December 2, 2026

APACHE COUNTY COMMUNITY DEVELOPMENT
P. O. Box 238
St. Johns, Arizona 85936
Phone: (928) 337-7526

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, December 2, 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

Pursuant to A.R.S. §§ 38-431 through 38-431.09 and Arizona Open Meeting Law, the Planning & Zoning Commission Working Session is a public meeting conducted for the purpose of receiving information, asking questions, discussing properly noticed agenda items, and providing general direction to staff.

Pursuant to A.R.S. § 38-431.01, public participation during the Working Session may be permitted at the discretion of the Chair, subject to applicable law and Commission procedures.

No formal action, motions, votes, approvals, denials, or recommendations will be made during the Working Session. Discussion or direction provided during the Working Session is preliminary and does not constitute a commitment or final position of the Commission or Apache County.

Item #1 **ARTICLE 13, ADMINISTRATION AND ENFORCEMENT**: Discussion regarding proposed.

Item #2 **COMPREHENSIVE PLAN AMENDMENT:** Discussion regarding proposed amendments to the Apache County Comprehensive Plan to incorporate Preferred Energy Generation Areas text and an accompanying map. This item is for discussion only; no formal action will be taken.

Item #3 **MET TOWERS:** Discussion regarding proposed new meteorological evaluation tower (MET tower) provisions and their placement within the

Apache County Zoning Ordinance, either as a separate article with a cross-reference in proposed Article 8 (Renewable Energy) or as a section within proposed Article 8. This item is for discussion only. No formal action will be taken.

NOTICE OF PUBLIC MEETING

Item #1 **CALL TO ORDER.**

Item #2 **SWEARING-IN OF PLANNING & ZONING COMMISSIONER**
Administration of the Oath of Office to Michael Bragiel, as a member of the Apache County Planning & Zoning Commission for a four (4)-year term

Item #3 **ROLL CALL/DETERMINATION OF A QUORUM.**

Item #4 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Special Working Session held on October 27, 2026.

Item #5 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Commission Work Session and Public hearing held on November 4, 2026.

Item #6 **REVIEW AND APPROVAL** of the minutes of the Planning and Zoning Special Working Session held on November 10, 2026.

Item #7 **CONDITIONAL USE PERMIT—2026-64—SBA TOWERS X, LLC:**
Discussion, consideration, and possible recommendation of approval of a Conditional Use Permit requested by SBA Towers X, LLC, represented by Reg Destree of Destree Development, LLC, to construct and operate a multi-carrier wireless communications facility consisting of a 125-foot rusticated monopole and associated equipment within an approximately 50-foot by 50-foot compound enclosed by an eight-foot-high fence. The approximately three-acre property is located at 38735 State Route 373, Greer, Apache County, Arizona**,** and identified as **Assessor's** Parcel Number 103-07-008G**.**

Item #8 **PRELIMINARY PLAT — THE PRESERVE AT CONCHO LAKE**
Discussion, consideration, and possible action to approve a preliminary plat submitted by Western Land & Ranches, LLC for The Preserve at Concho Lake, a proposed 279-lot subdivision on approximately 1,128.42 acres near Concho Lake in Concho, Apache County, Arizona. The property is identified by Assessor's Parcel Numbers 201-09-003F, 201-09-005A, 201-09-008L, 201-09-003B, 201-16-004, and 201-44-001A.

Item #9 **PUBLIC HEARING – PROPOSED AMENDMENTS TO ARTICLE 13 – ADMINISTRATION AND ENFORCEMENT:**
Discussion, consideration, and possible recommendation of approval to the Apache County Board of Supervisors regarding proposed amendments to the Apache County Zoning Ordinance, Article 13 – Administration and Enforcement. The proposed amendments address administrative and code enforcement procedures, including the appointment and authority of a Hearing Officer, notices of violation, compliance requirements, enforcement proceedings, civil penalties, and appeal procedures.

Item #10 Election of a Chairperson for 2027.

Item #11 Election of a Vice-Chairperson for 2027.

Item #12 Setting the date, time, and place of regular monthly hearings for 2027.

Item #13 **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 #14 **REPORT FROM STAFF TO THE COMMISSION**, including pending, recent, and future agenda items.

Item #15 **ADJOURNMENT**

NOTICE OF SPECIAL WORKING SESSION
RENEWABLE ENERGY ORDINANCE

Item #1 **RENEWABLE ENERGY ORDINANCE AMENDMENTS:**
Discussion among the Planning and Zoning Commission, invited resource persons, and County staff regarding proposed amendments to the Apache County Renewable Energy Ordinance Sections 804 requested revisions, and 805. Resource persons are present solely to provide information or technical expertise and are not members of the Planning and Zoning Commission or authorized to act on its behalf. This item is for discussion and direction only. No formal action will be taken.

Item #2 **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@apachecountyaz.gov

***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.