future splits and unpermitted building. He asked the applicant what her plans were. Mrs. Minnis explained that her son and family would be installing a manufactured home so they would be able to live next to her and help with her care. She also stated that when they purchased the property years ago the deal was that it could only be split one (1) time and only for the family. Mr. Harris stated that he was ok with this and had no other concern.

Discussion, consideration, and possible recommendation for approval of the proposed Vernon Area Community Plan.

Vice-Chair Elect Oscar Miranda presented the item.

Mr. Fish provided a staff report and explained that the recommended changes for the December and February meetings had been made. He recommended approval with changes being made to the percentage in the third graph on page 7 and 8 to equal 100%

and not 101% and changing the elevation on page 20 from 6,000 – 11,000 to 5,000 – 9,000.

Mr. Fite and Mr. Peterson commended the Vernon Community Planning Committee for their efforts and dedication in developing their area plan.

Vice-Chair Elect Oscar Miranda opened the public meeting. No public comments.

Vice-Chair Elect Oscar Miranda closed the public meeting and opened for commissioner comment and motion.

Mr. Peterson motioned to approve the Vernon Area Community Plan with the recommendations of staff, seconded by Mr. Fite second the motion. Vote was unanimous.

Report from Staff to the Commission.

Mr. Fish advised the commissioners that Connects Gen had begun their public outreach for their wind/solar project and expected they would begin the CUP process in about six (6) months. He also advised the Triple Oak is in the process of doing their studies and projected they would begin their CUP process in early 2025.

Adjournment.

Mrs. Hauser moved to adjourn the meeting, seconded by Mr. Peterson. Vote was unanimous.

Adjournment 1: 45p.m. MST.