



APACHE COUNTY COMMUNITY DEVELOPMENT

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Brad Peterson
Chairman

Bob Pollock
Vice-Chairman

**NOTICE AND AGENDA OF
COMBINED WORKING 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.*

Wednesday, August 5, 2026
Board of Supervisors' Hearing Room
75 W. Cleveland Street
St. Johns, Arizona
Working Session 12:00 p.m. MST
Public Meeting 1:00 p.m. MST

NOTICE OF WORKING SESSION

- Item #1** Discussion of the proposed amendments to the Apache County Renewable Energy Development Ordinance. Sections 803.A 3, 4, and 5, Sections 804-807.
- Item #2** Discussion regarding the possible establishment of a Planning & Zoning Commission subcommittee to assist staff in the review and development of proposed amendments to the Apache County Renewable Energy Ordinance.
- Item #3** Discussion on any future Agenda Items.



NOTICE OF PUBLIC MEETING

- Item #1** **CALL TO ORDER.**
- Item #2** **ROLL CALL/DETERMINATION OF A QUORUM.**
- Item #3** **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Commission Work Session and Public hearing held on July 1, 2026.
Approval
- Item #4** **CONDITIONAL USE PERMIT CUP 2026-39**
Discussion, consideration, public hearing, and possible recommendation of approval regarding a Conditional Use Permit application submitted by Sandra Bond for property identified as Assessor's Parcel Number 212-24-008L, located at 120 N9217, Apache County, Arizona, to allow the hosting of equine trail sports and working equitation clinics and events at an existing equine facility. The proposed use consists of approximately two to three events annually, each lasting one to three days and accommodating an estimated eight to fifteen participants. **Approval**
- Item #5** **CONDITIONAL USE PERMIT 2026-26**
Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit request by Salt River Agricultural Improvement and Power District (SRP), represented by Pew & Lake, PLC, to construct and operate a storage research and development pilot facility on approximately 30 acres within the Coronado Generating Station property located at 32060 S. Highway 191, St. Johns, Arizona. **Approval**
- Item #6** **CONDITIONAL USE PERMIT AMENDMENT CUP 2026-38**
Discussion, consideration, and possible recommendation of approval regarding a request by Vertical Bridge to amend previously approved Conditional Use Permit CUP 2014-1 for a self-support wireless telecommunications facility located on APN 204-41-001, approximately Mile Marker 351 on U.S. Highway 180 near Concho, Arizona. The proposed amendment would increase the approved tower height from 155 feet to 195 feet (199 feet to the top of the lightning rod and appurtenances). **Approval**
- Item #7** **MODIFICATION TO CONDITIONAL USE PERMIT, 2026-32:**
Discussion, consideration and possible recommendation of approval by Pinnacle Consulting DBW Sun State Towers and Verizon to modify conditions of the Conditional Use Permit 2025-51 previously approved December 2, 2025. The subject property is identified as Parcel No. 101-35-011. **Approval**



- Item #8 ZONE CHANGE APPLICATION – 2026-37:**
Discussion, consideration, and possible recommendation of approval of a request by Ryan Ellsworth, Fox Canyon LLC, to amend the Apache County Zoning Map by rezoning APNs 106-36-010F and 106-36-010G, located at 24 and 44 County Road N3187, Vernon, Arizona, from AG (Agricultural General) to C-1 (Light Commercial). The request is to allow the continued operation of an existing Intensive Outpatient Recovery Center known as WayPoint Recovery in accordance with applicable Arizona laws and regulations governing State-licensed recovery care facilities. **Approval**
- Item #9 RENEWABLE ENERGY ORDINANCE AMENDMENT – SUBCOMMITTEE:** Discussion, consideration, and possible action to establish a Planning & Zoning Commission Renewable Energy Ordinance Subcommittee to assist staff in the review and development of proposed amendments to the Apache County Renewable Energy Ordinance. The subcommittee shall serve in an advisory capacity only and shall have no authority to take final action or approve ordinance amendments on behalf of the Commission. **Denial**
- Item #10 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 #11 REPORT FROM STAFF TO THE COMMISSION**, including pending, recent, and future agenda items.
- Item #12 ADJOURNMENT**

*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 on the day of the meeting to ensure that the meeting has not been cancelled or postponed.