



**APACHE COUNTY COMMUNITY
DEVELOPMENT**

P.O. Box 238
75 West Cleveland
St. Johns, Arizona 85936
(928) 337-7526 • Fax (928) 337-7633

Director:
Matthew Fish

Senior Staff
Plan Reviewer:
Shaunna Pearce

July 20, 2026,

To: Apache County Planning & Zoning Commission

From: Matthew Fish, Community Development Director

RE: Fox Canyon LLC Zone Change 2026-37

Staff Report

Property Information

Applicant: Fox Canyon LLC

Property Owner: Fox Canyon LLC

Parcel Numbers:

- 106-36-010F (10.19 acres)
- 106-36-010G (10.17 acres)

Total Acreage:

20.36 Acres

Current Zoning:

Agricultural General (AG)

Requested Zoning:

Light Commercial (C-1)

Location:

South side of U.S. Highway 60 near Vernon, Arizona.

The submitted survey and site plans depict the two proposed parcels, existing improvements, access from U.S. Highway 60, and the surrounding ownership pattern.

Background

The subject property is part of a larger parcel owned by Fox Canyon LLC that currently contains an existing rehabilitation campus including residential living areas, treatment facilities, recreational facilities, support buildings, mobile homes, and associated infrastructure.

The applicant proposes no substantial change to the physical development of the site through this zoning action. Rather, the requested zone change is intended to bring the zoning designation into compliance with current State licensing requirements governing Drug and Alcohol Rehabilitation Facilities. The surrounding area consists primarily of agricultural, rural residential, and public lands.

Applicable Ordinances

This request is governed by:

- Article 11, Section 1105 – Amendments
- Article 11, Section 1106 – Citizen Participation
- Article 4 – Commercial Zones
- Section 421(B) – Purpose of the C-1 Light Commercial Zone
- Section 424 – Permitted and Conditional Uses

The stated purpose of the C-1 Light Commercial Zone is to provide shops, services, commercial activities, and other community-serving uses in locations with adequate access to major roads and highways.

The subject property has direct access from U.S. Highway 60, a major state highway.

Citizen Participation

The applicant completed the Citizen Participation Process as required by Section 1106 of the Apache County Zoning Ordinance.

County records indicate that there is only one property owner located within 300 feet of the subject property:

- Cary Dobson

The applicant conducted the required neighborhood meeting with Mr. Dobson. Mr. Dobson expressed no objection to the proposed rezoning.

At the time this report was prepared, Community Development had received no written objections regarding the request.

Agency Review

The application was circulated to the appropriate reviewing agencies. No agency comments were received that would prevent consideration of the requested zoning change.

Comprehensive Plan Analysis

The Apache County Comprehensive Plan encourages orderly land use decisions that:

- protect public health, safety, and welfare;
- promote compatibility between adjacent land uses;
- encourage development in appropriate locations;
- provide needed community services; and
- ensure that zoning decisions are consistent with long-term planning objectives.

The proposed rezoning supports these objectives by allowing an existing community service to continue operating while bringing the property's zoning into compliance with current State regulatory requirements.

Vernon Community Plan

The Vernon Community Plan recognizes the importance of preserving the area's rural character while supporting compatible commercial and institutional uses that provide services to local residents.

The subject property is located along the U.S. Highway 60 corridor rather than within an established residential subdivision. Staff believes the requested C-1 zoning is compatible with this location and does not conflict with the general planning principles of the Vernon Community Plan.

Staff Analysis

Article 11 requires that applicants demonstrate three findings for approval of a zoning amendment.

Finding 1

The request is consistent with the goals, objectives, and policies of the Apache County Comprehensive Plan and the Zoning Ordinance.

Staff finds this criterion has been met.

The proposed rezoning supports an existing institutional use while placing the property into a zoning district more consistent with current State licensing requirements. The

location along U.S. Highway 60 is consistent with the intended purpose of the C-1 zoning district.

Finding 2

The change is in the interest of, or will further, the public health, safety, comfort, convenience, and welfare.

Staff finds this criterion has been met.

The proposed rezoning will allow the continued operation of a licensed treatment facility providing behavioral health services within Apache County. Staff finds that maintaining these services while ensuring compliance with State regulatory requirements serves the public interest.

Finding 3

The change will not adversely affect the established character of the surrounding neighborhood nor be detrimental to adjacent properties.

Staff finds this criterion has been met.

The surrounding area remains predominantly rural with large agricultural properties. The only adjacent property owner within the required notification area expressed no objection to the request during the applicant's neighborhood meeting.

The proposal does not substantially alter the existing use of the property and therefore is not expected to create new impacts on surrounding properties beyond those already associated with the existing operation.

Staff Findings

Based upon the application materials, submitted site plans, citizen participation process, applicable ordinances, Comprehensive Plan policies, and agency review, Community Development finds:

1. The application satisfies the procedural requirements of Article 11.
2. The request is consistent with the Apache County Comprehensive Plan.
3. The request is generally consistent with the Vernon Community Plan.
4. The request satisfies the required findings for a zoning amendment.
5. The proposed C-1 zoning is appropriate given the property's location along U.S. Highway 60 and the existing institutional use.
6. No objections have been received from the only adjacent property owner within the required notification area.

Staff Recommendation

Community Development finds that the applicant has satisfied the procedural requirements and findings required under Article 11 of the Apache County Zoning Ordinance for a request to amend the Official Zoning Map. Staff therefore forwards the application to the Planning and Zoning Commission for its consideration and recommendation to the Apache County Board of Supervisors. The Commission should evaluate the request based upon the evidence presented, applicable County ordinances, the Apache County Comprehensive Plan, and the Vernon Community Plan.

Apache County Community Development Director

A handwritten signature in black ink, appearing to read "Matthew Fick". The signature is written in a cursive, flowing style.



APACHE COUNTY — Community Development Department

P.O. Box 238 • St. Johns, AZ 85936 • Phone: (928) 337-7527 • Fax: (928) 337-7633

ZONE CHANGE APPLICATION

APPLICANT

Name Fox Canyon, LLC
Mailing Address 580 E Old Linden Rd
Suite 1
Show Low, AZ 85901
Contact Person Ryan Ellsworth
Phone 520-709-1192 Fax _____
Email fox canyon homes@gmail.com
Status (Owner, Lessee, Agent, etc.) Owner

PROPERTY INFORMATION

Assessor's Parcel # 106-36-010 F&G
Township 10 Range 25 Section 14&15
Subdivision _____
Unit # _____ Lot # _____
Address/Location _____
Lot Size 10⁺ acres, 10⁺ acres, 260⁺ acres

USE

Existing Zone A General
Requested Zone C-1
Existing Use of the Property Alcohol & Drug
Rehabilitation Facility
Proposed Use of the Property Alcohol & Drug
Rehabilitation Facility

SUBMITTAL CHECKLIST

- ☒ Pre-application meeting with a staff planner of the Community Development Department.
- ☒ A Citizen participation plan (See 1106.B)
- ☒ A Citizen Participation Report (See 1106.C)
- ☒ A non-refundable filing fee \$600.00
- ☒ A typewritten narrative describing the request and conformance to the findings for a zone change. (See page 2, Criteria)
- ☐ Proposed site plan- scaled and dimensioned-detailing property boundaries; existing improvements and used; and proposed improvements and uses.
- ☒ A typewritten list of names and addresses of all property owners within 300 feet of subject property.

CERTIFICATION & SIGNATURE

Submittal of this application constitutes consent of the applicant in granting the Community Development Department access to the subject property during the course of project review. No further consent or notice shall be required.

I hereby certify that the information in this application is correct and agree to abide by the regulations of this jurisdiction.

Signature of Applicant

[Signature] Date 3/30/26

Signature of Property Owner (if not the applicant)

[Signature] Date 3/30/26

OFFICE USE ONLY

Received By [Signature] Date 6/24/26
Receipt # 3646 Fee \$600
Permit # 2026-37
Related Cases _____
Appeal Filed By _____ Date _____
Receipt # _____ Fee _____

COMMISSION ACTION

☐ Approved ☐ with Conditions ☐ Denied
Commissioner _____ Date _____

BOARD ACTION

☐ Approved ☐ with Conditions ☐ Denied
Supervisor _____ Date _____

8/20/2018

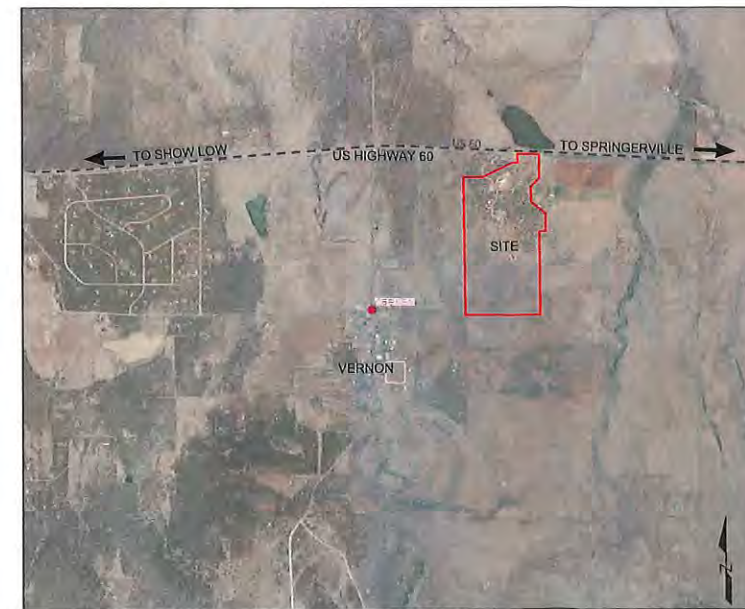
1/8/2026 4:36:32 PM - C:\USERS\EMERY.ELLSWORTH\DRIVE - PAINTEDSKY\DOCUMENTS\EMERYPROJECTS\RYAN ELLSWORTH\VERNON PROPERTY\VERNON SITE.DWG - EMERY ELLSWORTH

OVERALL SITE MAP

SITE PLAN WAYPOINT RECOVERY CENTER - VERNON ASSESSORS PARCEL NUMBER 106-36-010D LOCATED IN SECTION 15, TOWNSHIP 10 NORTH, RANGE 25 EAST, GILA AND SALT RIVER MERIDIAN, APACHE COUNTY, ARIZONA

AREA "A" SCALE: 1" = 70'

AREA "B" SCALE: 1" = 70'



VICINITY MAP



176 N MAIN STREET
SNOWFLAKE, AZ 85937
PHONE: 928-537-7218

MARK	DATE	DESCRIPTION	BY

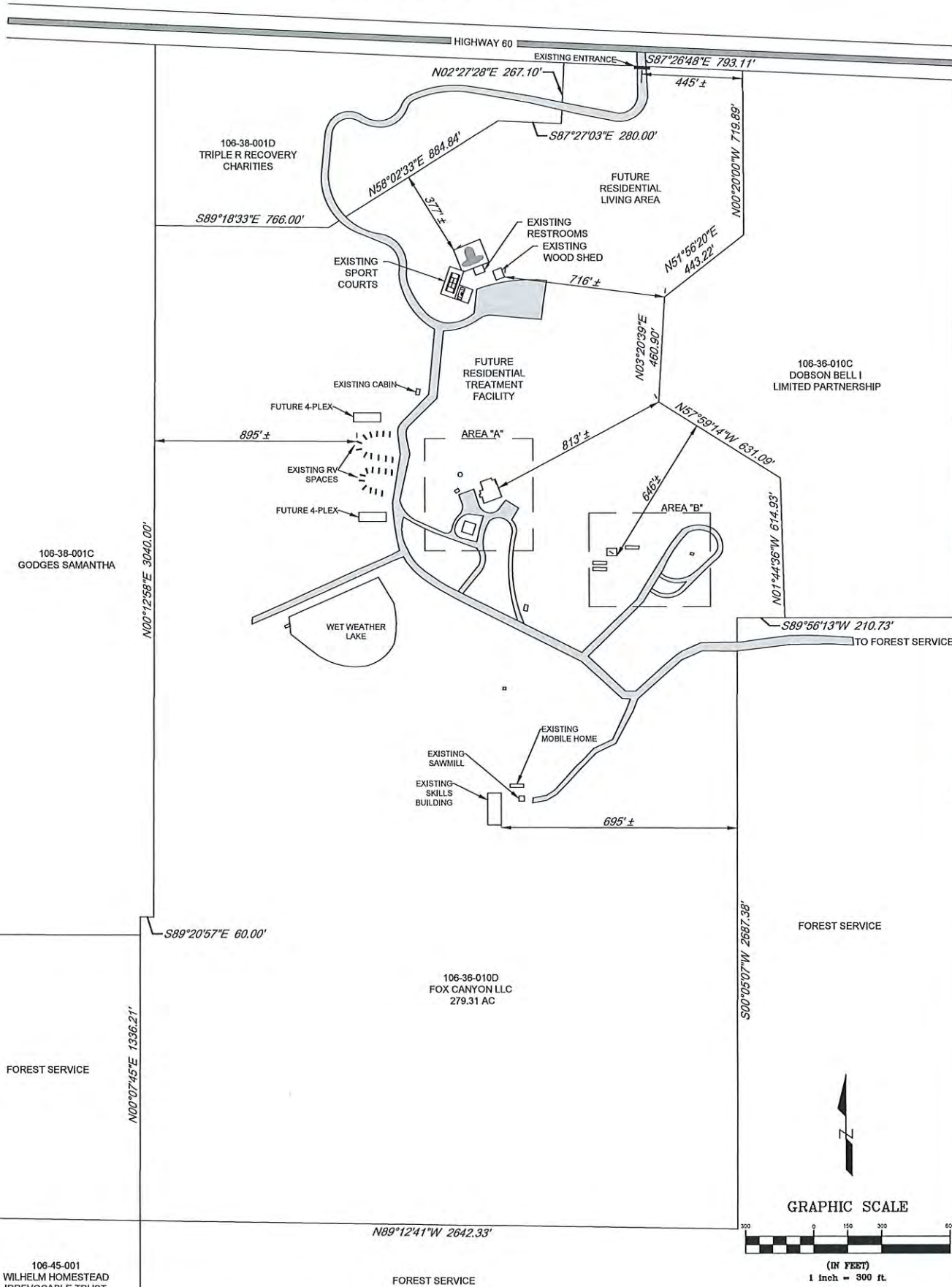
WAYPOINT RECOVERY CENTER

SITE PLAN

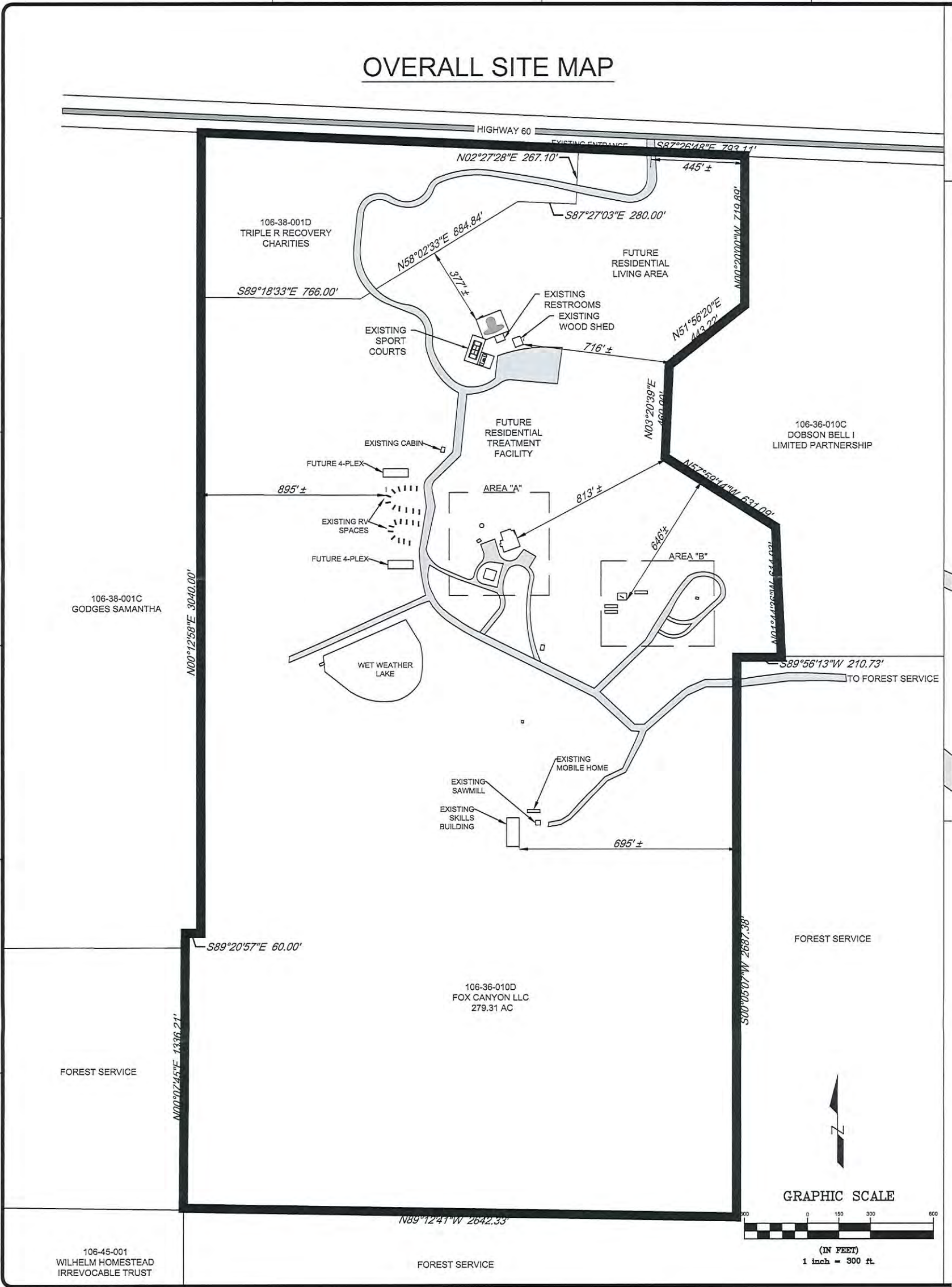
Project No.:	
Designed By:	
Drawn By:	EEE
Checked By:	DLB

C-01

Bar Measures 1 Inch



APN 106-36-010D



HIGHWAY 60

TRIPLE R RECOVERY CHARITIES
APN 106-38-001D

NEW 30' INGRESS & EGRESS EASEMENT

PARCEL F
10.19 Acres

PARCEL G
10.17 Acres

PARCEL A
259.02 Acres

PARENT PARCEL
APN 106-38-010D
FOX CANYON LLC
2022-001383
± 279.38 Acres

APN 106-38-001C

APN 106-38-010C

1/16 C-S SECTION 15 ALUMINUM CAP LS #8906

STATE OF ARIZONA

STATE OF ARIZONA

SOUTH 1/4 CORNER SECTION 15 ALUMINUM CAP LS #8906

SOUTHEAST CORNER SECTION 15 ALUMINUM CAP LS #8906

BASIS OF BEARINGS S89°12'41"E 2642.40' (2642.33' R1)

5/8" REBAR EAST 1/4 CORNER SECTION 15

STATE OF ARIZONA

106-45-001

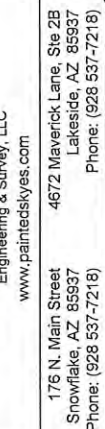
STATE OF ARIZONA

N

Survey Data:

- S02°27'28"W 267.28' (266.81' R1)
- S87°18'37"E 792.18' (793.23' R1)
- N00°21'40"W 719.97' (719.89' R1)
- N51°54'03"E 443.23' (R1)
- N03°22'18"E 460.72' (460.90' R1)
- N58°00'12"W 631.09' (R1)
- N01°49'23"W 614.93' (R1)
- S00°04'51"W 2687.42' (2687.38' R1)
- S89°18'54"E 59.93' (60.00' R1)
- S00°08'42"W 1336.72' (1336.21' R1)
- S00°12'31"W 3039.95' (3040.07' R1)
- N89°17'04"W 765.18' (766.00' R1)
- S57°54'40"W 886.46' (884.84' R1)
- N87°02'19"W 280.38' (280.00' R1)
- N86°37'42"W 249.54'
- S76°19'24"W 656.89'
- N77°01'35"E 428.29'
- S89°12'41"E 584.17'
- N77°01'35"E 428.29'
- S50°47'19"W 913.67'
- N67°55'55"W 708.35'
- N02°08'21"W 289.05'
- N08°45'05"E 259.71'
- S41°53'44"W 117.28'
- S11°06'50"W 326.21'

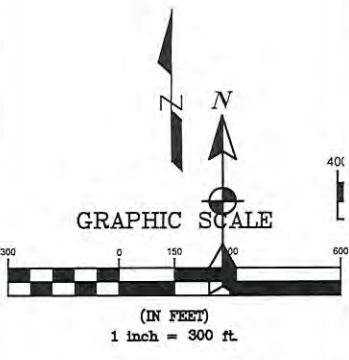
D. Allen Foster
EXPIRES 9-30-26

[illegible]

FOX CANYON LLC
RECORD OF SURVEY / MLD
APN 106-36-010D.
LOCATED IN SECTIONS 14 & 15,
TOWNSHIP 10 NORTH, RANGE 25 EAST,
GILA AND SALT RIVER MERIDIAN,
APACHE COUNTY, ARIZONA

Project No.:	147867-26002
Designed By:	
Drawn By:	LDD
Checked By:	DAF

OVERALL SITE MAP



Fox Canyon, LLC
Ryan Ellsworth
580 E Old Linden Rd, Ste 1
Show Low, Az 85901

June 5, 2026

To whom it may concern:

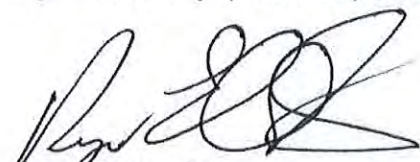
For the last 5 years my wife and I have owned the subject of property in Vernon AZ and it has been used as an Intensive Outpatient Recovery Center known as WayPoint Recovery. New State Guidelines for all Recovery Centers Licensed by the State of Arizona are to be on property zoned Commercial.

To be in compliance, we have sectioned off and surveyed over 10 acres from the main parcel. We have gone through the proper steps to get property not only legally split but also properly addressed according to Apache County Guidelines.

By getting the property Zoned Commercial and correctly addressed we then will meet the New Department of Health Service Guidelines.

We have had great success with working with Apache County, Apache County Probation Department, and local towns in Apache County with service projects, community development, and treating local clients. We love our relationships that we have built with all of them. We have successfully treated numerous clients and have built a great reputation State Wide for the work we have done.

If you have any questions please call 520-709-1192



Ryan Ellsworth

Fox Canyon, LLC
Ryan Ellsworth
580 E Old Linden Rd, Ste 1
Show Low, Az 85901

June 5, 2026

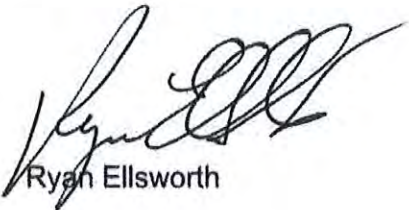
To whom it may concern:

This is in reference to the Citizen Participation plan and the Citizen Participation report concerning the Commercial Zoning Application by Ryan Ellsworth for WayPoint Recovery.

Ryan Owned 280 acres in Vernon AZ. He has split off two separate 10 acre parcels to be zoned Commercial. The only neighbor within the required 300' vicinity to be notified is Carey Dobson. The Ranch Owner just East of his property.

Ryan talked with Carey personally about the zoning application. He was very supportive of the split and zoning application as he realizes we have been successfully operating a Recovery Center on the property for the last 5 years.

If you have any questions please feel free to call me at 520-709-1192



Ryan Ellsworth